

WHARF
SHOREHAM
TWENTY
BY SEA
ONE

PHASE TWO
THE CLEARWATER COLLECTION

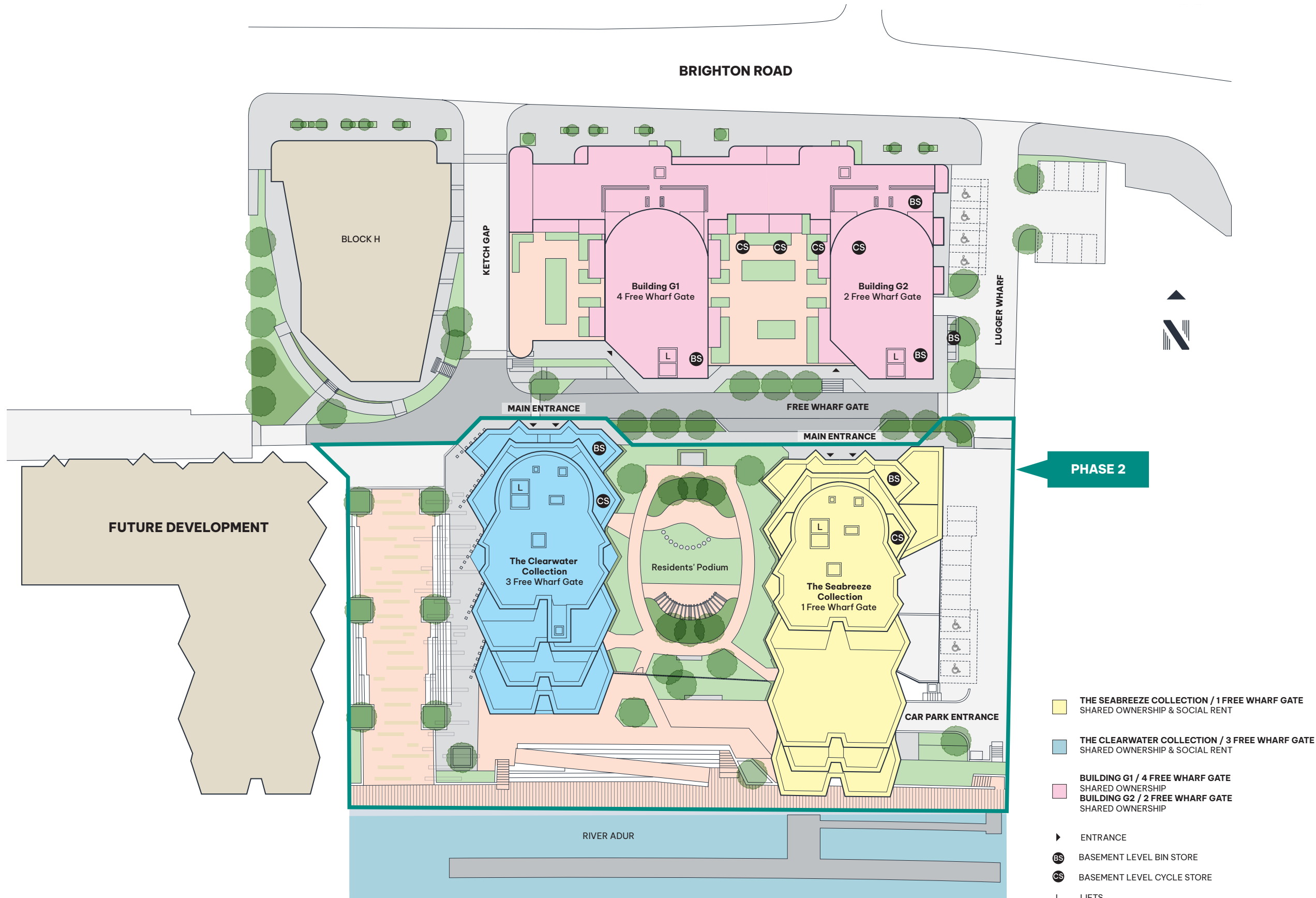
SOUTHERN
HOUSING
new homes



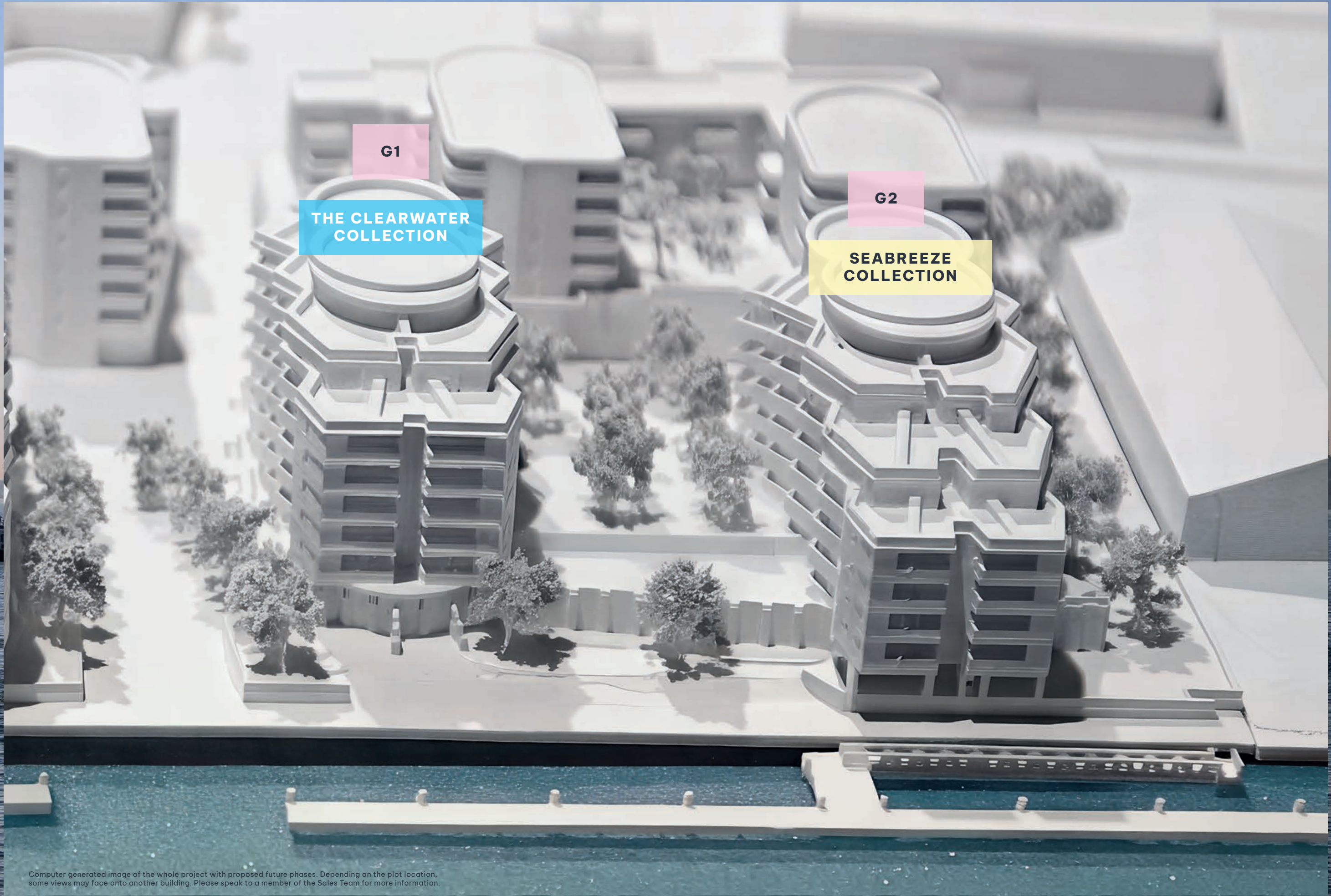
THE SHOREHAM BY SEA PLAN

WHARF TWENTY ONE

SHOREHAM-BY-SEA



The site plan is for indicative purposes only. The details depicted within the site plan are designed to give a general indication and the final layout may vary and should not be relied upon. The site plan, including tenure locations does not form part of any offer, contract, warranty or representation. Please speak to our Sales Team for further information.



Computer generated image of the whole project with proposed future phases. Depending on the plot location, some views may face onto another building. Please speak to a member of the Sales Team for more information.

