

# HOME<sup>x</sup>

---

BLOCK B



NEW HOMES  
INSPIRED BY YOU  
BUILT FOR YOU



# HOME<sup>X</sup>

A new neighbourhood for Brighton. A next generation community of studio, one, two and three bedroom apartments.

Homes for future flexible living; space for thinkers, for creatives, for collaborators. A place for connected quality of life; to turn what if into why not. Founded on experience.

Designed with insight. Brought to you by Optivo.



## We have seen the future and it's yours.

X marks your place on the map. A new home for life that works the way you need it.

The missing ingredient you've been waiting for.

X marks your spot to work out, work well, live better. A smart place to grow your ideas, your business. Your own veg. A quiet place of your own; to hit refresh, for meets and greets.

Home X. Where X is what matters to you.

# North Brighton, between the South Downs and the sea



Block B

# Site Plan



Site plan not to scale. Landscaping is indicative only.



Block B  
Computer generated image of Home X is indicative only. Landscaping is subject to change.



## Home, sweet Home X

Apartment space that makes perfect sense.  
A place apart, with flow and room for inspiration.  
Bright, and carefully considered. Form  
through function: for everyday living, and  
everyday well-being.

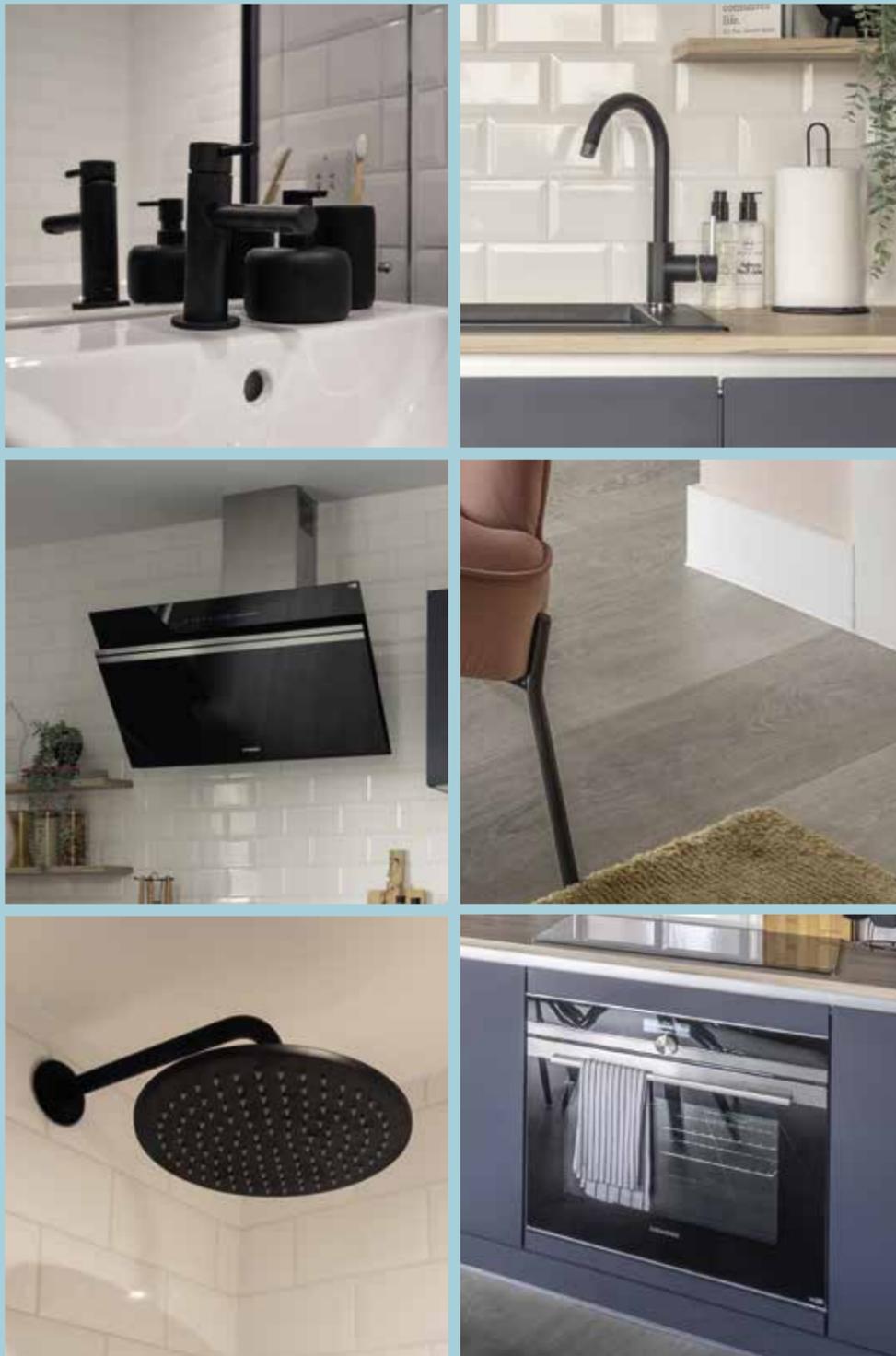
Designed for convenience, and how you live now.  
Home, ready and waiting.

Home X: where X is where you want to be.



Image taken from the Home X show home.

# Specification



Images taken from the Home X show home.

## Kitchen

- Contemporary handleless, soft close kitchen units by Symphony in Indigo Blue
- Rustic Oak Symphony laminate worktops
- White metro tiles fitted behind worktops
- Matt black Blanco Elon XL6 one and a half bowl stainless steel inset sink with matt black Blanco Envoy mixer tap
- Siemens integrated appliances including:
  - single multifunction oven
  - induction hob with touch controls
  - angled chimney extractor hood
  - fridge/freezer
- Bosch integrated dishwasher
- Siemens freestanding washer dryer (located in utility cupboard)
- LED downlights to underside of wall units

## Bathroom

- Large format porcelain tiles in dark grey colour to floor
- White metro tiles to wall behind basin and WC and full height around bath
- Silestone vanity worktop with mirror above basin and WC
- Contemporary bath in white with frameless rectangular glass shower screen
- Matt black bath-mounted thermostatic exposed bath/shower mixer with matching shower attachment, slider and rail
- Vitra ORIGIN matt black chrome mixer tap to semi counter top basin
- Ideal Standard back-to-wall WC with soft-close seat, concealed cistern and matt black dual flush plate
- Matt black heated towel radiator

## En Suite\*

- Large format porcelain tiles in light grey colour to floor
- White metro tiles to wall & vanity worktop behind basin and WC and full height around shower enclosure\*\*
- Mira shower tray featuring glass door and Vitra ORIGIN matt black chrome thermostatic wall-mounted shower attachment, slider and rail\*\*
- Vitra ORIGIN matt black chrome mixer tap to semi counter top basin
- Ideal Standard back-to-wall WC with soft-close seat, concealed cistern and matt black dual flush plate
- Matt black heated towel radiator
- Mirror above basin

## Bedroom

- Wool mix carpet in grey colour
- Built-in wardrobe to main bedroom with sliding door, shelving and hanging rail

## Electrical

- LED downlights in white to living/kitchen/dining, bathroom, en suite\*, hallway, utility cupboard
- Pendant light to bedroom(s)
- White sockets throughout
- TV/Satellite (pre-wired for Sky†), phone and data points to living room and main bedroom

## Interior Finishes

- Karndean oak effect flooring in Brushed Grey to living/kitchen/dining and hallway
- Matt black finish stainless steel ironmongery throughout
- White gloss (for joinery) throughout
- White Ash matt emulsion paint finish to walls throughout
- White Ash matt emulsion paint finish to ceilings throughout

