



# Circus Street Courtyard Apartments

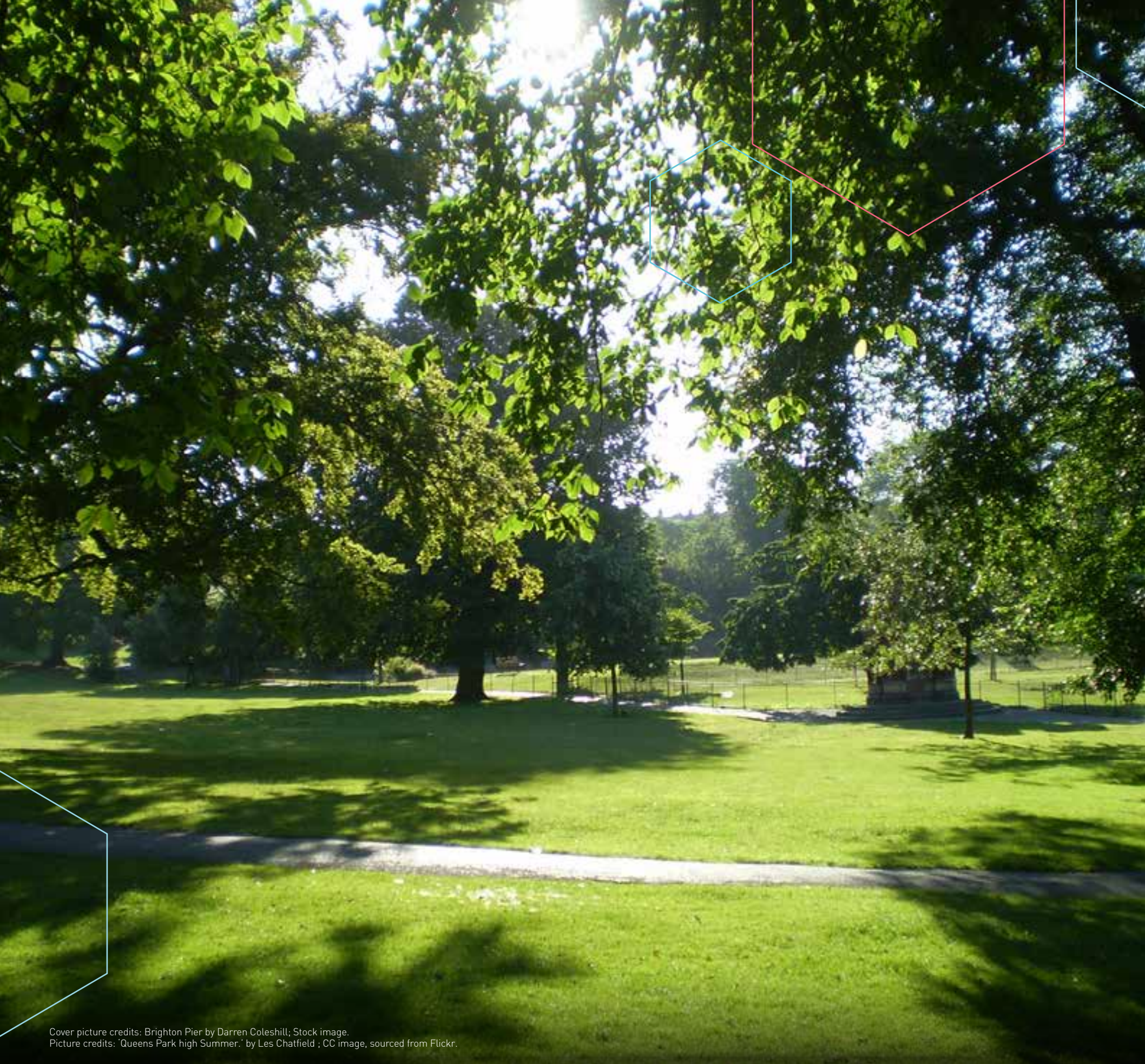
Brighton, East Sussex, BN2 9QF

A collection of full wheelchair-specification apartments, available for Shared Ownership  
8 homes available



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HOUSING





# A new home on the South coast

Welcome to Circus Street Courtyard Apartments  
– a new collection of wheelchair-accessible homes  
available for Shared Ownership.

