



Hyde
New Homes



ST JAMES SQUARE

MOMENTS FROM THE CITY AND THE SEA

Great homes for everyone



Welcome to St James Square

New apartments

In a coastal community

Discover St James Square and a brand new collection of shared ownership homes, within the coastal community of Portslade, Brighton and Hove. Only moments from the shoreline and nine minutes by train to Brighton, these apartments offer the best of both worlds.

Enjoy the calm and tranquillity of your own coastal neighbourhood. Or head to the city for the culture, variety and creativity that everyone knows, Brighton does best.

Desirable waterfront living

The reinvention of St James Square is part of a wider initiative to create a vibrant place to live, out of a once-industrial area. Historical street patterns are being reintroduced and a 'green corridor' of elms, hedges and seasonal plants creates a fresh and green environment for residents to feel part of. The main courtyard space is overlooked by stylishly designed apartments with generous balconies and windows.

Rooms are generously proportioned and finished in neutral tones, providing the perfect blank canvas for your own style and personalisation.

Many of the apartments on the south-facing side of this six storey development enjoy views across Baltic Wharf and the sea beyond, while everyone has easy access to the wide range of watersports at Hove Lagoon.

All these features work together to make St James Square a stylish and desirable waterfront development. A perfect place to call home.



Tree-lined pedestrian walkways link through and around St James Square, making this an attractive and welcoming place to live.

Computer generated image of St James Square, indicative only

Enjoy big open skies and an expansive neighbourhood beach

St James Square

Portslade Station

South Downs

Southwick Beach



Aldrington Station

Baltic Wharf

Lagoon Watersports

Hove Beach Huts

Hove

English Channel

1

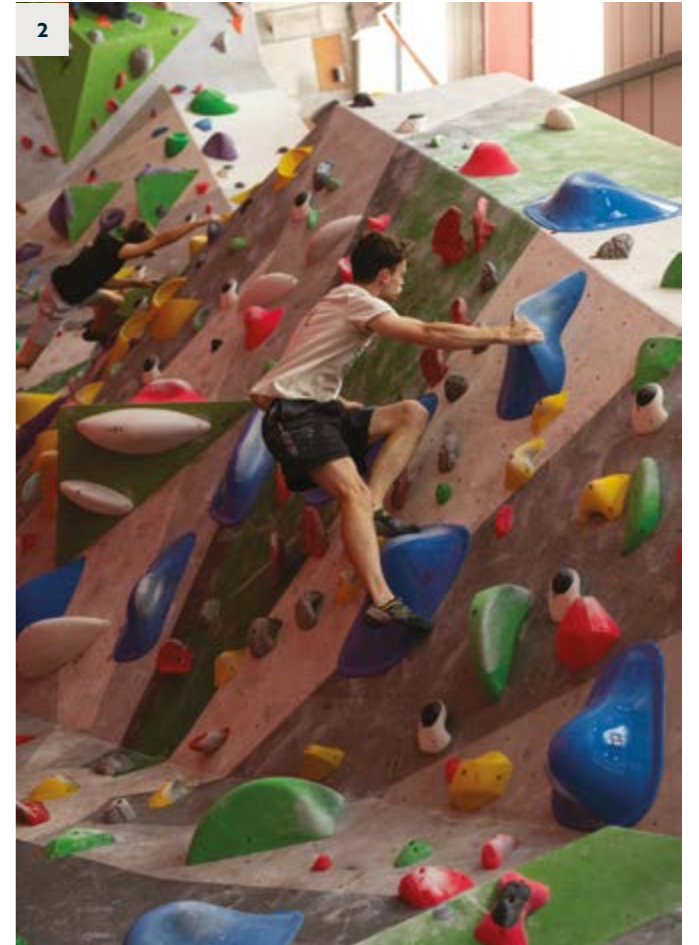
Love living local

Great activities to choose from Indoors and out

One of the great joys of living in Brighton and Hove is ready access to the South Downs National Park, with its rolling green pastures, ancient woodlands, river valleys and dramatic coastlines. Perfect whether you like to hike, cycle, run, picnic or relax. Brighton also has endless attractions to keep kids of all ages entertained, whether that's the fairground rides on the seafront, Brighton Marina with its shows, dining and shopping options, or the history and culture of the Royal Pavilion and Garden.

If you're a water sports fan, head to Shoreham-by-Sea. The beach there is used by windsurfers and kite surfers, as well as being a favourite destination for walkers.

If it's a local pocket of outdoor entertainment you're looking for, head from your new home in St James Square to one of several local parks. Vale Park, Fishergate Park and Wish Park Playground are all close by. But if you're a skater at heart, Hove Lagoon Skate Park is another nearby option.



Images

- 1. Preston Park
- 2. Boulder Brighton Climbing Centre
- 3. Shoreham Lighthouse
- 4. Brighton Promenade



Big fun treats

Local highlights

See, do, eat & drink



1. Royal Pavilion

4/5 Pavilion Buildings, BN1 1EE

Immerse yourself in another culture and another era at the Royal Pavilion and Gardens. Choose from luxury dining George IV style in the Banqueting Room, or the Saloon restored to its original brilliant glory.

2. Brighton Palace Pier

Madeira Drive, BN2 1TW

Established in 1899 Brighton Palace Pier is a Grade II listed pleasure pier and a national treasure. Illuminated at night by 67,000 lightbulbs it's the destination for traditional seaside pastimes and the fun of the fair.



3. Brighton Museum & Art Gallery

Pavilion Gardens, BN1 1EE

Enjoy a diverse mix of exhibitions at the Brighton Museum & Art Gallery, a cultural institution that celebrates its local population, diverse histories, and uniqueness in equal measure.

4. Brighton Beach House

The Terraces, Madeira Drive, BN2 1AY

Billed as the space for creatives to eat, drink and relax, the Brighton Beach House is part of the Soho Members' Club network. Splash around in the rooftop banana-shaped pool, as you indulge in a cocktail or two.



5. American Express Community Stadium

Village Way, BN1 9BL

This stadium is the home of Brighton & Hove Albion, who moved here in 2011. Book your tickets to watch the Men's and the Women's First Team play.



6. Green Door Store

Units 2-4 Trafalgar Arches, BN1 4FQ

This is a great, intimate small capacity venue, where you really get up close to the bands on the stage and the DJs in the booth. It's a much-loved hub for grassroots music that hosts up to 10 events a week.

7. Small Batch Coffee

Wellington House, Camden Street, Portslade, BN41 1DU

Literally next door, these guys don't only care about bringing you the best quality coffee, from producers they've met in person, in over 20 countries. They also serve up a tasty brunch that's eclectic, seasonal and regionally sourced.



8. Snoopers Paradise

7-8 Kensington Gardens BN1 4AL

Delve around this renowned flea-market with over 90 totally unique traders. It's a Brighton institution that's very easy to get lost in - but it's joyful and surprising when you do!



9. Brighton i360

Lower Kings Road, BN1 2LN

This is the must-go-to leisure experience if you want to experience the best views of Brighton and the surrounding seascape. Enjoy being lifted 450ft into the air to take in stunning panoramic views.



Great connections

Easy travel both near and far

Whether you prefer to travel by foot, by bicycle, on the bus or by train, there are easy routes from your home in St James Square to essential destinations. Portslade is an ideal commuters' location, whether you're heading to Brighton, London, Gatwick or beyond.

Regular trains take you directly to both Brighton and London. But you could just as easily cycle, run or walk to Brighton city centre.

Alternatively hop onto one of the regular buses running from Portslade.

On Foot



Underground Gym	2 mins
Tesco	8 mins
St Marys Catholic Primary School	8 mins
Portslade Station	9 mins
Fishergate Station	12 mins
Benfield Primary School	13 mins

By Bicycle



Hove Museum and Art Gallery	10 mins
The Ivy in the Lanes	20 mins
Brighton Marina	31 mins
Devil's Dyke	39 mins

Note: Walking and cycling times start from postcode BN41 1ET
All times sourced from google.com/maps

By Bus



Hove (700 Coastliner)
7 mins from Station Road

Shoreham-by-Sea (700 Coastliner)
14 mins from Station Road

Brighton (700 Coastliner)
19 mins from Station Road

By National Rail

Portslade Station to:



Hove
3 mins

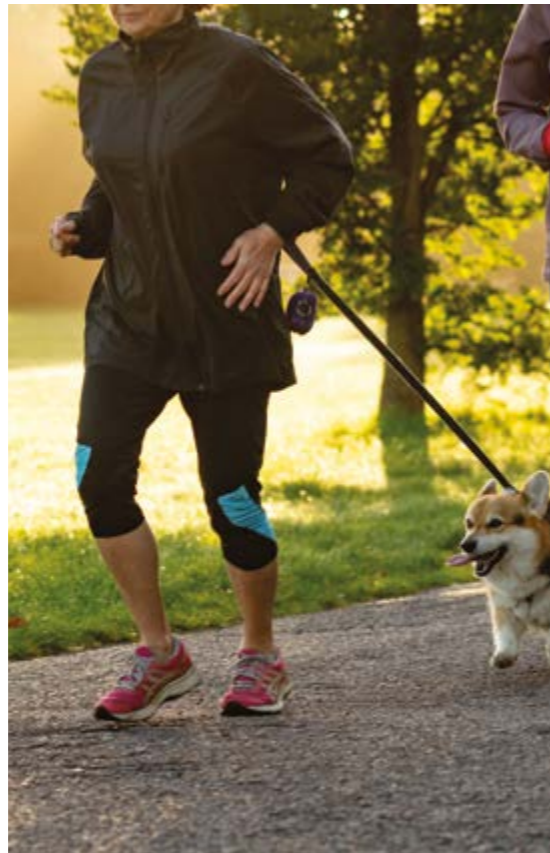
Brighton
8 mins

Gatwick
36 mins

Clapham Junction
1 hr 2 mins

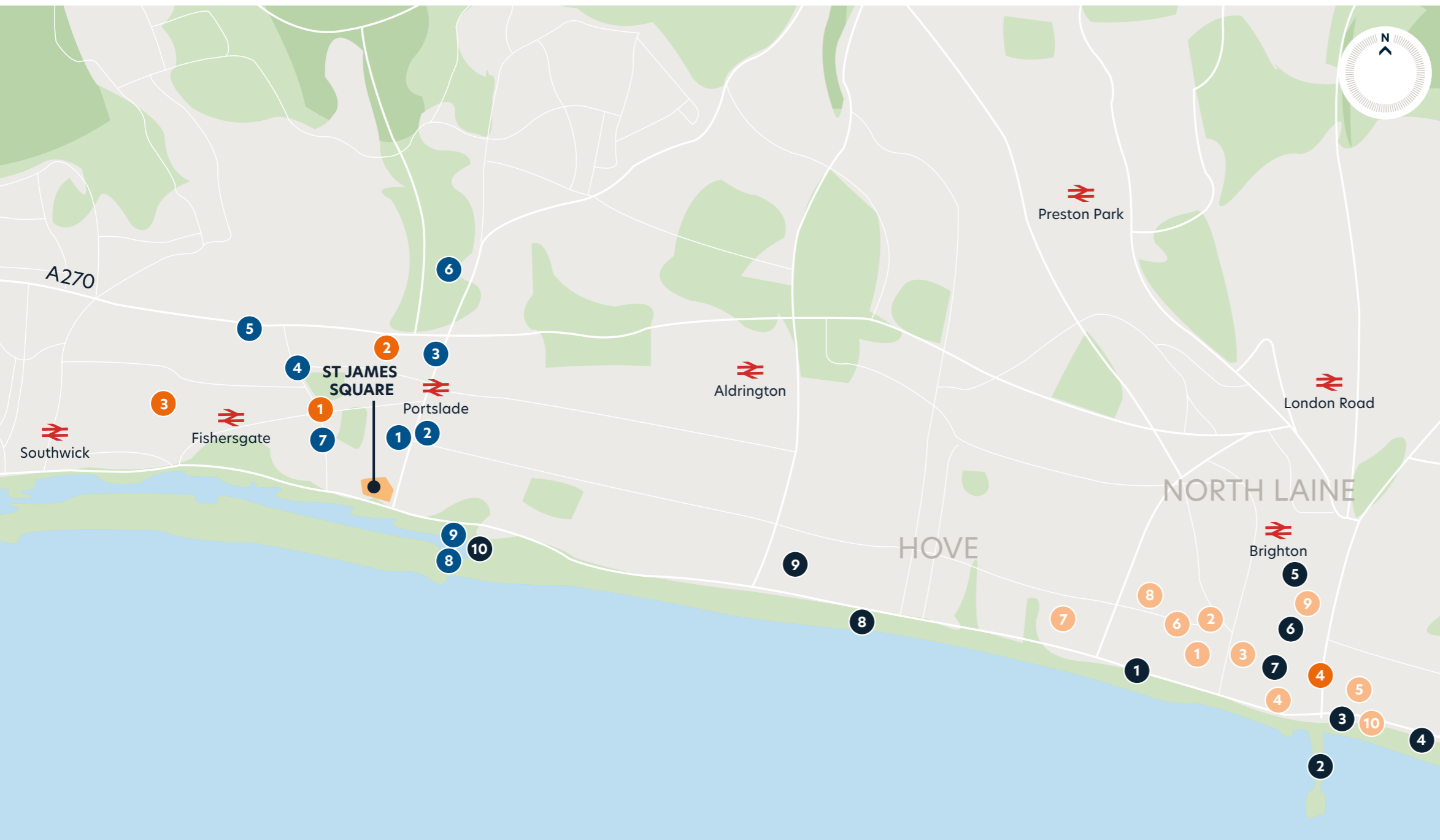
London Victoria
1 hr 11 mins

Portsmouth
1 hr 14 mins



Explore and discover

So much to see and do



St James Square is ideally located, with Boundary Road, Portslade's busy and eclectic shopping street to the east, with multiple independent stores, post office and an array of well-known convenience and beauty brands.