## Security & Peace Of Mind

- Front door with multipoint locking system, security chain and door viewer
- Video/phone entry system
- Mains operated smoke and heat detectors with battery backup plus sprinkler system
- NHBC warranty
- Aluminium-framed double glazed windows

## Heating

- Underfloor heating throughout
- Communal heat and power (CHP) system, with Bosch Heat Interface Unit (HIU) and programmable thermostat

## Exterior

- Private balcony, terrace or Juliet balconies to selected units
- Secure residents' cycle store

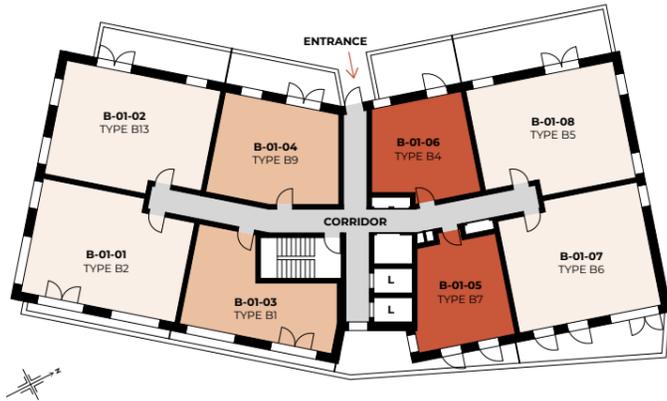
\*En suite to selected units only, refer to floorplans for more information

\*\*Shower to selected en suites only, refer to floorplans for more information

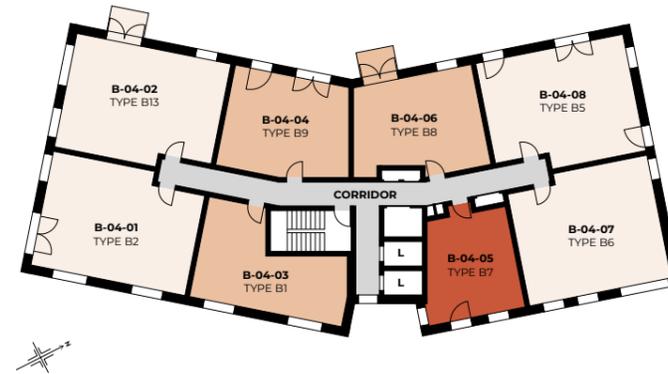
†Subject to a separate subscription

The above specification shown is for general guidance only and is subject to change. Please speak to our sales advisor for more details.