Centrally located in the vibrant city of Brighton and Hove, Circus Street is a rare opportunity to acquire a specially designed new home on England's south coast.

The Courtyard Apartments have been created with practicality and functionality in mind from the outset. Living spaces, kitchens and bedrooms are designed for maximum freedom of movement, meeting the Greater London Authority's Wheelchair Accessible Housing Standards. In addition, all our homes feature modern exteriors and contemporary interiors.

With regular train services to central London, Circus Street is the ideal location for easy and level access to both the seaside and the big city – perfect for those downsizing, first-time buyers, singles and couples or young families with wheelchair accessible requirements.



# Welcome to Brighton

Circus Street is situated in the beautiful seaside town of Brighton – one of the most desirable places to live on England’s south coast.

Brighton has been called “the happiest place to live in the UK” by Sky News, and the UK’s “hippest city” by The Guardian: the town is never lacking for sights and sounds, and London is just over an hour away by train.

Circus Street Courtyard Apartments are located in central Brighton, near King George IV’s architecturally unique summer palace – the Royal Pavilion.

The area was once a municipal market and is being transformed into a vibrant new quarter for the city – an exciting and eclectic mix of education, commercial, retail and residential space.

This fresh, urban community will benefit from all the amenities you would expect to find in a well-connected city location; supermarkets and boutique businesses as well as a nearby doctor’s practice and numerous local schools. Clubs and local associations offer a range of activities that are available to everyone of all ages and abilities.

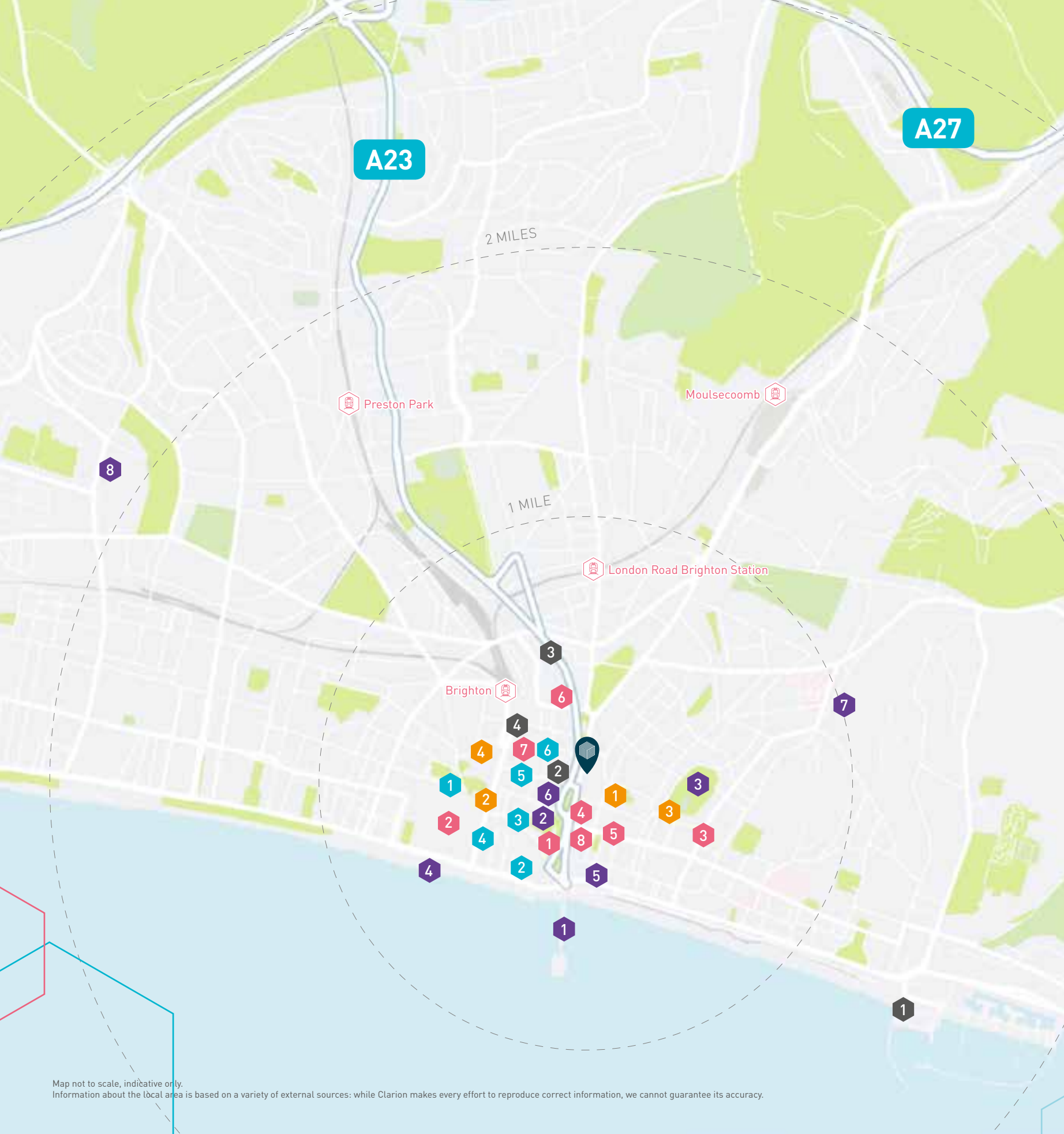
When it comes to entertainment, Brighton has a wide variety of opportunities for fun, leisure and relaxation. Head down to the beach and the Brighton Palace Pier for some sun; restore your energy with great food at at both independent and well-known pubs, cafes and restaurants – the challenge will be to visit them all. Catch a show at Komedia Brighton, the Theatre Royal or the Brighton Dome – or see a new blockbuster at the Odeon. Attractions nearby include Stanmer Park, Sea Life, the i360 and Brighton’s many museums and art galleries – so you’ll never run out of things to do here.

