



LYON
QUARTER

STUDIO, 1, 2 & 3 BEDROOM APARTMENTS

WELCOME HOME

TO LYON QUARTER

Lyon Quarter will deliver a new collection of 154 studio, 1, 2 and 3-bedroom high specification Shared Ownership apartments across 4 contemporary blocks to the peaceful yet vibrant town of Hove.

There's something special about waking up in Hove, Brighton's laid-back neighbour. Each day is an opportunity to live exactly how you'd like. With its colourful blend of history, culture, art and coastal beauty, it's an ideal place for both individuals and families. No matter what you do, you can't go wrong as the development is ideally situated around all that Brighton and Hove have to offer, providing the perfect place to call your home.

Lyon Quarter offers high specification interiors and quality finishing touches with contemporary designs to suit modern living. Make the most of landscaped podium gardens in addition to a private balcony or terrace. There is space in every home to flourish and opportunity on your doorstep.

Designed to suit you.





SITE LOCATION

- | | | | |
|------------------------------------|--------------------------|--------------------------|------------------------|
| 1 LYON QUARTER | 4 BRIGHTON PIER | 7 ST ANN'S TENNIS COURTS | 10 HOVE CRICKET GROUND |
| 2 CHURCHILL SQUARE SHOPPING CENTRE | 5 ST ANN'S WELLS GARDENS | 8 BRIGHTON SEAFRONT | 11 GEORGE STREET |
| 3 WEST STREET | 6 BRIGHTON i360 | 9 HOVE LAWNS | 12 HOVE STATION |

NEARBY

- 1 HOVE STATION
0.7 miles
- 2 HOVE LAWNS
0.8 miles
- 3 GEORGE STREET
1.0 miles
- 4 BRIGHTON STATION
1.0 miles
- 5 BRIGHTON SEAFRONT
1.2 miles
- 6 BRIGHTON i360
1.2 miles
- 7 THE LANES
1.7 miles
- 8 PRESTON PARK
1.7 miles
- 9 BRIGHTON PALACE PIER
1.9 miles
- 10 THE ROYAL PAVILION
2.0 miles
- 11 PRESTON PARK STATION
2.1 miles
- 12 HOVE LAGOON
2.3 miles
- 13 BRIGHTON RACECOURSE
2.4 miles
- 14 WILD PARK NATURE RESERVE
3.8 miles
- 15 BRIGHTON & HOVE GOLF CLUB
4.1 miles
- 16 CHALKY DOWNS CAMPSITE
4.1 miles
- 17 BRIGHTON MARINA
4.2 miles
- 18 SOUTH DOWNS NATIONAL PARK
7.2 miles



Distances taken from google.co.uk/maps. Map not to scale.

TRAVELLING

Hove Station is a 4-minute cycle/drive away or a 14-minute walk. From here, travellers can reach Clapham Junction in under 1 hour and London Victoria in just over an hour. It takes only a few minutes longer to reach London Bridge. Brighton Station is walkable in 19 minutes or an 8-minute cycle/drive away.

Thameslink takes passengers to London Blackfriars in 1 hour 12 minutes and St Pancras International in 1 hour 23 minutes. Not forgetting the Gatwick Express, which speeds to the airport in only 32 minutes.



SEE WHERE LIFE TAKES YOU



DISTANCES FROM HOVE STATION



Travel times taken from google.co.uk/maps and are approximate only.

UP TO THE PARK

Up to the outdoors



DYKE RD. PARK

0.7 miles

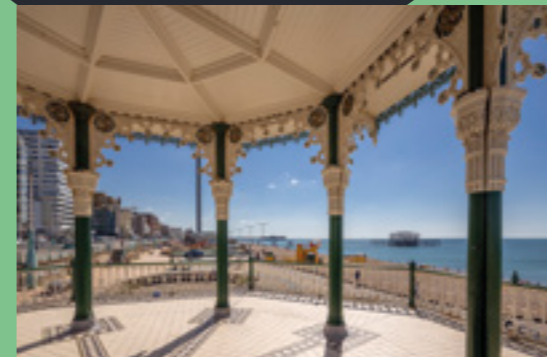
Lyon Quarter itself is set to be a sanctuary within the townscape but less than a 15-minute walk away, Dyke Road Park offers sports fields, a rose garden and Brighton Open Air Theatre – one of the area’s best kept secrets for comedy, music and theatre performances.



