



Kingston Wharf at Shoreham-by-Sea

Waterfront living with coastal, community
and connectivity at its heart

Great homes for everyone



Welcome to Kingston Wharf

Tranquil waterfront homes

Rich with local character

Welcome to Kingston Wharf, a brand-new development of homes, set along the River Adur, in the historic coastal town of Shoreham-by-Sea.

As part of this exciting regeneration area, 163 shared ownership homes are available in this characterful and sustainable development. The collection of 1, 2 & 3 bedroom apartments offer the luxury of outside space within two stylish buildings each designed around a central podium garden with access onto a walkway along the river.

With Shoreham-by-Sea and Southwick train stations under a 20-minute walk away - providing easy commutes into Brighton, Portsmouth, Chichester and London Victoria - Kingston Wharf is your perfect escape by the water but offering the buzz of the city close by.

Modern living full of charm

Enjoy the space and freedom of Kingston Wharf, a welcoming and vibrant place to live.

Thoughtfully designed, Kingston Wharf blends contemporary architecture with a mix of earthy red brickwork inspired by local buildings and celebrates the rich maritime heritage of this southern shoreline.

Where well-proportioned landscaped podium gardens create inviting environments for neighbours to meet, and the riverside walkway will eventually provide easy access to the charming seaside town of Shoreham-by-Sea.

The outdoor possibilities at Kingston Wharf are endless with Shoreham beach so incredibly close to home. You'll find families, windsurfers and paddle boarders here, making the most of the sea breeze and salt water whatever the weather.

Look up to the sky and you'll see each of the buildings in Kingston Wharf reaches to its own individual height, adding fresh interest to the Shoreham shoreline. Homeowners will enjoy the distinctive characteristics of each building, while acknowledging how they fit into the local landscape. Designed by award-winning architects, Conran and Partners, Kingston Wharf integrates modern architectural principles with a focus on energy efficiency and sustainability.

It has been recognised for its strong architectural approach that both complements and enhances the local area, offering contemporary homes with strong links to the local community, and an integral part of the area's ongoing regeneration.



CGI/artist impression of landscaping is indicative only



CGI is indicative only

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Everything's close to home

Enjoy sustainable living

At Kingston Wharf you have everything on your doorstep: the sea, a riverside walk, a lively seaside town, the stunning backdrop of the South Downs and direct connections into multiple cities.

Having the option to walk, cycle or take public transport everywhere, enriches the local area and helps to reduce your impact on the environment.

Sustainable living is at the heart of the design at Kingston Wharf. Homes have been built following a fabric first approach to minimise heat loss and maximise energy-efficiency - this means that your homes will be both less expensive to run and kinder to the planet.

Other notable sustainability features include direct-to-your apartment photovoltaic (PV) panels and waste water heat recovery systems. Both contributing to an impressive EPC B rating for Kingston Wharf.

Adding to the all-electric energy ethos, Kingston Wharf also offers cycle storage, and electric vehicle charging points to selected homes, all included in the underground parking facilities, to help residents make the shift towards greener modes of transport and more sustainable living. There will also be an on-site city car club for those who don't own a car but wish to have access should they need one.

Kingston Wharf offers the very best of both worlds, affordable luxury and greener living fit for the future.

Images

1. Riverside walkway
2. Close to coast and connections
3. Shoreham beach
4. South Downs





A bustling coastline framed by the River Adur and the South Downs

A short distance from Brighton, Shoreham-by-Sea shares many of the famous city's quirky and creative features, but also has a strong character of its own.

Historic buildings, housing independent shops and eateries, sit between three miles of shingle beach, the green expanse of the South Downs and the gentle flow of the River Adur.

Excellent public transport options include two train stations, Shoreham-by-Sea and Southwick, serving the community and regular buses running into Brighton. The A259 Brighton Road to the north provides a key circulation route east and west. But with so much available – bustle and tranquillity, town and country, river and sea – why would you ever want to leave Shoreham?