Information about the local area is based on a variety of external sources: while Clarion makes every effort to reproduce correct information, we cannot guarantee its accuracy.



Picture credits, left to right and top to bottom: 'Brighton Museum.' by George Redgrave; 'Brighton town.' by Kotomi; CC images, sourced from Flickr; Beach by Delphine Ducaruge, Stock image.





A23

A27

2 MILES

1 MILE

Preston Park

Moulsecoomb

London Road Brighton Station

Brighton

Map not to scale, indicative only.  
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# What's nearby



**Circus Street Courtyard Apartments** - Brighton, East Sussex, BN2 9QF

Choose from a range of restaurants, pubs and leisure facilities – or head down to the Palace Pier.



## Food & drink

- 1 The Craft Beer Co.
- 2 Pitcher and Piano
- 3 Bath Arms
- 4 Ask Italian
- 5 Franco Manca
- 6 Bill's



## Schools

- 1 Carlton Hill Primary School
- 2 Middle Street Primary School
- 3 Royal Spa Nursery School
- 4 St Paul's C of E School and Nursery



## Fitness & leisure

- 1 David Lloyd gym at the Marina
- 2 The Prince Regent Swimming Centre
- 3 PureGym Brighton
- 4 Fitness First



## Amenities

- 1 The Lanes
- 2 Churchill Square Shopping Centre
- 3 Co-op
- 4 Sainsbury's
- 5 Morrison's
- 6 Aldi
- 7 North Laine Bazaar
- 8 Pavilion Surgery



## Attractions and parks

- 1 Brighton Palace Pier
- 2 Brighton Pavilion & Gardens
- 3 Queens Park
- 4 Brighton Beach
- 5 Sea Life Brighton
- 6 Brighton Museum and Art Gallery
- 7 Brighton Racecourse
- 8 Hove Greyhound Stadium

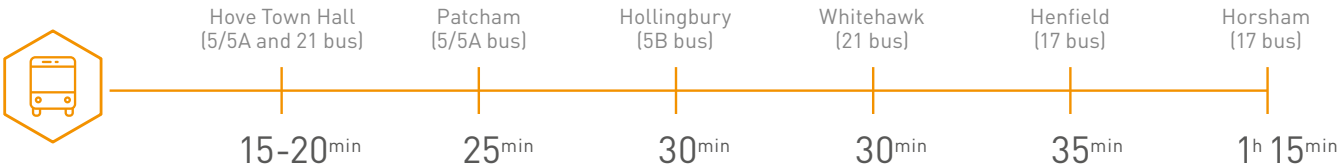


# Transport links

Brighton has excellent connections to other major destinations in the wider South East.

