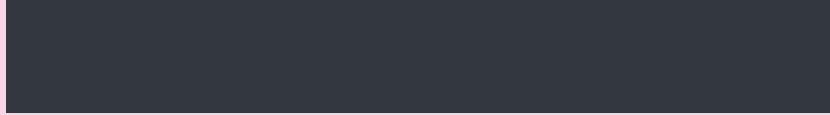
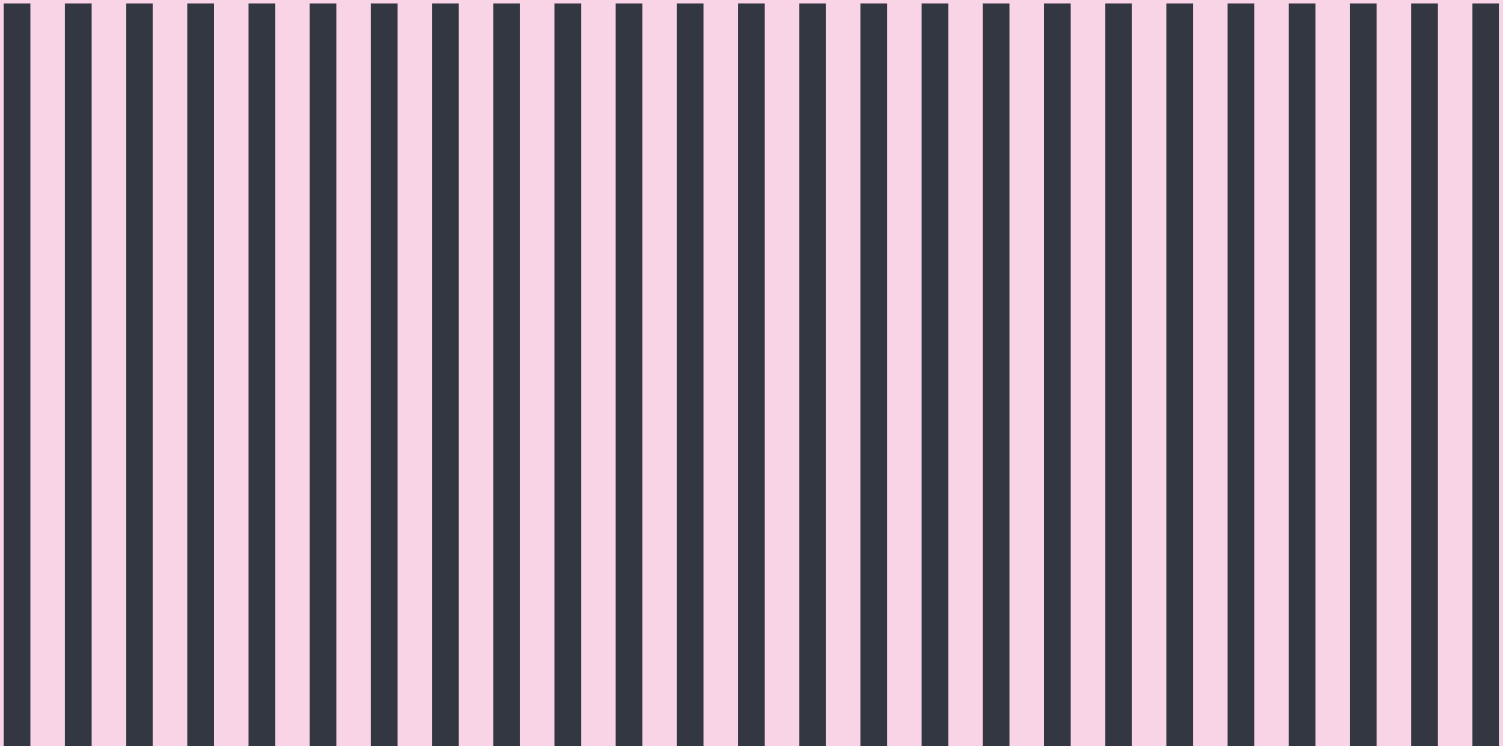


**WHARF**  
SHOREHAM  
**TWENTY**  
BY SEA  
**ONE**



**PHASE 2 FLOORPLANS**

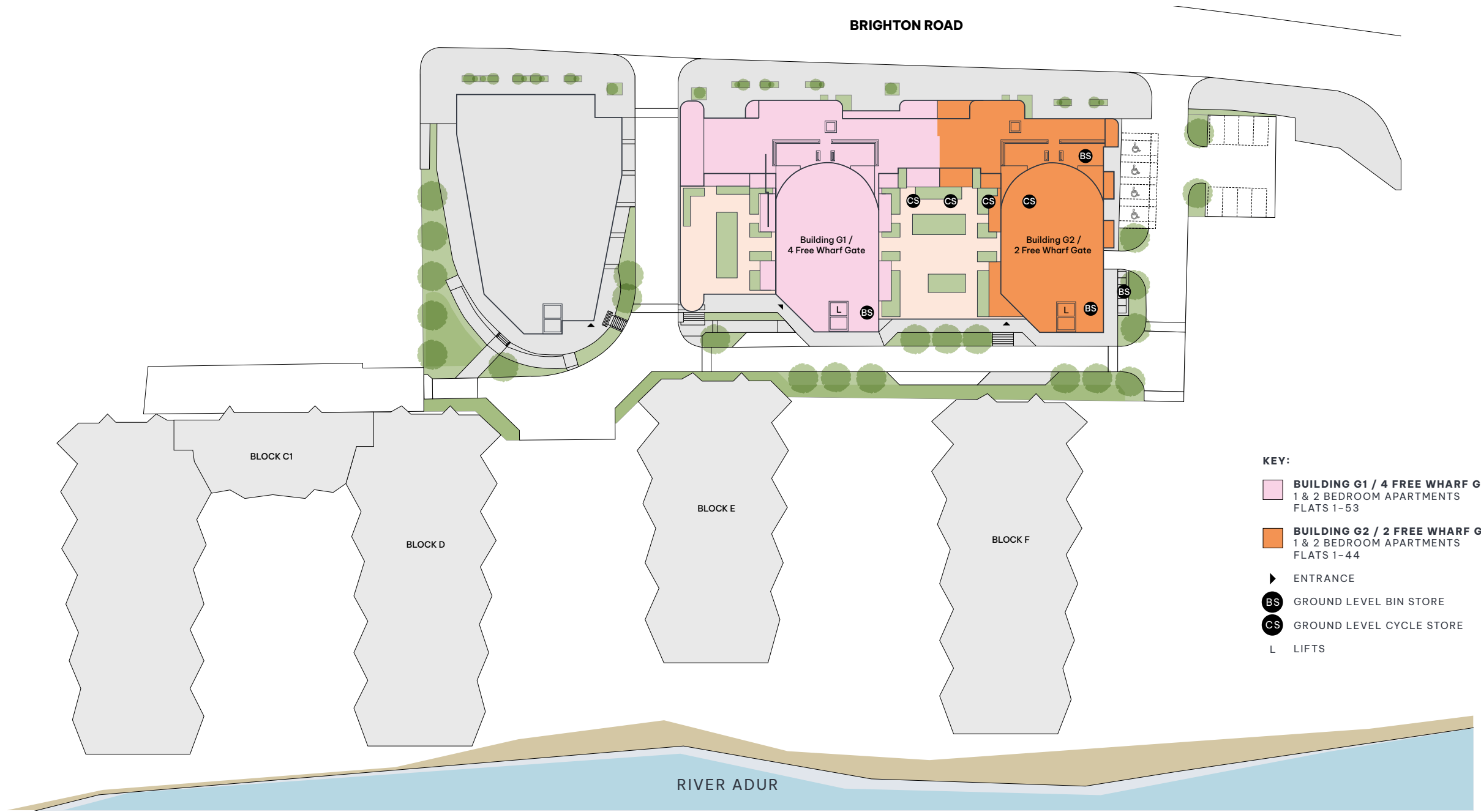


# THE SITE PLAN



WHARF TWENTY ONE

SHOREHAM-BY-SEA



**KEY:**

- BUILDING G1 / 4 FREE WHARF GATE**  
1 & 2 BEDROOM APARTMENTS  
FLATS 1-53
- BUILDING G2 / 2 FREE WHARF GATE**  
1 & 2 BEDROOM APARTMENTS  
FLATS 1-44
- ENTRANCE
- BS GROUND LEVEL BIN STORE
- CS GROUND LEVEL CYCLE STORE
- L LIFTS

Depending on the plot location, some views may face onto another building. Please speak to a member of the Sales Team for more information.