Love living local

Top destinations

Shoreham-by-Sea serves up a laid-back and friendly coastal vibe with a wide mix of independent shops, quirky boutiques, tasty eateries and coffee shops to spend time in.

It's a very welcoming town with a strong sense of community, that loves to host a festival, including the Beach Dreams Festival, held in the summer months and celebrated as Europe's longest-standing free beach music festival.

The South Coast Jazz Festival is a three-day August event with multiple activities at Ropetackle Arts Centre. While Shoreham Wordfest extends from the end of September to the third week in October and celebrates every kind of literary style from crime fiction to Shakespeare.

History buffs will be happy with the Shoreham Fort to explore and the Marlipins Museum to visit. The museum is a fascinating 12th century building that houses permanent displays on local maritime history.

Nature lovers will enjoy delving into the Shoreham Beach Nature Reserve. Then there's the harbour – that's definitely worth a visit. Walk across the Shoreham Harbour Swing Footbridge, a direct connection to the centre of town.

On top of all this, Shoreham also has plenty of green spaces where you can meet friends and family, including the Adur Recreation Ground and Buckingham Park and Playground, and not forgetting the popular Shoreham Skatepark.



Images

1. Shoreham Harbour Swing Footbridge
2. Beach huts at Shoreham beach
3. Shoreham Lighthouse
4. Port Kitchen, Shoreham Port
5. Shoreham Harbour



Love living local

Top destinations



1. Shoreham Beach Nature Reserve

Shoreham Beach, Shoreham-by-Sea BN43 5RJ

Join the surfers, dog walkers and local nature connoisseurs at Shoreham Beach, which was declared a nature reserve in 2006. In late May/early June, when the Sea Kale and Red Valerian come into bloom, the reserve looks spectacular. These plants have adapted to survive in harsh coastal conditions and are a rarity in the South-East of England and other shingle shorelines across the globe. A fact to share with friends and family when they visit!

2. Ropetackle Arts Centre

Little High St, Shoreham-by-Sea BN43 5EG

Ropetackle Arts Centre provides a fantastic night out in Shoreham. Choose from a diverse mix of musicians, comedians, literary events, films and children's shows to keep you entertained. This multi-award winning, purpose-made venue sits on the banks of the River Adur making it a simple walk away from home.



3. Drift Shoreham

8-10 East St, Shoreham-by-Sea BN43 5ZE

Enjoy the welcoming atmosphere and good coffee at this cosy popular spot located on East Street. Drift offers a range of vegan-friendly options alongside its main menu, such as breakfast burritos with scrambled tofu, burrito salad bowls, mushrooms on toast, and vegan brownies. They also serve a variety of plant-based milk for beverages.

4. Slipped Discs

16 High St, Shoreham-by-Sea BN43 5DA

This independent record store is a recent addition to Shoreham high street with a sister branch in Steyning.

It sells the latest vinyl releases, new issues of classic albums and latest hits from major labels. Whether you're new to vinyl or a long-term enthusiast, Slipped Discs is definitely worth a visit. As they say in their own words, "you can discover the sound of tomorrow and rediscover the sounds of yesteryear".



5. Tarmount Studios Vintage Emporium

2 Tarmount Ln, Shoreham-by-Sea BN43 6DA

The Vintage Emporium at Tarmount Studios is open every day from 10am to 5pm and has plentiful stalls filled with retro and vintage goods. You'll have great fun whatever your interest, whether it's vintage fabric or unique decorative items for your new home you're searching for.



6. Marlipins Museum

36 High St, Shoreham-by-Sea BN43 5DA

If you love your history, then the Marlipins Museum is on your doorstep, with its fascinating collection covering maritime and local history. Its chequerboard façade is hard to miss on Shoreham high street. Once a customs house the museum later stored high-end goods including wines, fabrics and spices. Why not pop in before exploring everything else Shoreham town centre has to offer.