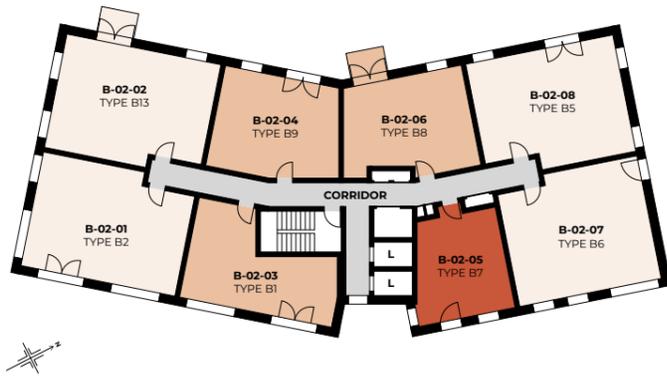
# First Floor



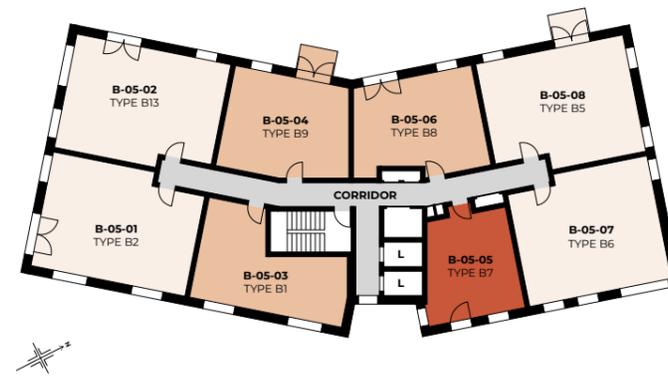
# Fourth Floor



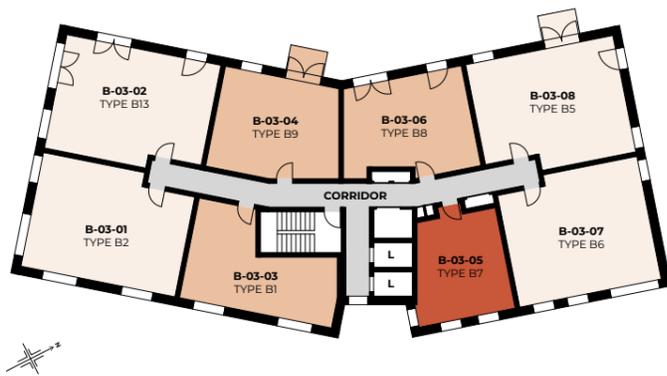
# Second Floor



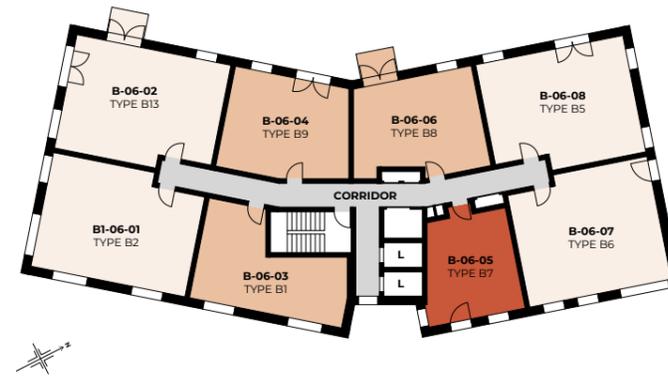
# Fifth Floor



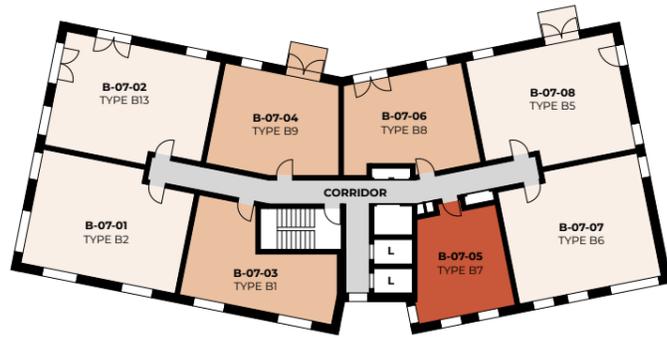
# Third Floor



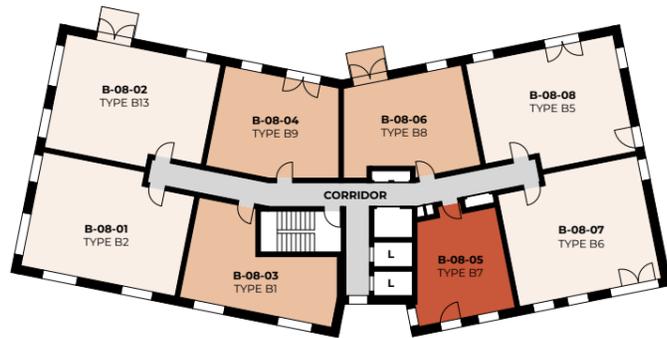
# Sixth Floor



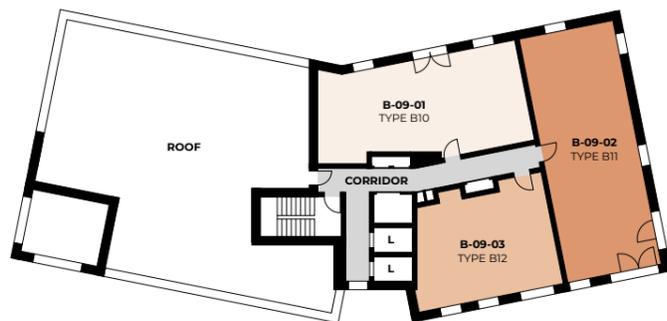
# Seventh Floor



# Eighth Floor



# Ninth Floor



■ Studio // ■ 1 bedroom // ■ 2 Bedroom // ■ 3 Bedroom // L - Lift

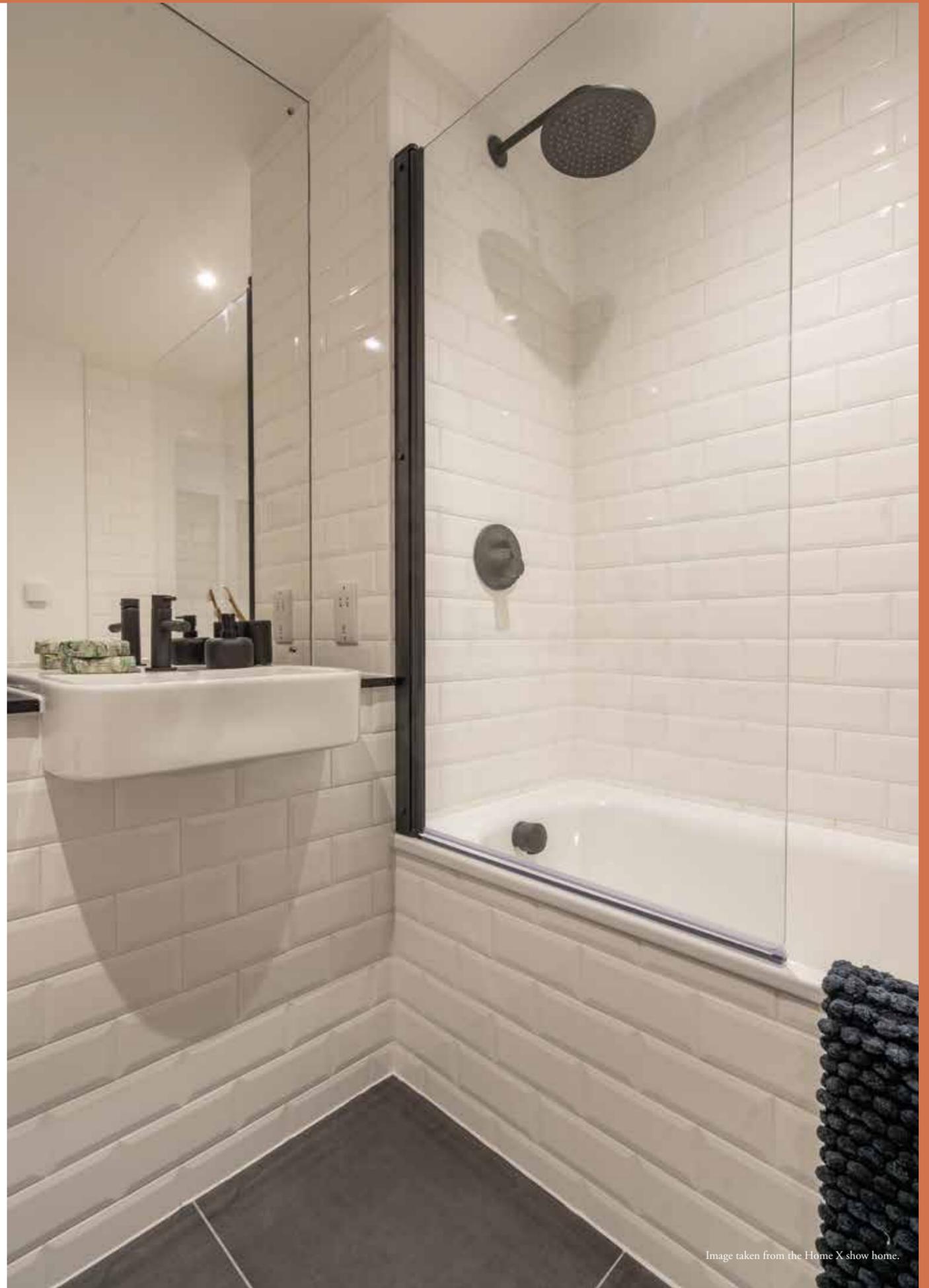
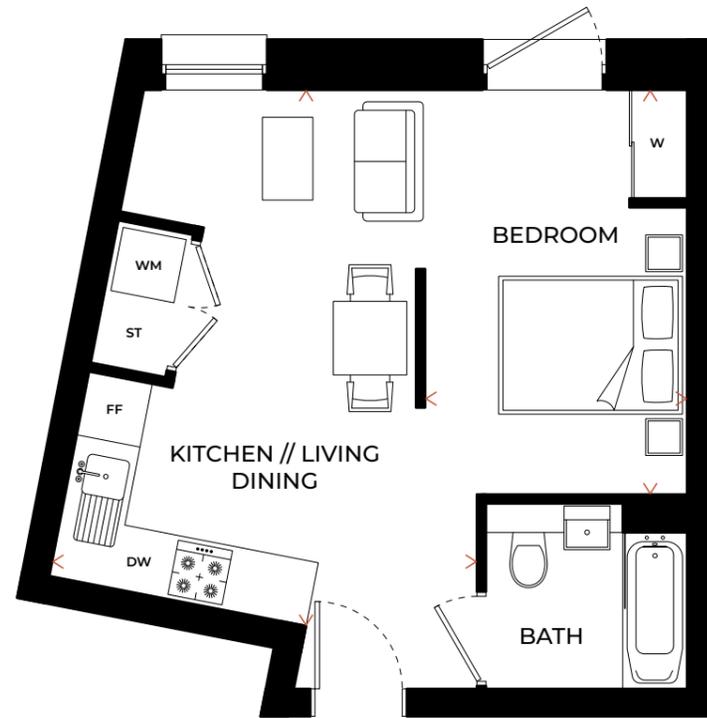


Image taken from the Home X show home.

# Studio apartment

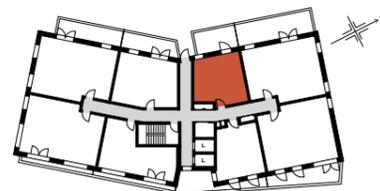
**TYPE B4**  
B-01-06 (Floor 1)



FLOOR	APT NO	OUTDOOR SPACE
9		
8		
7		
6		
5		
4		
3		
2		
1	B-01-06	Terrace
G		

Kitchen // Living // Dining	5.83m x 4.63m	19'1" x 15'2"
Bedroom	4.41m x 2.82m	14'5" x 9'3"
<b>GROSS INTERNAL AREA</b>	<b>39.6 m<sup>2</sup></b>	<b>426 ft<sup>2</sup></b>

FF - Fridge Freezer // WM - Washing Machine // DW - Dishwasher  
W - Wardrobe // ST - Store // L - Lift



FLOOR 1

# Studio apartment

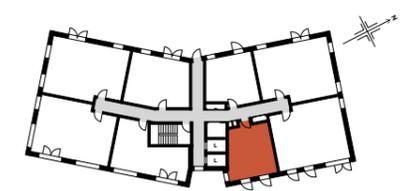
**TYPE B7**  
B-01-05 (Floor 1) // B-02-05 (Floor 2) // B-03-05 (Floor 3) // B-04-05 (Floor 4)  
B-05-05 (Floor 5) // B-06-05 (Floor 6) // B-07-05 (Floor 7) // B-08-05 (Floor 8)