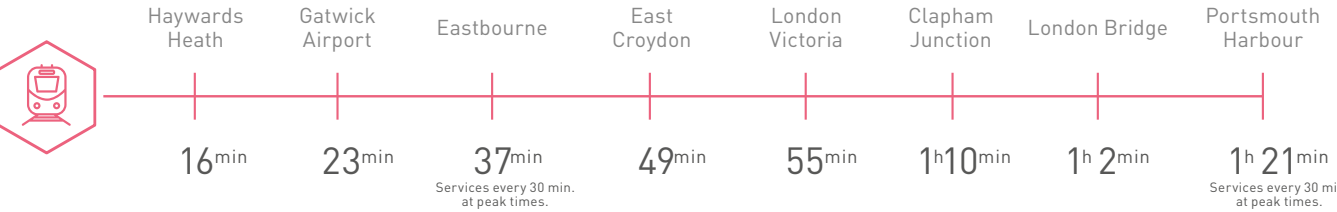


Regular buses run from the North Road East stop on Gloucester Place near Circus Street. The 17 and 21 services run approximately every 30 minutes, while the 5/5A/5B runs approximately every 10 minutes.



Brighton and Hove's Bike Share scheme offers smartbikes for hire at many locations around central Brighton and Hove. There is a bike hub very close to Circus Street, and users can pay per minute or pay an annual flat fee. Full details and a map of bike hire locations are available at [www.btnbikeshare.com](http://www.btnbikeshare.com)

Journey times are from Brighton station at peak hours\*. All services listed run approximately every 10-15 minutes at peak times (except for destinations indicated).



Map not to scale, indicative only.

\*Journey times sources: Nationalrail.co.uk, Google Maps and bustimes.org. Train travel times are measured from station (not development) and are for the quickest single service during weekday morning peak hours (6.30am-9.30am). Car journey times are given for off-peak weekday journeys but may change depending on time, day and traffic. Bus journey times are given for off-peak weekday journeys between stops (unless a night service applies), but may change depending on time, day and traffic.

