

CAXTON HOUSE

SHOREHAM-BY-SEA | WEST SUSSEX

14 Individual Luxury, Spacious 1, 2 and 3 Bed Apartments

Jacobs | ^{est. 1981} Steel
living property

LIVE & BREATHE LUXURY

Caxton House is a unique collection of just 14 breathtaking one, two and three bedroom apartments in the heart of Shoreham-by-Sea.

Emanating luxury, each of the originally designed homes will benefit from a mezzanine, patio terrace or both; a secure entrance lobby, fully integrated kitchens and underfloor heating; making them perfect for modern day living.

Designed by Dunn Architects & Blade Consulting and developed by London & South East based property developers Urban-Re, the apartments contribute positively towards Shoreham's regeneration, with sustainability and convenient living in mind.

Urban-Re work and interact with some great professionals who design, build and develop super high-quality schemes; and Caxton House is no exception to the reputable projects that Urban-Re are known for.



Computer Generated Illustration



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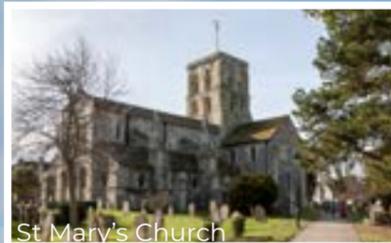
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Computer Generated Illustration