FLOOR	APT NO	OUTDOOR SPACE
9		
8	B-08-05	N/A
7	B-07-05	N/A
6	B-06-05	N/A
5	B-05-05	N/A
4	B-04-05	N/A
3	B-03-05	N/A
2	B-02-05	N/A
1	B-01-05	Terrace
G		

Kitchen // Living // Dining	4.75m x 3.29m	15'7" x 10'9"
Bedroom	4.29m x 2.75m	14'0" x 9'0"
<b>GROSS INTERNAL AREA</b>	<b>38.9 m<sup>2</sup></b>	<b>418 ft<sup>2</sup></b>

FF - Fridge Freezer // WM - Washing Machine // DW - Dishwasher  
W - Wardrobe // ST - Store // L - Lift



FLOORS 1 - 8 (FLOOR 1 ILLUSTRATED)

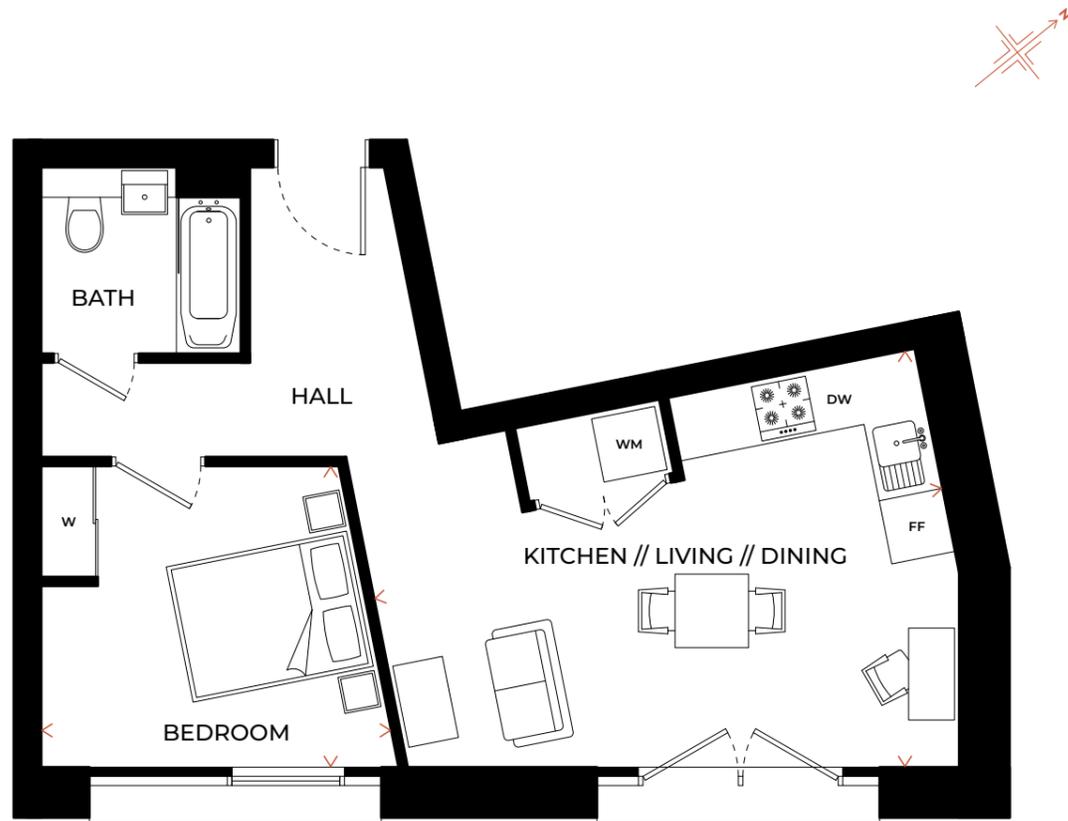
Floorplans are not to scale and are indicative only. Location of windows, doors, bathroom fittings, kitchen units and appliances may differ. Dimensions given are approximate and should not be used to order carpets or furniture. Balcony and terrace sizes and locations may differ from those illustrated. Please refer to floor level plans for details of each plot.

Floorplans are not to scale and are indicative only. Location of windows, doors, bathroom fittings, kitchen units and appliances may differ. Dimensions given are approximate and should not be used to order carpets or furniture. Balcony and terrace sizes and locations may differ from those illustrated. Please refer to floor level plans for details of each plot.

# One bedroom apartment

## TYPE B1

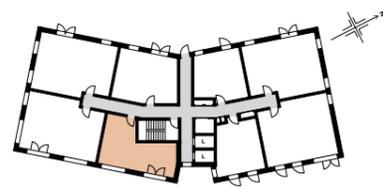
B-01-03 (Floor 1) // B-02-03 (Floor 2) // B-03-03 (Floor 3) // B-04-03 (Floor 4)  
 B-05-03 (Floor 5) // B-06-03 (Floor 6) // B-07-03 (Floor 7) // B-08-03 (Floor 8)



FLOOR	APT NO	OUTDOOR SPACE
9		
8	B-08-03	N/A
7	B-07-03	N/A
6	B-06-03	N/A
5	B-05-03	N/A
4	B-04-03	N/A
3	B-03-03	N/A
2	B-02-03	Juliet Balcony
1	B-01-03	Terrace
G		

Kitchen // Living // Dining	6.31m x 4.56m	20'8" x 14'11"
Bedroom	3.89m x 3.28m	12'9" x 10'9"
<b>GROSS INTERNAL AREA</b>	<b>50 m<sup>2</sup></b>	<b>538 ft<sup>2</sup></b>

FF - Fridge Freezer // WM - Washing Machine // DW - Dishwasher  
 W - Wardrobe // ST - Store // L - Lift



FLOORS 1 - 8 (FLOOR 1 ILLUSTRATED)

# One bedroom apartment

## TYPE B8

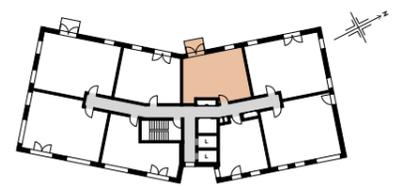
B-02-06 (Floor 2) // B-03-06 (Floor 3) // B-04-06 (Floor 4)  
 B-05-06 (Floor 5) // B-06-06 (Floor 6) // B-07-06 (Floor 7) // B-08-06 (Floor 8)



FLOOR	APT NO	OUTDOOR SPACE
9		
8	B-08-06	Balcony
7	B-07-06	Juliet Balcony
6	B-06-06	Balcony
5	B-05-06	Juliet Balcony
4	B-04-06	Balcony
3	B-03-06	Juliet Balcony (2)
2	B-02-06	Balcony
1		
G		

Kitchen // Living // Dining	5.72m x 4.21m	18'9" x 13'9"
Bedroom	4.41m x 3.46m	14'5" x 11'4"
<b>GROSS INTERNAL AREA</b>	<b>50.5 m<sup>2</sup></b>	<b>544 ft<sup>2</sup></b>

FF - Fridge Freezer // WM - Washing Machine // DW - Dishwasher  
 W - Wardrobe // ST - Store // L - Lift



FLOORS 2 - 8 (FLOOR 2 ILLUSTRATED)