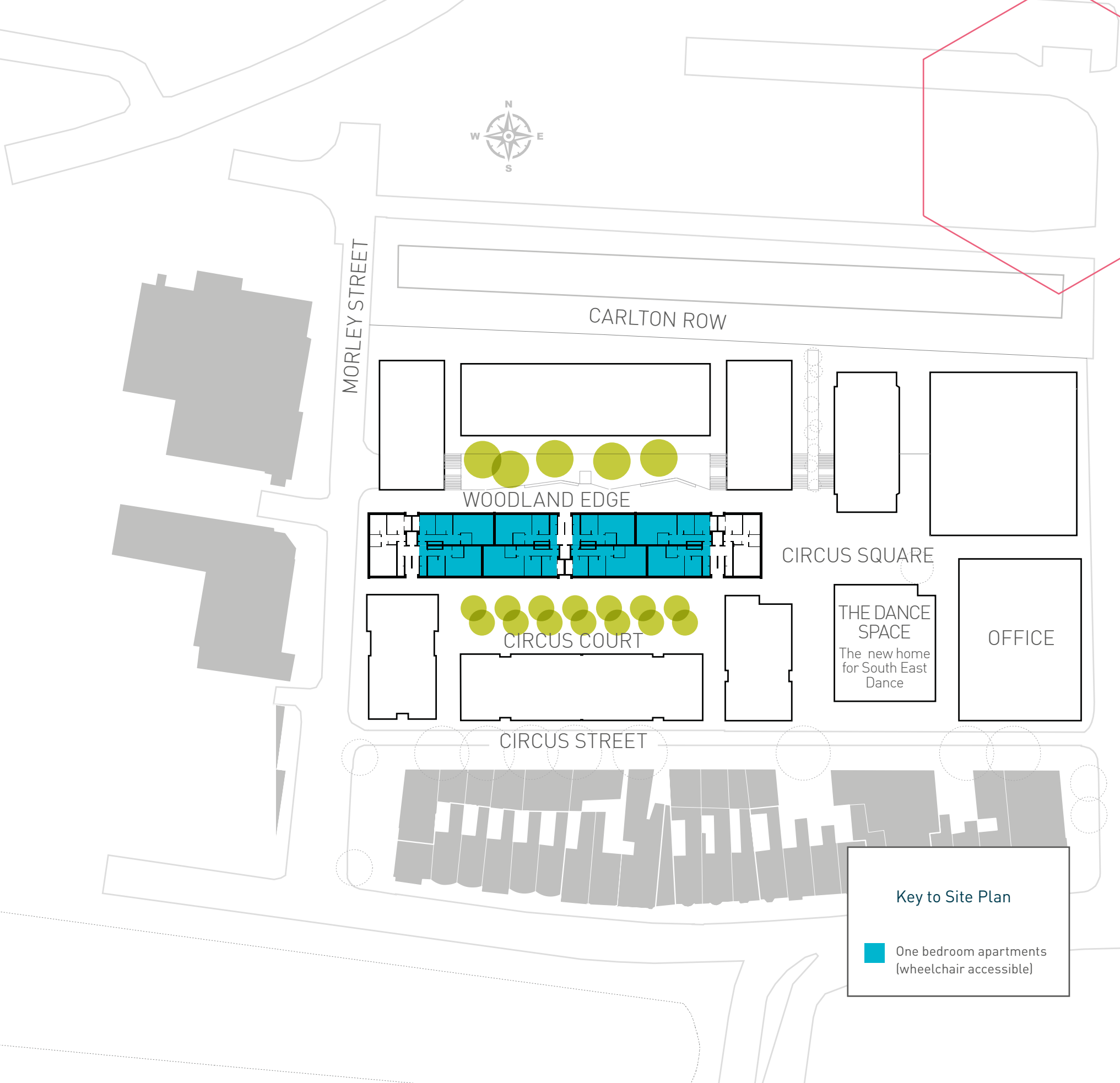
# Explore Circus Street

Circus Street Courtyard Apartments are situated at the junction of Morley Street and Circus Street, near the centre of Brighton.

The development will create a new streetscape along Circus Street – a bright, modern building with varied scales and styles that pays homage Brighton’s architectural heritage.

The Courtyard Apartments wheelchair-accessible homes are all located on the ground floor of one of the four primary buildings around an interior courtyard. All homes are designed to meet the Greater London Authority’s Wheelchair Accessible Housing Standards, with