Computer generated image of the whole project with 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

Experience modern living at Wharf Twenty One. Crafted with a contemporary touch, these apartments offer style and private outdoor space.



## PREMIUM SPECIFICATION\*

### KITCHEN

- Zanussi black built-in oven and induction hob
- Lamona integrated fridge/freezer
- Lamona integrated dishwasher
- Alvo brushed steel mixer tap
- 22mm Storm Grey 650mm deep worktops
- Clerkenwell Marine Blue handleless kitchen furniture
- Undercabinet lighting
- Clear glass splashback

### FLOORING

- Quickstep laminate, soft oak light brown, to all living areas
- Origen (Nu Stone) Anthracite flooring to bathroom and en suite

### BATHROOM

- Hansgrohe bath and shower mixer
- Glass shower screen
- Tubqdzin Aulla Grey wall tiles
- Part-tiled walls
- Pisa towel rail
- Mirrored vanity unit
- Aullia Grey bath panel
- Tubqdzin Etno flooring
- Chrome shaver socket

### EN SUITE

- Walk-in shower with sliding door, Roca rainwater shower and hand shower apparatus
- Tubqdzin Aulla Grey wall tiles
- Part-tiled walls
- Pisa towel rail
- Mirrored vanity unit
- Silestone Blanco Zeuse vanity top
- Tubqdzin Etno flooring

### GENERAL

- Beko washer/dryer to store cupboard
- Wired for telephone and broadband
- Sky Q digital TV connection
- Zoned underfloor heating
- MVHR ventilation system with heat recovery
- Tiled balconies with outdoor lighting
- Video entry system
- 10-year Build-NHBC
- Fitted wardrobe to master bedroom

## STANDARD SPECIFICATION

### KITCHEN

- Zanussi black built-in oven and induction hob
- Lamona integrated fridge/freezer
- Lamona integrated dishwasher
- Alvo brushed steel mixer tap
- 22mm Storm Grey 650mm deep worktops
- Clerkenwell two tone charcoal grey and light grey Howdens soft close integrated, handleless kitchen furniture
- Undercabinet lighting
- Clear glass splashback

### FLOORING

- Quickstep laminate, soft oak light brown, to all living areas
- JHS Elford Twist, Cashew, to all bedrooms
- Origen (Nu Stone) Anthracite flooring to bathroom and en suite

### BATHROOM

- Bath with Roca rainwater shower over and hand shower apparatus
- Glass shower screen
- Tubadzin Grigia Grey wall
- Part-tiled walls
- Pisa towel rail
- Mirrored vanity unit

### EN SUITE

- Walk-in shower with sliding door, Roca rainwater shower and hand shower apparatus
- Tubadzin Grigia Grey wall
- Part-tiled walls
- Pisa towel rail
- Mirrored vanity unit
- Silestone Blanco Zeuse vanity top

### GENERAL

- Beko washer/dryer to store cupboard
- Wired for telephone and broadband
- Sky Q digital TV connection
- Zoned underfloor heating
- MVHR ventilation system with heat recovery
- Tiled balconies with outdoor lighting
- Video entry system
- 10-year Build-NHBC
- Fitted wardrobe to master bedroom

# ONE

## BEDROOM APARTMENTS



### TYPE 01

G1 PLOTS: G1-03-09

G2 PLOTS: G2-02-08, G2-05-08



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<b>KITCHEN/LIVING/DINING AREA</b>	6.54M X 4.85M / 21'3" X 15'9"
<b>BEDROOM</b>	5.77M X 2.68M / 18'9" X 8'7"
<b>BALCONY</b>	5.20M X 1.45M / 17'0" X 4'7"
<b>GROSS INTERNAL AREA</b>	54 SQ. M. / 583 SQ. FT.

**KEY:**  
 ST- STORE | W- WARDROBE | FF - FRIDGE FREEZER | DW - DISHWASHER | WD - WASHER DRYER

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# TYPE 02

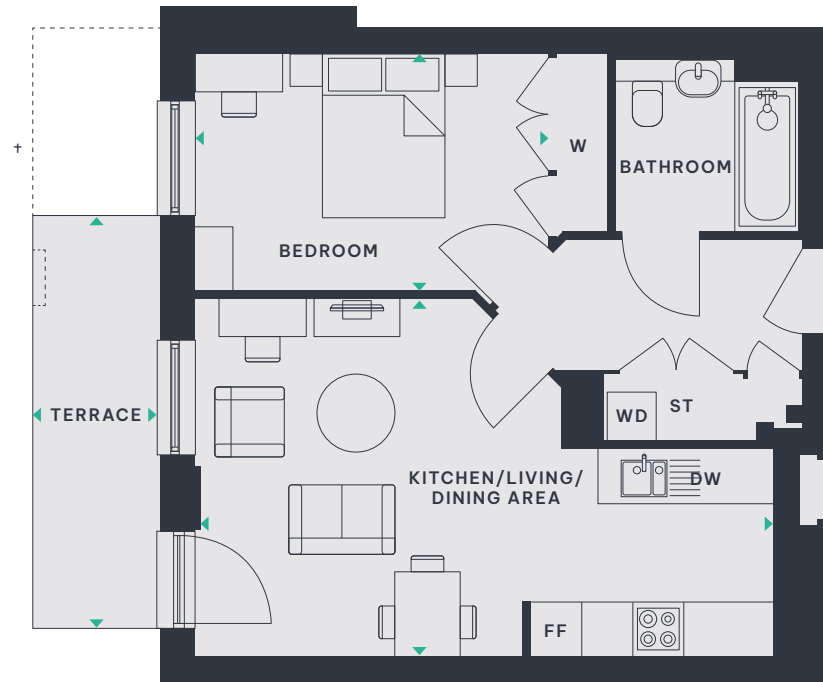
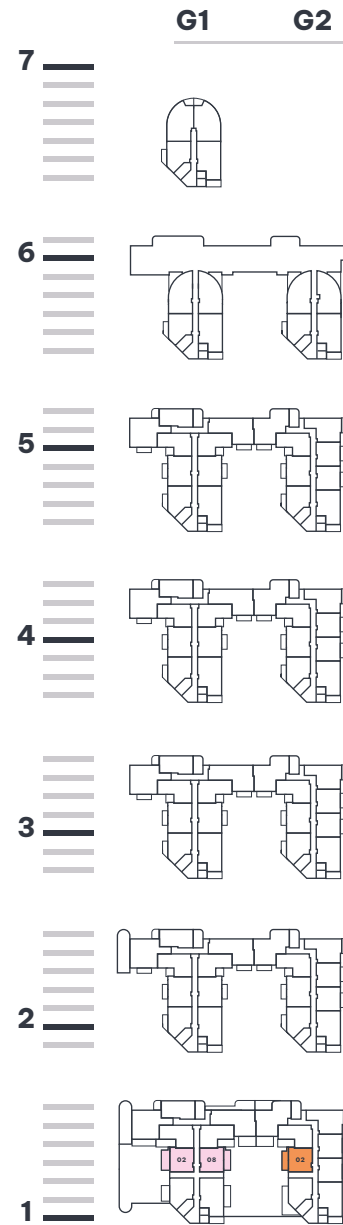
G1 PLOTS: G1-01-02, G1-01-08\*  
G2 PLOTS: G2-01-07