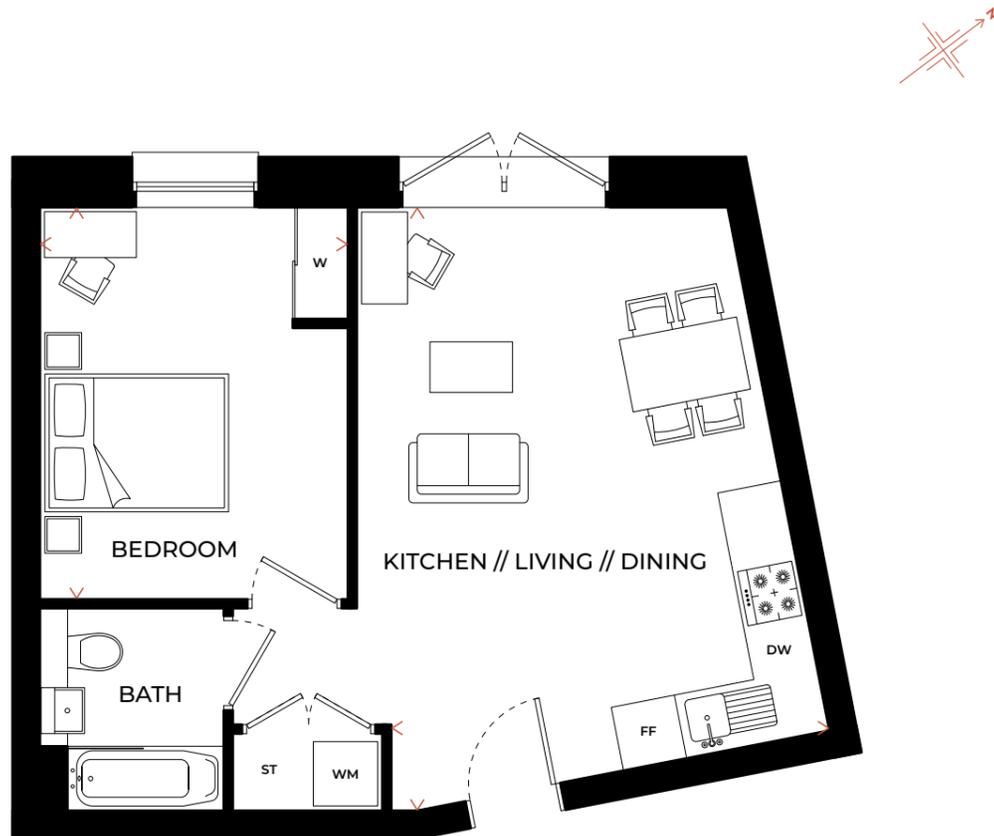
Floorplans are not to scale and are indicative only. Location of windows, doors, bathroom fittings, kitchen units and appliances may differ. Dimensions given are approximate and should not be used to order carpets or furniture. Balcony and terrace sizes and locations may differ from those illustrated. Please refer to floor level plans for details of each plot.

Floorplans are not to scale and are indicative only. Location of windows, doors, bathroom fittings, kitchen units and appliances may differ. Dimensions given are approximate and should not be used to order carpets or furniture. Balcony and terrace sizes and locations may differ from those illustrated. Please refer to floor level plans for details of each plot.

# One bedroom apartment

## TYPE B9

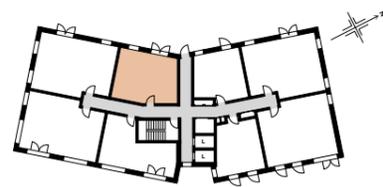
B-01-04 (Floor 1) // B-02-04 (Floor 2) // B-03-04 (Floor 3) // B-04-04 (Floor 4)  
 B-05-04 (Floor 5) // B-06-04 (Floor 6) // B-07-04 (Floor 7) // B-08-04 (Floor 8)



FLOOR	APT NO	OUTDOOR SPACE
9		
8	B-08-04	Juliet Balcony
7	B-07-04	Balcony
6	B-06-04	Juliet Balcony
5	B-05-04	Balcony
4	B-04-04	Juliet Balcony (2)
3	B-03-04	Balcony
2	B-02-04	Juliet Balcony (2)
1	B-01-04	Terrace
G		

Kitchen // Living // Dining	6.52m x 4.74m	21'4" x 15'6"
Bedroom	4.25m x 3.34m	13'11" x 10'11"
<b>GROSS INTERNAL AREA</b>	<b>50.6 m<sup>2</sup></b>	<b>545 ft<sup>2</sup></b>

FF - Fridge Freezer // WM - Washing Machine // DW - Dishwasher  
 W - Wardrobe // ST - Store // L - Lift



FLOORS 1 - 8 (FLOOR 1 ILLUSTRATED)

# One bedroom apartment

## TYPE B12

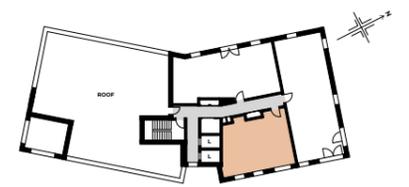
B-09-03 (Floor 9)



FLOOR	APT NO	OUTDOOR SPACE
9	B-09-03	N/A
8		
7		
6		
5		
4		
3		
2		
1		
G		

Kitchen // Living // Dining	5.72m x 7.31m	18'9" x 23'11"
Bedroom	4.02m x 3.60m	13'2" x 11'9"
<b>GROSS INTERNAL AREA</b>	<b>60.9 m<sup>2</sup></b>	<b>655 ft<sup>2</sup></b>

FF - Fridge Freezer // WM - Washing Machine // DW - Dishwasher  
 W - Wardrobe // ST - Store // L - Lift



FLOOR 9

Floorplans are not to scale and are indicative only. Location of windows, doors, bathroom fittings, kitchen units and appliances may differ. Dimensions given are approximate and should not be used to order carpets or furniture. Balcony and terrace sizes and locations may differ from those illustrated. Please refer to floor level plans for details of each plot.

Floorplans are not to scale and are indicative only. Location of windows, doors, bathroom fittings, kitchen units and appliances may differ. Dimensions given are approximate and should not be used to order carpets or furniture. Balcony and terrace sizes and locations may differ from those illustrated. Please refer to floor level plans for details of each plot.

# Two bedroom apartment

## TYPE B2

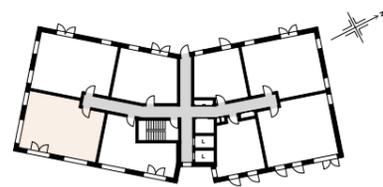
B-01-01 (Floor 1) // B-02-01 (Floor 2) // B-03-01 (Floor 3) // B-04-01 (Floor 4)  
 B-05-01 (Floor 5) // B-06-01 (Floor 6) // B-07-01 (Floor 7) // B-08-01 (Floor 8)



FLOOR	APT NO	OUTDOOR SPACE
9		
8	B-08-01	Juliet Balcony (2)
7	B-07-01	N/A
6	B-06-01	N/A
5	B-05-01	Juliet Balcony
4	B-04-01	Juliet Balcony
3	B-03-01	N/A
2	B-02-01	Juliet Balcony
1	B-01-01	Terrace
G		

Kitchen // Living // Dining	7.20m x 4.24m	23'7" x 13'10"
Bedroom 1	4.09m x 2.75m	13'5" x 9'0"
Bedroom 2	4.35m x 3.09m	14'3" x 10'1"
<b>GROSS INTERNAL AREA</b>	<b>71.5 m<sup>2</sup></b>	<b>770 ft<sup>2</sup></b>

FF - Fridge Freezer // WM - Washing Machine // DW - Dishwasher  
 W - Wardrobe // ST - Store // L - Lift