HOVE LAWNS

0.8 miles

Heading to the water, Hove Lawns stretches along the seafront with a backdrop of bright, white Georgian terraces. The ideal place for dog-walking, cycling and ball games.



BRIGHTON BEACH

1.2 miles

During the colder months, Brighton Beach, walkable within 20 minutes, is best enjoyed with a warm bag of salty chips as the sun sets over the sea. And in the summer, it’s a haven for sunbathing and swimming with soft pebbles and calm, lapping waves. The Grade II* Listed pier cannot be missed if you’re looking for an adrenaline rush on the roller coasters, or a cocktail with a view.



PRESTON PARK

1.7 miles

An 11-minute cycle away, all 63 acres of Preston Park are well-loved by locals. Whether you’re looking to relax amongst the wildflower gardens and rare trees, or visit the huge range of sports facilities (from basketball and tennis courts, to football pitches and even a historic cycling velodrome), there’s something for everyone. Pride and other major events call this park home.

TOP OF THE SHOPS

GEORGE STREET

All the essentials are found on George Street, only a 5-minute drive from Lyon Quarter. Drop into favourites such as Boots, Waterstones and The Body Shop and find a selection of independents selling homeware and gifts – Jaba Yard and Bert's Home Store, to name a few. For coffee and a flaky croissant, GAIL's Bakery and Costa have your back.

CHURCH HILL SQUARE SHOPPING CENTRE

In the centre of Brighton, Churchill Square Shopping Centre sits right on the beach, containing a food quarter and all the shops you could need, spread over two floors. Apple, Schuh, Zara and Urban Outfitters are just some of the brands found here, all located within a 20-minute walk from your doorstep.

THE LANES

A historical collection of narrow streets named The Lanes offers something completely different. Known for quirky galleries, jewellers, antique shops and world-class restaurants, an afternoon spent wandering around here is bound to provide some unexpected surprises. ART5 Gallery, Kellie Miller Arts and Paxton + Glew showcase contemporary artists from near and far. The boutiques of Nancy Meiland Parfums and Ayten Gasson Lingerie bring a touch of class. And PHOHM's floral design studio is the ideal spot for Pinterest-worthy home decor.



EAT Drink



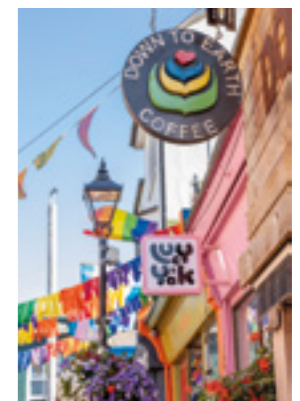
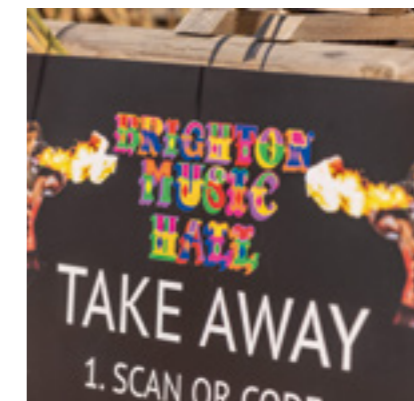
Whilst the seasonal menu at Cin Cin changes, you'll always find spectacular pasta and wine to match. Whereas at Little Fish Market, seafood is the focus and the set menu never disappoints. Both restaurants are featured in the prestigious Michelin Guide. For drinks, Gungho! are creative with their cocktails and head to The Bee's Mouth for an intimate pub with live jazz. The area surrounding West Street in Brighton, a 6-minute drive away, includes parades of restaurants, pubs, bars and clubs leading down to the beach.

If you're after a glass of bubbly and some fresh oysters, Riddle & Finns on the seafront is the place to go. The next road across, Middle Street, is home to Burnt Orange, where colourful small plates are washed down with martinis. And a few doors along, Twisted Lemon serves drinks big on flavour.