St James Square is also well connected by bus stops, which you'll find immediately to the south on Wellington Street. You can also reach Portslade railway station in under ten minutes, on foot, and pick up direct trains into London Victoria, as well as Brighton.

Creative, inventive, curious and unique shops, eateries, bars and entertainment venues pack the streets, rubbing shoulders with market stalls, well-known brands, street performers and beautiful gardens. Your only challenge will be deciding what to do each day.

Food and drink

1. Petit Pois
2. The Ivy in The Lanes
3. Coal Shed Restaurant
4. Kindling
5. Brighton Breach House
6. The Quadrant
7. Purezza Hove
8. Brighton Beer Dispensary
9. Bill's Brighton
10. Brighton Zip Bar + Kitchen

Amenities

1. Tesco Superstore
2. Boots
3. ALDI
4. Co-op
5. Mayberry Garden Centre
6. Sainsbury's
7. Well Portslade Health Centre
8. The Cheese Hut
9. The Fish Shop at Hove Lagoon

Recreation

1. i360 Viewing Tower
2. Brighton Palace Pier
3. Sea Life Aquarium
4. Volk's Electric Railway
5. Komedica
6. Royal Pavilion
7. The Lanes
8. Hove Beach Huts
9. Hove Museum & Art Gallery
10. Lagoon Watersports

Education

1. St Marys Catholic Primary School
2. Benfield Primary School
3. Russell's Swim School
4. University of Brighton



Harbour View

Quay View

LONDON PLACE

Computer generated image of St James Square, indicative only

Development layout

An overview of St James Square

Shared ownership homes in the St James Square development are in the Harbour View building.

Apartments higher up on the south side of the building offer views over across Baltic Wharf, while all apartments will enjoy the landscaped courtyards, planting and convenient pedestrian links from Wellington Road through to Clarendon Place.

Harbour View extends to six storeys and sits closest to Boundary Road, the main local shopping zone.

Key

- Brighton & Hove rent
- Shared ownership



Computer-generated image of St James Square, indicative only

Design and specification

We've created three alternative design and specification options that are allocated to different apartments in St James Square. Each option offers the same high-quality standards. The difference is the colour selection for the apartment flooring, kitchen units and splashback, bathroom tiling, and roller blinds. Please refer to the following floorplans to confirm which colour option comes with which type of apartment.

Offering choice and differentiation is part of the Hyde commitment to customers.



Image of St James Square show home

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.

The Catamaran Collection

Kitchen

- Handleless Pearl Grey gloss kitchens
- Laminate worktop/upstand in Grey Terazzo
- Black glass splashback
- Single built in electric oven and hob
- Integrated fridge/freezer

Bathroom

- Quality white bathroom suite
- Shower over bath with glass bath/shower screen
- Contemporary chrome taps to basin and bath
- Medium grey porcelain tiles to walls around wet areas
- Chrome towel rail

Flooring

- Medium grey porcelain floor tiles to bathroom
- Sterling Oak plank laminate flooring throughout remainder of home

General

- White matte painted wall finish
- Chrome ironmongery to internal doors
- Downlighters to living, kitchen, diner and bathroom
- Ceiling pendants to hall and bedroom(s)
- Washer dryer
- Roller blinds to South elevation in light grey (refer to floorplan for locations)
- Communal TV aerial and Sky Q connections, with BT Fibre to property
- Travel incentive options, including subsidised bus or train season travel, subsidised Bike Share or Car Club Membership (speak to your sales consultant for further information)
- 12 year Premier Warranty



Image of St James Square show home

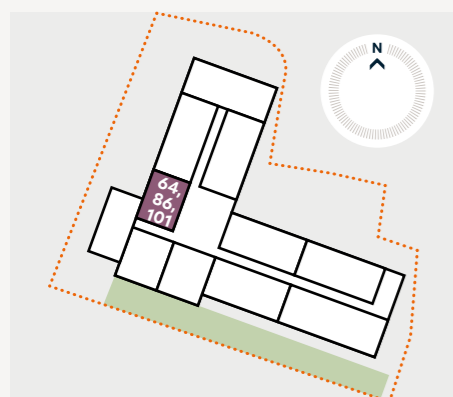
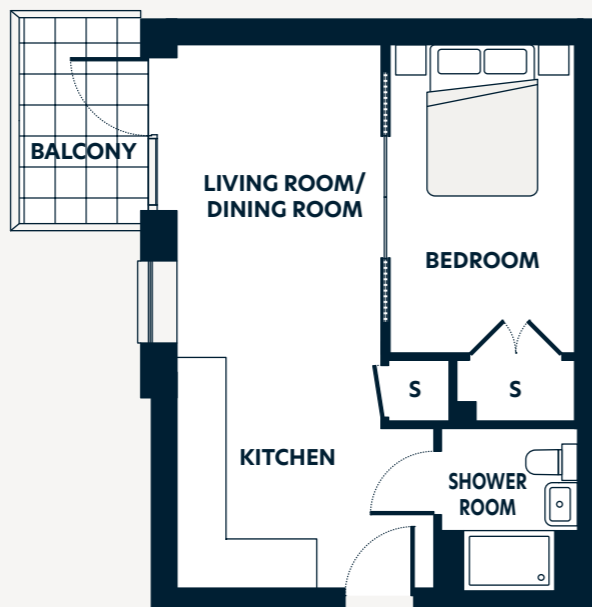
St James Square

Manhattan apartment

Floor 1 - 64
 Floor 3 - 86
 Floor 5 - 101

Floorplan key

S Storage space



Locator key

Plot 64, 86, 101

Dimensions	m	ft
Living Room/Dining Room	2.70 x 4.14	8'10" x 13'7"
Kitchen	1.85 x 3.05	6'1" x 10'0"
Bedroom	2.44 x 4.08	8'0" x 13'5"
Shower Room	1.80 x 2.15	5'11" x 7'1"
Gross Internal Area	36.77m²	395.79ft²
Balcony	2.02 x 2.83	6'7" x 9'3"

Note: Floorplans are not to scale and are indicative only. Location 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).

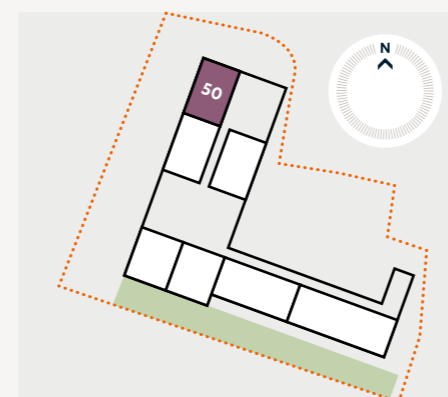
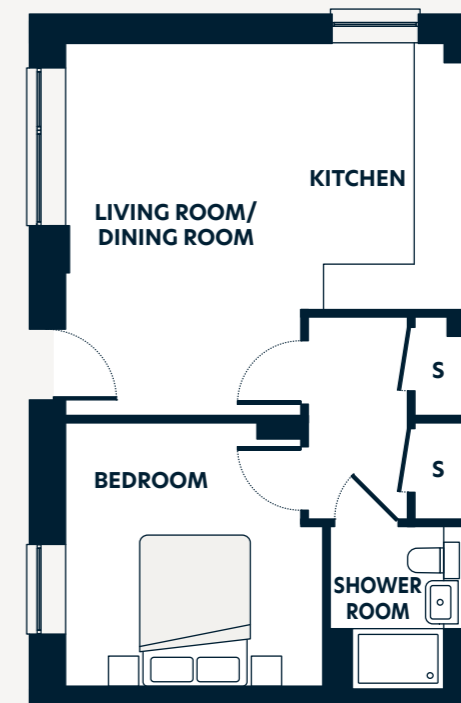
St James Square

One bedroom apartment

Floor 0 - 50

Floorplan key

S Storage space



Locator key

Plot 50

Dimensions	m	ft
Living Room/Dining Room	3.41 x 4.94	11'2" x 16'3"
Kitchen	1.85 x 3.54	6'1" x 11'7"
Bedroom	3.39 x 3.48	11'2" x 11'5"
Shower Room	1.78 x 2.15	5'10" x 7'1"
Gross Internal Area	43.56m²	468.88ft²

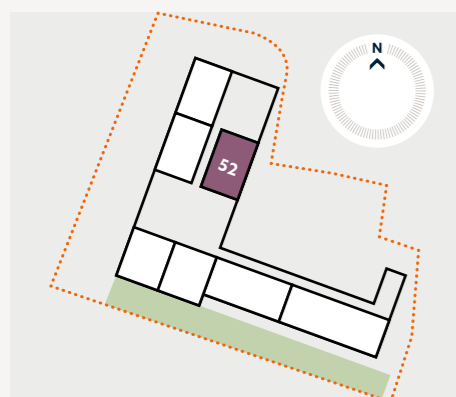
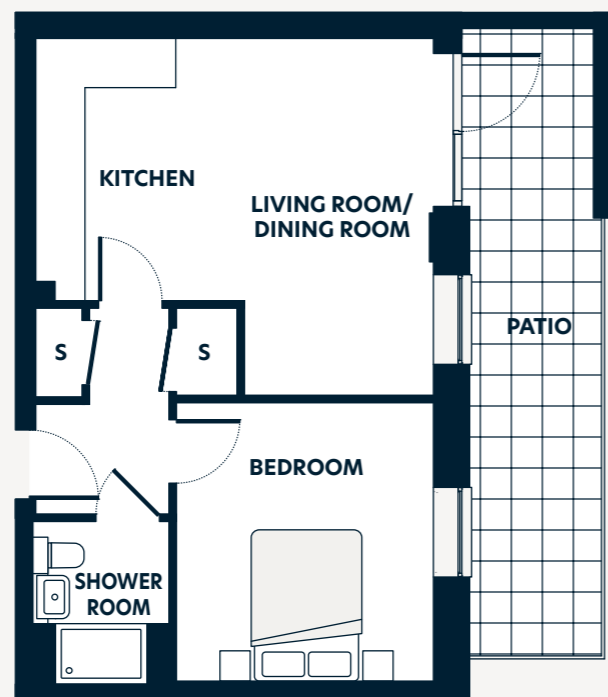
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St James Square

One bedroom apartment

Floor 0 - 52

Floorplan key
S Storage space



Locator key
Plot 52

Dimensions	m	ft
Living Room/Dining Room	3.40 x 4.71	11'2" x 15'6"
Kitchen	1.85 x 3.46	6'1" x 11'5"
Bedroom	3.39 x 3.68	11'2" x 12'1"
Shower Room	1.80 x 2.15	5'11" x 7'1"
Gross Internal Area	43.72m²	470.60ft²
Patio	1.63 x 8.20	5'4" x 26'10"