# TYPE 03

G1 PLOTS: G1-03-03\*, G1-05-07,  
G1-02-07  
G2 PLOTS: G2-04-06

WHARF TWENTY ONE

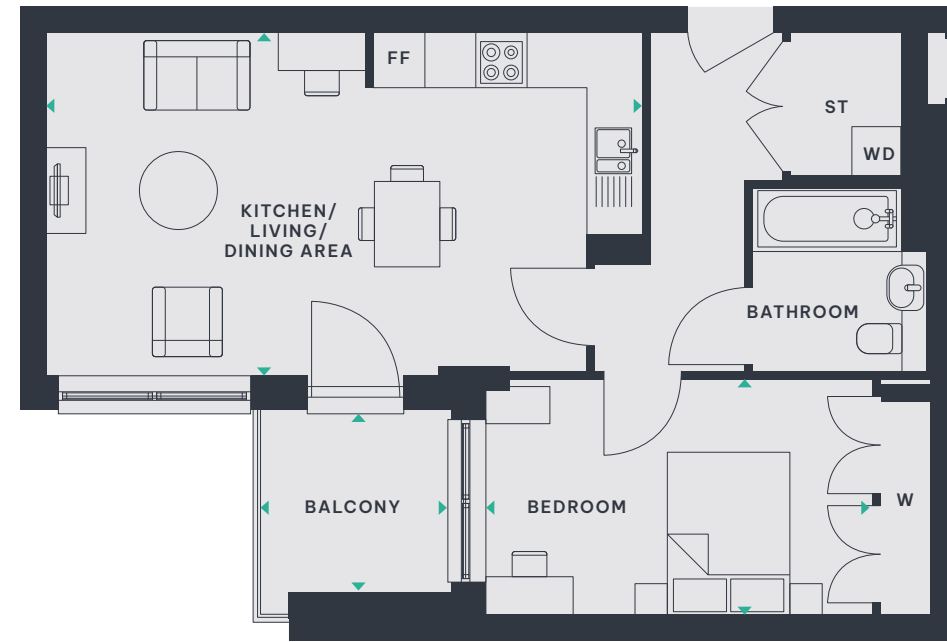
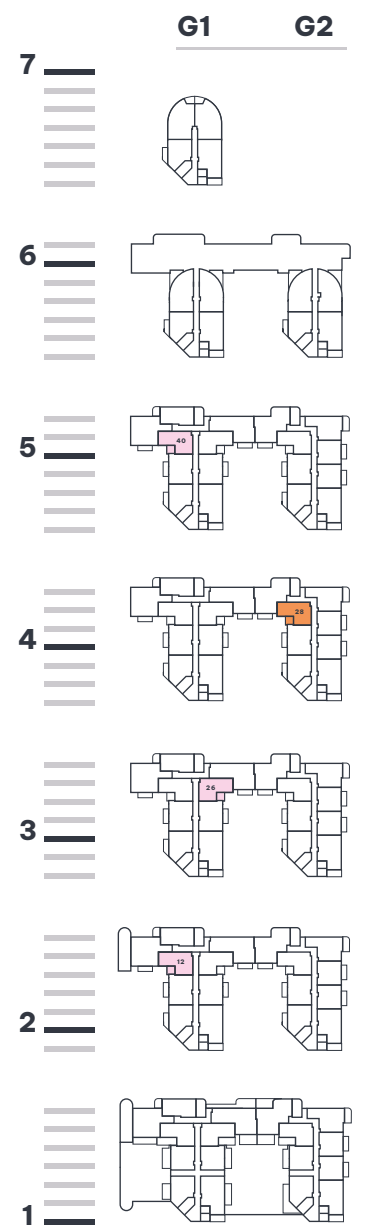


KITCHEN/LIVING/DINING AREA	6.79M X 4.20M / 22'2" X 13'7"
BEDROOM	4.15M X 2.78M / 13'6" X 9'12"
TERRACE	4.83M X 1.50M / 15'8" X 4'9"
GROSS INTERNAL AREA	50 M <sup>2</sup> / 542 SQ FT

KEY:  
ST- STORE | W- WARDROBE | FF - FRIDGE FREEZER | DW - DISHWASHER | WD - WASHER DRYER

\*Plot is handed. †Extended terrace and gate to plot G2-01-07 only. Ceiling height may vary within selected homes, please speak to the Sales Team for more information. All private outdoor space dimensions and areas are approximate and may vary. The information contained within this document does not constitute part of any offer, contract or warranty. Whilst the plans have been prepared with all due care for the convenience of the intending purchasers, the information contained herein is a preliminary guide only.

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KITCHEN/LIVING/DINING AREA	7.01M X 4.03M / 22'9" X 13'2"
BEDROOM	4.58M X 2.77M / 15'0" X 9'0"
BALCONY	2.25M X 2.14M / 7'3" X 7'0"
GROSS INTERNAL AREA	56 SQ. M. / 604 SQ. FT.

KEY:  
ST- STORE | W- WARDROBE | FF - FRIDGE FREEZER | WD - WASHER DRYER

\*Plot is handed. Ceiling height may vary within selected homes, please speak to the Sales Team for more information. All private outdoor space dimensions and areas are approximate and may vary. The information contained within this document does not constitute part of any offer, contract or warranty. Whilst the plans have been prepared with all due care for the convenience of the intending purchasers, the information contained herein is a preliminary guide only.

# TYPE 05

G1 PLOTS: G1-01-05, G1-04-05

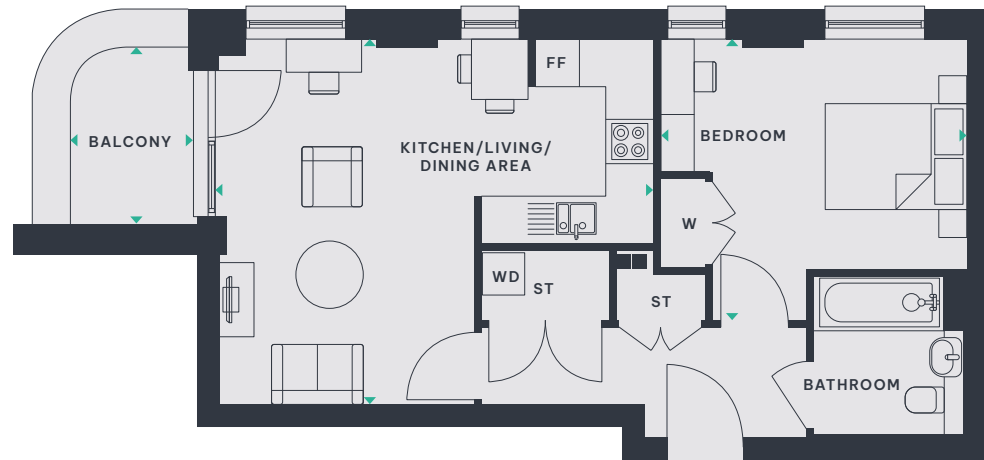
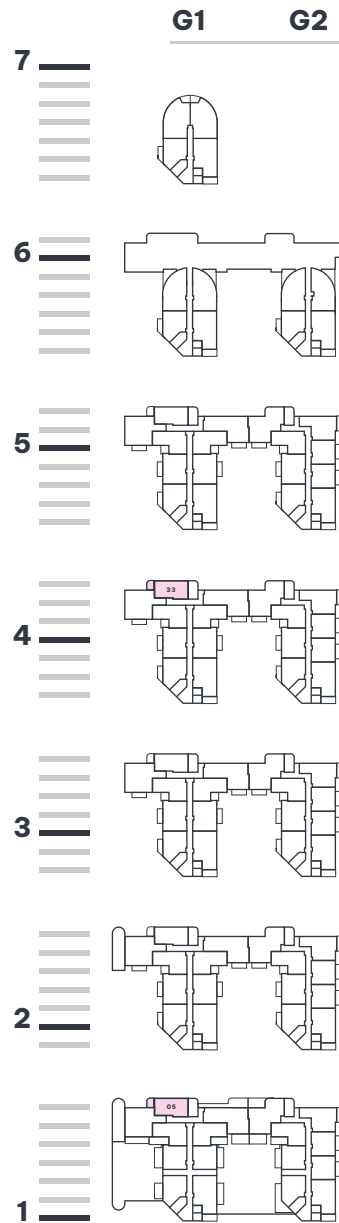