appropriate turning circles in living spaces and adequate scope in kitchens as well as fully accessible shower rooms. All apartments also have their own balconies for your enjoyment.

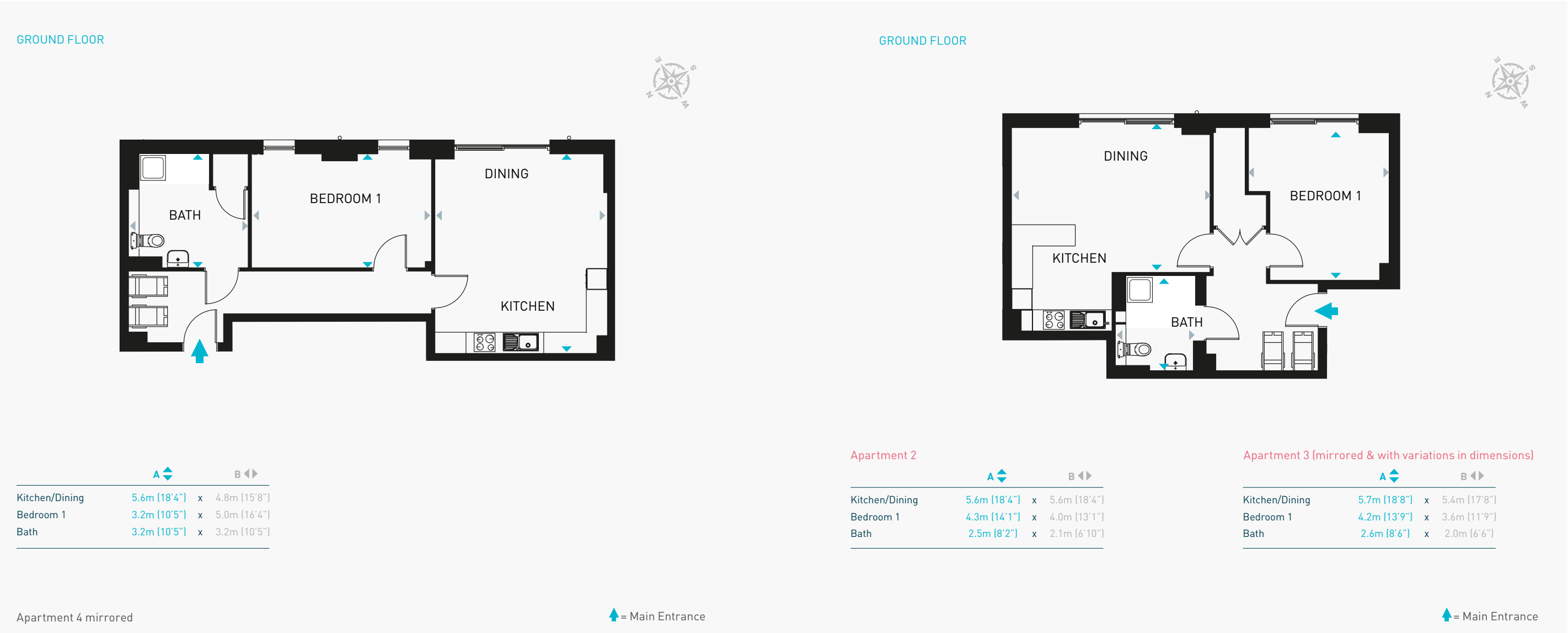
In communal areas, access ways have been carefully designed to allow integrated bicycle and general storage spaces, as well as dedicated bicycle storage for each apartment. A significant additional benefit is that each apartment has its own wheelchair accessible parking space within the adjacent block. If having a car is essential to your quality of life, Circus Street Courtyard Apartments will not disappoint.