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St James Square

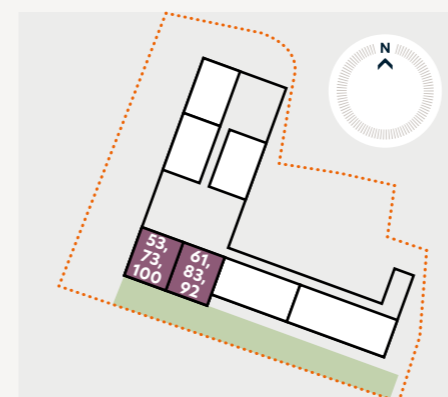
One bedroom apartment

Floor 0 - 53
Floor 1 - 61*
Floor 2 - 73
Floor 3 - 83*
Floor 4 - 92*
Floor 5 - 100

Floorplan key
S Storage space
Blind fitted



Plot 100



Locator key
Plot 53, 61, 73, 83, 92, 100

*Handed plots

Dimensions	m	ft
Living Room/Dining Room	3.21 x 3.62	10'6" x 11'11"
Kitchen	1.85 x 3.40	6'1" x 11'2"
Bedroom	2.75 x 4.81	9'0" x 15'10"
Bathroom	2.00 x 2.15	6'7" x 7'1"
Gross Internal Area	40.63m²	437.34ft²

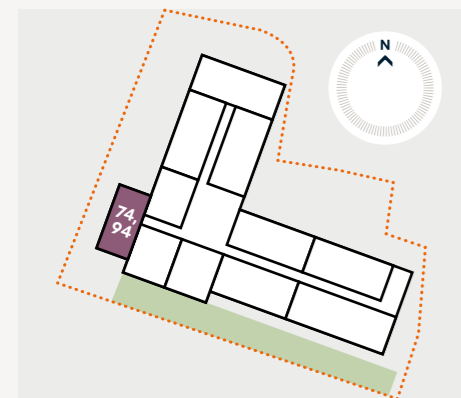
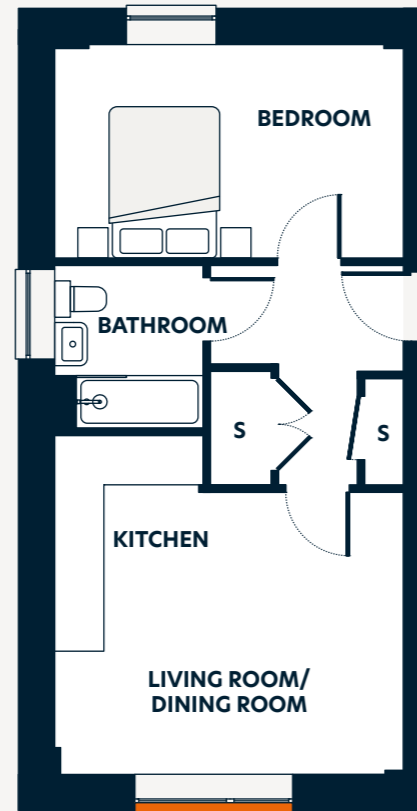
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St James Square

One bedroom apartment

Floor 2 - 74
Floor 4 - 94

Floorplan key
S Storage space
Blind fitted



Locator key
Plot 74, 94

Dimensions	m	ft
Living Room/Dining Room	2.65 x 3.73	8'8" x 12'3"
Kitchen	1.96 x 2.85	6'5" x 9'4"
Bedroom	4.61 x 2.82	15'1" x 9'3"
Bathroom	2.00 x 2.15	6'7" x 7'1"
Gross Internal Area	43.41m²	467.26ft²

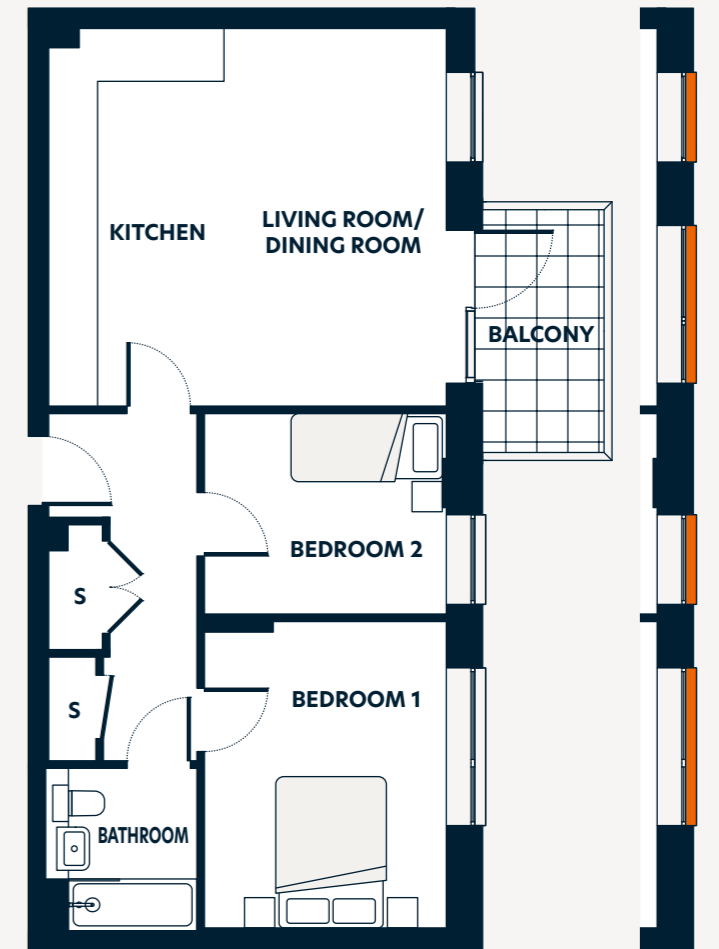
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St James Square

Two bedroom apartment

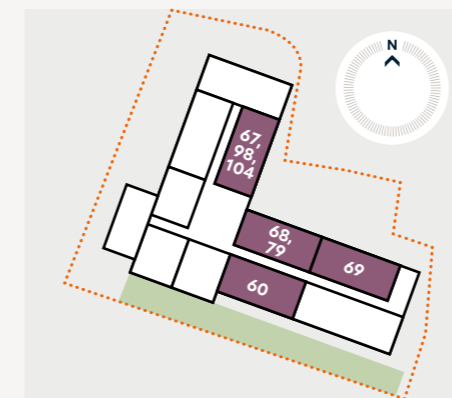
Floor 1 - 60, 67
Floor 2 - 68*, 69
Floor 3 - 79*
Floor 4 - 98
Floor 5 - 104

Floorplan key
S Storage space
Blind fitted



Plot 67, 68, 69, 79, 98, 104

Plot 60



Locator key
Plot 60, 67, 68, 69, 79, 98, 104

*Handed plots

Dimensions	m	ft
Living Room/Dining Room	3.11 x 5.00	10'3" x 16'5"
Kitchen	2.14 x 5.00	7'1" x 16'5"
Bedroom 1	3.19 x 4.05	10'6" x 13'3"
Bedroom 2	3.19 x 2.64	10'6" x 8'6"
Bathroom	2.00 x 2.15	6'7" x 7'1"
Gross Internal Area	61.29m²	659.72ft²
Balcony (not plot 60)	2.02 x 3.63	6'7" x 11'10"

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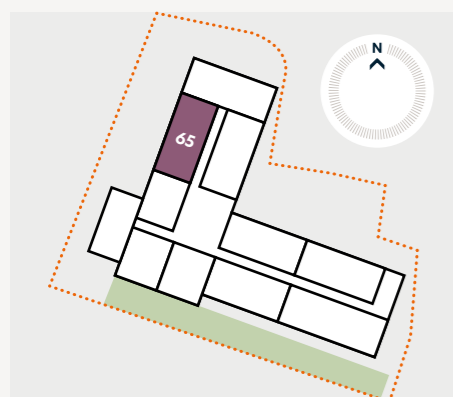
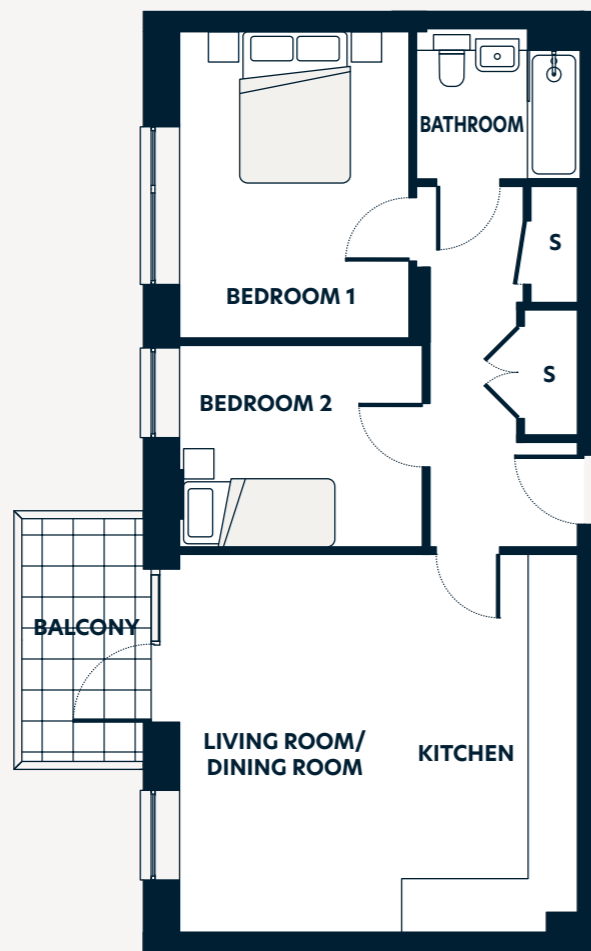
St James Square

Two bedroom apartment

Floor 1 - 65

Floorplan key

S Storage space



Locator key

Plot 65

Dimensions	m	ft
Living Room/Dining Room	3.12 x 5.00	10'3" x 16'5"
Kitchen	2.14 x 5.00	7'1" x 16'5"
Bedroom 1	3.03 x 4.04	9'11" x 13'3"
Bedroom 2	3.20 x 2.66	10'6" x 8'9"
Bathroom	2.15 x 2.00	7'1" x 6'7"
Gross Internal Area	60.55m²	651.75ft²
Balcony	2.02 x 3.63	6'7" x 11'10"

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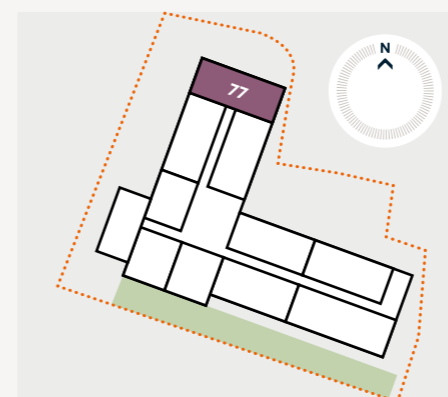
St James Square

Two bedroom apartment

Floor 2 - 77

Floorplan key

S Storage space



Locator key

Plot 77

Dimensions	m	ft
Living Room/Dining Room	5.51 x 3.05	18'1" x 10'0"
Kitchen	3.26 x 2.06	10'9" x 6'9"
Bedroom 1	5.25 x 2.79	17'3" x 9'2"
Bedroom 2	5.25 x 2.21	17'3" x 7'3"
Bathroom	2.15 x 2.00	7'1" x 6'7"
Gross Internal Area	61.97m²	667.04ft²
Balcony	2.02 x 3.63	6'7" x 11'10"