7. La Galleria

22 East St, Shoreham-by-Sea BN43 5ZE

A family-run Italian restaurant, La Galleria is one of the most popular eateries in Shoreham. It combines style with cosiness and delivers a delicious pizza and pasta menu to tantalise the taste buds. Book ahead in the summer if you want to get a table on the terrace. With attentive staff and great food on offer it's the perfect place to watch the world go by.



8. The Nomadic Sauna

Kingston Beach, Shoreham-by-Sea, BN43 6RN

For a different experience hailing from the Nordic nations, why not try The Nomadic Sauna. It's a traditional wood-fired sauna, located on Kingston Beach, Shoreham. You can book a private or group session and move from the heat of the sauna to the sea. Studies have proven that using a sauna 4-7 times per week is good for your heart, supercharges your cells and boosts your immune system.

9. The Living Room

4 High St, Shoreham-by-Sea BN43 5DA

Independent homeware and lifestyle shop located on the High Street. Specialising in a unique blend of new and vintage homeware, often with a nature-inspired theme. Their collections are thoughtfully selected to combine the best of both worlds, pieces that are not only beautiful but also tell a story.



Great choice on your doorstep

Well connected homes

From your home in Kingston Wharf, you have great access to local convenience stores plus big brand superstores, great pubs and restaurants, and several highly rated schools.

Plus with easy connections into Brighton, Portsmouth and London Victoria, you have even more shopping and leisure options to choose from.

On Foot

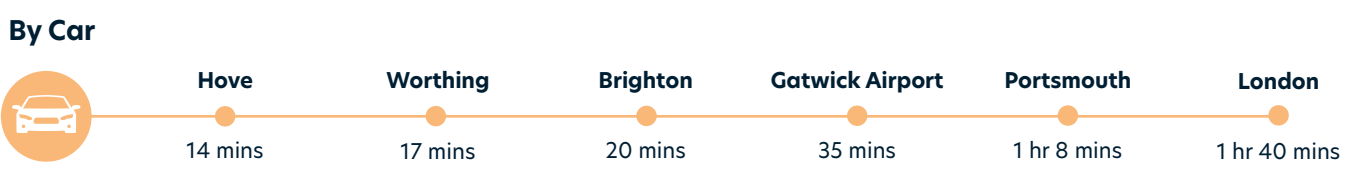
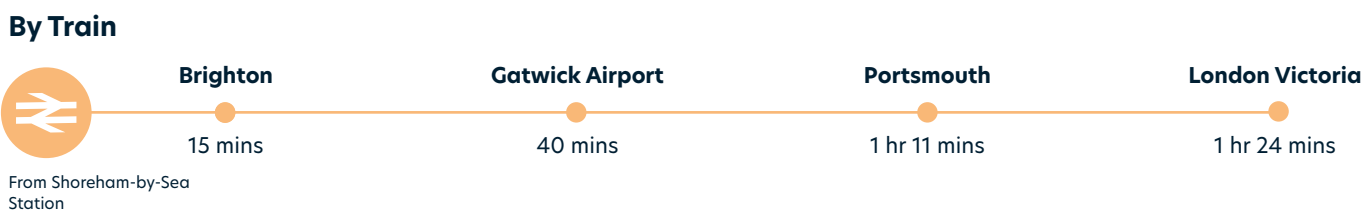
Lidl	6 mins
Shoreham Academy	18 mins
St Peter's Catholic Primary School	23 mins
Shoreham Centre	25 mins

By Bike

The Tap House	5 mins
Little Waitrose	8 mins
Marks & Spencer	9 mins
The Sir Robert Woodward Academy	22 mins

By Car

Buckingham Park Primary School	5 mins
Port Kitchen	7 mins
Tesco Extra	8 mins
King's School	14 mins