IT'S ALL IN THE DETAIL

KITCHEN/LIVING/ DINING

- Denim blue kitchen base units and Lorenzo oak wall units and aluminium handleless trim on levels 3, 5, 7
- Reed green kitchen base units and Davos oak wall units and brass handleless trim on levels 2, 4, 6, 8
- Integrated kitchen appliances include:
 - Stainless steel Bosch oven and microwave
 - Black glass Bosch electric hob
 - White Bosch dishwasher*
 - Bosch fridge/freezer
- Freestanding white Candy washer dryer
- Brushed steel Blanco mixer tap
- Blanco satin steel under-mounted sink
- Alaska Quartz Compac worktops with matching upstand and splashback
- Under cabinet downlights

BATHROOM/EN-SUITE

- Chrome Geberit cistern and Sigma flushplate
- Chrome and clear glass bath / shower screen
- White Geberit Smyle WC & soft close seat
- White Geberit Selvona recessed square basin
- Hansgrohe chrome mixer tap
- Hansgrohe rainwater shower and hand shower apparatus
- Porcelain wall tiles 600x300 in Coniston Ivory and Floor tiles in Coniston Earth
- Shaver socket
- Mobiform foil wrapped under WHB towel store
- Full height & width mirror
- Chrome and clear glass Merlyn Series 6 sliding shower screen to en-suite
- Geberit low profile shower tray to en-suite
- Chrome towel radiator

FLOORING

- Gerflor creation 55 LVT flooring laid in a herringbone style in colour Twist with light washed wood effect to kitchen/living/dining and hall areas
- Cormar Linwood - Cappuccino carpet to bedrooms

GENERAL

- White sockets and switchplates
- White painted ladder internal doors
- American black walnut entrance door
- Wired for telephone and broadband
- Sky Q digital TV connection
- White thermo sphere radiators to all rooms
- Individual Heat recovery and ventilation system for each home
- Nilan units
- Decked balconies with outdoor lighting
- Video entry system
- Mirrored fitted wardrobe to main bedroom
- 10-year ICW warranty
- Downlighters throughout
- EPC-rated B
- Parking available with every home

*Flat Type 29 does not include a dishwasher

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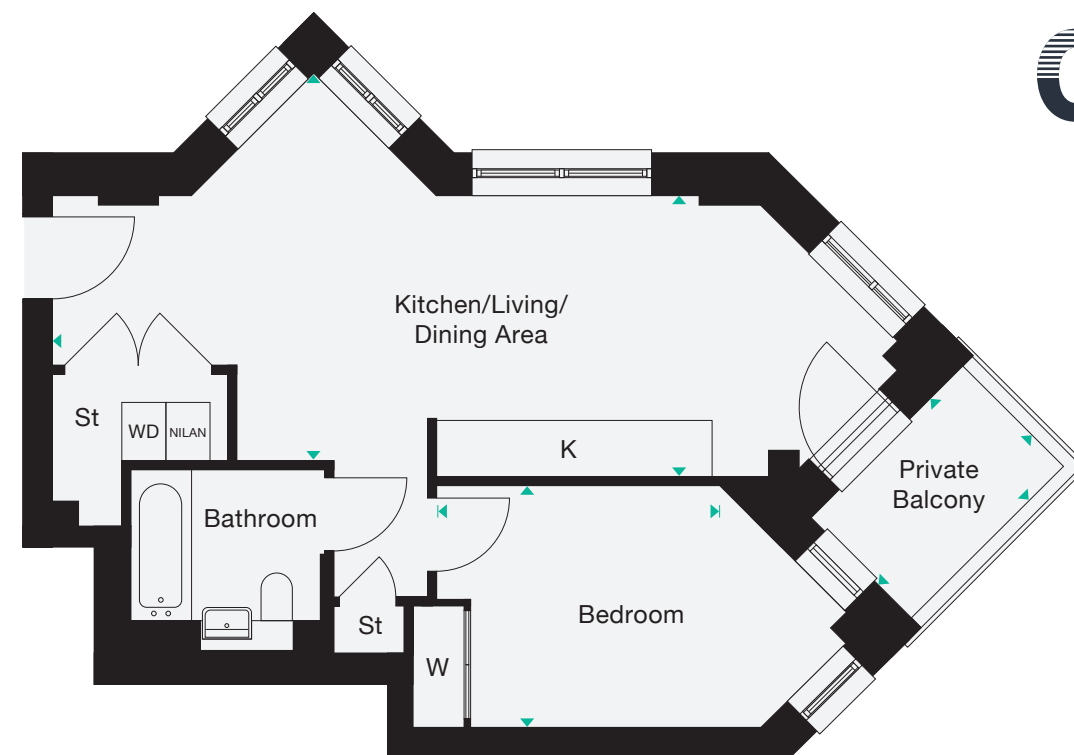




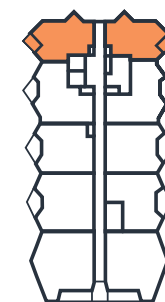
ONE BEDROOM APARTMENTS



TYPE
04



PLOT NUMBER	FLAT NUMBER	FLOOR
E-02-01	23	2
E-02-10	22*	2
E-03-01	33	3
E-03-10	32*	3
E-04-01	43	4
E-04-10	42*	4
E-05-01	53	5
E-05-10	52*	5
E-06-01	63	6
E-06-10	62*	6



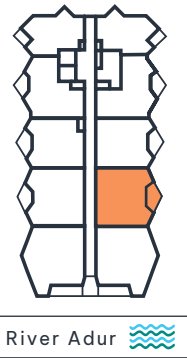
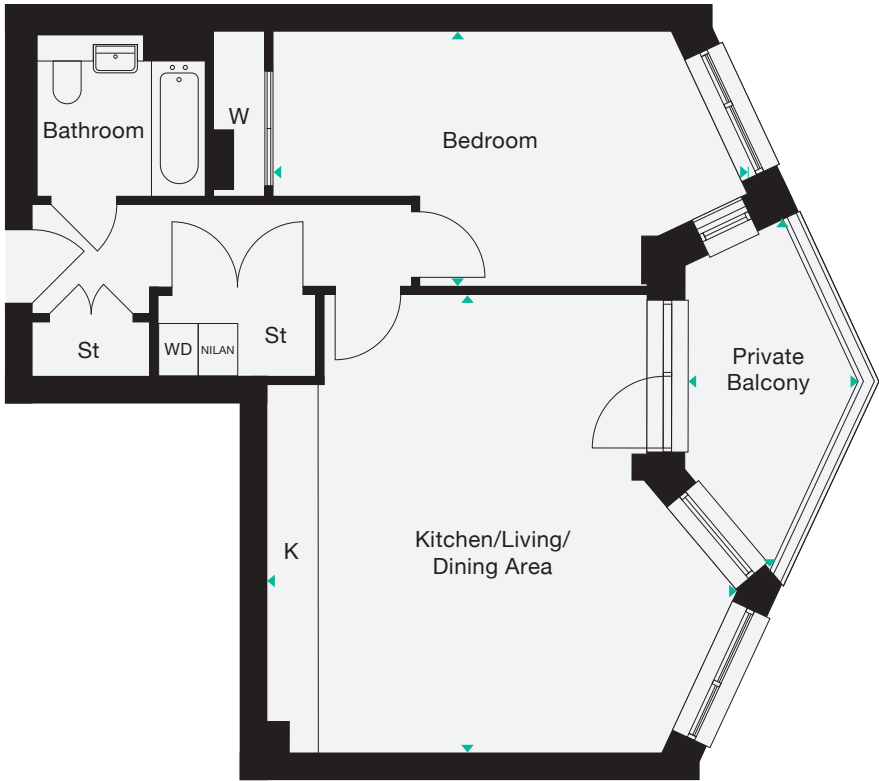
River Adur

KITCHEN/LIVING/DINING AREA	3.19M X 9.60M	10'5" X 31'6"
BEDROOM 1	3.19M X 2.75M	10'5" X 9'0"
BALCONY	4.6 SQ. M.	49.5 SQ. FT.
TOTAL INTERNAL AREA	52.2 SQ. M.	561.88 SQ. FT.