East Street, Shoreham



St Mary's Church



Shoreham Harbour



Brighton Pier



The South Downs

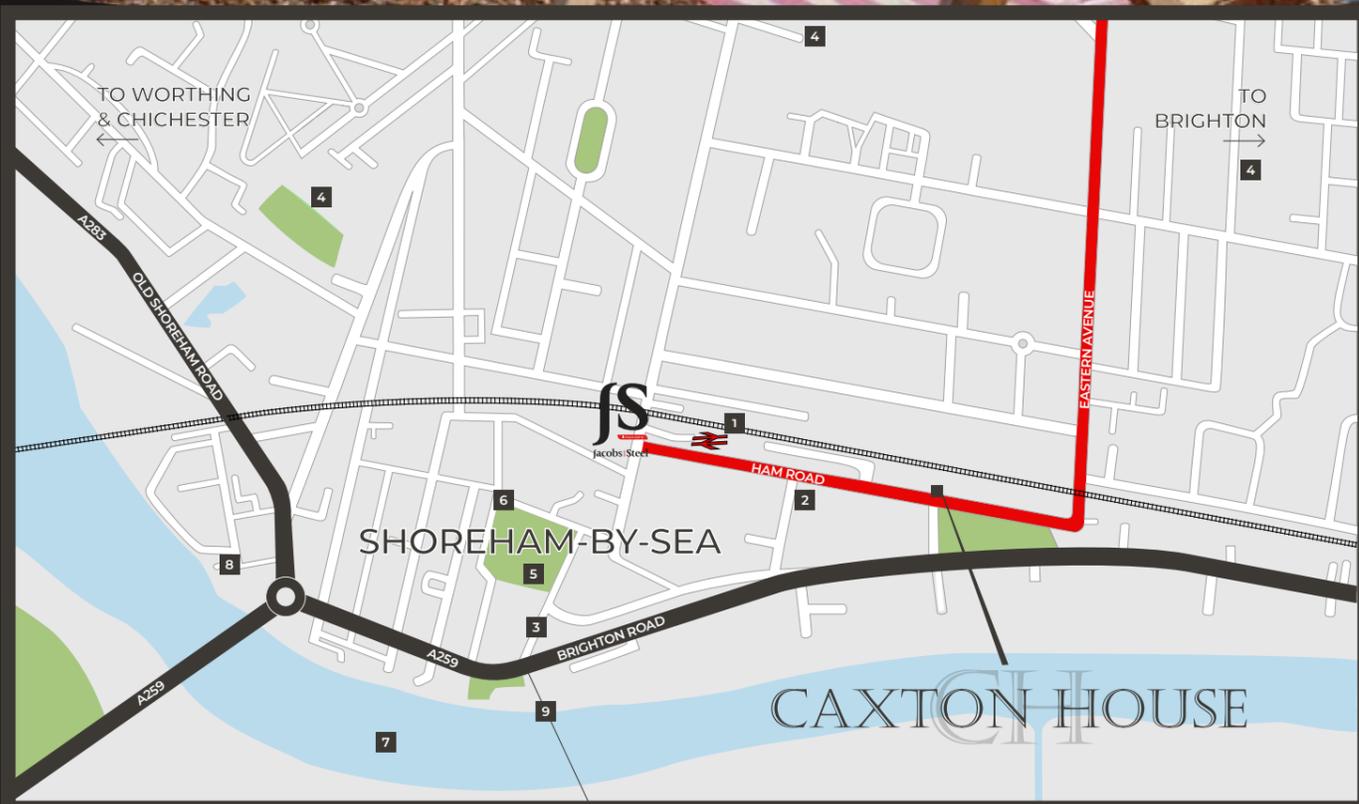


IN THE HEART OF IT ALL

Shoreham-by-Sea is a thriving, up-and-coming seaside town, benefitting from the perfect location. Nestled in the middle of the breath-taking Sussex coastline, the South Downs and the Adur River, it is also extremely accessible; despite it's natural beauty.

Caxton House apartments are situated within the heart of Shoreham town centre, which boasts a wealth of restaurants, bars, cafes and shops. The development is also positioned just a few minutes walk from Shoreham Train Station which benefits from frequent, direct services to all the major towns and cities including Worthing, Chichester, Portsmouth, Southampton and Brighton. Central London is directly accessible in under an hour and a half; and there are regular trains to Gatwick Airport.

Journeys by road are also straightforward, whether taking the scenic route along the A259 coast road or the A27 main road which stretches from East Sussex all the way to Wiltshire.



TRAVEL INFORMATION

MAP KEY

1. Shoreham Train Station
2. Co-Op Supermarket
3. Local Shops
4. Schools
5. St Mary De Haura Church
6. Library
7. River Adur
8. Ropetackle Arts Centre
9. Shoreham Adur Ferry Bridge

CAXTON HOUSE TO:

Shoreham Train Station	0.3 miles
Local Shops	0.3 miles
Shoreham Beach Green	0.9 miles
Shoreham Fort	1.7 miles
Shoreham (Brighton City) Airport	1.3 miles
Worthing	5.3 miles
Chichester	24 miles
Brighton	6 miles
Gatwick Airport	28 miles
London	52.7 miles

SHOREHAM STATION TO:

Worthing Central	10 mins
Hove	16 mins
Brighton	21 mins
Chichester	38 mins
Gatwick Airport	46 mins
Portsmouth	1 hr 4 mins
Southampton Central	1 hr 34 mins
London Victoria	1 hr 20 mins
London Bridge	1 hr 30 mins

SPECIFICATIONS

Individually Designed Kitchens

- High quality gloss or oak finish work surfaces
- Soft close drawers & cupboards
- High specification stainless steel integrated single oven
- High specification electric ceramic hob & extractor hood
- Integrated fridge-freezer
- Integrated dishwasher
- Inset stainless steel sink with brushed chrome mixer tap
- Underfloor heating

Bathrooms & En-Suites

- Modern tiled bathrooms
- Most main bathrooms have bath with shower over
- Contemporary white basin with chrome fittings
- Heated towel rails
- Fully tiled walk in shower to en-suite
- Tiled floor with underfloor heating
- Thermostatically controlled shower

Internal Finishes

- Built in wardrobes in bedrooms
- Hard wearing, engineered wood flooring to living & dining areas
- High quality carpets in bedrooms
- Contemporary, high specification internal doors with brushed chrome finishes
- Utility cupboard for storage, with plumbing for washing machine
- Feature grey aluminium windows and patio doors (where applicable)

Technology & Electrical

- Virgin superfast TV cables fitted
- TV Points to master bedroom and living room
- BT 1g FTTP or BT 30+ MPS FTTC Broadband
- LED and low energy lighting

Security

- 10 year warranty with Buildzone
- Video entryphone with communal door system
- Security lock on apartment doors with chain and viewer