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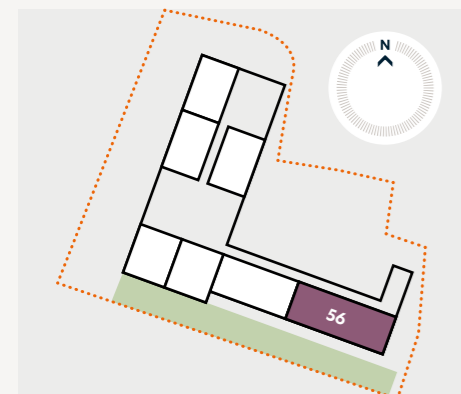
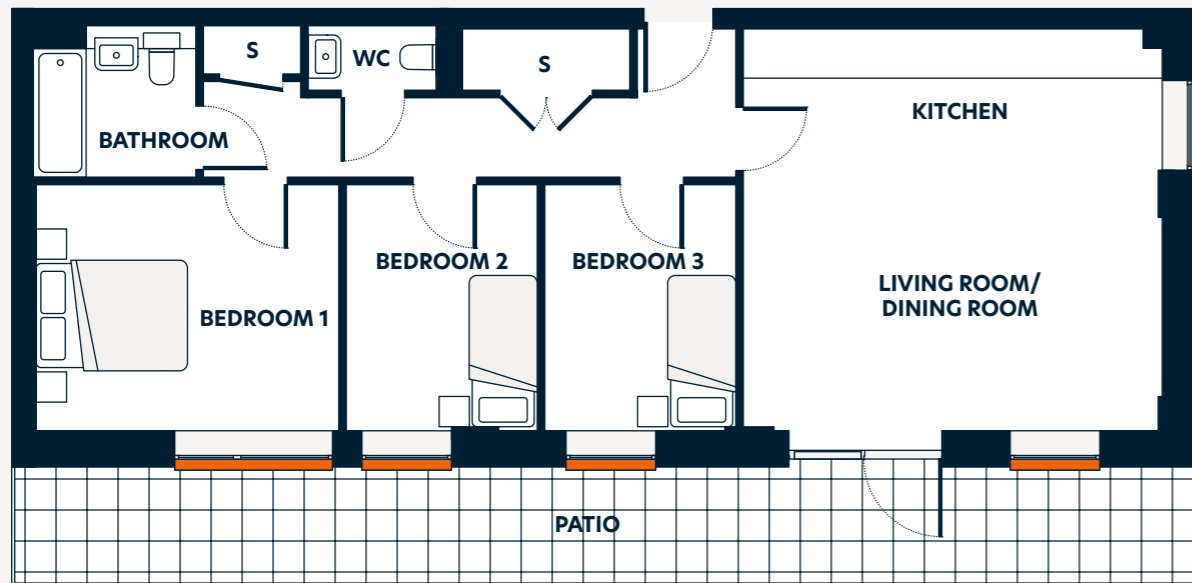
St James Square

Three bedroom apartment

Floor 0 - 56

Floorplan key

- S Storage space
- Blind fitted



Locator key

- Plot 56

Dimensions	m	ft
Living Room/Dining Room	5.54 x 3.16	18'2" x 10'5"
Kitchen	5.54 x 2.15	18'2" x 7'1"
Bedroom 1	4.00 x 3.25	13'1" x 10'8"
Bedroom 2	2.52 x 3.25	8'3" x 10'8"
Bedroom 3	2.52 x 3.25	8'3" x 10'8"
Bathroom	2.15 x 2.00	7'1" x 6'7"
WC	1.69 x 0.85	5'6" x 2'8"
Gross Internal Area	76.38 m²	822.15 ft²
Patio	1.38 x 15.24	4'5" x 50'0"

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The Yacht Collection

Kitchen

- Handleless white gloss kitchens
- Laminate worktop/upstand in Venice Marble
- Chalk white glass splashback
- Single built in electric oven and hob
- Integrated fridge/freezer

Bathroom

- Quality white bathroom suite
- Shower over bath with glass bath/shower screen
- Contemporary chrome taps to basin and bath
- Light grey porcelain tiles to walls around wet areas
- Chrome towel rail

Flooring

- Light grey porcelain floor tiles to bathroom
- Coastal Oak plank laminate flooring throughout remainder of home

General

- White matte painted wall finish
- Chrome ironmongery to internal doors
- Downlighters to living, kitchen, diner and bathroom
- Ceiling pendants to hall and bedroom(s)
- Washer dryer
- Roller blinds to South elevation in white (refer to floorplan for locations)
- Communal TV aerial and Sky Q connections, with BT Fibre to property
- Travel incentive options, including subsidised bus or train season travel, subsidised Bike Share or Car Club Membership (speak to your sales consultant for further information)
- 12 year Premier Warranty



Image of St James Square show home



Image of St James Square show home

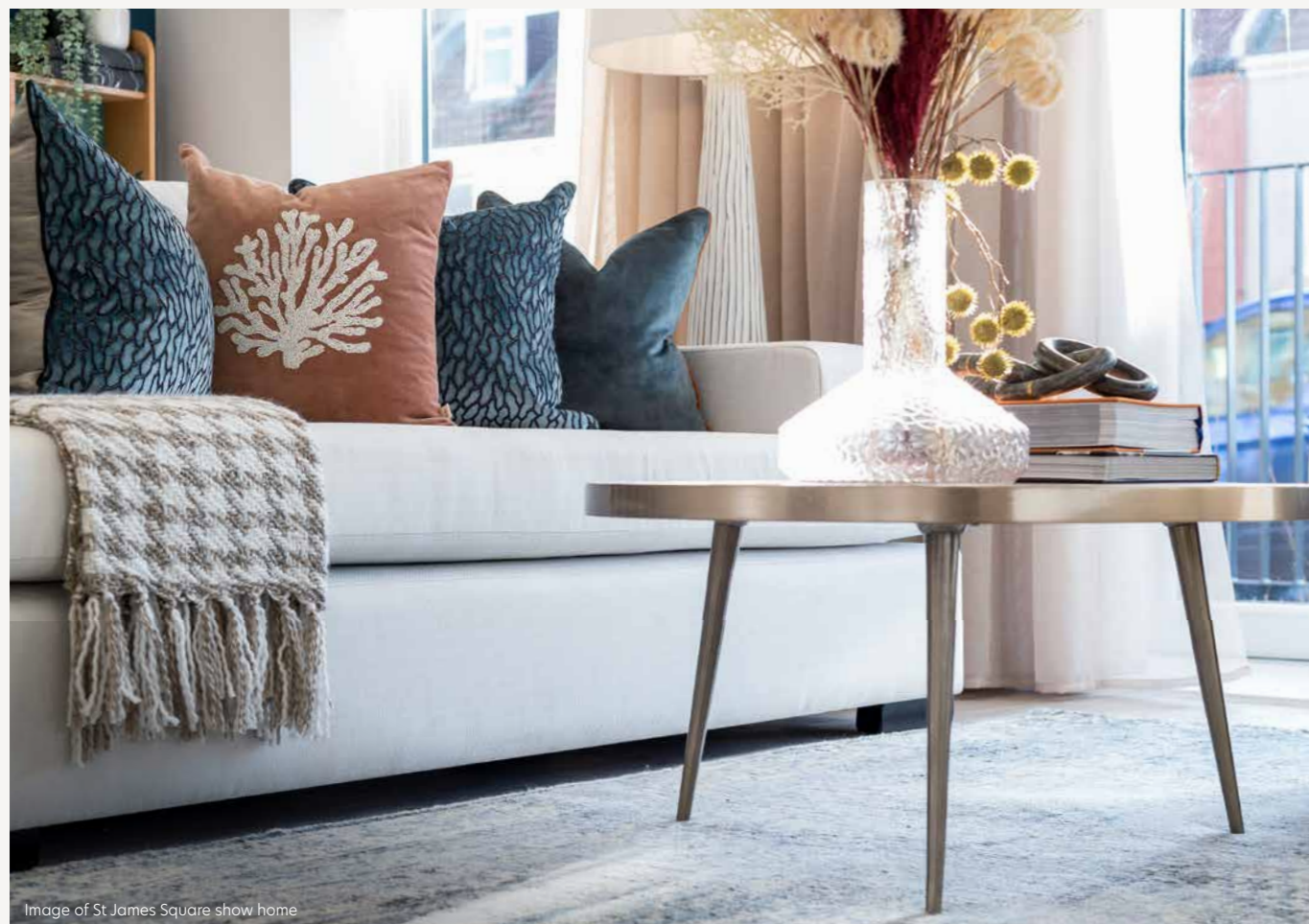


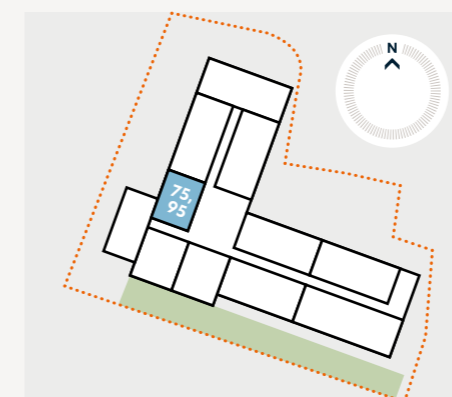
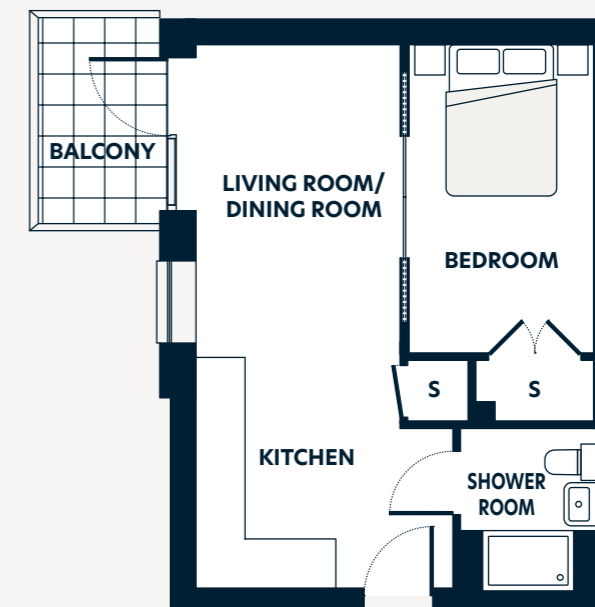
Image of St James Square show home

St James Square

Manhattan apartment

Floor 2 - 75
Floor 4 - 95

Floorplan key
S Storage space



Locator key
■ Plot 75, 95

Dimensions	m	ft
Living Room/Dining Room	2.70 x 4.14	8'10" x 13'7"
Kitchen	1.85 x 3.05	6'1" x 10'0"
Bedroom	2.44 x 4.08	8'0" x 13'5"
Shower Room	1.80 x 2.15	5'11" x 7'1"
Gross Internal Area	36.77m²	395.79ft²
Balcony	2.02 x 2.83	6'7" x 9'3"

Note: Floorplans are not to scale and are indicative only. Location 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).

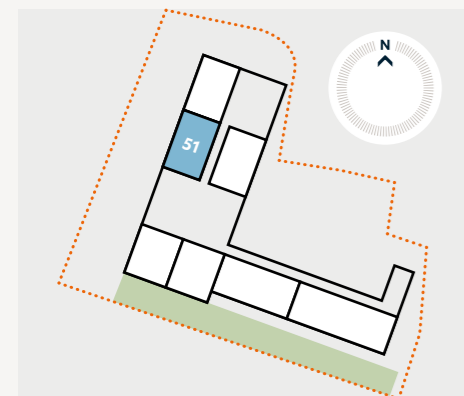
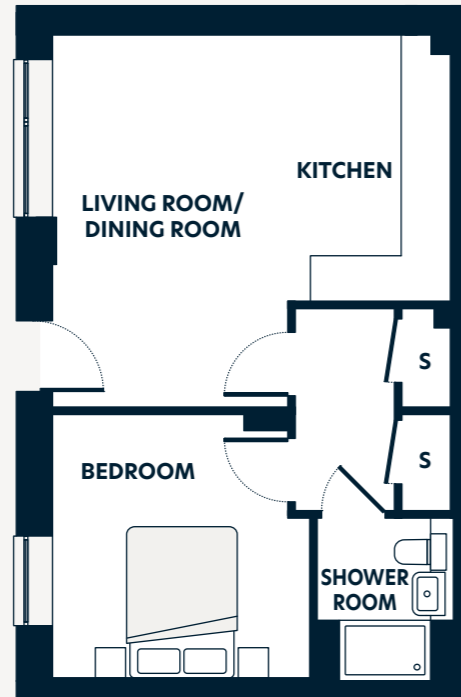
St James Square

One bedroom apartment

Floor 0 - 51

Floorplan key

S Storage space



Locator key

Plot 51

Dimensions	m	ft
Living Room/Dining Room	3.41 x 4.94	11'2" x 16'3"
Kitchen	1.85 x 3.54	6'1" x 11'7"
Bedroom	3.39 x 3.48	11'2" x 11'5"
Shower Room	1.78 x 2.15	5'10" x 7'1"
Gross Internal Area	43.56m²	468.88ft²

Note: Floorplans are not to scale and are indicative only. Location 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).