KEY:
K- KITCHEN UNITS WITH INTEGRATED APPLIANCES AND SINK | ST- STORE | W- WARDROBE | WD- WASHER/DRYER | *- HANDED | NILAN - NILAN UNIT

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TYPE
14



River Adur

PLOT NUMBER	FLAT NUMBER	FLOOR
E-02-04	16	2
E-03-04	26	3
E-04-04	36	4
E-05-04	46	5
E-06-04	56	6

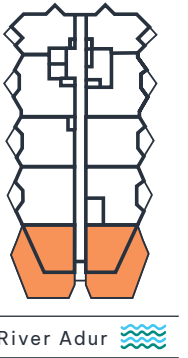
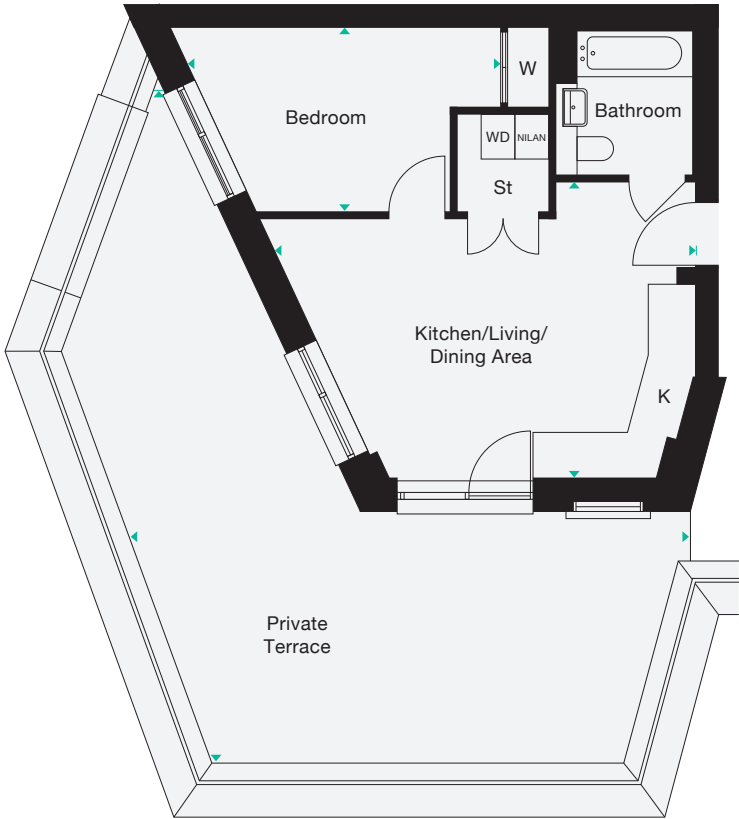
KITCHEN/LIVING/DINING AREA	5.96M X 5.83M	19'5" X 19'2"
BEDROOM 1	6.13M X 3.24M	20'1" X 10'6"
BALCONY	7.5 SQ. M.	80.7 SQ. FT.
TOTAL INTERNAL AREA	65.6 SQ. M.	706.11 SQ. FT.

KEY:
K- KITCHEN UNITS WITH INTEGRATED APPLIANCES AND SINK | ST- STORE | W- WARDROBE | WD- WASHER/DRYER | NILAN - NILAN UNIT

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TYPE
29



River Adur

PLOT NUMBER	FLAT NUMBER	FLOOR
E-06-05	57*	6
E-06-06	58	6

KITCHEN/LIVING/DINING AREA	6.48M X 4.41M	21'3" X 14'6"
BEDROOM 1	4.89M X 2.75M	16'1" X 9'0"
TERRACE	45.4 SQ. M.	488.6 SQ. FT.
TOTAL INTERNAL AREA	43.7 SQ. M.	470.38 SQ. FT.

KEY:
K- KITCHEN UNITS WITH INTEGRATED APPLIANCES AND SINK | ST- STORE | W- WARDROBE | WD- WASHER/DRYER | *- HANDED | NILAN - NILAN UNIT

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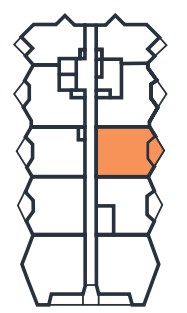
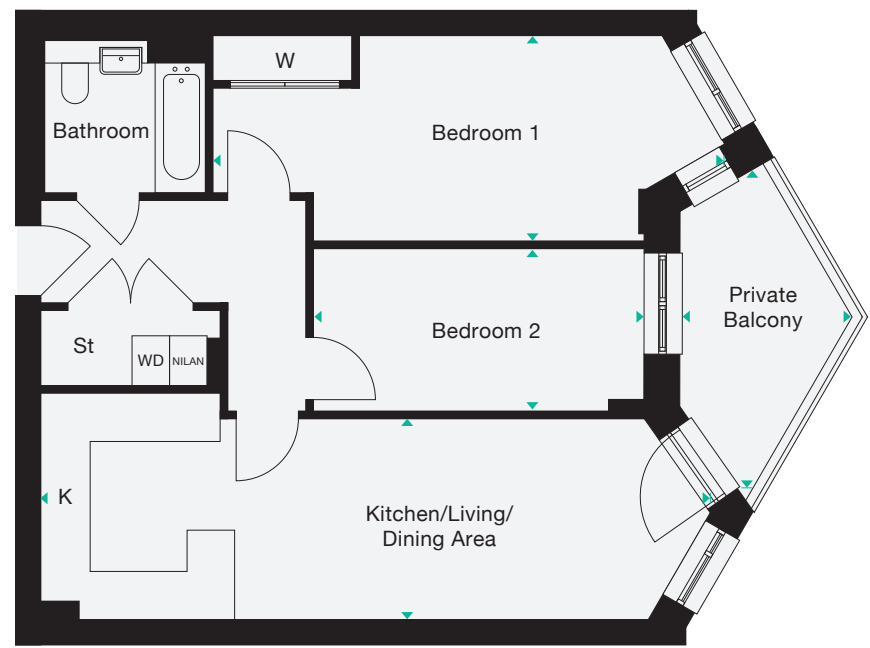


WHARF TWENTY ONE

TWO BEDROOM APARTMENTS



TYPE
02



River Adur

PLOT NUMBER	FLAT NUMBER	FLOOR
E-02-03	15	2
E-03-03	25	3
E-04-03	35	4
E-05-03	45	5
E-06-03	55	6
E-07-02	65	7

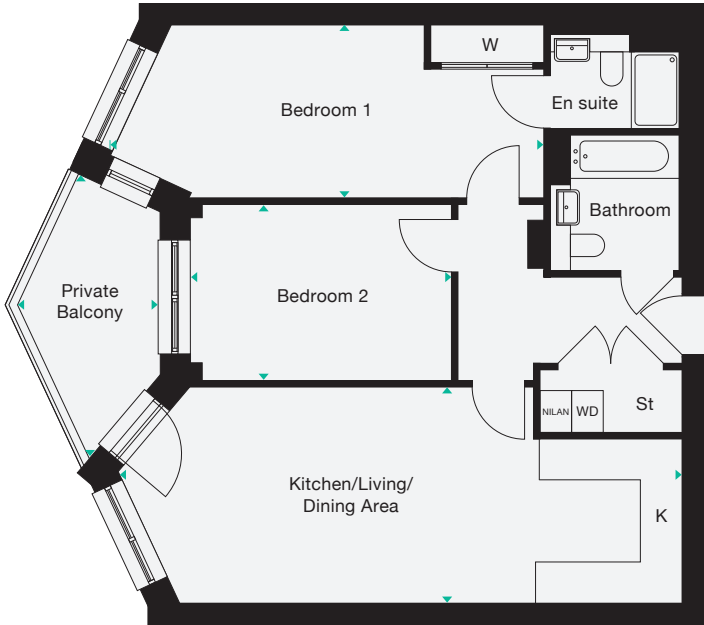
KITCHEN/LIVING/DINING AREA	8.93M X 2.69M	29'4" X 8'10"
BEDROOM 1	6.82M X 2.75M	22'5" X 9'0"
BEDROOM 2	4.39M X 2.15M	14'5" X 7'1"
BALCONY	7.3 SQ. M.	78.5 SQ. FT.
TOTAL INTERNAL AREA	69.2 SQ. M.	744.86 SQ. FT.