South Downs

Worthing

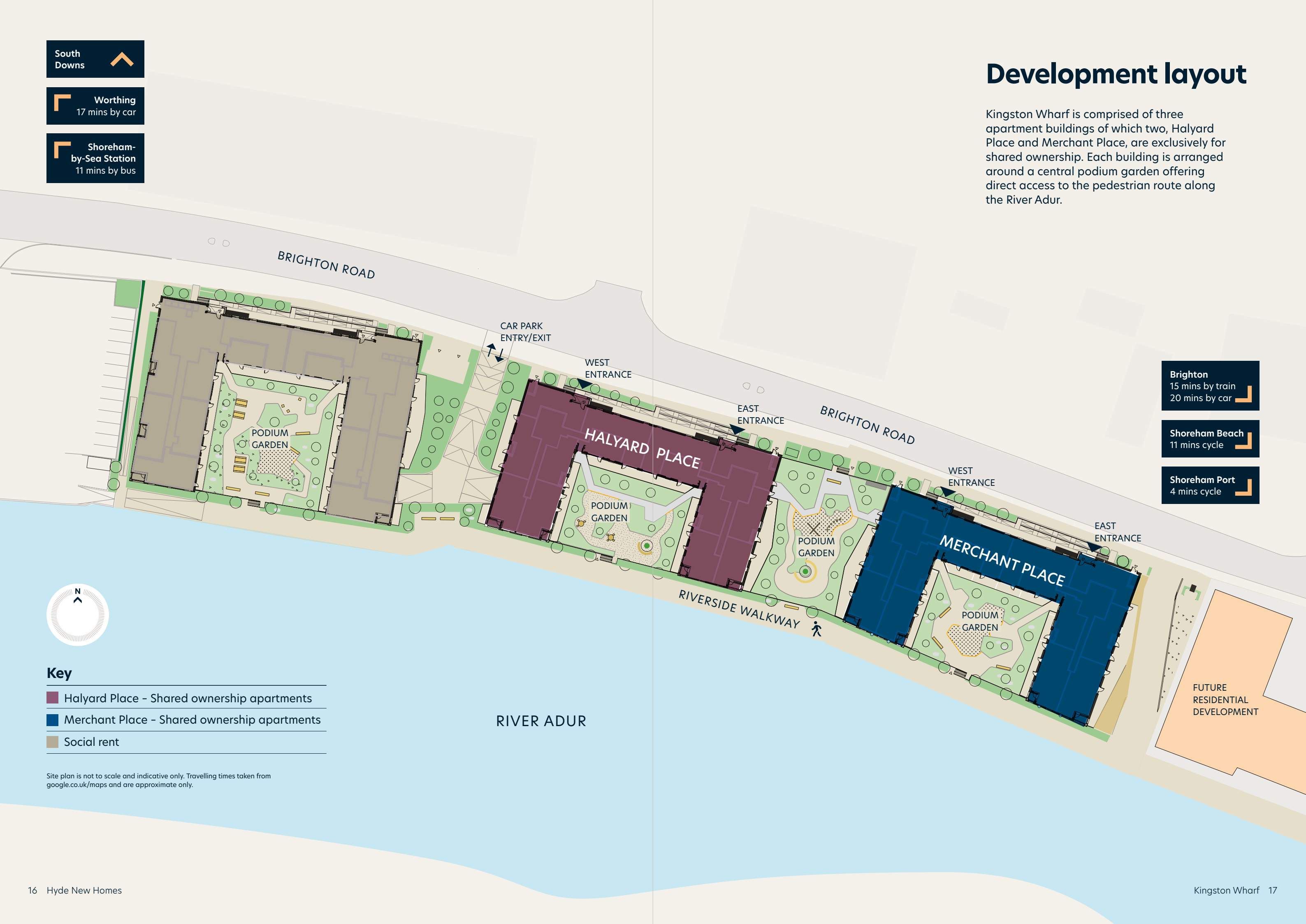
17 mins by car

Shoreham-by-Sea Station

11 mins by bus

Development layout

Kingston Wharf is comprised of three apartment buildings of which two, Halyard Place and Merchant Place, are exclusively for shared ownership. Each building is arranged around a central podium garden offering direct access to the pedestrian route along the River Adur.