For something more laid back, Church Street is bustling with cafés and lunch spots such as The Gallery, Lavash and Crunch & Co (the best toasties in town). There are pubs for every occasion like The Black Horse, ideal for watching sports, or William the Fourth, a mellow spot for a Sunday roast.

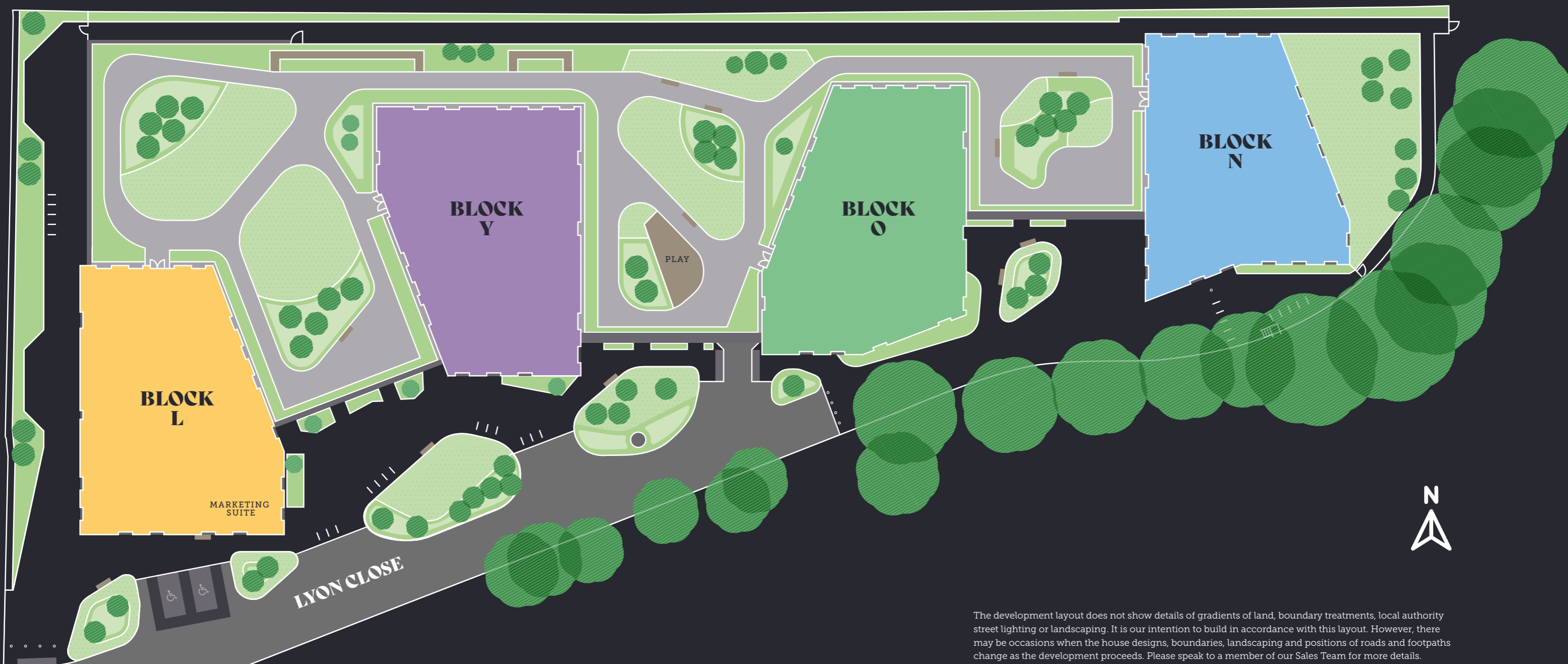
be merry

Hove is known for upmarket eateries with many nestled around Western Road, a 15-minute walk from Lyon Quarter.



SITEPLAN

A NEW COLLECTION OF STUDIO,
1, 2 & 3 BEDROOM HOMES ADJOINED
BY STUNNING PODIUM GARDENS.