KEY:
K- KITCHEN UNITS WITH INTEGRATED APPLIANCES AND SINK | ST- STORE | W- WARDROBE | WD- WASHER/DRYER | NILAN - NILAN UNIT

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SHOREHAM-BY-SEA

TYPE
03



River Adur 

PLOT NUMBER	FLAT NUMBER	FLOOR
E-02-07	19	2
E-03-07	29	3
E-04-07	39	4
E-05-07	49	5
E-06-07	59	6

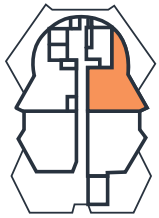
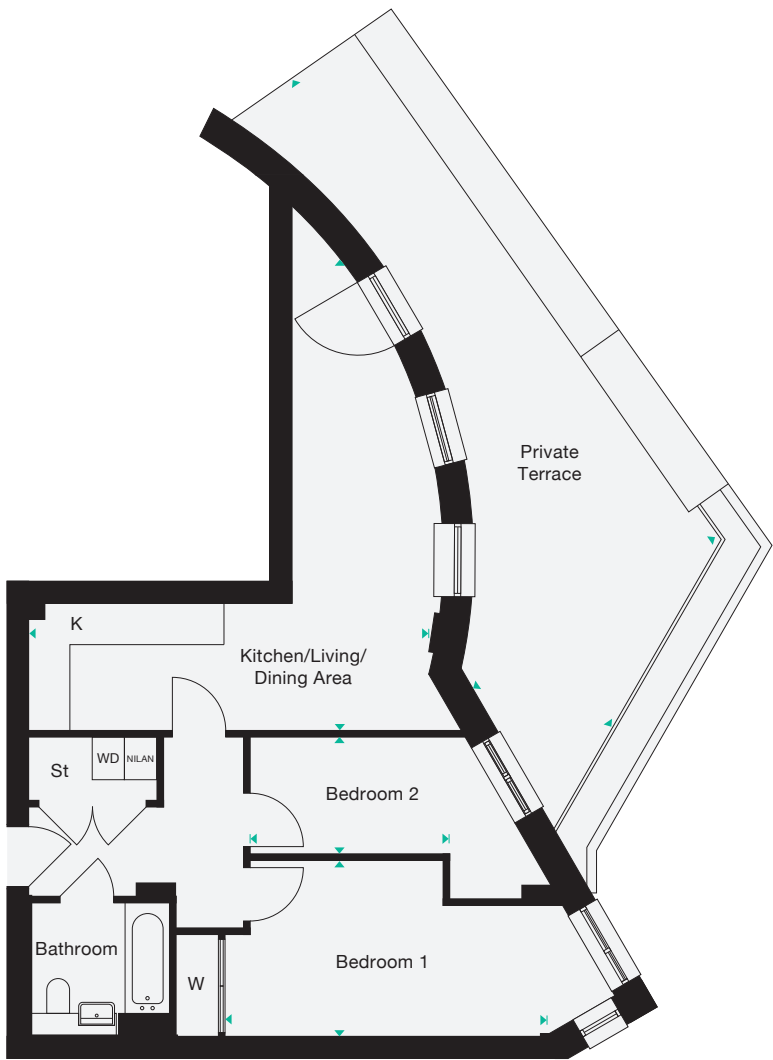
KITCHEN/LIVING/DINING AREA	7.97M X 3.43M	26'2" X 11'3"
BEDROOM 1	6.87M X 2.75M	22'6" X 9'0"
BEDROOM 2	4.14M X 2.79M	13'7" X 9'2"
BALCONY	7.5 SQ. M.	80.7 SQ. FT.
TOTAL INTERNAL AREA	79.8 SQ. M.	858.96 SQ. FT.

KEY:
K- KITCHEN UNITS WITH INTEGRATED APPLIANCES AND SINKS | ST- STORE | W- WARDROBE | WD- WASHER/DRYER | NILAN - NILAN UNIT

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TYPE
12



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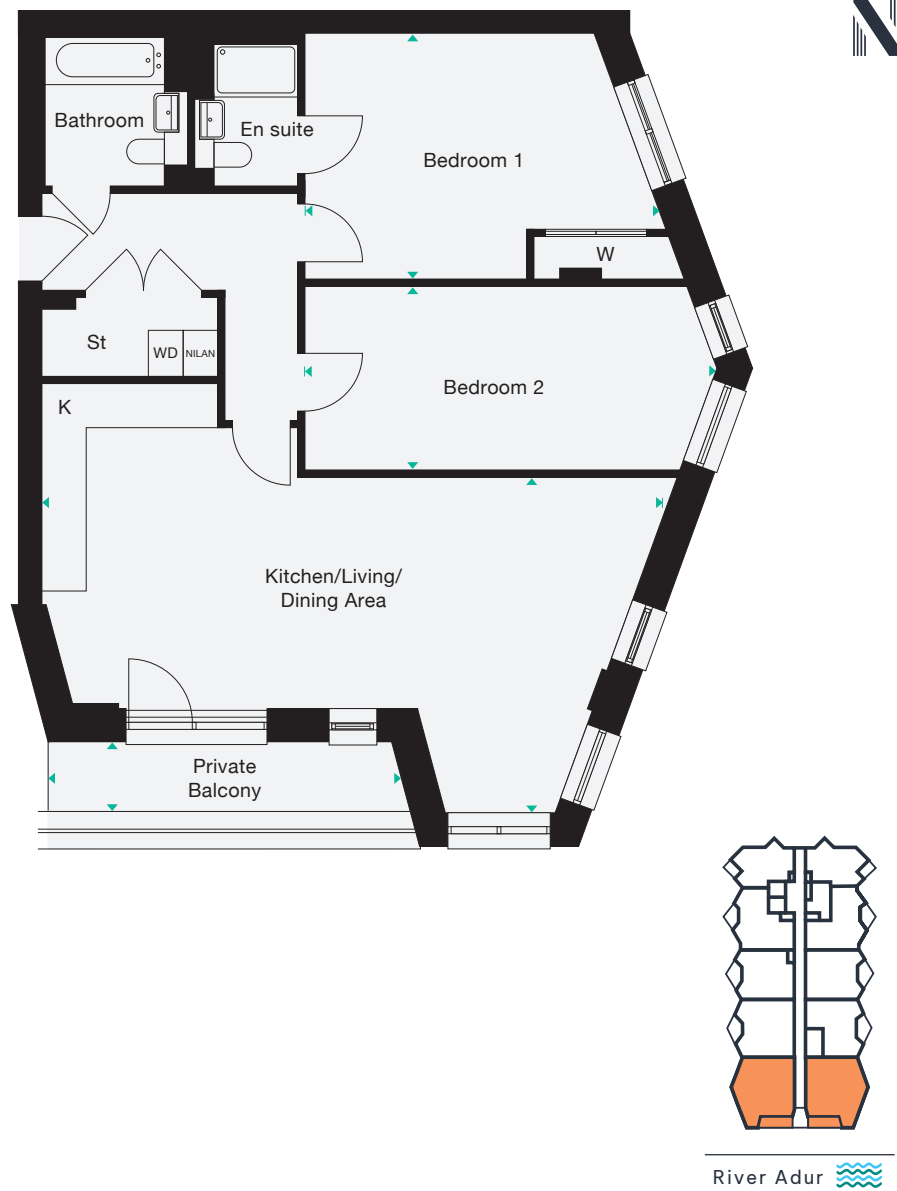
PLOT NUMBER	FLAT NUMBER	FLOOR
E-08-01	70	8

KITCHEN/LIVING/DINING AREA	8.14M X 6.4M	26'8" X 21'0"
BEDROOM 1	5.11M X 2.75M	16'9" X 9'0"
BEDROOM 2	3.10M X 1.82M	10'2" X 6'0"
BALCONY	34.4 SQ. M.	370.2 SQ. FT.
TOTAL INTERNAL AREA	65.3 SQ. M.	702.88 SQ. FT.

KEY:
K- KITCHEN UNITS WITH INTEGRATED APPLIANCES AND SINKS | ST- STORE | W- WARDROBE | WD- WASHER/DRYER | NILAN - NILAN UNIT

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TYPE 15



PLOT NUMBER	FLAT NUMBER	FLOOR
E-02-05	17	2
E-02-06	18*	2
E-03-05	27	3
E-03-06	28*	3
E-04-05	37	4
E-04-06	38*	4
E-05-05	47	5
E-05-06	48*	5

KITCHEN/LIVING/DINING AREA	9.14M X 4.83M	30'0" X 15'10"
BEDROOM 1	5.21M X 3.52M	17'1" X 11'7"
BEDROOM 2	5.91M X 2.65M	19'5" X 8'8"
BALCONY	5.6 SQ. M.	60.2 SQ. FT.
TOTAL INTERNAL AREA	91.0 SQ. M.	979.59 SQ. FT.