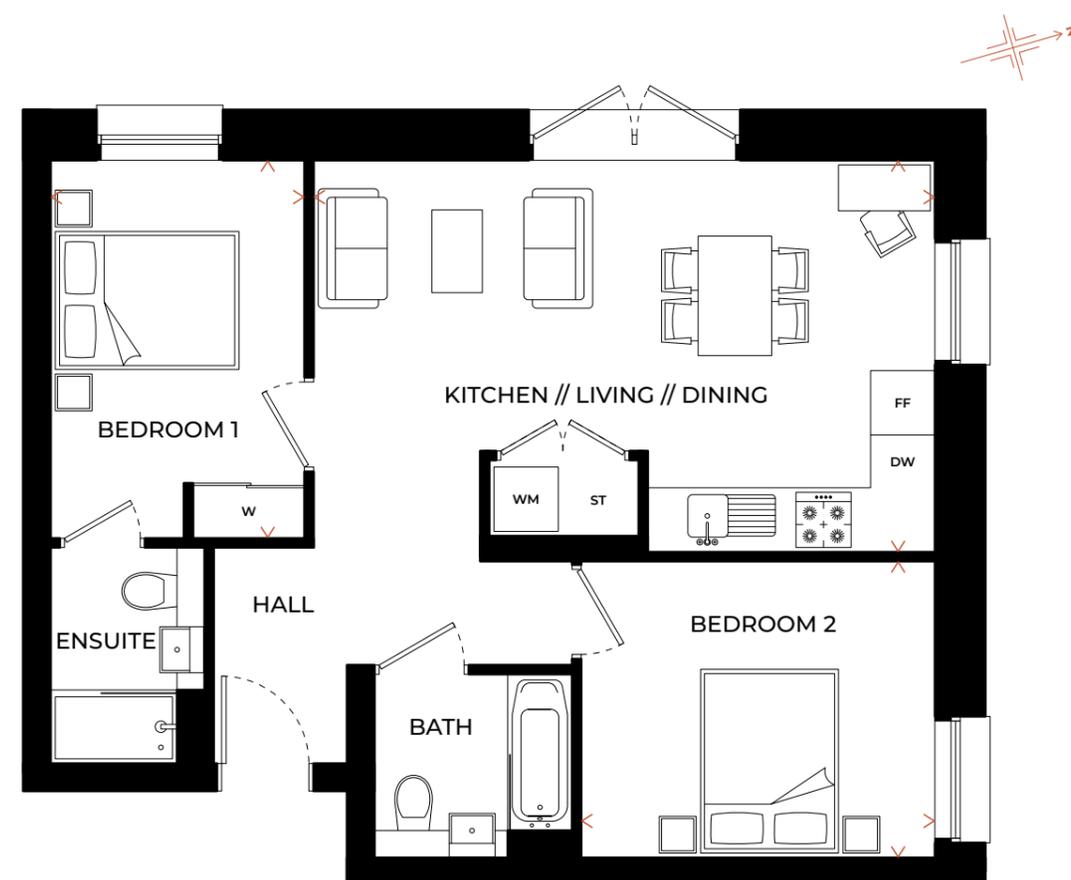


FLOORS 1 - 8 (FLOOR 1 ILLUSTRATED)

# Two bedroom apartment

## TYPE B5

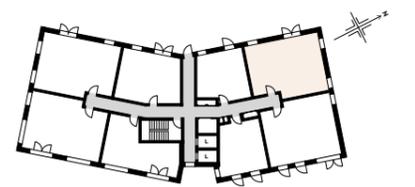
B-01-08 (Floor 1) // B-02-08 (Floor 2) // B-03-08 (Floor 3) // B-04-08 (Floor 4)  
 B-05-08 (Floor 5) // B-06-08 (Floor 6) // B-07-08 (Floor 7) // B-08-08 (Floor 8)



FLOOR	APT NO	OUTDOOR SPACE
9		
8	B-08-08	Juliet Balcony (2)
7	B-07-08	Balcony
6	B-06-08	Juliet Balcony
5	B-05-08	Balcony
4	B-04-08	Juliet Balcony (2)
3	B-03-08	Balcony
2	B-02-08	Juliet Balcony (2)
1	B-01-08	Terrace
G		

Kitchen // Living // Dining	4.26m x 6.76m	13'11" x 22'2"
Bedroom 1	4.10m x 2.75m	13'5" x 9'0"
Bedroom 2	3.84m x 3.25m	12'7" x 10'7"
<b>GROSS INTERNAL AREA</b>	<b>70 m<sup>2</sup></b>	<b>753 ft<sup>2</sup></b>

FF - Fridge Freezer // WM - Washing Machine // DW - Dishwasher  
 W - Wardrobe // ST - Store // L - Lift



FLOORS 1 - 8 (FLOOR 1 ILLUSTRATED)

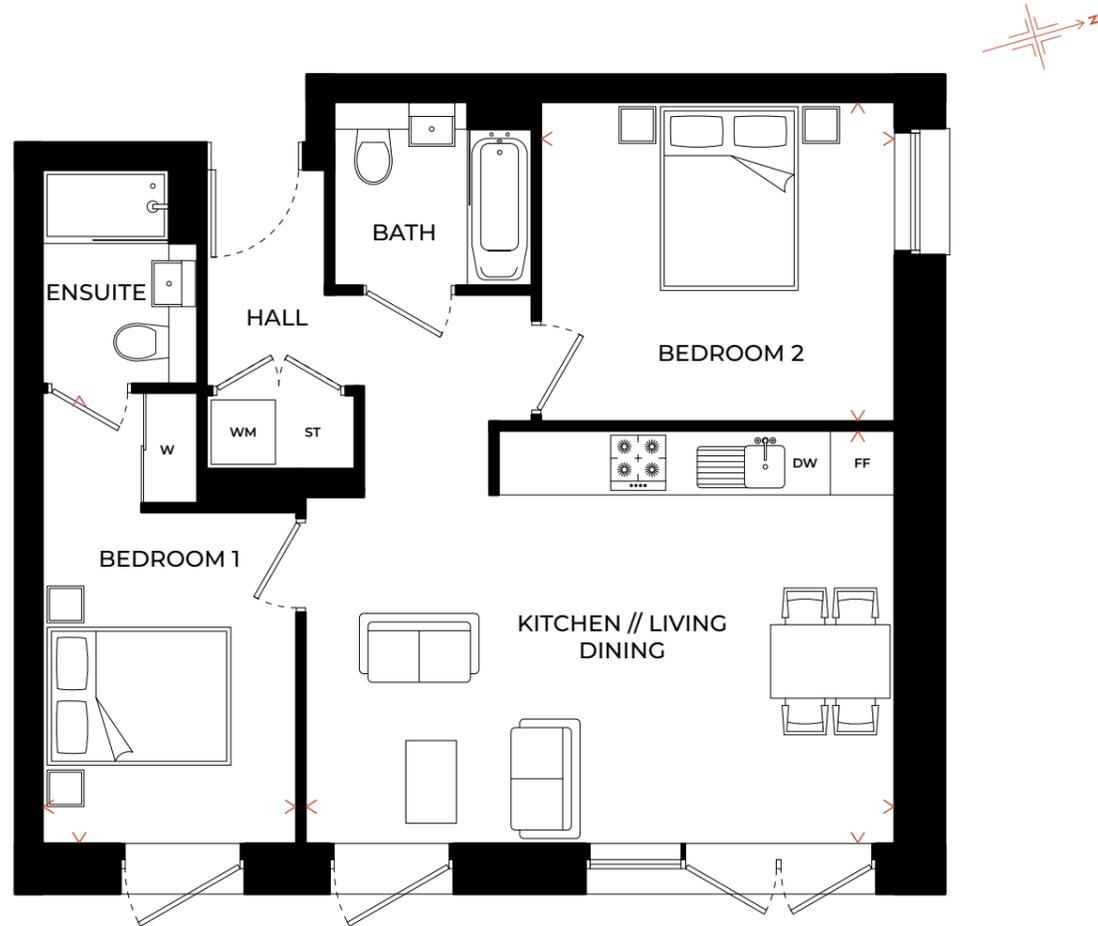
Floorplans are not to scale and are indicative only. Location of windows, doors, bathroom fittings, kitchen units and appliances may differ. Dimensions given are approximate and should not be used to order carpets or furniture. Balcony and terrace sizes and locations may differ from those illustrated. Please refer to floor level plans for details of each plot.