# TYPE 10

G2 PLOTS: G2-04-03

WHARF TWENTY ONE

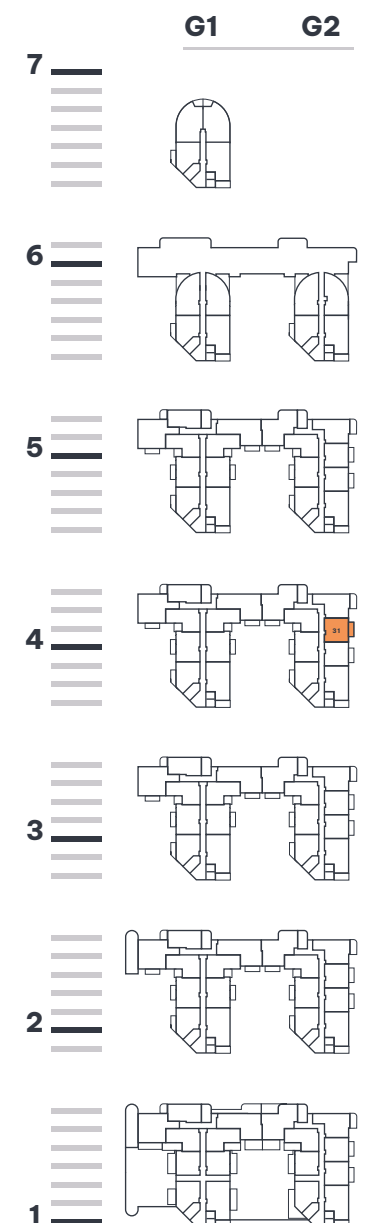
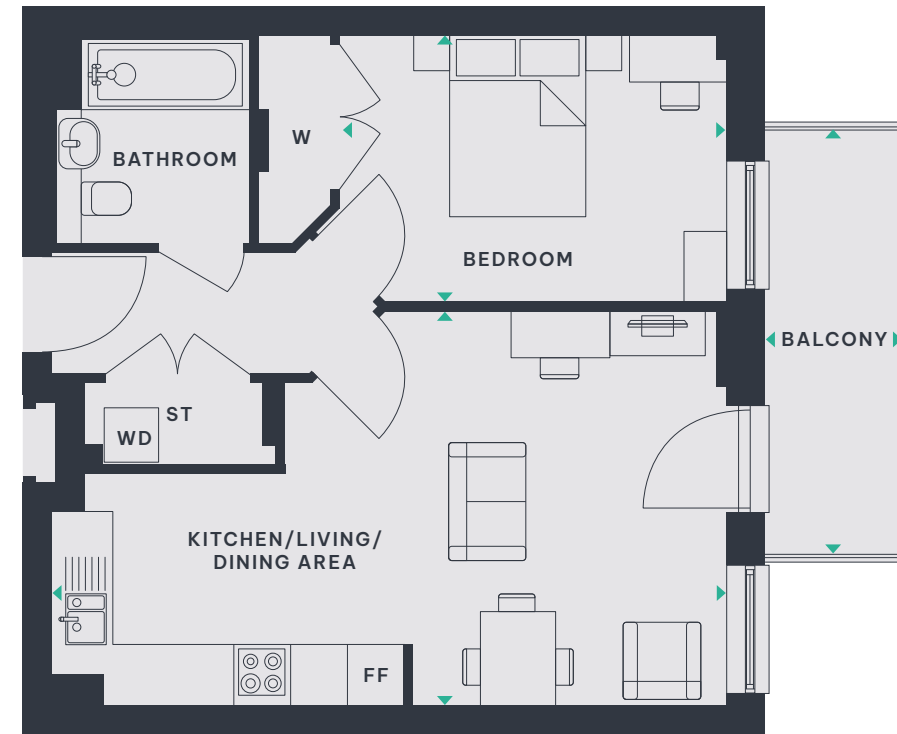
SHOREHAM-BY-SEA



<b>KITCHEN/LIVING/DINING AREA</b>	5.54M X 4.97M / 18'1" X 16'3"
<b>BEDROOM</b>	4.16M X 3.12M / 13'6" X 10'2"
<b>BALCONY</b>	2.40M X 1.61M / 7'8" X 5'2"
<b>GROSS INTERNAL AREA</b>	53 SQ. M. / 575 SQ. FT.

**KEY:**  
ST- STORE | W- WARDROBE | FF - FRIDGE FREEZER | WD - WASHER DRYER

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<b>KITCHEN/LIVING/DINING AREA</b>	7.15M X 4.17M / 23'4" X 13'6"
<b>BEDROOM</b>	4.10M X 2.82M / 13'4" X 9'2"
<b>BALCONY</b>	4.52M X 1.45M / 14'8" X 4'7"
<b>GROSS INTERNAL AREA</b>	50 SQ. M. / 539 SQ. FT.

**KEY:**  
ST- STORE | W- WARDROBE | FF - FRIDGE FREEZER | WD - WASHER DRYER

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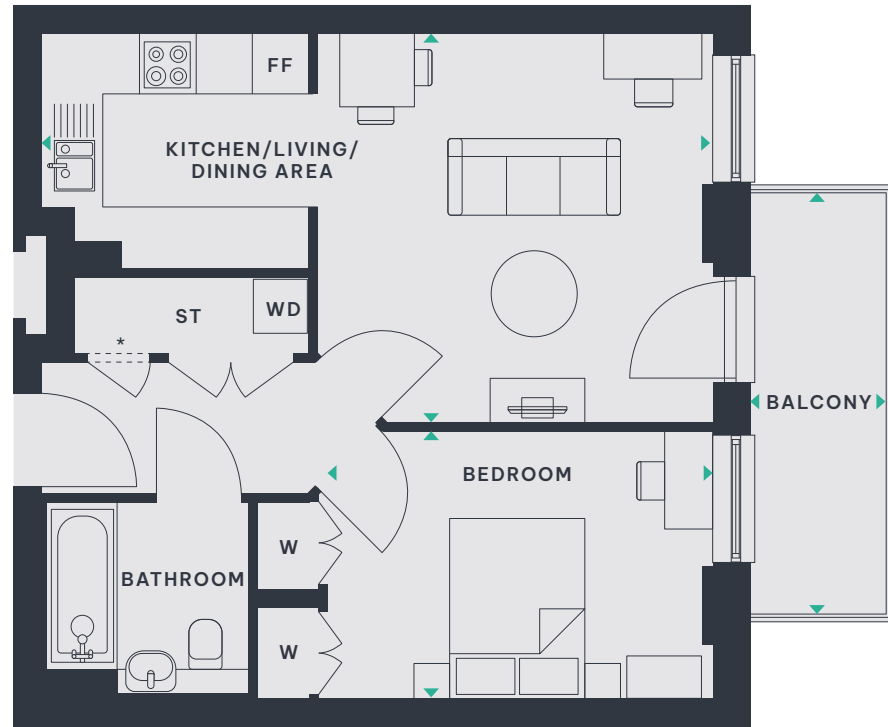
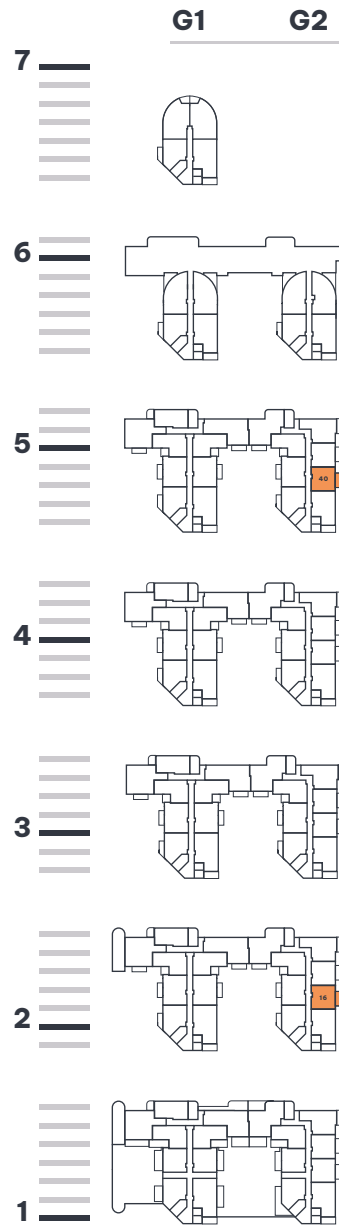
# TYPE

# 11

G2 PLOTS: G2-02-02, G2-05-02



WHARF TWENTY ONE



<b>KITCHEN/LIVING/DINING AREA</b>	7.15M X 4.15M / 23'4" X 13'6"
<b>BEDROOM</b>	4.20M X 2.85M / 13'7" X 9'3"
<b>BALCONY</b>	4.49M X 1.45M / 14'7" X 4'7"
<b>GROSS INTERNAL AREA</b>	50 SQ. M. / 542 SQ. FT.