KEY:
K- KITCHEN UNITS WITH INTEGRATED APPLIANCES AND SINK | ST- STORE | W- WARDROBE | WD- WASHER/DRYER | *- HANDED | NILAN - NILAN UNIT

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TYPE 16



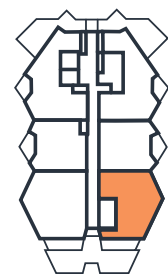
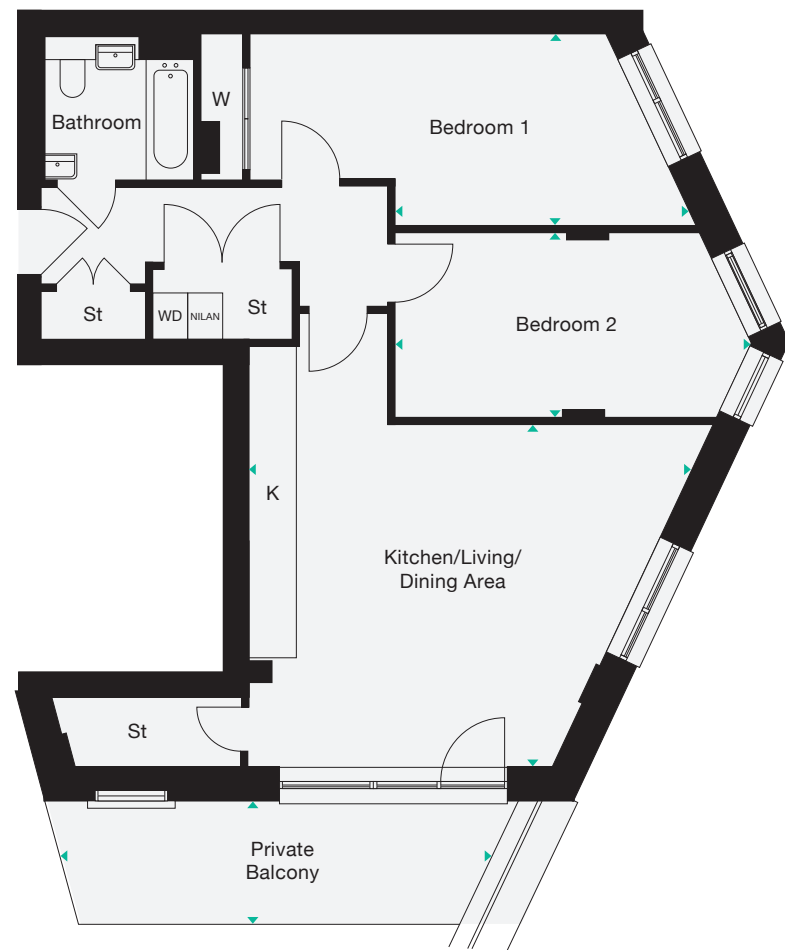
PLOT NUMBER	FLAT NUMBER	FLOOR
E-07-04	67	7

KITCHEN/LIVING/DINING AREA	6.98M X 4.94M	16'2" X 15'9"
BEDROOM 1	7.19M X 2.75M	23'7" X 9'0"
BEDROOM 2	6.37M X 2.74M	20'11" X 9'0"
BALCONY	10.9 SQ. M.	117.3 SQ. FT.
TOTAL INTERNAL AREA	96.1 SQ. M.	1034.41 SQ. FT.

KEY:
K- KITCHEN UNITS WITH INTEGRATED APPLIANCES AND SINK | ST- STORE | W- WARDROBE | WD- WASHER/DRYER | NILAN - NILAN UNIT

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TYPE 17



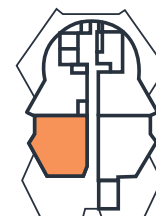
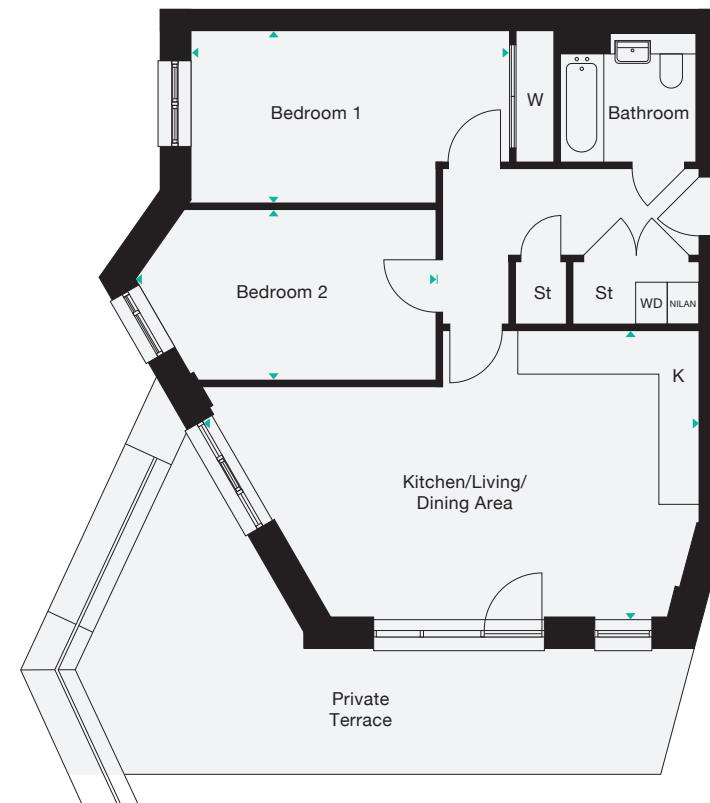
River Adur

PLOT NUMBER	FLAT NUMBER	FLOOR
E-07-03	66	7

KITCHEN/LIVING/DINING AREA	6.66M X 4.90M	21'10" X 16'1"
BEDROOM 1	4.31M X 2.75M	14'2" X 9'0"
BEDROOM 2	5.24M X 2.65M	17'2" X 8'8"
BALCONY	10.9 SQ. M.	117.3 SQ. FT.
TOTAL INTERNAL AREA	82.1 SQ. M.	883.72 SQ. FT.

KEY:
K- KITCHEN UNITS WITH INTEGRATED APPLIANCES AND SINK | ST- STORE | W- WARDROBE | WD- WASHER/DRYER | NILAN - NILAN UNIT

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River Adur

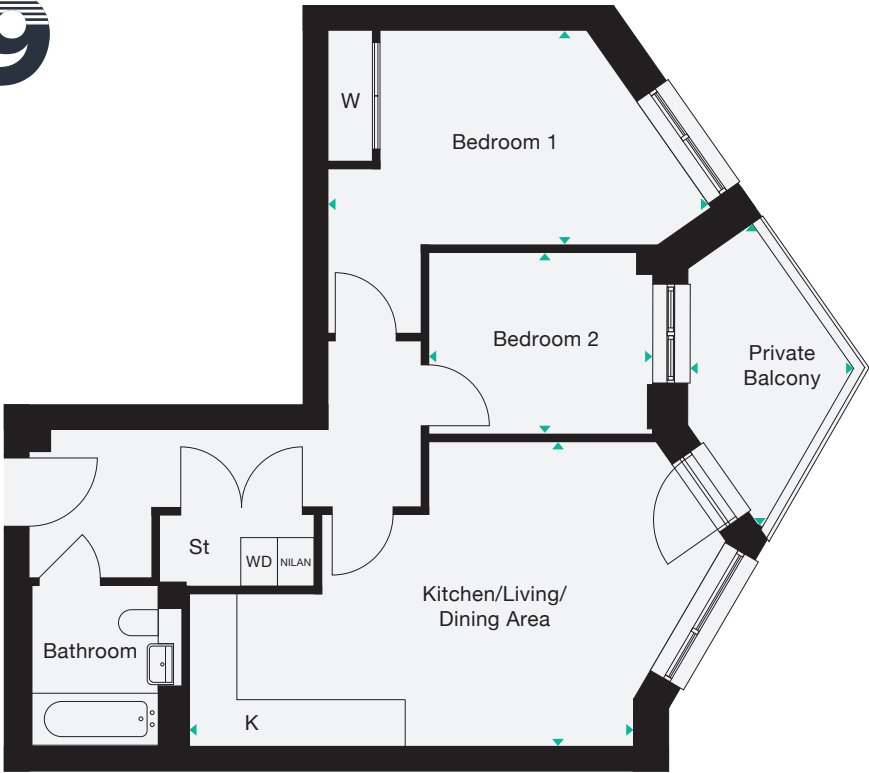
PLOT NUMBER	FLAT NUMBER	FLOOR
E-08-03	72	8

KITCHEN/LIVING/DINING AREA	7.87M X 4.54M	25'10" X 14'11"
BEDROOM 1	5.11M X 2.75M	16'9" X 9'0"
BEDROOM 2	4.77M X 2.70M	15'8" X 8'10"
TERRACE	25.4 SQ. M.	273.4 SQ. FT.
TOTAL INTERNAL AREA	74.0 SQ. M.	796.53 SQ. FT.