St James Square

One bedroom apartment

Floor 0 - 54*

Floor 1 - 62

Floor 2 - 72*

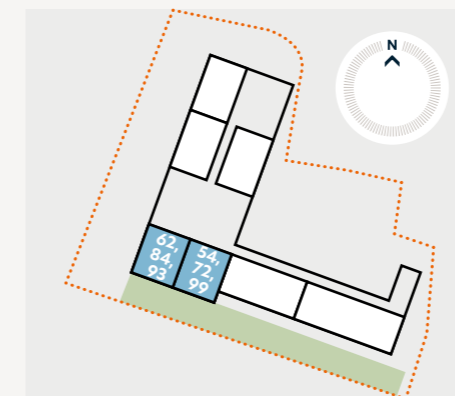
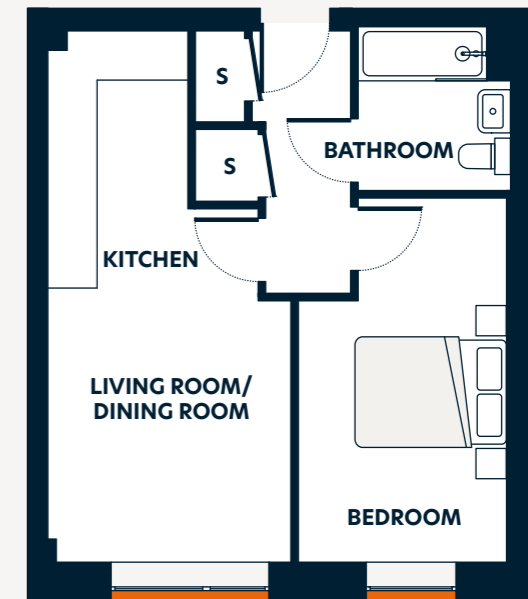
Floor 3 - 84

Floor 4 - 93

Floor 5 - 99*

Floorplan key

S Storage space
Blind fitted



Locator key

Plot 54, 62, 72, 84, 93, 99

*Handed plots

Dimensions	m	ft
Living Room/Dining Room	3.21 x 3.62	10'6" x 11'11"
Kitchen	1.85 x 3.40	6'1" x 11'2"
Bedroom	2.75 x 4.81	9'0" x 15'10"
Bathroom	2.00 x 2.15	6'7" x 7'1"
Gross Internal Area	40.63m²	437.34ft²

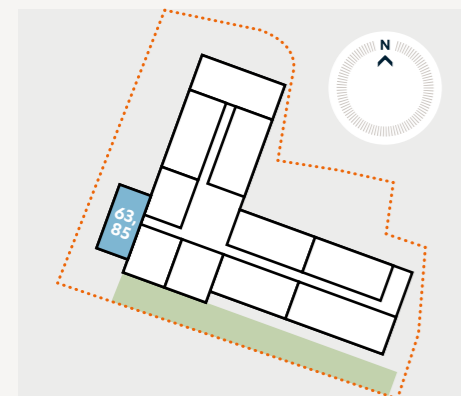
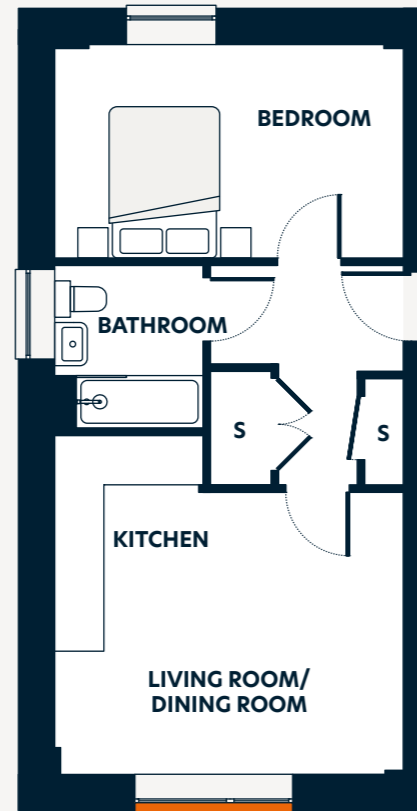
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St James Square

One bedroom apartment

Floor 1 - 63
Floor 3 - 85

Floorplan key
S Storage space
Blind fitted



Locator key
Plot 63, 85

Dimensions	m	ft
Living Room/Dining Room	2.65 x 3.73	8'8" x 12'3"
Kitchen	1.96 x 2.85	6'5" x 9'4"
Bedroom	4.61 x 2.82	15'1" x 9'3"
Bathroom	2.00 x 2.15	6'7" x 7'1"
Gross Internal Area	43.41m²	467.26ft²

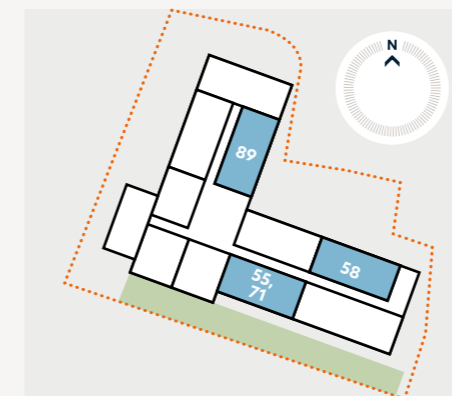
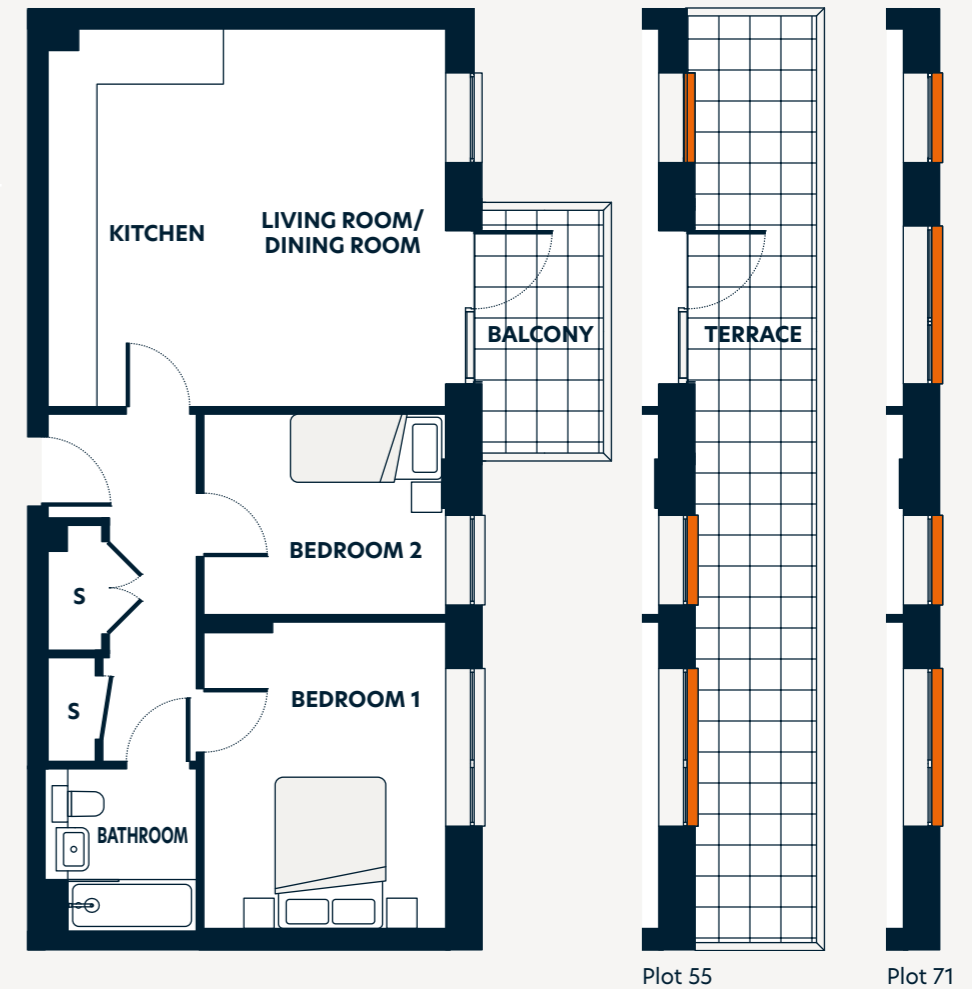
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St James Square

Two bedroom apartment

Floor 0 - 55
Floor 1 - 58
Floor 2 - 71
Floor 3 - 89

Floorplan key
S Storage space
Blind fitted



Locator key
Plot 55, 58, 71, 89

Dimensions	m	ft
Living Room/Dining Room	3.11 x 5.00	10'3" x 16'5"
Kitchen	2.14 x 5.00	7'1" x 16'5"
Bedroom 1	3.19 x 4.05	10'6" x 13'3"
Bedroom 2	3.19 x 2.64	10'6" x 8'6"
Bathroom	2.00 x 2.15	6'7" x 7'1"
Gross Internal Area	61.29m²	659.72ft²
Balcony (not plot 71)	2.02 x 3.63	6'7" x 11'10"
Terrace (plot 55)	1.38 x 11.90	4'5" x 39'0"

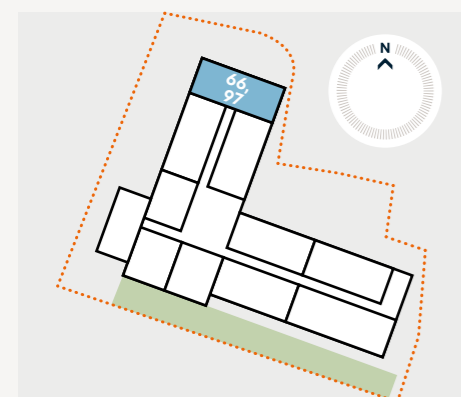
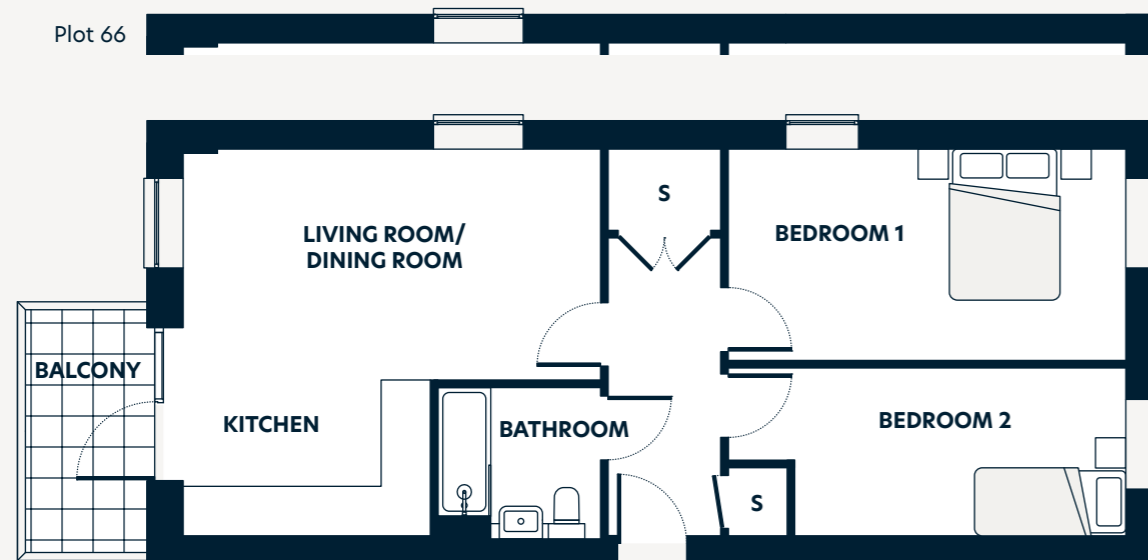
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St James Square