Map not to scale, indicative only.

# One bedroom apartment

Apartments 1 and 4 – 68m<sup>2</sup>  
121 and 94 Circus Street, East Sussex, BN2 9QF

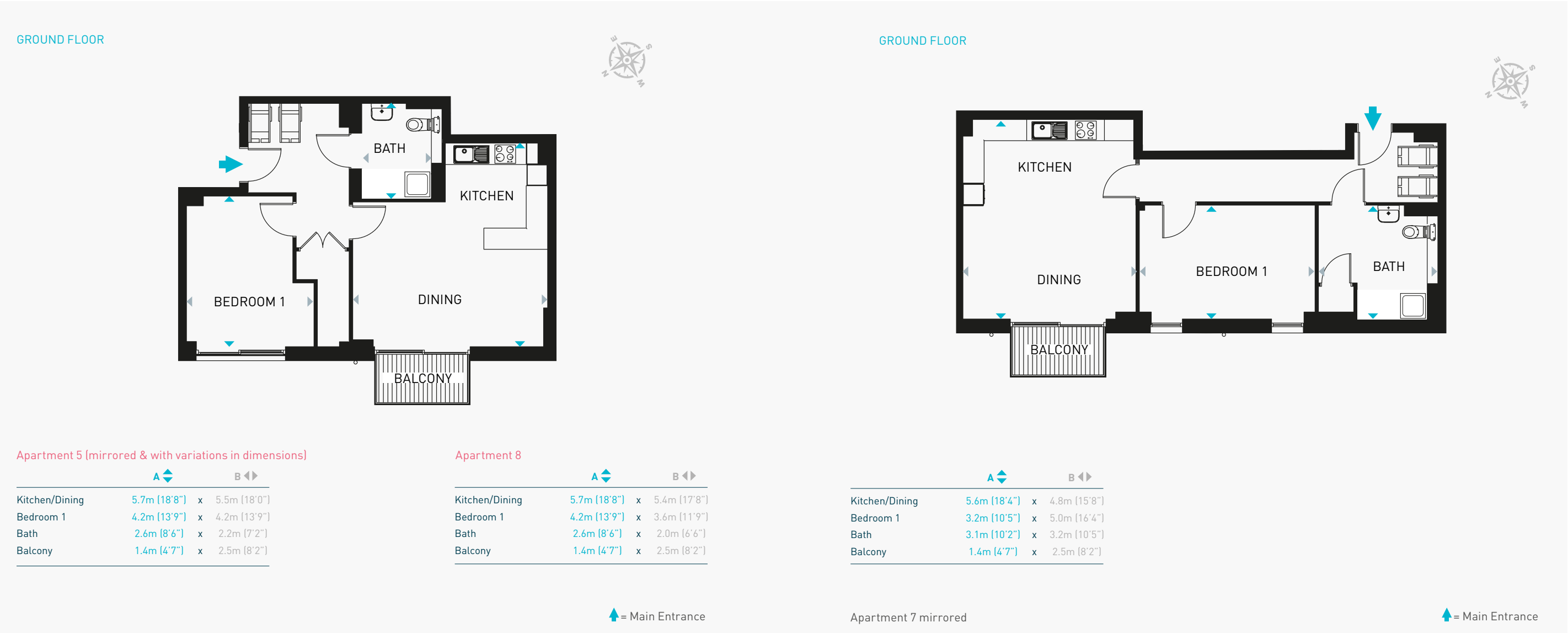


The kitchen and dimensions on the following floorplans are for guidance only. Dimensions are rounded down to one decimal point and are taken from the points indicated and are not intended to be used for carpet sizes, appliance space or items of furniture. The sq m and sq ft are measured as gross internal areas using the RICS code to measuring. Apartment layouts shown here are for approximate measurements only. All measurements and areas may vary within a tolerance of 5%. Wardrobe layouts and locations are indicative only. Balconies may vary in size. Window arrangements may vary from floor to floor. Please speak to your Sales Executive for details.



# One bedroom apartment

Apartments 5 and 8 – 61m<sup>2</sup>  
95 and 74 Circus Street, East Sussex, BN2 9QF







# Specification

Circus Street Courtyard Apartments come with a selection of quality modern appliances, fittings and finishes.

There are fully fitted kitchen units, selected appliances and floor coverings throughout. All homes are decorated in neutral colours making it easier to add elements that suit your individual decorative style.

## Kitchen

- High gloss units and matching worktops
- Sink with swivel mixer taps
- Zanussi induction hob with stainless steel splash-back and chimney hood, built-in single oven
- Zanussi integrated 70/30 fridge/freezer
- Space available for dishwasher installation
- Flexible strip lighting beneath wall, base and tall units
- Flooring to the kitchen area

## Bathroom

- Level-access shower with thermostatic shower mixer
- Shower curtain
- Heated chrome towel rail
- Shaver socket
- Flooring to all wet areas

## Bedrooms

- Carpet to bedrooms

## Finishes

- White emulsion to walls and ceilings
- Woodwork finished in white satin

## General

- Predicted Energy Rating: B
- Secure parking space for each home

Whilst every effort has been taken to ensure that the information here is correct, it has been supplied as a guide. Clarion reserves the right to amend the specification as necessary and without notification.

\* Previous Clarion development photography, indicative only



# Shared Ownership

## What is Shared Ownership?

Shared Ownership is an excellent way for people to take their first step onto the property ladder. Buyers purchase a share of between 25% and 75% of the property's value, and pay a subsidised rent on the remaining share.