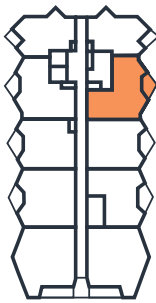
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K- KITCHEN UNITS WITH INTEGRATED APPLIANCES AND SINK | ST- STORE | W- WARDROBE | WD- WASHER/DRYER | NILAN - NILAN UNIT

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TYPE
19



PLOT NUMBER	FLAT NUMBER	FLOOR
E-02-02	14	2
E-03-02	24	3
E-04-02	34	4
E-05-02	44	5
E-06-02	54	6



River Adur 

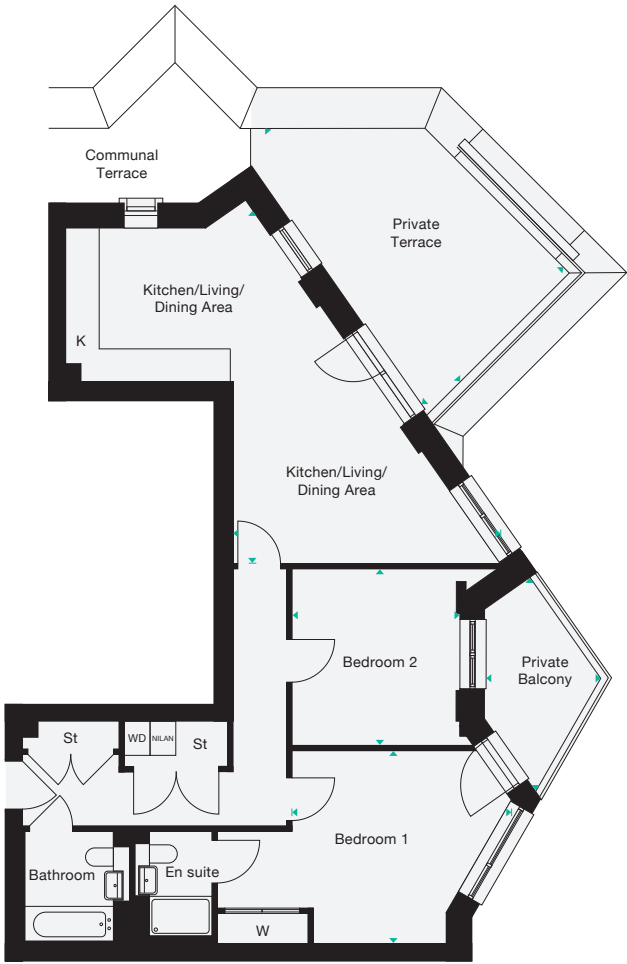
KITCHEN/LIVING/DINING AREA	6.07M X 4.16M	19'11" X 13'8"
BEDROOM 1	5.24M X 2.93M	17'2" X 9'7"
BEDROOM 2	3.04M X 2.47M	10'0" X 8'1"
BALCONY	6.5 SQ. M.	69.9 SQ. FT.
TOTAL INTERNAL AREA	66.8 SQ. M.	719.03 SQ. FT.

KEY:
K - KITCHEN UNITS WITH INTEGRATED APPLIANCES AND SINK | ST- STORE | W- WARDROBE | WD- WASHER/DRYER | *- HANDED | NILAN - NILAN UNIT

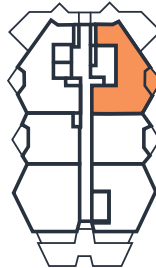
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TYPE
20



PLOT NUMBER	FLAT NUMBER	FLOOR
E-07-01	64	7



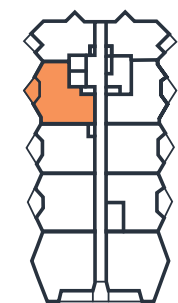
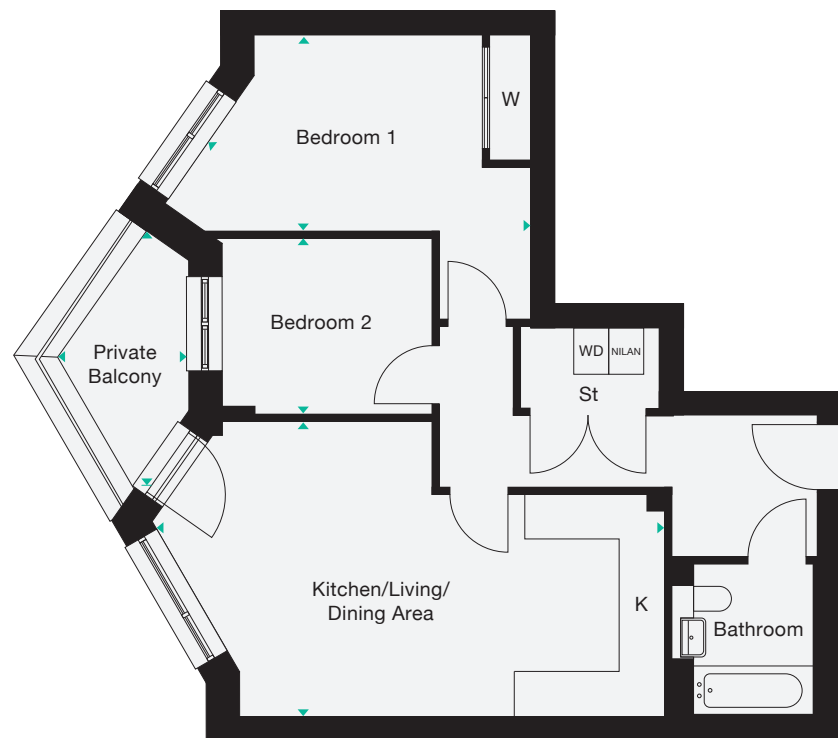
River Adur 

KITCHEN/LIVING/DINING AREA	7.05M X 5.20M	23'2" X 17'1"
BEDROOM 1	4.27M X 3.76M	14'0" X 12'3"
BEDROOM 2	3.45M X 3.20M	11'4" X 10'6"
TERRACE	20.0 SQ. M.	215.2 SQ. FT.
BALCONY	6.5 SQ. M.	69.9 SQ. FT.
TOTAL INTERNAL AREA	85.8 SQ. M.	923.54 SQ. FT.

KEY:
K - KITCHEN UNITS WITH INTEGRATED APPLIANCES AND SINK | ST- STORE | W- WARDROBE | WD- WASHER/DRYER | *- HANDED | NILAN - NILAN UNIT

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TYPE 21



River Adur

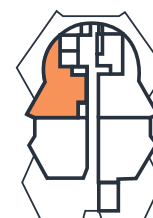
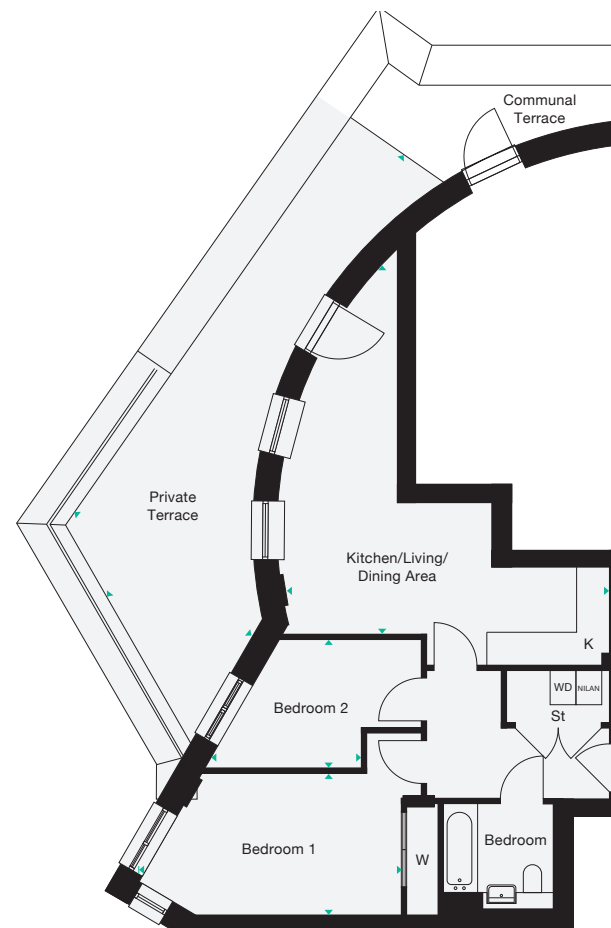


PLOT NUMBER	FLAT NUMBER	FLOOR
E-02-09	21	2
E-03-09	31	3
E-04-09	41	4
E-05-09	51	5
E-06-09	61	6

KITCHEN/LIVING/DINING AREA	7.33M X 4.24M	24'1" X 13'11"
BEDROOM 1	5.24M X 3.26M	17'2" X 10'8"
BEDROOM 2	3.01M X 2.51M	9'11" X 8'3"
BALCONY	4.6 SQ. M.	49.5 SQ. FT.
TOTAL INTERNAL AREA	68.7 SQ. M.	739.48 SQ. FT.