Brighton

15 mins by train

20 mins by car

Shoreham Beach

11 mins cycle

Shoreham Port

4 mins cycle

A look inside

Specification

Personalise your space against a contemporary and elegant backdrop, complete with high-end fixtures and premium finishes included as standard.

Enjoy bright, spacious rooms enhanced by superior flooring throughout. The modern, streamlined kitchens come fully equipped with integrated, energy-efficient appliances, combining style with functionality.

Kitchen

- Gloss or matt finish kitchen units
- Laminate worktop with matching upstands
- Glass splashback to rear of hobs
- Stainless steel 1.5 bowl sink
- Chrome monobloc single level mixer tap
- Electric single oven
- Electric hob
- Integrated extractor hood
- Integrated dishwasher
- Integrated fridge/freezer 70/30 split
- Integrated or stand-alone washer dryer, where applicable
- LED under pelmet lighting strip

Bathroom and ensuite (where applicable)


- Roca white suite
- Water saving chrome monobloc tap
- Wall hung basin
- Wall mounted thermostatic shower
- Mixer over bath and in shower to ensuites
- Acrylic bath and bath panel
- Glass bath/shower screen, where applicable
- Chrome ladder towel rail
- Illuminated mirror with shaver socket
- White WC with Eco cistern dual flush
- Tiled floor to bathrooms and ensuites
- Full height wall tiles to baths and showers. Half height tiling behind sanitaryware

General

- White matt emulsion to walls and ceilings
- White satin finish to woodwork
- White satin finish to internal doors, with chrome door ironmongery
- Amtico vinyl flooring throughout
- Tiles to bathrooms and ensuites
- Fibre data point wired to living room
- TV/Sky Q point to living room
- Allocated parking to specific homes
- Balconies/terraces to all homes
- Communal cycle storage

Energy, security and peace of mind

- Electric vehicle charging points to selected homes
- Energy Performance Certificate Rating B
- Double glazed windows
- Smoke and carbon monoxide alarm detectors
- All electric development
- Direct to apartment PV solar panels
- iBoost hot water function
- Waste Water Heat Recovery
- Mechanical ventilation with heat recovery system
- White LED downlights in kitchen, living, bathroom and ensuites
- Low energy PIR security light
- Premier Warranty
- Lease 990 years

 Please refer to separate insert for finishing details of individual plots.

The information in this document is indicative and is intended to act as a guide only as to the finished product. Accordingly, due to the Hyde New Homes policy of continuous improvement, the finished product may vary from the information provided. These particulars should not be relied upon as accurately describing any of the specific matters described by any order under the Consumer Protection From Unfair Trading regulations 2008. This information does not constitute a contract or warranty. The dimensions provided on plans are subject to variations and are not intended to be used for carpet sizes, appliance sizes or items of furniture. Specifications are subject to change.



Typical show home interior



Typical show home interior



Typical show home interior



Typical show home interior

Buying your new home

Our in-house team of sales consultants are dedicated to providing exceptional service to all of our customers and we aim to make the experience of buying your new home with us as smooth, enjoyable and straightforward as possible. From your initial enquiry, through to handing you the keys to your new home, our friendly and knowledgeable team are available both in person and online, to answer your questions and help you find the home buying option that's right for you.

Shared ownership

Shared ownership is a scheme which has been specifically designed to help those who are unable to afford the cost of buying a property outright on the open market.

It works by enabling you to purchase a share in your new home, and pay a subsidised rent on the part you don't own to Hyde New Homes.

You will own an equity share in your new home. A lease is a legal document between the freeholder or landlord and the purchaser and is binding on both sides and since you will own a lease you will be a 'leaseholder'. The lease covers the responsibilities including maintenance, rent settings, purchasing more equity, selling and insurance. You will have these responsibilities as a full owner occupier.