Environmental Performance

- Underfloor heating or radiators throughout, with thermostat control
- Energy performance 'A' rated electric boiler & hot water storage
- Energy performance 'A' rated kitchen appliances
- LED lighting
- High grade insulation throughout

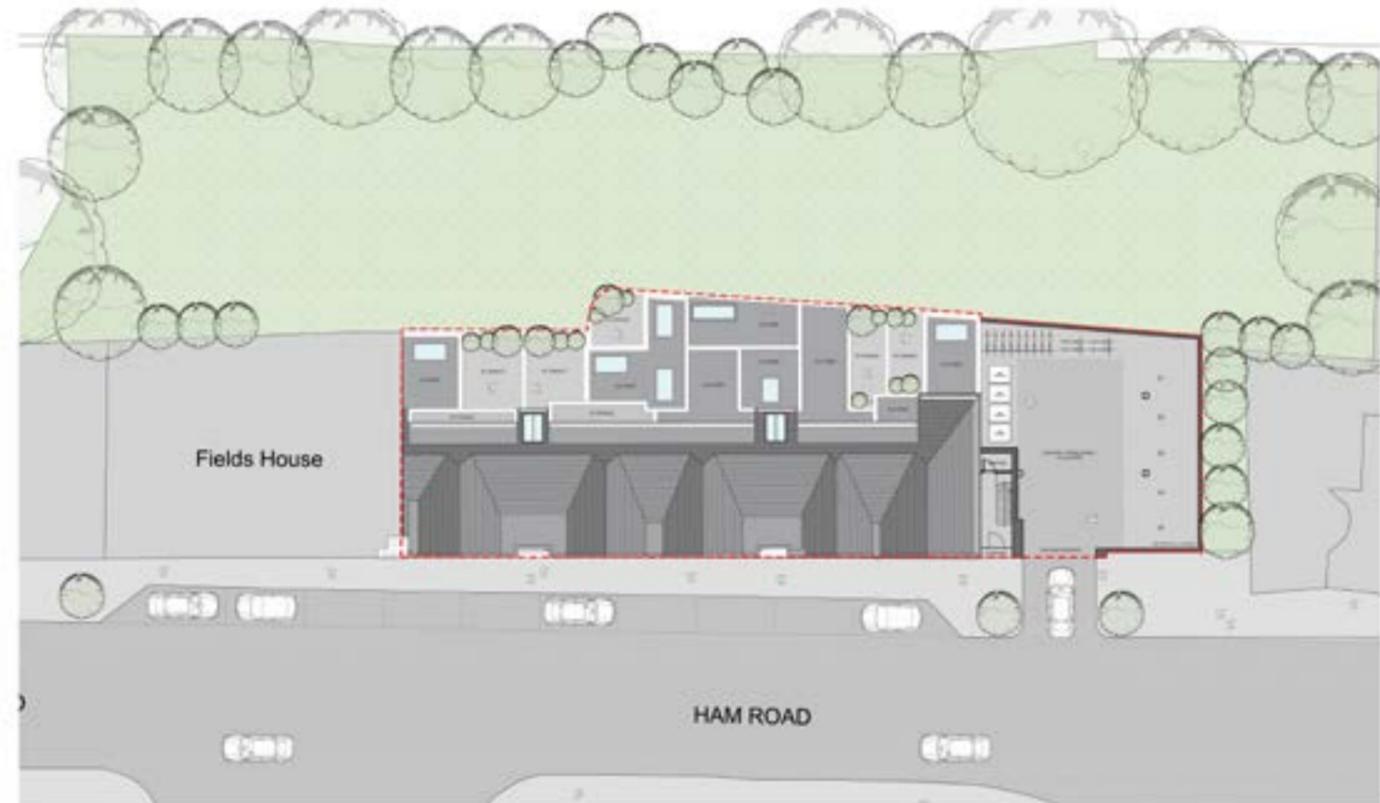
Communal Areas

- Secure doors to entrance lobby
- Postal boxes
- Cycle storage
- Recycling and refuse store
- Parking available (on selected apartments)

Management & Maintenance

- 999 year lease
- Maintenance cost expectation: £500 per annum

SITE PLAN





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