Two bedroom apartment

Floor 1 - 66
Floor 4 - 97

Floorplan key
S Storage space



Locator key
■ Plot 66, 97

Dimensions	m	ft
Living Room/Dining Room	5.51 x 3.05	18'1" x 10'0"
Kitchen	3.26 x 2.06	10'9" x 6'9"
Bedroom 1	5.25 x 2.79	17'3" x 9'2"
Bedroom 2	5.25 x 2.21	17'3" x 7'3"
Bathroom	2.15 x 2.00	7'1" x 6'7"
Gross Internal Area	61.97m²	667.04ft²
Balcony	2.02 x 3.63	6'7" x 11'10"

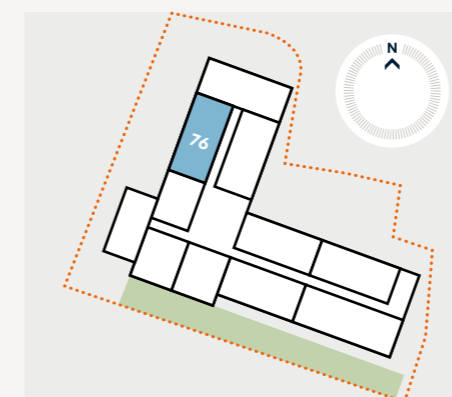
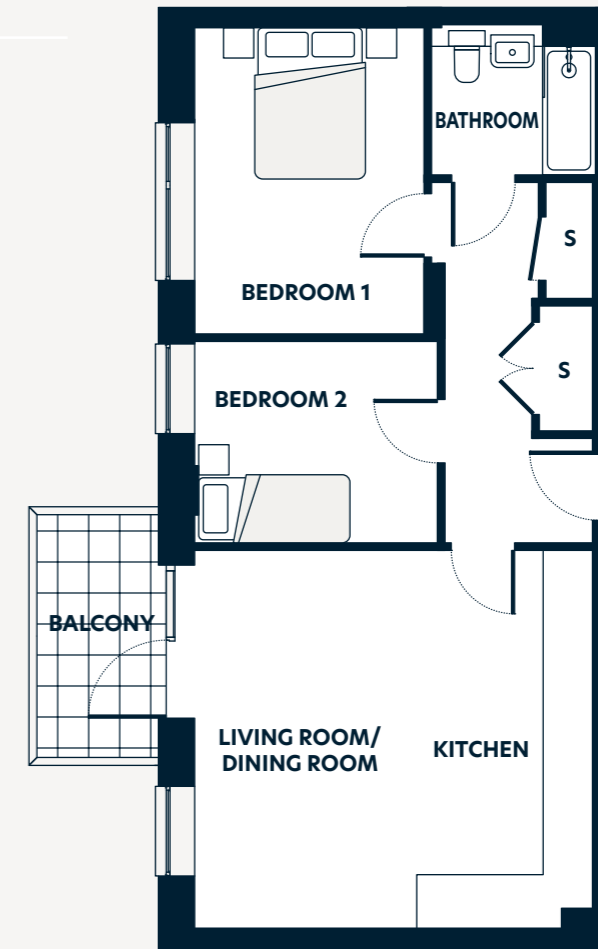
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St James Square

Two bedroom apartment

Floor 2 - 76

Floorplan key
S Storage space



Locator key
■ Plot 76

Dimensions	m	ft
Living Room/Dining Room	3.12 x 5.00	10'3" x 16'5"
Kitchen	2.14 x 5.00	7'1" x 16'5"
Bedroom 1	3.03 x 4.04	9'11" x 13'3"
Bedroom 2	3.20 x 2.66	10'6" x 8'9"
Bathroom	2.15 x 2.00	7'1" x 6'7"
Gross Internal Area	60.55m²	651.75ft²
Balcony	2.02 x 3.63	6'7" x 11'10"

Note: Floorplans are not to scale and are indicative only. Location 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).

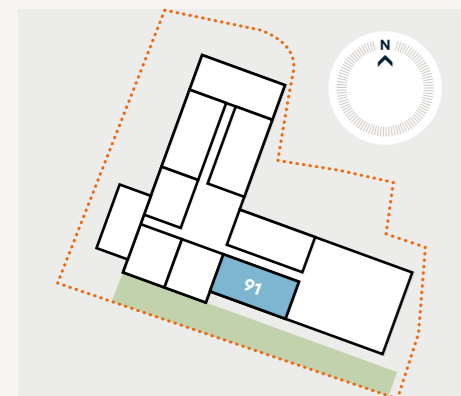
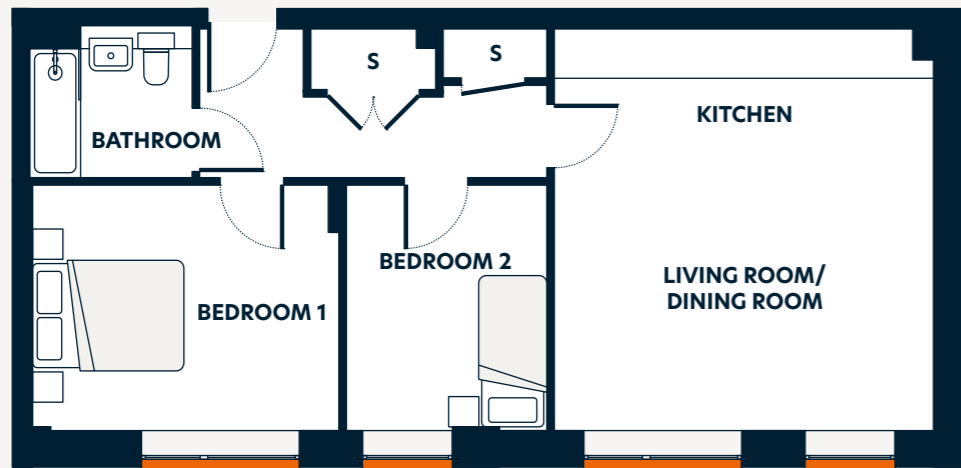
St James Square

Two bedroom apartment

Floor 4 - 91

Floorplan key

- S Storage space
- Blind fitted



Locator key

- Plot 91

Dimensions	m	ft
Living Room/Dining Room	3.15 x 5.01	10'4" x 16'5"
Kitchen	2.15 x 5.01	7'1" x 16'5"
Bedroom 1	3.24 x 4.04	10'8" x 13'3"
Bedroom 2	3.24 x 2.64	10'8" x 8'6"
Bathroom	2.00 x 2.15	6'7" x 7'1"
Gross Internal Area	61.58m²	662.84ft²

Note: Floorplans are not to scale and are indicative only. Location 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).

St James Square

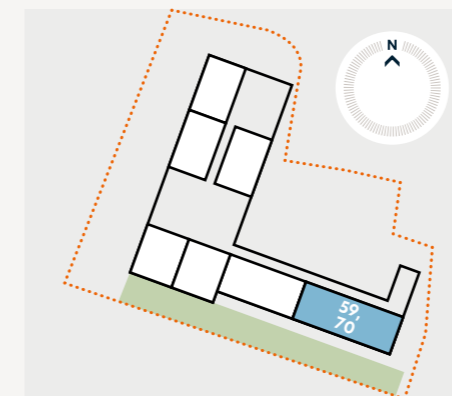
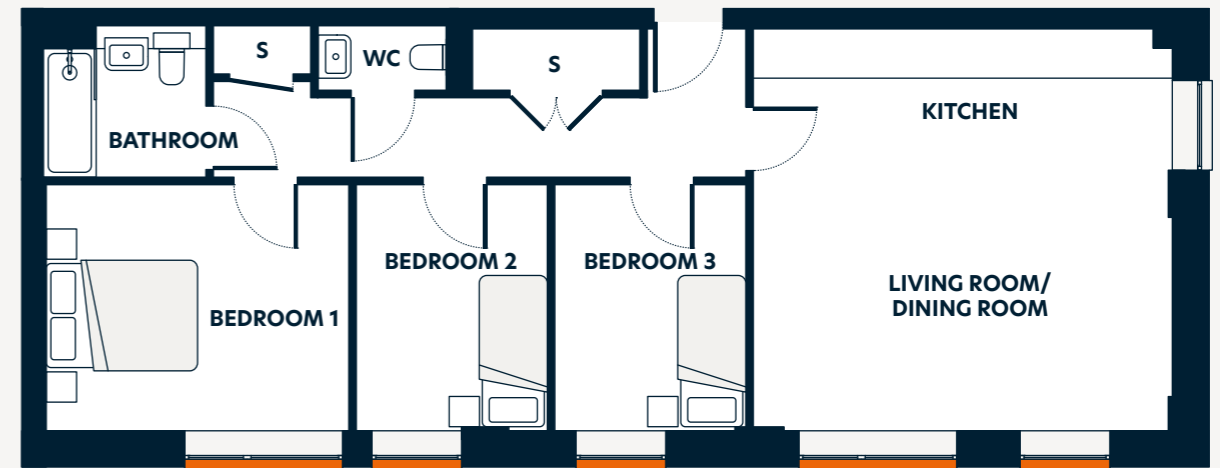
Three bedroom apartment

Floor 1 - 59

Floor 2 - 70

Floorplan key

- S Storage space
- Blind fitted



Locator key

- Plot 59, 70

Dimensions	m	ft
Living Room/Dining Room	5.54 x 3.16	18'2" x 10'5"
Kitchen	5.54 x 2.15	18'2" x 7'1"
Bedroom 1	4.00 x 3.25	13'1" x 10'8"
Bedroom 2	2.52 x 3.25	8'3" x 10'8"
Bedroom 3	2.52 x 3.25	8'3" x 10'8"
Bathroom	2.15 x 2.00	7'1" x 6'7"
WC	1.69 x 0.85	5'6" x 2'8"
Gross Internal Area	76.38 m²	822.15 ft²

Note: Floorplans are not to scale and are indicative only. Location 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 Sailboat Collection

Kitchen

- Handleless base units in Dark Grey gloss
- Handleless wall units in white gloss
- Laminate worktop/upstand in Artic Marble
- Pewter splashback
- Single built in electric oven and hob
- Integrated fridge/freezer

Bathroom

- Quality white bathroom suite
- Shower over bath with glass bath/shower screen
- Contemporary chrome taps to basin and bath
- Natural tone porcelain tiles to walls around wet areas
- Chrome towel rail

Flooring

- Natural tone porcelain floor tiles to bathroom
- Sterling Oak plank laminate flooring throughout remainder of home

General

- White matte painted wall finish
- Chrome ironmongery to internal doors
- Downlighters to living, kitchen, diner and bathroom
- Ceiling pendants to hall and bedroom(s)
- Washer dryer
- Roller blinds to South elevation in Dark Grey (refer to floorplan for locations)
- Communal TV aerial and Sky Q connections, with BT Fibre to property
- Travel incentive options, including subsidised bus or train season travel, subsidised Bike Share or Car Club Membership (speak to your sales consultant for further information)
- 12 year Premier Warranty