## Am I eligible?

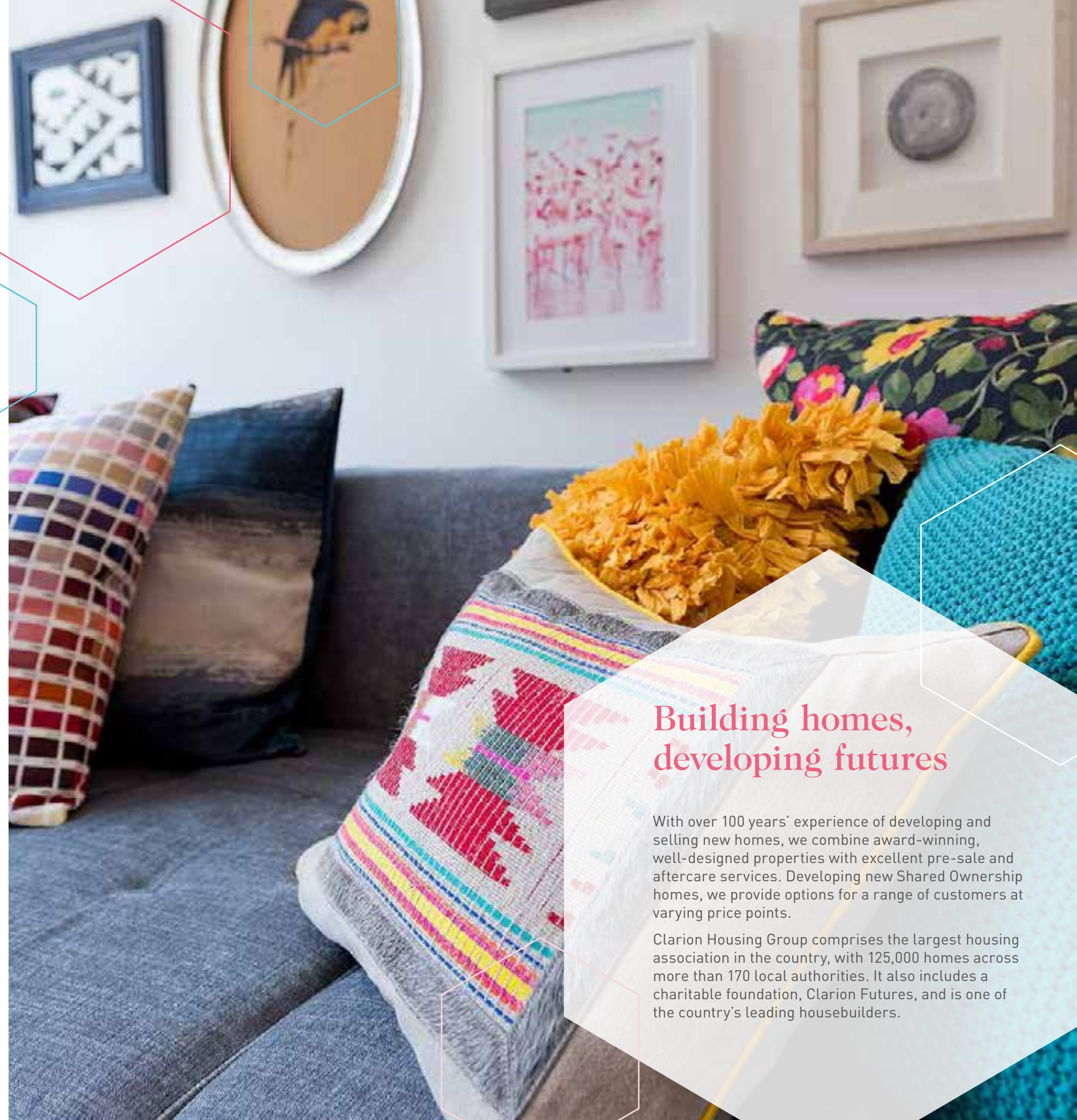
To be eligible for a Shared Ownership home at Circus Street Courtyard Apartments

- You must be at least 18 years old.
- You cannot afford to buy a home suitable for your needs on the open market. You will need sufficient savings for a mortgage deposit and a clean credit history to qualify for a mortgage.
- Your annual household income must be less than £80,000
- You must be a first time buyer or existing shared owner. If you already own a home, you need to move but you cannot afford to, then please discuss your situation with us. There are some circumstances under which you could be eligible.

In line with government priorities, priority for Shared Ownership homes is awarded to serving military personnel and former members of the British Armed Forces honourably discharged in the last two years. People who live or work in the local area also receive priority. We welcome applications from everyone and will try and help if we can.

**Shared.ownership@myclarionhousing.com**  
**T: 020 7378 5638**

All images displayed throughout are an example of Clarion homes only, and may not correspond exactly to the available homes described in this brochure.



## Building homes, developing futures

With over 100 years' experience of developing and selling new homes, we combine award-winning, well-designed properties with excellent pre-sale and aftercare services. Developing new Shared Ownership homes, we provide options for a range of customers at varying price points.

Clarion Housing Group comprises the largest housing association in the country, with 125,000 homes across more than 170 local authorities. It also includes a charitable foundation, Clarion Futures, and is one of the country's leading housebuilders.



**Register your interest now  
by contacting our sales team below**

[shared.ownership@myclarionhousing.com](mailto:shared.ownership@myclarionhousing.com)

020 7378 5638

[www.myclarionhousing.com/sharedownership](http://www.myclarionhousing.com/sharedownership)

**Disclaimer:** All floor plans in this brochure are for general guidance only. Measures are from plans and 'as built' dimensions may vary slightly. Any dimensions shown are not intended to be used for carpet sizes, appliances, spaces or items of furniture. These particulars do not constitute any part of an offer or contract. Clarion 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, Clarion does not warrant the accuracy or completeness of this information. Particulars are given for illustrative purposes only. Clarion 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 Clarion 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 Clarion. Clarion supports the development of mixed tenure developments and is proud to provide homes for affordable rent and Shared Ownership at Circus Street. We may change the tenure of some homes subject to demand.

December 2018



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