Floorplans are not to scale and are indicative only. Location of windows, doors, bathroom fittings, kitchen units and appliances may differ. Dimensions given are approximate and should not be used to order carpets or furniture. Balcony and terrace sizes and locations may differ from those illustrated. Please refer to floor level plans for details of each plot.

# Two bedroom apartment

## TYPE B6

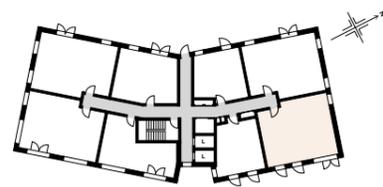
B-01-07 (Floor 1) // B-02-07 (Floor 2) // B-03-07 (Floor 3) // B-04-07 (Floor 4)  
 B-05-07 (Floor 5) // B-06-07 (Floor 6) // B-07-07 (Floor 7) // B-08-07 (Floor 8)



FLOOR	APT NO	OUTDOOR SPACE
9		
8	B-08-07	Juliet Balcony
7	B-07-07	N/A
6	B-06-07	Juliet Balcony
5	B-05-07	N/A
4	B-04-07	N/A
3	B-03-07	N/A
2	B-02-07	Juliet Balcony
1	B-01-07	Terrace
G		

Kitchen // Living // Dining	4.47m x 6.42m	14'7" x 21'0"
Bedroom 1	4.89m x 2.75m	16'0" x 9'0"
Bedroom 2	3.84m x 3.45m	12'7" x 11'3"
<b>GROSS INTERNAL AREA</b>	<b>72.1 m<sup>2</sup></b>	<b>776 ft<sup>2</sup></b>

FF - Fridge Freezer // WM - Washing Machine // DW - Dishwasher  
 W - Wardrobe // ST - Store // L - Lift

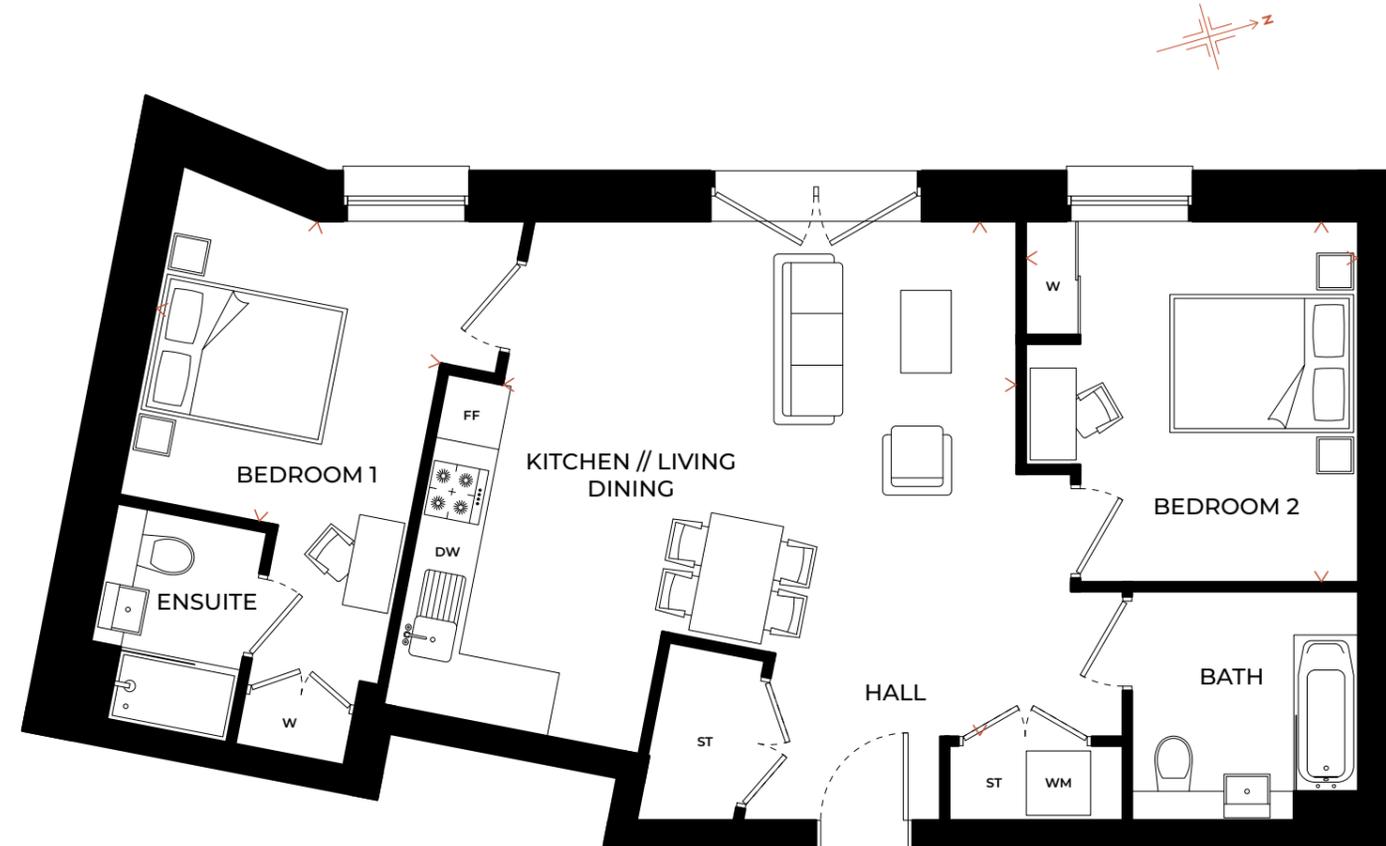


FLOORS 1 - 8 (FLOOR 1 ILLUSTRATED)

# Two bedroom apartment

## TYPE B10

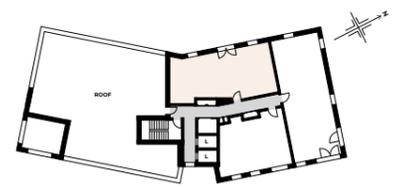
B-09-01 (Floor 9)



FLOOR	APT NO	OUTDOOR SPACE
9	B-09-01	Juliet Balcony
8		
7		
6		
5		
4		
3		
2		
1		
G		

Kitchen // Living // Dining	5.60m x 5.62m	18'4" x 18'5"
Bedroom 1	3.30m x 3.16m	10'9" x 10'4"
Bedroom 2	3.95m x 3.60m	12'11" x 11'9"
<b>GROSS INTERNAL AREA</b>	<b>82.8 m<sup>2</sup></b>	<b>891 ft<sup>2</sup></b>

FF - Fridge Freezer // WM - Washing Machine // DW - Dishwasher  
 W - Wardrobe // ST - Store // L - Lift



FLOOR 9

Floorplans are not to scale and are indicative only. Location of windows, doors, bathroom fittings, kitchen units and appliances may differ. Dimensions given are approximate and should not be used to order carpets or furniture. Balcony and terrace sizes and locations may differ from those illustrated. Please refer to floor level plans for details of each plot.

Floorplans are not to scale and are indicative only. Location of windows, doors, bathroom fittings, kitchen units and appliances may differ. Dimensions given are approximate and should not be used to order carpets or furniture. Balcony and terrace sizes and locations may differ from those illustrated. Please refer to floor level plans for details of each plot.