You can also find out more on our website:

[hydenewhomes.co.uk](https://www.hydenewhomes.co.uk)



To find out more about the home buying options we offer visit [hydenewhomes.co.uk](https://www.hydenewhomes.co.uk)

My Hyde

Set up an account online and personalise your home buying journey with us:

- ✓ Save and share your searches, favourite properties and developments
- ✓ Create and keep track of your shared ownership application
- ✓ Manage your appointments

Shared ownership explained

Who's eligible?

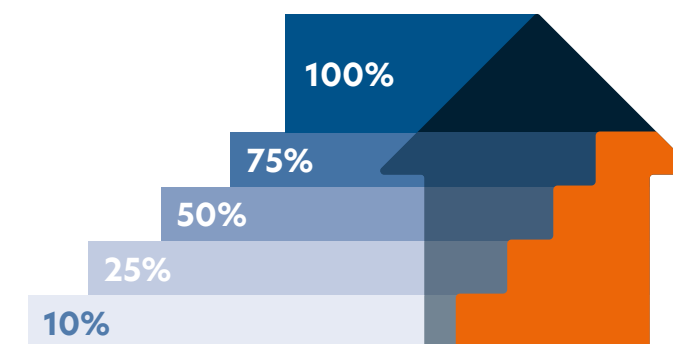
Anyone with a household income of under £80,000 per year or £90,000 per year in London

How does shared ownership work?

- The minimum initial share you can buy in a new home is 10%
- The maximum initial share you can buy is 75%
- You will only need a deposit for the share you buy
- As a shared owner you will be a leaseholder
- You will pay a mortgage on the share you buy and a subsidised rent to Hyde on the remaining share
- The leases on our new build homes are typically 990 years

How does staircasing work?

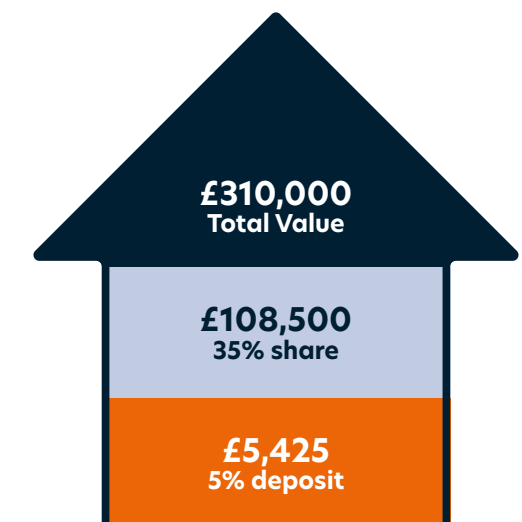
- You can buy more shares in the future until you own your home outright
- Once you own your home outright, you will no longer pay rent, but you will carry on paying the relevant service charges



Example of cost for buying a new shared ownership home at Kingston Wharf.

(To be used for illustrative purposes only, and may vary from the values shown below)

These example costs are based on a 1 bedroom apartment



Monthly costs: £1,157.77*

Mortgage: £546.00
Rent: £461.77
Service charge: £150.00

Other estimated costs:

Reservation fee: £500
Solicitors fee & legal disbursements: £2,200-£2,500
Mortgage advisor fee: £400
Mortgage arrangement fee: £0-£999

*Service charges are reviewed annually and may change. The costs are intended as a guide only and correct at time of publication. The minimum initial equity share that you can purchase is 10%, up to 75% of the full value of the property. Please be aware that the advertised share for purchase of 35%, with a typical monthly mortgage payment calculated above is based on a single income and mortgage term of 35 years at an interest rate of 5.39% and has been included in the total monthly outgoing's calculation above. Your home is at risk if you fail to keep up repayments on a mortgage, rent or other loan secured on it. The monthly rent is 2.75% of the unsold equity.