**KEY:**  
**ST-** STORE | **W-** WARDROBE | **FF -** FRIDGE FREEZER | **WD -** WASHER DRYER

\*Only two cupboard doors to plot G2-02-02. Ceiling height may vary within selected homes, please speak to the Sales Team for more information. All private outdoor space dimensions and areas are approximate and may vary. The information contained within this document does not constitute part of any offer, contract or warranty. Whilst the plans have been prepared with all due care for the convenience of the intending purchasers, the information contained herein is a preliminary guide only.



SHOREHAM-BY-SEA



# TWO BEDROOM APARTMENTS



TYPE  
**04**

G1 PLOTS: G1-03-06



SHOREHAM-BY-SEA

**KITCHEN/LIVING/DINING AREA**

8.63M X 3.72M / 28'31" X 12'2"

**BEDROOM 1**

4.42M X 4.23M / 14'5" X 13'8"

**BEDROOM 2**

3.82M X 3.15M / 12'5" X 10'3"

**BALCONY**

8.9M X 3M / 29'2" X 9'10"

**GROSS INTERNAL AREA**

77 SQ. M. / 833 SQ. FT.

**KEY:**

ES- EN SUITE | ST- STORE | W- WARDROBE | FF - FRIDGE FREEZER | WD - WASHER DRYER

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# TYPE 06

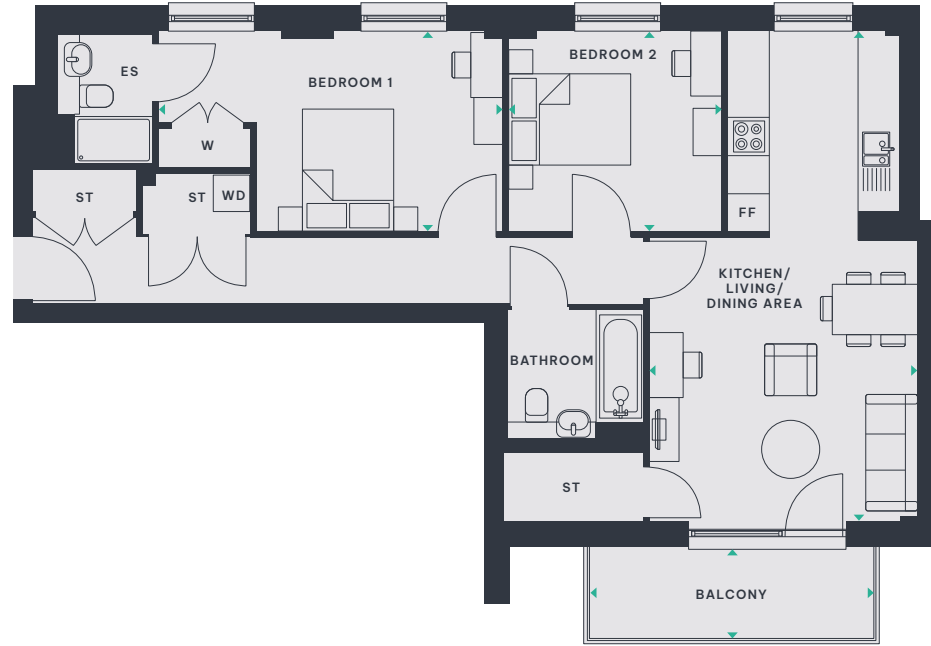
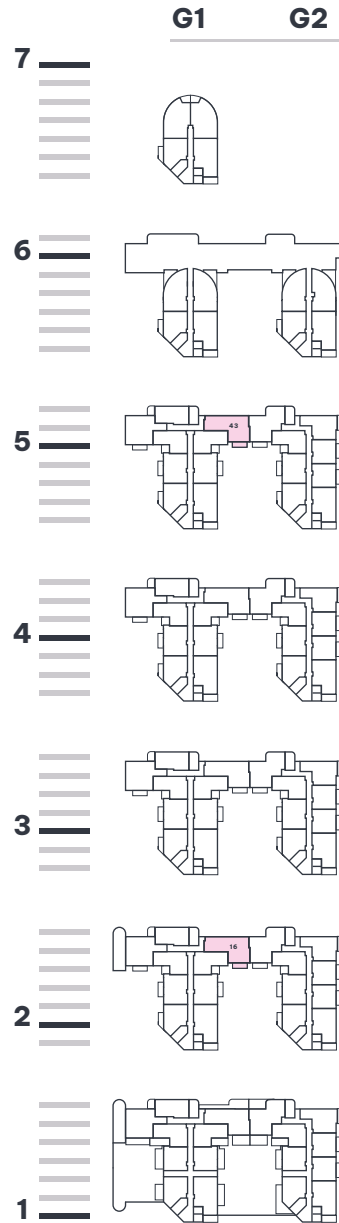
G1 PLOTS: G1-02-04, G1-05-04



# TYPE 07

G1 PLOTS: G1-02-01, G1-05-01

WHARF TWENTY ONE

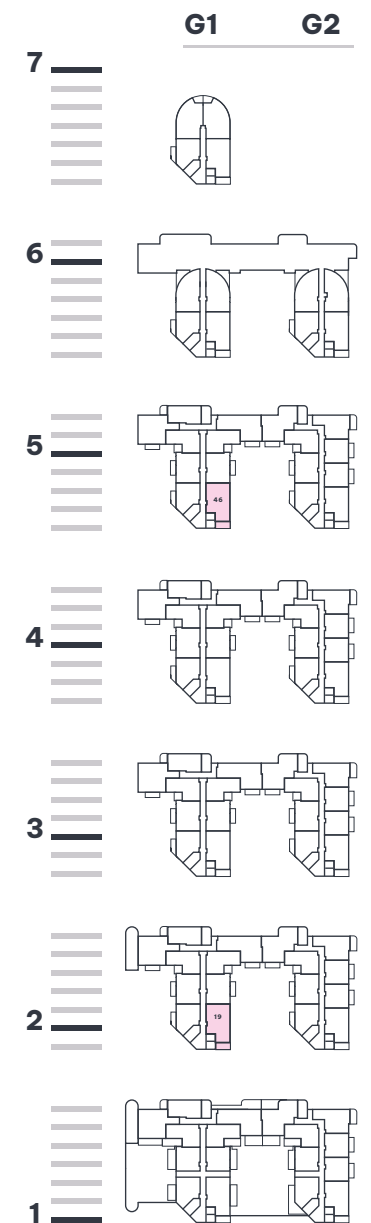


<b>KITCHEN</b>	2.84M X 2.70M / 9'3" X 8'8"
<b>LIVING/DINING AREA</b>	4.48M X 4.24M / 14'6" X 13'9"
<b>BEDROOM 1</b>	3.87M X 3.15M / 12'6" X 10'3"
<b>BEDROOM 2</b>	3.36M X 3.15M / 11'0" X 10'3"
<b>BALCONY</b>	4.49M X 1.45M / 14'7" X 4'7"
<b>GROSS INTERNAL AREA</b>	81.2 SQ. M. / 861 SQ. FT.