KEY:
K- KITCHEN UNITS WITH INTEGRATED APPLIANCES AND SINK | ST- STORE | W- WARDROBE | WD- WASHER/DRYER | *- HANDED | NILAN - NILAN UNIT

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River Adur

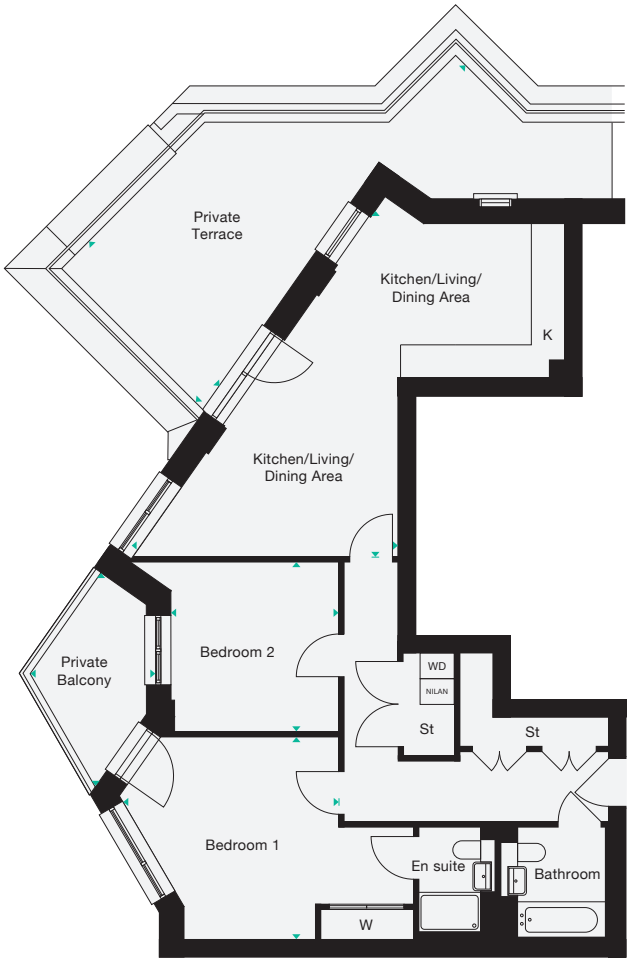
PLOT NUMBER	FLAT NUMBER	FLOOR
E-08-04	73	8

KITCHEN/LIVING/DINING AREA	7.47M X 6.40M	24'6" X 21'0"
BEDROOM 1	5.07M X 2.75M	16'8" X 9'0"
BEDROOM 2	3.04M X 2.50M	10'0" X 8'2"
TERRACE	28.9 SQ. M.	311.0 SQ. FT.
TOTAL INTERNAL AREA	64.7 SQ. M.	696.42 SQ. FT.

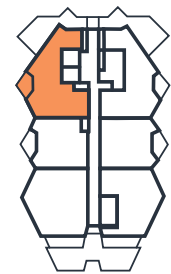
KEY:
K- KITCHEN UNITS WITH INTEGRATED APPLIANCES AND SINK | ST- STORE | W- WARDROBE | WD- WASHER/DRYER | NILAN - NILAN UNIT

This floor plan is for illustrative purposes and dimensions should only be used as a rough guide. External area sizes and locations may differ from those illustrated. Location of windows, doors, bathroom fittings, kitchen units and appliances and wardrobes may differ. Whilst every effort has been taken to ensure the accuracy of the specification, it is for general guidance only and is subject to change. Southern Housing reserves the right to amend the specification as necessary and without notice. Speak to our sales team for more details.

TYPE
24



PLOT NUMBER	FLAT NUMBER	FLOOR
E-07-06	69	7



River Adur

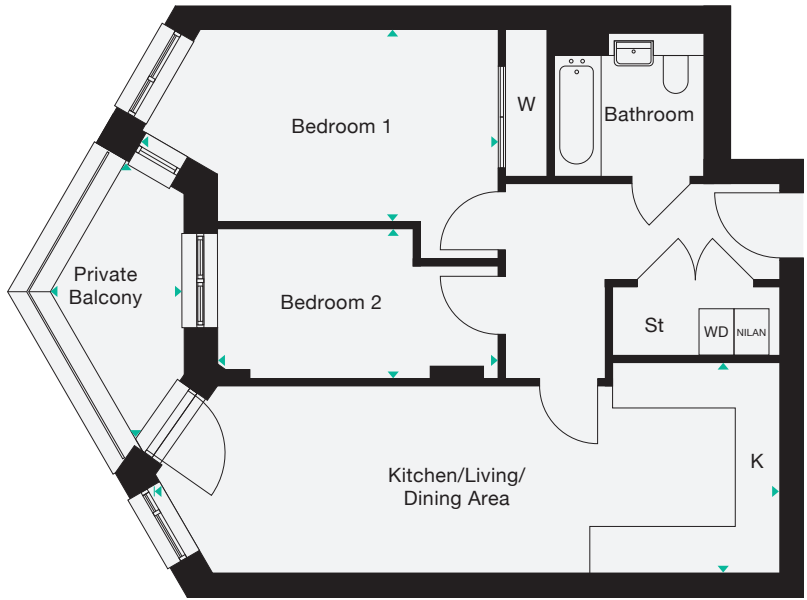
KITCHEN/LIVING/DINING AREA	7.02M X 5.18M	23'0" X 17'0"
BEDROOM 1	4.27M X 3.95 M	14'0" X 13'0"
BEDROOM 2	3.29M X 3.27M	10'10" X 10'9"
BALCONY	6.5 SQ. M.	69.9 SQ. FT.
TERRACE	20.1 SQ. M.	216.3 SQ. FT.
TOTAL INTERNAL AREA	87.7 SQ. M.	943.99 SQ. FT.

KEY:
K- KITCHEN UNITS WITH INTEGRATED APPLIANCES AND SINK | ST- STORE | W- WARDROBE | WD- WASHER/DRYER | NILAN - NILAN UNIT

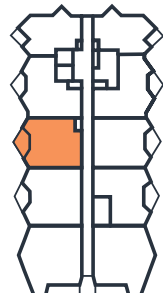
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TYPE
25



PLOT NUMBER	FLAT NUMBER	FLOOR
E-02-08	20	2
E-03-08	30	3
E-04-08	40	4
E-05-08	50	5
E-06-08	60	6
E-07-05	68	7



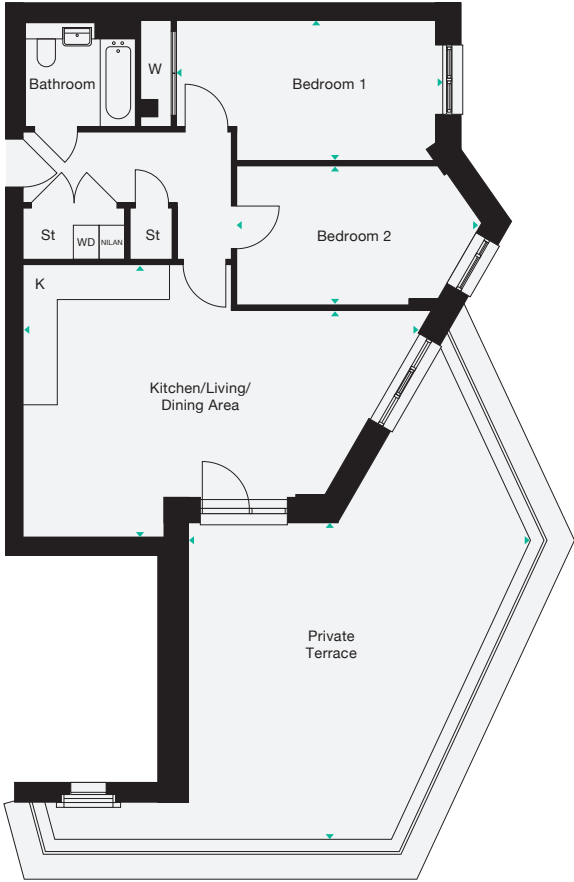
River Adur

KITCHEN/LIVING/DINING AREA	8.93M X 3.03M	29'4" X 9'11"
BEDROOM 1	5.09M X 2.75M	16'8" X 9'0"
BEDROOM 2	4.02M X 2.15M	13'2" X 7'1"
BALCONY	5.3 SQ. M.	57.0 SQ. FT.
TOTAL INTERNAL AREA	66.6 SQ. M.	716.88 SQ. FT.

KEY:
K- KITCHEN UNITS WITH INTEGRATED APPLIANCES AND SINK | ST- STORE | W- WARDROBE | WD- WASHER/DRYER | NILAN - NILAN UNIT

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TYPE
30



River Adur

PLOT NUMBER	FLAT NUMBER	FLOOR
E-08-02	71	8

KITCHEN/LIVING/DINING AREA	7.95M X 5.2M	17'1" X 17'5"
BEDROOM 1	4.99M X 2.75M	16'4" X 9'0"
BEDROOM 2	4.77M X 2.70M	15'8" X 8'10"
TERRACE	43.7 SQ. M.	470.3 SQ. FT.
TOTAL INTERNAL AREA	76.2 SQ. M.	820.21 SQ. FT.