Image of St James Square show home



Image of St James Square show home

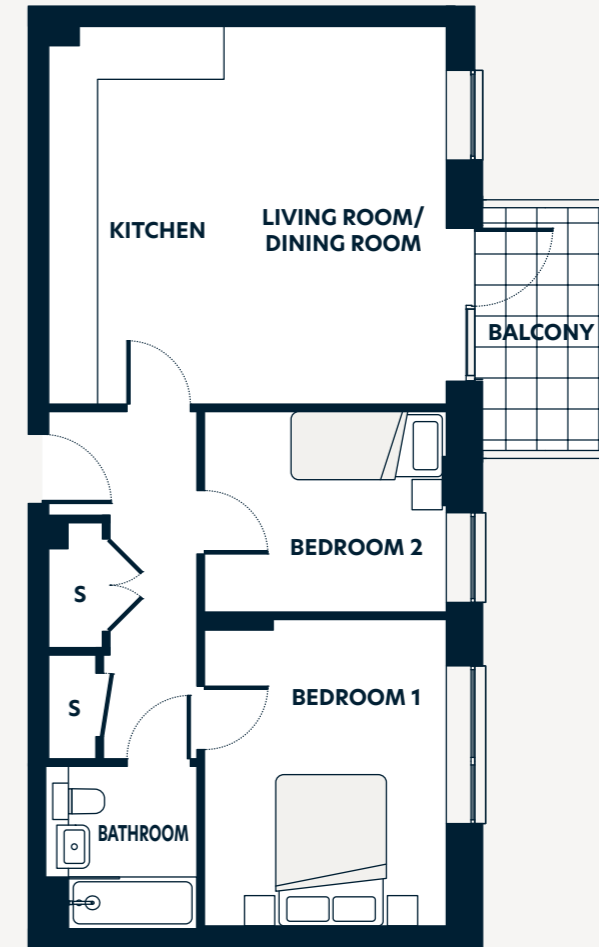
St James Square

Two bedroom apartment

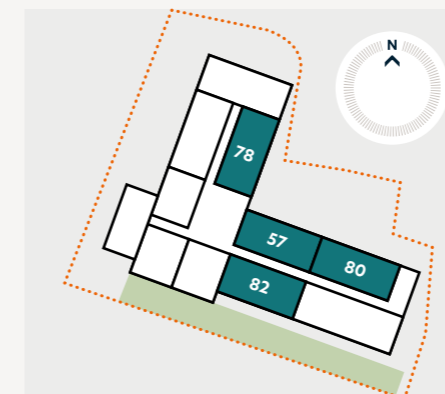
- Floor 1 - 57*
- Floor 2 - 78
- Floor 3 - 80, 82

Floorplan key

- S Storage space
- Blind fitted



Plot 82



Locator key

- Plot 57, 78, 80, 82

*Handed plots

Dimensions	m	ft
Living Room/Dining Room	3.11 x 5.00	10'3" x 16'5"
Kitchen	2.14 x 5.00	7'1" x 16'5"
Bedroom 1	3.19 x 4.05	10'6" x 13'3"
Bedroom 2	3.19 x 2.64	10'6" x 8'6"
Bathroom	2.00 x 2.15	6'7" x 7'1"
Gross Internal Area	61.29m²	659.72ft²
Balcony (not plot 82)	2.02 x 3.63	6'7" x 11'10"

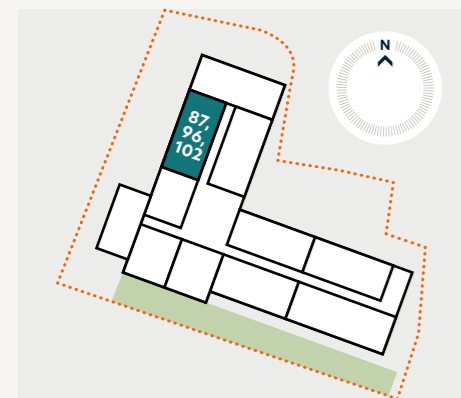
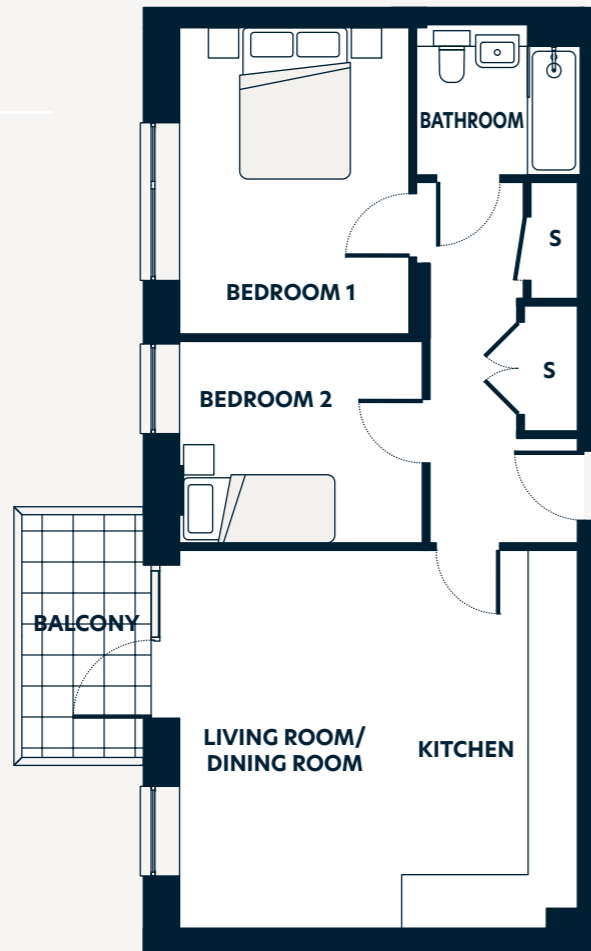
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St James Square

Two bedroom apartment

Floor 3 - 87
 Floor 4 - 96
 Floor 5 - 102

Floorplan key
 S Storage space



Locator key
 ■ Plot 87, 96, 102

Dimensions	m	ft
Living Room/Dining Room	3.12 x 5.00	10'3" x 16'5"
Kitchen	2.14 x 5.00	7'1" x 16'5"
Bedroom 1	3.03 x 4.04	9'11" x 13'3"
Bedroom 2	3.20 x 2.66	10'6" x 8'9"
Bathroom	2.15 x 2.00	7'1" x 6'7"
Gross Internal Area	60.55m²	651.75ft²
Balcony	2.02 x 3.63	6'7" x 11'10"

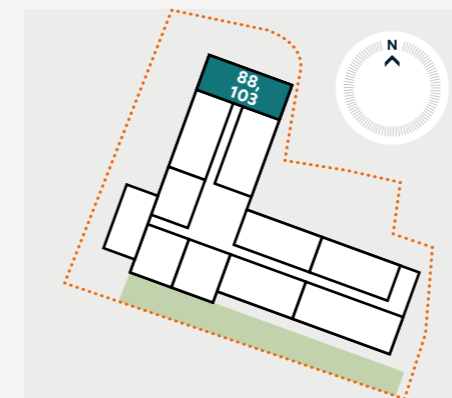
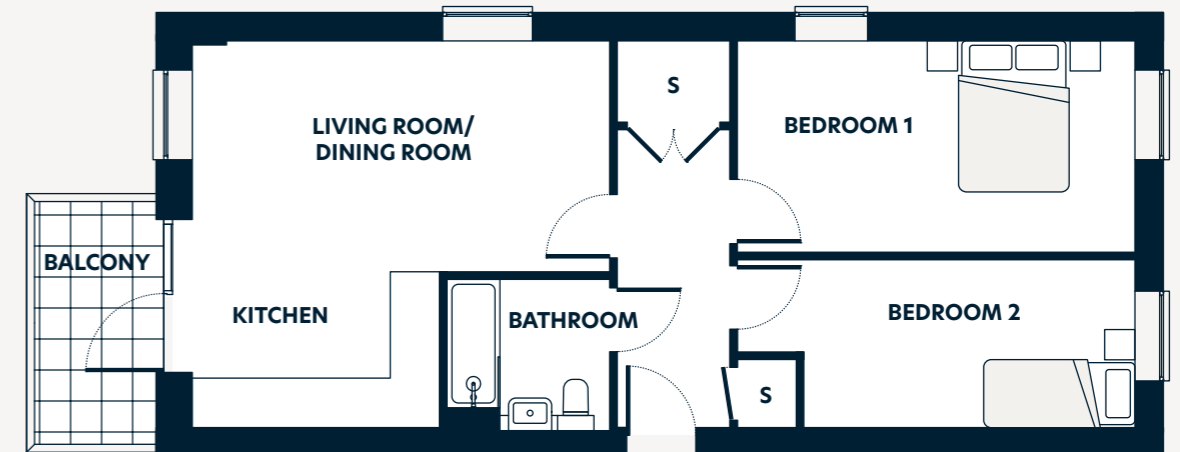
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St James Square

Two bedroom apartment

Floor 3 - 88
 Floor 5 - 103

Floorplan key
 S Storage space



Locator key
 ■ Plot 88, 103

Dimensions	m	ft
Living Room/Dining Room	5.51 x 3.05	18'1" x 10'0"
Kitchen	3.26 x 2.06	10'9" x 6'9"
Bedroom 1	5.25 x 2.79	17'3" x 9'2"
Bedroom 2	5.25 x 2.21	17'3" x 7'3"
Bathroom	2.15 x 2.00	7'1" x 6'7"
Gross Internal Area	61.97m²	667.04ft²
Balcony	2.02 x 3.63	6'7" x 11'10"

Note: Floorplans are not to scale and are indicative only. Location 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).

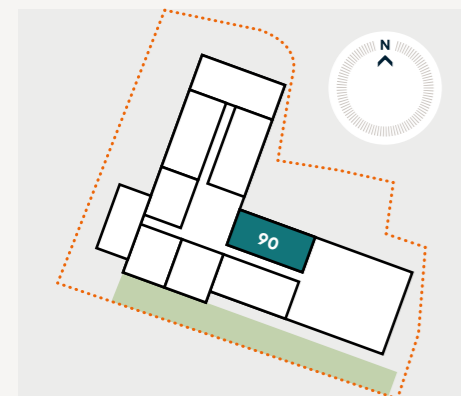
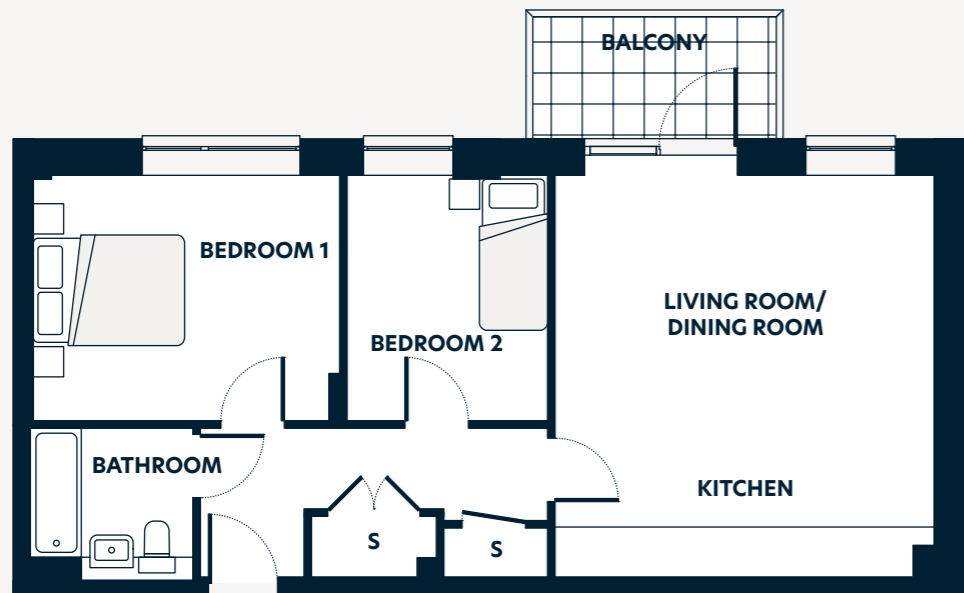
St James Square

Two bedroom apartment

Floor 4 - 90

Floorplan key

S Storage space



Locator key

Plot 90

Dimensions	m	ft
Living Room/Dining Room	3.15 x 5.01	10'4" x 16'5"
Kitchen	2.15 x 5.01	7'1" x 16'5"
Bedroom 1	3.24 x 4.04	10'8" x 13'3"
Bedroom 2	3.24 x 2.64	10'8" x 8'6"
Bathroom	2.00 x 2.15	6'7" x 7'1"
Gross Internal Area	61.58m²	662.84ft²
Balcony	2.02 x 3.63	6'7" x 11'10"

Note: Floorplans are not to scale and are indicative only. Location 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).