**KEY:**  
**ES**- EN SUITE | **ST**- STORE | **W**- WARDROBE | **FF** - FRIDGE FREEZER | **WD** - WASHER DRYER

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<b>KITCHEN</b>	2.77M X 2.02M / 9'0" X 6'6"
<b>LIVING/DINING AREA</b>	4.59M X 4.27M / 15'0" X 14'0"
<b>BEDROOM 1</b>	4.95M X 3.25M / 16'2" X 10'6"
<b>BEDROOM 2</b>	3.62M X 3.59M / 11'8" X 11'7"
<b>BALCONY</b>	4.40M X 1.92M / 14'4" X 6'2"
<b>GROSS INTERNAL AREA</b>	75.1 SQ. M. / 804 SQ. FT.

**KEY:**  
**ES**- EN SUITE | **ST**- STORE | **W**- WARDROBE | **FF** - FRIDGE FREEZER | **WD** - WASHER DRYER

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# TYPE 08

G2 PLOTS: G2-02-05, G2-05-05

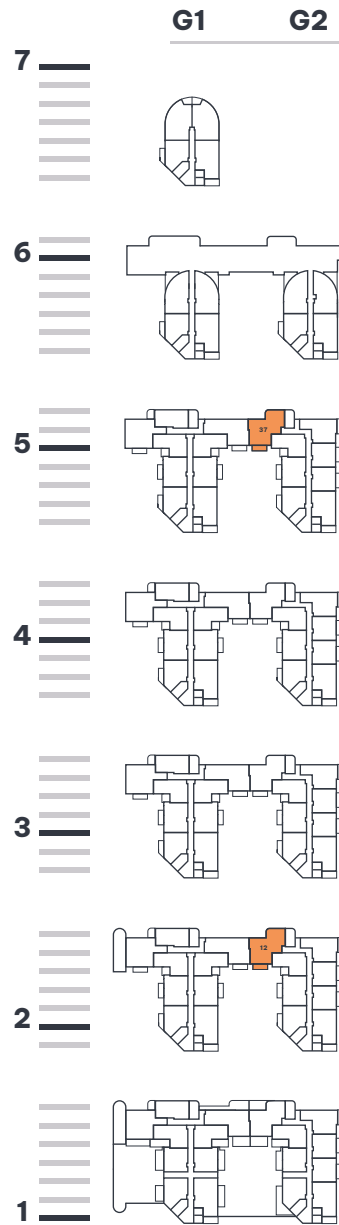


# TYPE 09

G2 PLOTS: G2-01-04, G2-03-04

WHARF TWENTY ONE

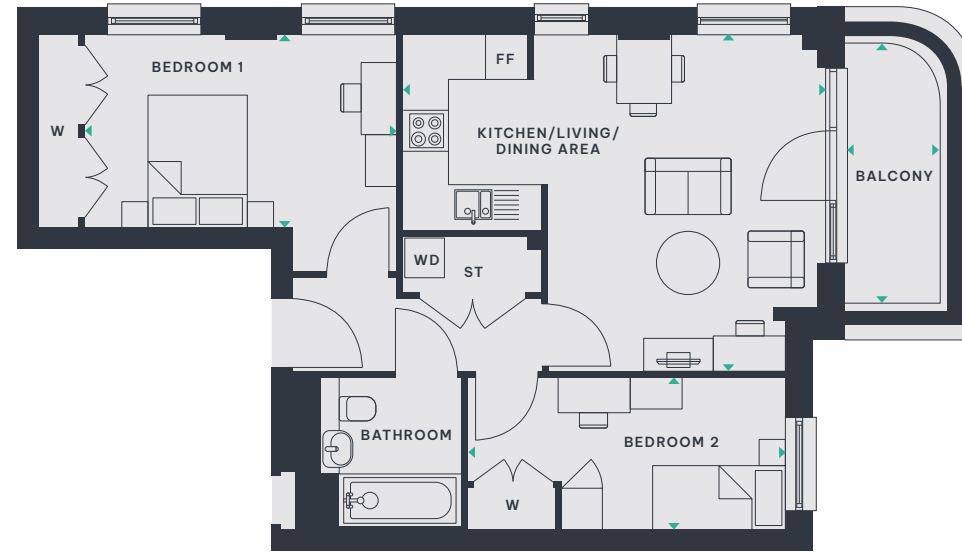
SHOREHAM-BY-SEA



<b>KITCHEN</b>	3.00M X 2.70M / 9'8" X 8'8"
<b>LIVING/DINING AREA</b>	4.48M X 4.24M / 14'6" X 13'9"
<b>BEDROOM 1</b>	4.87M X 3.43M / 15'9" X 11'2"
<b>BEDROOM 2</b>	4.74M X 3.15M / 15'5" X 10'3"
<b>BALCONY</b>	4.49M X 1.45M / 14'7" X 4'7"
<b>GROSS INTERNAL AREA</b>	82.9 SQ. M. / 884 SQ. FT.

**KEY:**  
 ES- EN SUITE | ST- STORE | W- WARDROBE | FF - FRIDGE FREEZER | WD - WASHER DRYER

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<b>KITCHEN/LIVING/DINING AREA</b>	6.00M X 4.88M / 19'6" X 16'0"
<b>BEDROOM 1</b>	4.50M X 2.79M / 15'5" X 9'1"
<b>BEDROOM 2</b>	4.61M X 2.19M / 15'1" X 7'1"
<b>BALCONY</b>	3.78M X 1.38M / 12'4" X 4'5"
<b>GROSS INTERNAL AREA</b>	63 SQ. M. / 676 SQ. FT.

**KEY:**  
 ST- STORE | W- WARDROBE | FF - FRIDGE FREEZER | WD - WASHER DRYER

Ceiling height may vary within selected homes, please speak to the Sales Team for more information. All private outdoor space dimensions and areas are approximate and may vary. The information contained within this document does not constitute part of any offer, contract or warranty. Whilst the plans have been prepared with all due care for the convenience of the intending purchasers, the information contained herein is a preliminary guide only.