KEY:
K- KITCHEN UNITS WITH INTEGRATED APPLIANCES AND SINK | ST- STORE | W- WARDROBE | WD- WASHER/DRYER | *- HANDED |
NILAN - NILAN UNIT

This floor plan is for illustrative purposes and dimensions should only be used as a rough guide. External area sizes and locations may differ from those illustrated. Location of windows, doors, bathroom fittings, kitchen units and appliances and wardrobes may differ. Whilst every effort has been taken to ensure the accuracy of the specification, it is for general guidance only and is subject to change. Southern Housing reserves the right to amend the specification as necessary and without notice. Speak to our sales team for more details.





SHARED OWNERSHIP BUYING JOURNEY

SHARED OWNERSHIP

Now that you have found your dream home you're probably asking, "Is Shared Ownership right for me?" At Southern Housing New Homes, we know that a new home is one of the biggest purchases you will ever make, and Shared Ownership helps make this a reality.

HOW DOES IT WORK?

You'll start by buying a share of your home that's between 10% and 75% of the full value, using a combination of a mortgage and a deposit between 5-10%. You will then pay a subsidised rent on the share you don't buy. In the future, if your circumstances change and you'd like to, you can purchase more shares in your home, right up to 100%. As your share increases, the rent you pay decreases.

BEFORE PROCEEDING, YOU MUST CONSIDER THE FOLLOWING:

- Your total household income must be £80,000 a year or less.
- These apartments are leasehold.
- A service charge is payable to contribute to the management and maintenance of the development. This is reviewed annually and may increase over time. Service charges shown on the price list are only indicative and may change.

Speak to your Sales Executive for more information and to find out if this home could be the right fit for you.

SOUTHERN HOUSING

new homes

THE LATEST SHARED OWNERSHIP MODEL FOR WHARF 21 THE CLEARWATER COLLECTION

The homes shown in this brochure are part of the new Shared Ownership model that includes some changes designed to help more people get onto the property ladder. These changes include:

- Certain homes are available from a 10% minimum share, making Shared Ownership accessible to more people.
- Up to £500 a year towards certain repairs and maintenance costs in the first 10 years of ownership which can be rolled over for one year.
- For the first 10 years, you can buy an extra 1% each year without needing a valuation. If you want to buy a bigger share, the minimum is now 5% - making it easier to staircase.

Affordability and eligibility checks apply. Ask your Sales Executive for more information to start making your dream a reality.

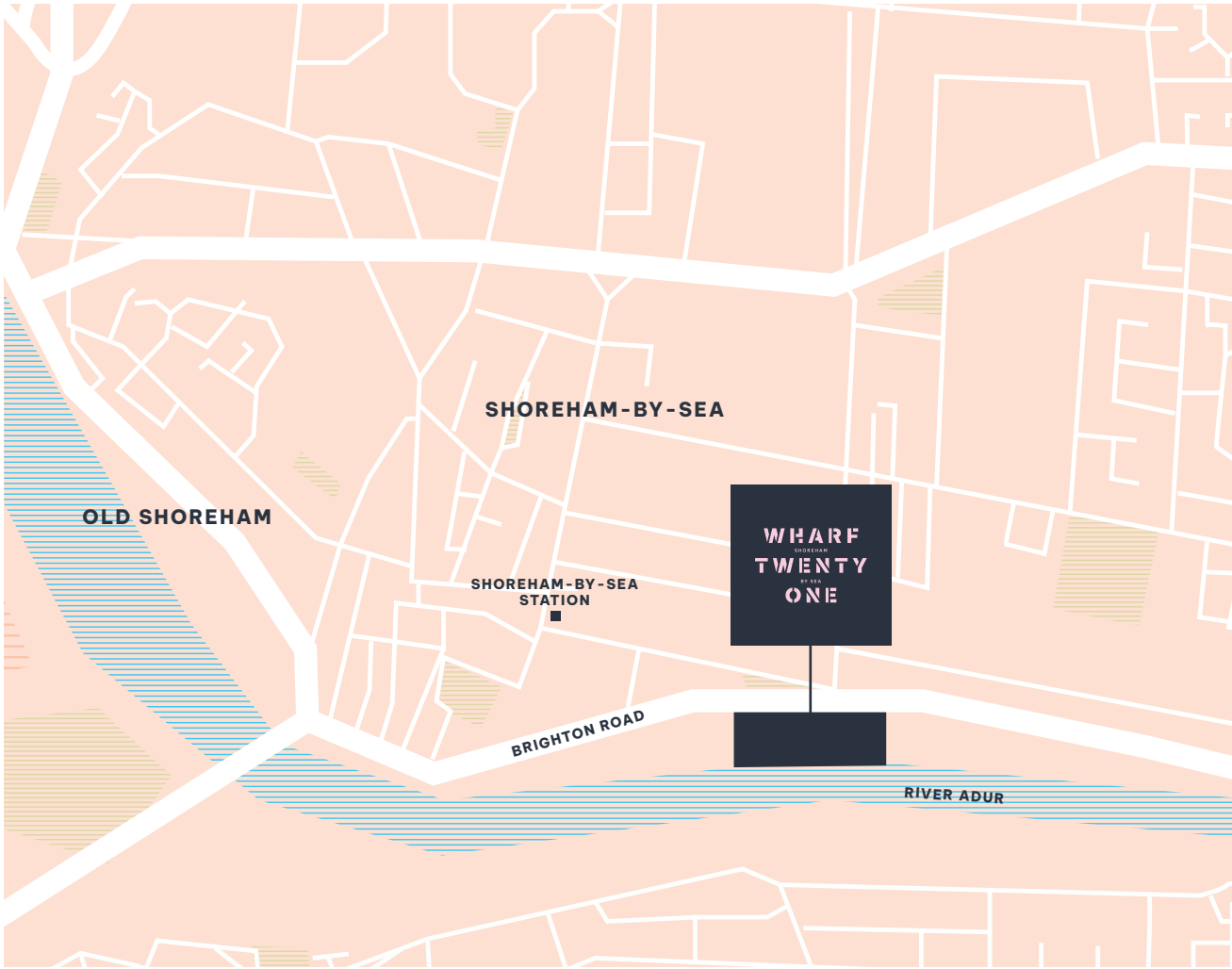
FREE DOM! IS WITH SHARED OWNERSHIP HERE

AT SOUTHERN HOUSING NEW HOMES WE KNOW HOW IMPORTANT IT IS TO FIND THE PERFECT HOME.

Our mission is to help you do just that by providing the best quality, affordable homes, while creating communities that people love. As an organisation we're one of the largest housing providers in the UK with over 80,000 homes across London, the South East, the Isle of Wight and the Midlands, giving over 167,000 people somewhere to call their own.

Within our Southern Housing New Homes team, we provide homes to suit families of all sizes, through Shared Ownership, London Living Rent and Open Market Sale.

Read more about who we are and what we do as a housing association at: southernhousing.org.uk



HOW TO FIND US

FREE WHARF GATE // SHOREHAM-BY-SEA // BN43 6DR

BY CAR

- VIA A27 FROM PATCHAM INTERCHANGE:**
- At Patcham Interchange, take the 2nd exit onto the A27 slip road to Worthing
 - Merge onto A27
 - Continue on the A27, before taking the A293 exit towards Shoreham / A270
 - At Hangleton Interchange, take the 1st exit onto A293
 - At the roundabout, take the 2nd exit and stay on A293
 - Turn right onto Old Shoreham Road / A270
 - Continue on Southwick Street to Albion Street / A259
 - Continue on to Spring Gardens / B2167
 - Turn right onto Albion Street / A259
 - Continue to follow A259 / Brighton Road
 - Wharf Twenty One will be on your right

BY TRAIN

- Walk west on Station Approach towards Buckingham Road
- Turn left onto Brunswick Road
- Turn left onto Ham Road
- Turn right onto Surry Street
- Turn left onto New Road
- Slight left onto Brighton Road / A259

SCAN FOR DIRECTIONS



Southern Housing terms and conditions apply. Images are for illustrative purposes only. Maps not to scale. Times, distances and directions are taken from nationalrail.co.uk and google.co.uk/maps and are approximate only. All content within this document is indicative only. Southern Housing reserves the right to make any changes at any time. Please speak to a member of the Sales Team for up-to-date information when reserving your new home. Information is correct at time of going to print. May 2026.

WHARF
SHOREHAM
TWENTY
BY SEA
ONE

0300 555 2171

SHNEWHOMES.CO.UK/WHARF21



**SOUTHERN
HOUSING**
new homes