The development layout does not show details of gradients of land, boundary treatments, local authority street lighting or landscaping. It is our intention to build in accordance with this layout. However, there may be occasions when the house designs, boundaries, landscaping and positions of roads and footpaths change as the development proceeds. Please speak to a member of our Sales Team for more details.



KITCHEN / LIVING ROOM

- Contemporary handleless gloss pearl grey cabinets
- Antique steel worktops
- Plaza cashmere units with aged copper worktops*
- Glass splashback in pewter
- Indesit electric single built-in fan oven in stainless steel
- Indesit 4-ring ceramic hob
- Indesit integrated cooker hood
- Indesit integrated fridge/freezer
- Indesit integrated dishwasher in white
- Single lever tap in chrome
- Single sink & drainer in stainless steel

BATHROOM

- Steel bath in white with glass screen to main bathroom
- Dual control chrome shower mixer to main bathroom and en suite
- Contemporary chrome shower mixer to main bathroom and en suite
- Back-to-wall WC in white with dual flush plate
- Hand wash basin in white with single lever chrome tap
- Glass shower door with chrome finish
- Square flat top shower tray in white acrylic stone resin to en suite
- Straight chrome towel rail holder

FINISHES

- Absolute white to hallway, living room, bedroom and kitchen walls
- Pure brilliant white to ceilings and coving
- Ladder style internal doors in painted white gloss with a satin finish
- White PVCu windows with white gloss window boards
- White ash Amtico flooring to living room and kitchen
- Neutral greige carpet to bedrooms
- Light stone natural tiling to main bathroom and en suite
- Woodland grey polyflor to wet rooms*

The specification of the properties is correct at the date of print but may change as building works progress. Any images are indicative of the anticipated quality and style of the specification and may not represent the actual furnishings and fittings of the properties. Unless specifically incorporated in writing into the sales contract the specification is not intended to form part of any offer, contract, warranty or representation and should not be relied upon as a statement or representation of fact. *Applicable to accessible units only.

Specification

SHARED OWNERSHIP

Have it your way

If you decide to use the Shared Ownership scheme you'll soon realise that it's a more affordable way to buy your own home in Brighton & Hove.

Shared Ownership is another way to buy your home. You buy a percentage and pay rent on the rest. Guinness Homes owns part of it – but you're living there, you decorate it and decide when to sell.

Buying a percentage means a smaller deposit and a smaller mortgage. It's a sooner first step on the ladder for lots of people. In most cases, you can carry on buying further shares to own it 100%.

WHAT IS Shared Ownership?

Shared Ownership is a government-backed scheme that enables you to buy a share of a home; this is typically between 25% and 75% of a property's total value.

You will pay a mortgage on the share of the home you've bought and a lower rent to Guinness Homes on the remaining share that you do not own.

As you're buying a share of a home, the deposit required is based on the share of the home you're buying, making it smaller-than-average when compared to the open market.

CAN I INCREASE my shares?

The share of the home you purchase will be based on what you're able to comfortably afford. However, if your finances change and you wish to own more shares in your home, you can do what is known as 'staircasing' – whereby you increase your share a minimum of 5% at a time (but you can buy more if your affordability allows it). More shares, means even lower rent. Buying more shares in a home means you own a larger percentage of that home.

OTHER COSTS to consider

Alongside paying your mortgage and rent, you'll likely pay a service charge which helps to maintain the building. In some instances, you may pay an annual ground rent, which helps to maintain landscaped areas of a development. Our knowledgeable Sales Team can provide you with more information on this.



BUILDING FOR THE FUTURE

We're one of the biggest housing and care providers in the country, with over 66,000 homes across the UK and over 140,000 customers.

We're focused on improving people's lives by building new homes and improving services, and we've been doing it for 130 years. We combine our deep heritage with our forward-thinking ambition and commitment to sustainability.

We recognise that the world around us is changing, and while our purpose will always remain the same, we're constantly evolving to make sure we're building energy-efficient homes that last for future generations.

RESIDE



All content within this document is indicative only. Guinness Homes reserves the right to make any changes at any time. Please speak to a member of our Sales Team for up-to-date information when reserving your new home. Information is correct at the time of going to print. October 2023.



SALES AND MARKETING SUITE:

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