# TYPE 12

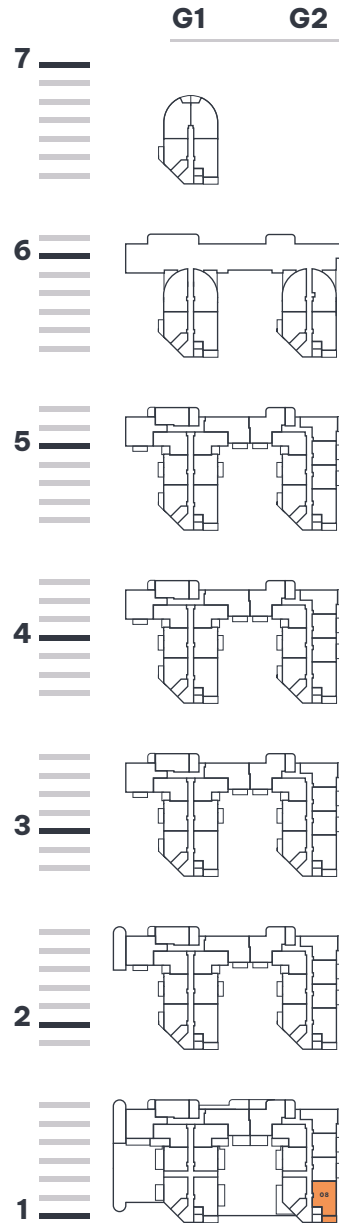
G2 PLOTS: G2-01-01



# TYPE 13

G1 PLOTS: G1-04-02, G1-04-08,  
G2 PLOTS: G2-03-07

WHARF TWENTY ONE

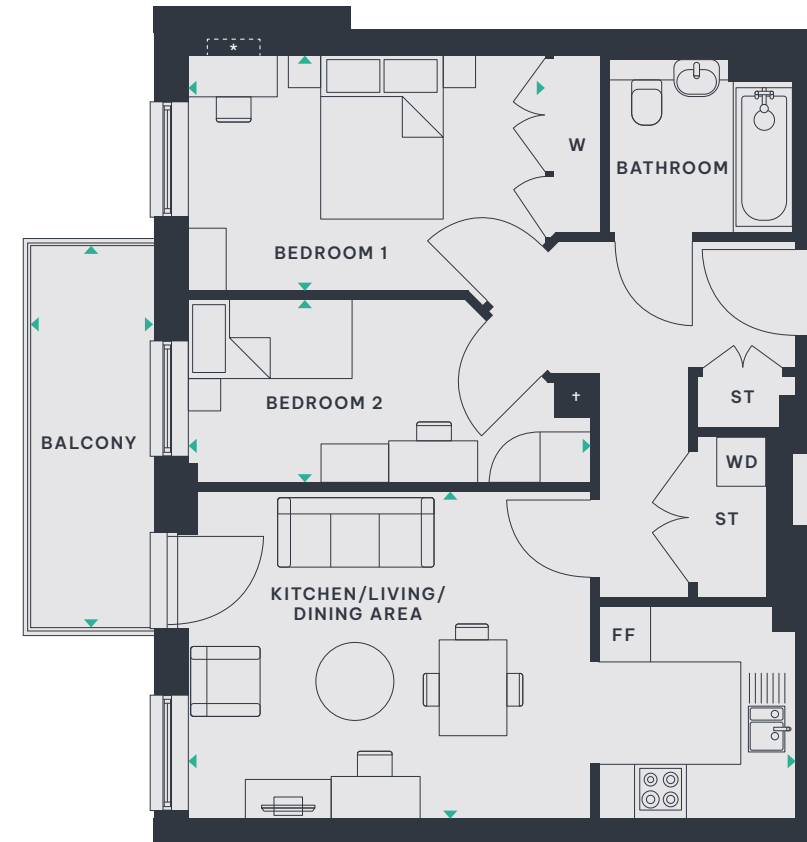
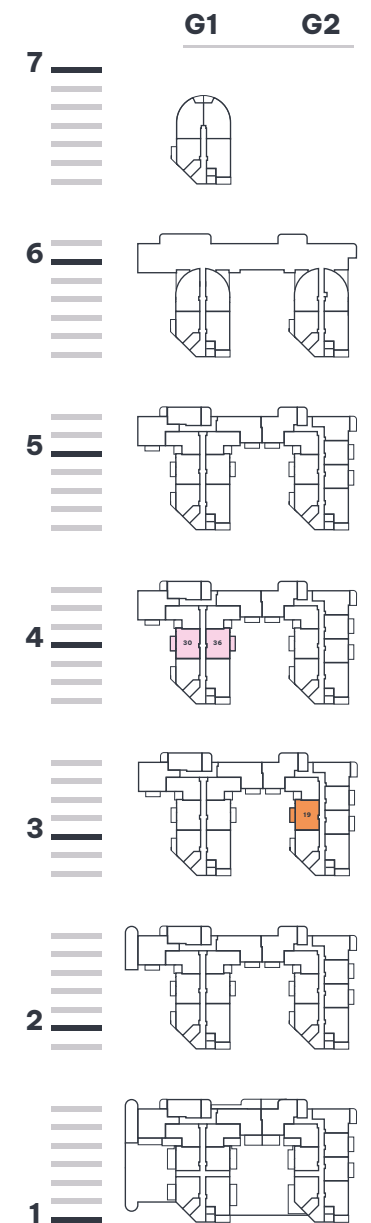


<b>KITCHEN/LIVING/DINING AREA</b>	7.15M X 4.27M / 23'4" X 14'0"
<b>BEDROOM 1</b>	4.15M X 2.93M / 13'6" X 9'6"
<b>BEDROOM 2</b>	3.96M X 2.60M / 12'9" X 8'5"
<b>BALCONY</b>	4.40M X 1.92M / 14'4" X 6'2"
<b>GROSS INTERNAL AREA</b>	66.2 SQ. M. / 804 SQ. FT.

**KEY:**  
ST - STORE | W - WARDROBE | FF - FRIDGE FREEZER | WD - WASHER DRYER

Ceiling height may vary within selected homes, please speak to the Sales Team for more information. All private outdoor space dimensions and areas are approximate and may vary. The information contained within this document does not constitute part of any offer, contract or warranty. Whilst the plans have been prepared with all due care for the convenience of the intending purchasers, the information contained herein is a preliminary guide only.

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<b>KITCHEN</b>	2.40M X 2.26M / 7'8" X 7'4"
<b>LIVING/DINING</b>	7.14M X 3.85M / 23'4" X 12'6"
<b>BEDROOM 1</b>	4.85M X 2.78M / 15'9" X 9'1"
<b>BEDROOM 2</b>	4.73M X 2.15M / 15'5" X 7'0"
<b>BALCONY</b>	4.49M X 1.45M / 14'7" X 4'7"
<b>GROSS INTERNAL AREA</b>	64 SQ. M. / 691 SQ. FT.

**KEY:**  
ST - STORE | W - WARDROBE | FF - FRIDGE FREEZER | WD - WASHER DRYER

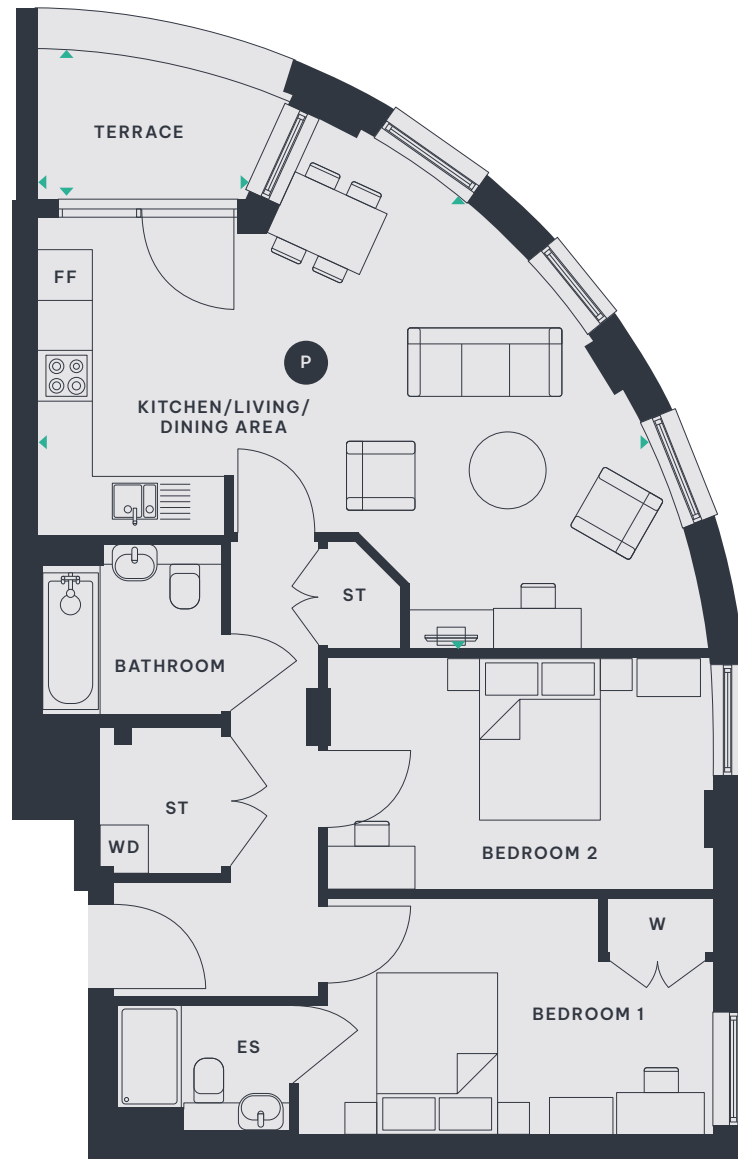
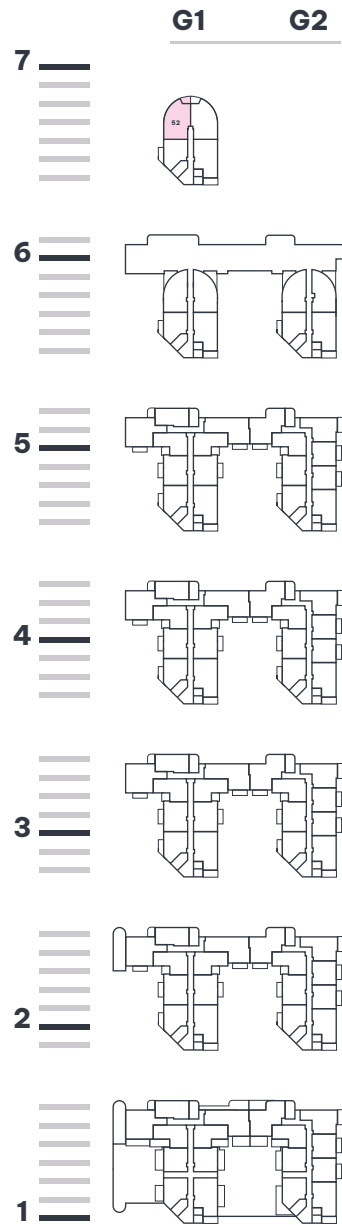
\*Wall recess to plot G2-03-07 only. \*Wall return to plots G1-04-02 & G1-04-08 only. Ceiling height may vary within selected homes, please speak to the Sales Team for more information. All private outdoor space dimensions and areas are approximate and may vary. The information contained within this document does not constitute part of any offer, contract or warranty. Whilst the plans have been prepared with all due care for the convenience of the intending purchasers, the information contained herein is a preliminary guide only.