About Hyde New Homes

Hyde New Homes is part of the Hyde Group, one of England's largest housing associations. We are proud of the homes we build and bring home ownership within reach of many more people than could otherwise afford one. To find out more about the Hyde Group, visit hyde-housing.co.uk

Gold standard service

Our ambition is to be a truly customer-driven housing provider. This means communicating clearly and listening to you throughout your home buying journey, from the initial viewing to when you move into your new home.

Through the use of technology, you can view, secure and complete your purchase from the comfort of your sofa. Our aim is to make your experience smooth and enjoyable. We also work hard to ensure you settle in comfortably and our Product Quality Team will be in touch with you regularly over the first twelve months. During this time, we also engage an independent research company called In-house to conduct feedback surveys on our behalf and consistently review this feedback to continue improving our service to you.

In fact, over 96% of customers have said they would recommend us to friends and family and we are delighted that, as a result, we have been granted the In-house Gold Award accolade for the eleventh year running.

In addition, we've also received the prestigious Outstanding Achievement Award for customer satisfaction for Net Promoter Score®, a trademark measure used to gauge customer satisfaction. 72% of our customers rated us a 9 or 10, on a scale of 0-10, indicating they're highly likely to recommend Hyde New Homes to their friends, colleagues, or family members without hesitation.

The Hyde Difference

- Over 96% customer satisfaction for eleven consecutive years
- High specification as standard
- 990-year lease
- Quality fitted flooring included
- Contemporary kitchens with integrated appliances
- Turfed gardens (where applicable)



What our customers say

"Hyde New Homes has a fantastic team and everyone I dealt with during my buying process was very supportive. They understood what I was looking for and went the extra mile to help me get there. It's such a relief to have invested in my own home and I plan to staircase when I can and eventually own 100% of the apartment."

Purchaser at St James Square, Portslade





Hyde

New Homes

Directions to Kingston Wharf

Sat Nav Address: BN43 6RN



Walking from Shoreham-by-Sea Station

- Exit Shoreham-by-Sea station and walk west on Station Approach towards Brunswick Road
- Turn left onto Brunswick Road
- Turn left onto Ham Road
- Continue straight onto Eastern Avenue
- Turn right towards Brighton Road/A259
- Turn left onto Brighton Road/A259 and walk east for 0.5 miles
- Kingston Wharf will be on the right



Driving to Kingston Wharf

From the A27

- Take the A293 exit towards Shoreham/A270
- At Hangleton Interchange, take the 1st exit onto A293
- Go through 2 roundabouts for 1.1 miles
- Use any lane to turn right onto Old Shoreham Road/A270 head West for 1.6 miles
- Then turn left onto Kingston Lane/B2167
- Continue to follow Kingston Lane for 0.7 miles
- Turn right onto Brighton Road/A259
- Kingston Wharf will be on the left after 0.4 miles

Please note there will be no 'on-site parking' for visitors at Kingston Wharf until Summer 2025 - please use local parking options at The Lighthouse Car Park, or those available in the Town Centre.



hydenewhomes.co.uk

01273 766 071

Details correct at time of publication: January 2025

Disclaimer: Floorplans are not to scale and are indicative only. Location and style of windows, doors, kitchen units appliance spaces and bathroom fittings may differ. Doors may swing in the opposite direction to that shown on selected units. Windows may open differently or be fixed. All measurements have been prepared from preliminary plans and are intended to give a general indication of the proposed development and the size and layout of individual plots. Measurements shown are maximum room measurements. Total areas shown are maximum and may vary for each unit within a type. All dimensions are quoted in conformity with RICS (GIA EIFA) code of measuring practice (6th edition). The information in this document is indicative and is intended to act as a guide only as to the finished product. Accordingly, due to the Hyde New Homes policy of continuous improvement, the finished product may vary from the information provided. These particulars should not be relied upon as accurately describing any of the specific matters described by any order under the Consumer Protection From Unfair Trading regulations 2008. This information does not constitute a contract or warranty. The dimensions provided on plans are subject to variations and are not intended to be used for carpet sizes, appliance sizes or items of furniture. Specifications are subject to change.