# Two bedroom apartment

## TYPE B13

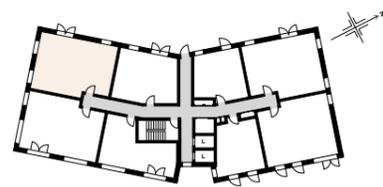
B-01-02 (Floor 1) // B-02-02 (Floor 2) // B-03-02 (Floor 3) // B-04-02 (Floor 4)  
 B-05-02 (Floor 5) // B-06-02 (Floor 6) // B-07-02 (Floor 7) // B-08-02 (Floor 8)



FLOOR	APT NO	OUTDOOR SPACE
9		
8	B-08-02	Balcony
7	B-07-02	Juliet Balcony
6	B-06-02	Balcony
5	B-05-02	Juliet Balcony
4	B-04-02	Balcony
3	B-03-02	Juliet Balcony (3)
2	B-02-02	Balcony
1	B-01-02	Terrace
G		

Kitchen // Living // Dining	7.20m x 4.24m	23'7" x 13'10"
Bedroom 1	4.10m x 2.75m	13'5" x 9'0"
Bedroom 2	4.35m x 3.08m	14'3" x 10'1"
GROSS INTERNAL AREA	71.5 m <sup>2</sup>	770 ft <sup>2</sup>

FF - Fridge Freezer // WM - Washing Machine // DW - Dishwasher  
 W - Wardrobe // ST - Store // L - Lift

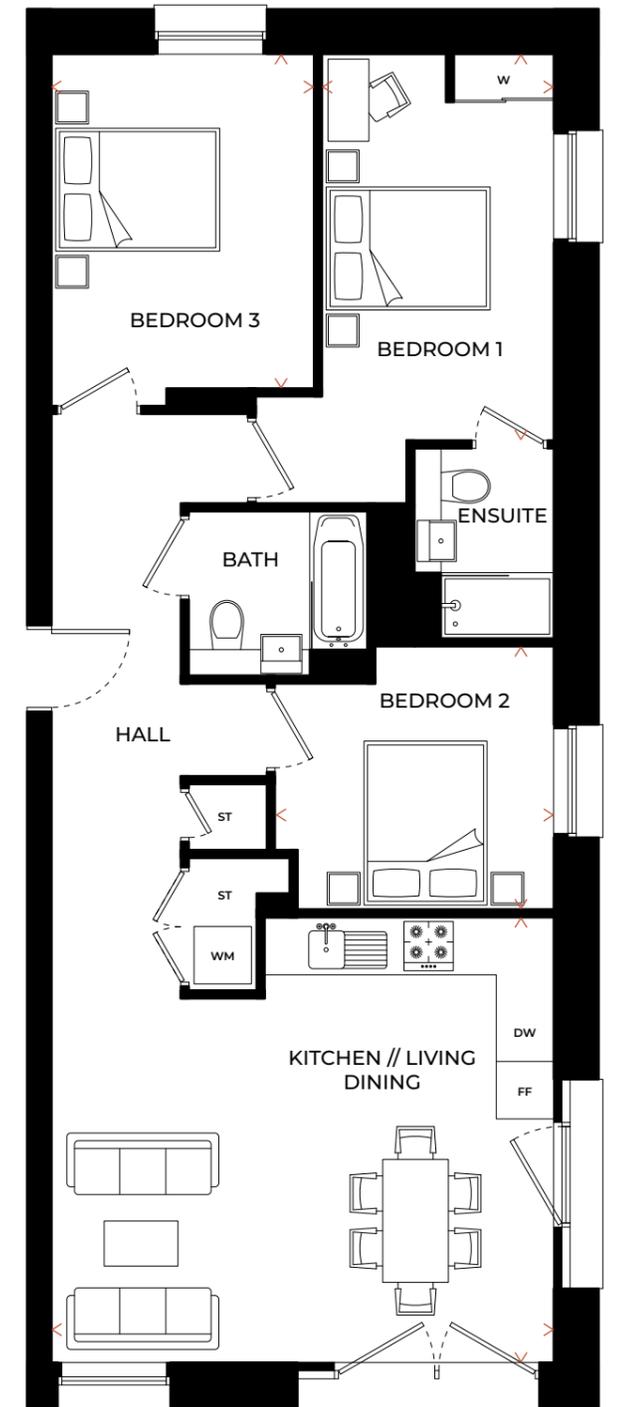


FLOORS 1 - 8 (FLOOR 1 ILLUSTRATED)

# Three bedroom apartment

## TYPE B11

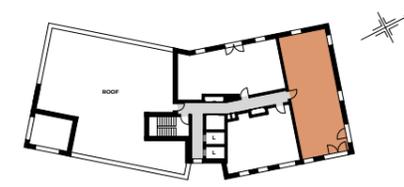
B-09-02 (Floor 9)



Kitchen // Living // Dining	5.40m x 6.11m	17'8" x 20'0"
Bedroom 1	4.72m x 2.82m	15'5" x 9'3"
Bedroom 2	4.08m x 3.19m	13'4" x 10'5"
Bedroom 3	3.39m x 3.22m	11'1" x 10'6"
GROSS INTERNAL AREA	97.5 m <sup>2</sup>	1049 ft <sup>2</sup>

FF - Fridge Freezer // WM - Washing Machine // DW - Dishwasher  
 W - Wardrobe // ST - Store // L - Lift

FLOOR	APT NO	OUTDOOR SPACE
9	B-09-02	Juliet Balcony (2)
8		
7		
6		
5		
4		
3		
2		
1		
G		



FLOOR 9

Floorplans are not to scale and are indicative only. Location of windows, doors, bathroom fittings, kitchen units and appliances may differ. Dimensions given are approximate and should not be used to order carpets or furniture. Balcony and terrace sizes and locations may differ from those illustrated. Please refer to floor level plans for details of each plot.

Floorplans are not to scale and are indicative only. Location of windows, doors, bathroom fittings, kitchen units and appliances may differ. Dimensions given are approximate and should not be used to order carpets or furniture. Balcony and terrace sizes and locations may differ from those illustrated. Please refer to floor level plans for details of each plot.



Image taken from the Home X show home.



**NEW HOMES**  
INSPIRED BY YOU  
BUILT FOR YOU

## ABOUT OPTIVO

At Optivo, we know how important it is to find the perfect home. That's why we offer high-quality homes to suit families of all sizes, fitting to most budgets. Operating across London, the South East and the Midlands, the Sales and Marketing team manage all of our new home developments for both Shared Ownership and Open Market sale.

Our customers are at the centre of everything we do - which keeps us building homes, making places and enhancing lives.

---

## WANT MORE INFORMATION? YOU CAN:

**EMAIL US: ENQUIRIES@HOME-X.CO.UK**

**GIVE US A CALL: 01273 068 032**

**VISIT OUR WEBSITE: HOME-X.CO.UK**

---

Disclaimer: These particulars do not constitute any part of an offer or contract. Optivo has taken all reasonable care in the preparation of the information given in this brochure. However, this information is subject to change and has been prepared solely for the purpose of providing general guidance. Therefore, Optivo does not warrant the accuracy or completeness of this information. Particulars are given for illustrative purposes only. Optivo undertakes continuous product development and any information given relating to our products may vary from time to time. As a result, information on such products is given for general guidance only and does not constitute any form of warranty or contract on our part. The information and particulars set out within this brochure do not constitute, nor constitute part of, a formal offer, invitation or contract (whether from Optivo or any of its related subsidiaries or affiliates) to acquire the relevant property. For the reasons mentioned above, no information contained in this brochure is to be relied upon. In particular all plans, perspectives, descriptions, dimensions and measurements are approximate and provided for guidance only. Such information is given without responsibility on the part of Optivo. Optivo supports the development of mixed tenure developments and is proud to provide homes for affordable rent and Shared Ownership at Home X. We may change the tenure of some homes subject to demand. Information correct at time of print: July 2021.



**NEW HOMES**  
INSPIRED BY YOU  
BUILT FOR YOU