# TYPE 15

G1 PLOTS: G1-07-03



WHARF TWENTY ONE



<b>KITCHEN</b>	3.29M X 2.10M / 10'7" X 7'8"
<b>LIVING/DINING AREA</b>	6.32M X 3.56M / 20'7" X 11'6"
<b>BEDROOM 1</b>	4.53M X 2.82M / 14'8" X 9'2"
<b>BEDROOM 2</b>	4.53M X 2.76M / 14'8" X 9'0"
<b>TERRACE</b>	2.51M X 1.80M / 8'2" X 5'9"
<b>GROSS INTERNAL AREA</b>	80 SQ. M. / 872 SQ. FT.

**KEY:**  
 ES- EN SUITE | ST- STORE | W- WARDROBE | FF - FRIDGE FREEZER | WD - WASHER DRYER | P - PILLAR

\*Plot is handed. Ceiling height may vary within selected homes, please speak to the Sales Team for more information. All private outdoor space dimensions and areas are approximate and may vary. The information contained within this document does not constitute part of any offer, contract or warranty. Whilst the plans have been prepared with all due care for the convenience of the intending purchasers, the information contained herein is a preliminary guide only.



# FREE DOM! IS WITH SHARED OWNERSHIP HERE

Shared Ownership is a Government-backed scheme to help you get on the property ladder with a smaller deposit.

## RENT

75%

50%

35%

RENT WHAT'S LEFT

CHOOSE YOUR SHARE OF THE PROPERTY

### HOW DOES IT WORK?

You initially purchase between 35%–75% of the home's market value, you then pay subsidised rent on the remainder.

### AM I ELIGIBLE?

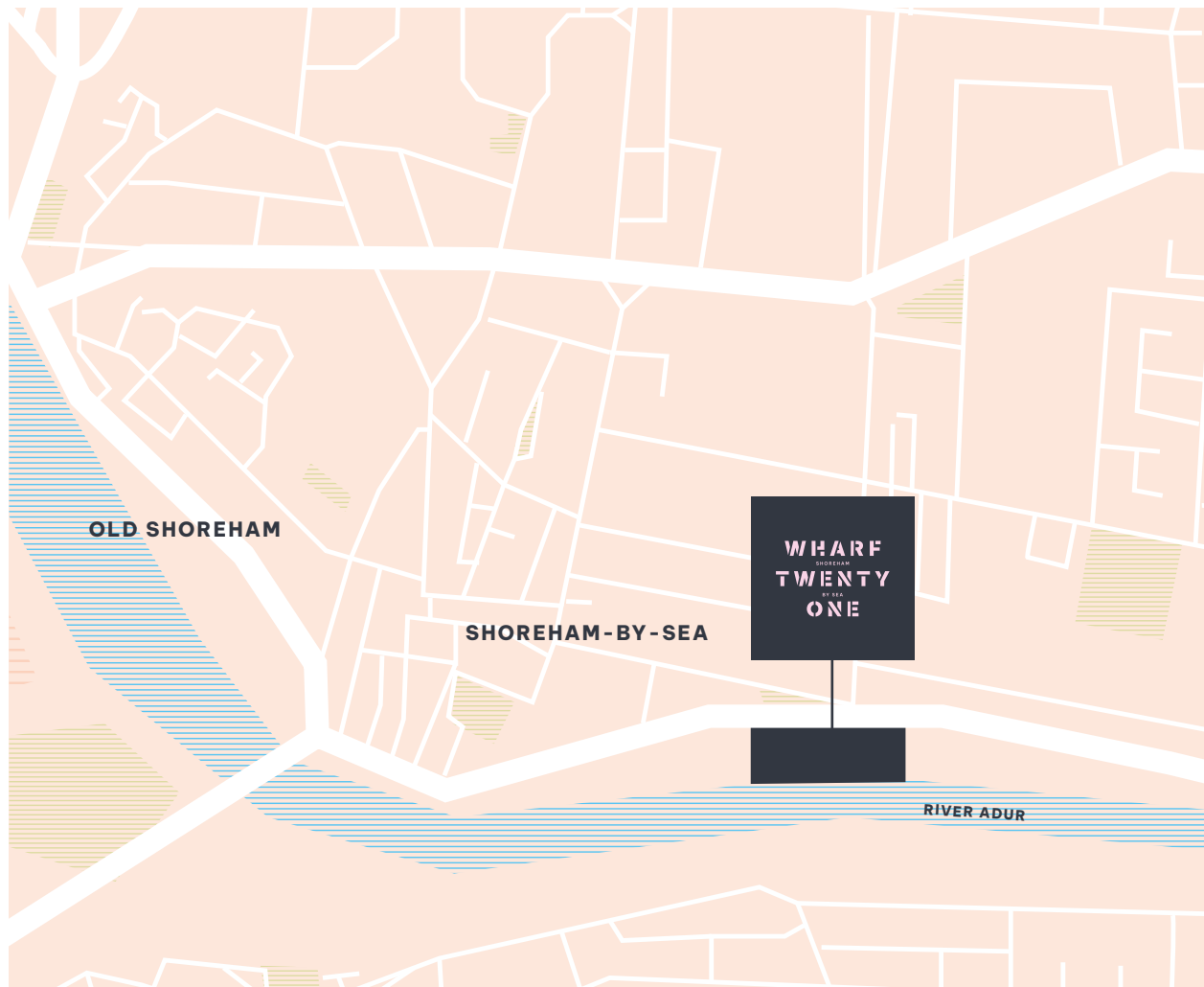
To be considered eligible for the Shared Ownership scheme your yearly income must be below £90,000 within London, or £80,000 outside of London. You cannot buy with Shared Ownership whilst you own another home.

### WILL I NEED TO PAY A DEPOSIT?

In most cases, you will need 5% of the share percentage you are purchasing. A panel of specialist and experienced mortgage advisers will be provided to you. Any of these firms will be able to advise you on the best options available to you, so please ask us to refer you for further advice. If the property's market value is £200,000 and you're buying 35% then your proportion will be £70,000.

This means you'll need a deposit of £3,500 alongside a mortgage of £66,500. You're also able to own the property outright, by increasing your share to 100%.





## HOW TO FIND US

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

### 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 2024.



SUS

## HIGH-QUALITY, DESIRABLE HOMES AVAILABLE WITH SHARED OWNERSHIP

Southern Housing plans, develops and builds high-quality, desirable homes that bring together people and places to create diverse communities that thrive. At Southern Housing, we're proud to reinvest for the benefit of communities across London and the South East.

We're recognised as a leader in providing homes that shape the way people want to live. So we don't just build better buildings – we build better living.

**SOUTHERN HOUSING**  
*new homes*

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**WHARF**  
SHOREHAM  
**TWENTY**  
BY SEA  
**ONE**

**0300 555 2171**

**[SHNEWHOMES.CO.UK/WHARF21](https://shnewhomes.co.uk/wharf21)**

**SOUTHERN  
HOUSING**  
*new homes*