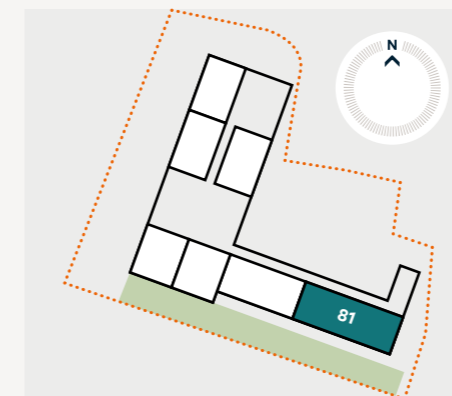
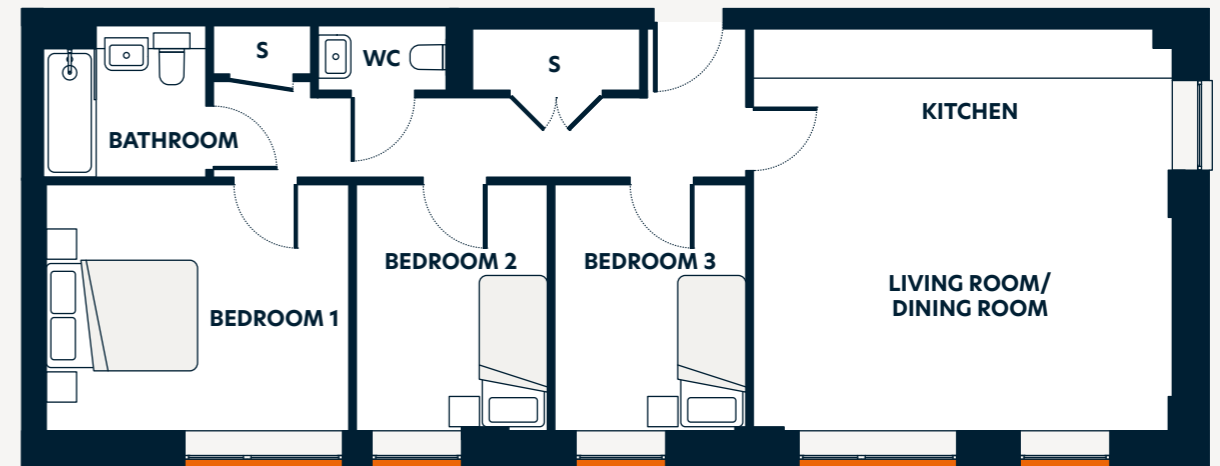
St James Square

Three bedroom apartment

Floor 3 - 81

Floorplan key

S Storage space
Blind fitted



Locator key

Plot 81

Dimensions	m	ft
Living Room/Dining Room	5.54 x 3.16	18'2" x 10'5"
Kitchen	5.54 x 2.15	18'2" x 7'1"
Bedroom 1	4.00 x 3.25	13'1" x 10'8"
Bedroom 2	2.52 x 3.25	8'3" x 10'8"
Bedroom 3	2.52 x 3.25	8'3" x 10'8"
Bathroom	2.15 x 2.00	7'1" x 6'7"
WC	1.69 x 0.85	5'6" x 2'8"
Gross Internal Area	76.38 m²	822.15 ft²

Note: Floorplans are not to scale and are indicative only. Location 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).

What our customers say

"This apartment is a long-term investment, and I am already planning to increase my equity share in a couple of years, and eventually buy my home outright."

Purchaser at Rochester Riverside



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

HOMES FOR BRIGHTON & HOVE

A joint partnership between:



A joint venture with Brighton & Hove City Council

St James Square is the first development to be built by the newly-formed joint venture between Hyde New Homes and Brighton & Hove City Council.

Called Homes for Brighton & Hove, the partnership is committed to delivering 1,000 quality homes specifically for lower income households.

New homes will be available to rent from Brighton & Hove City Council, and others will be available to buy as shared ownership homes from Hyde.

All homes will be energy efficient, helping to reduce energy demand and fuel costs for families.

For further information, please visit:
hyde-housing.co.uk/homes-brighton-hove

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For further information, please visit: hyde-housing.co.uk/homes-brighton-hove

About Hyde New Homes

Hyde New Homes is the award-winning affordable home ownership part of the Hyde Group, A leading G15 developer of homes for all needs and incomes, providing homes and services to over 95,000 customers across London and the South East. The 30-strong Hyde New Homes team sits within Business Development and provides expertise in sales and marketing.

Award winning design

Hyde plans to develop 7,500 homes over the next five years and is investigating ways to build further homes. As a not-for-profit business, surplus is invested to build more affordable homes.

Hyde's significant skills and experience are reflected in its approach to both new build and large-scale regeneration harnessing a multi-disciplined approach where all relevant stakeholders input into each scheme at an early stage to ensure the product is suited to its target audience and commercially viable.

Homes are generously-sized, striking a balance between style and functional design, appealing to a wide range of home buyers. Quality finishes, fittings and long-lasting materials are used and current sustainability standards employed using latest heating and insulation technology, to reduce fuel bills and cut emissions.

The focus is on customer satisfaction, innovative product, award winning design and locations, making Hyde's new homes attractive to buyers and investors alike.



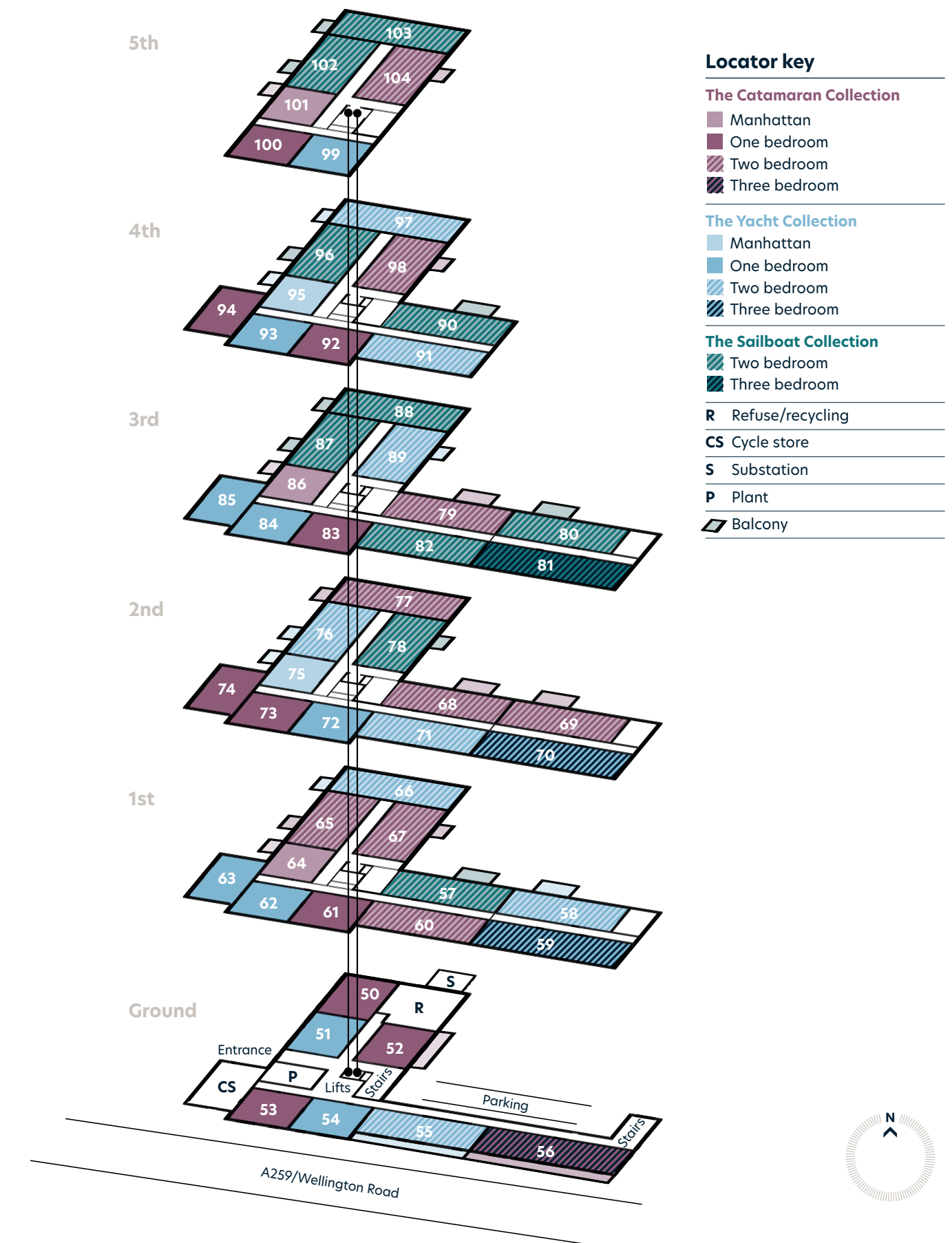
94% of our customers would recommend us to a friend

What our customers say

"We're so grateful for everything Hyde New Homes did for us. They understood that this was going to be our forever home and we weren't willing to settle for something that wasn't perfect."

Purchaser at Wing, Camberwell

Apartment locator





Hyde

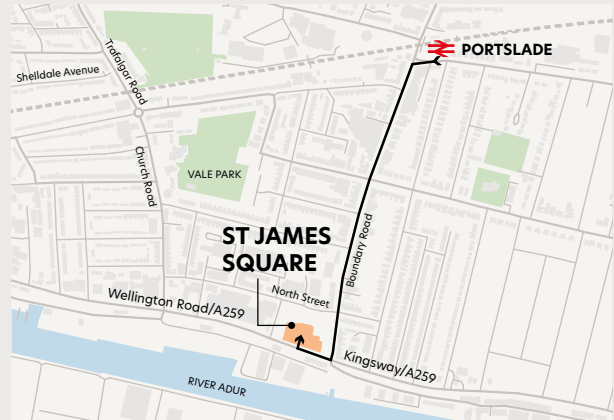
New Homes

Directions to St James Square

Sat Nav Address: BN41 1ET

Walking from Portslade Station

- Walk west towards Boundary Road/B2194
- Turn left onto Boundary Road/B2194
- Turn right onto Wellington Road/A259



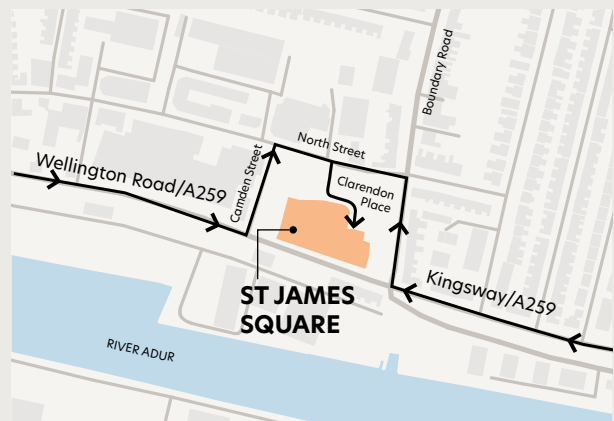
Driving to St James Square

Heading west on Kingsway/A259

- Turn right onto Boundary Road/B2194 (348 ft)
- Turn left onto North Street (223 ft)
- Turn left onto Clarendon Place (272 ft)
- Follow Clarendon Place round to the left, and the Sales parking area can be found beyond the automated gates

Heading east on Wellington Road/A259

- Turn left onto Camden Street (276 ft)
- Turn right onto North Street (200 ft)
- Turn right onto Clarendon Place (272 ft)
- Follow Clarendon Place round to the left, and the Sales parking area can be found beyond the automated gates



hydenewhomes.co.uk

+44 (0) 330 054 4926

Details correct at time of publication: January 2023

Disclaimer: Floorplans are not to scale and are indicative only. Location 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.

Occupiers of dwellings in the development:

a) Shall not be entitled to apply to the Council or to hold a parking permit (inclusive of resident, business and carers parking permits) in respect of on-street parking unless such Occupier is a holder of a disabled persons badge issued pursuant to section 21 of the Chronically Sick and Disabled Person Act 1990 and has first notified the Director in writing of that entitlement; and b) shall not be entitled to apply to the Council or to hold trades persons parking permits.

Any Occupier:

a) Who has an on-street parking permit or contract shall surrender such entitlement before taking up Occupation unless such Occupier is or becomes entitled to be a holder of a disabled persons badge issued pursuant to Section 21 of the Chronically Sick and Disabled Persons Act 1990 and the Occupier has first notified the Director in writing of such entitlement; and b) Shall not bring any motor vehicle to be brought on to the land to be left abandoned and/or parked within the Land other than in one of the approved and designated parking spaces; and (c) Shall not lease, sublet or assign any parking space allocated to them.