

HOME^x

AT PRESTON BARRACKS

SHARED OWNERSHIP



NEW HOMES
INSPIRED BY YOU
BUILT FOR YOU



HOME^X

A new neighbourhood for Brighton. A next generation community of studio, one, two and three bedroom apartments and triplexes. A home of your own to hit refresh, for meets and greets. A place for connected quality of life; part of the Preston Barracks regeneration with everything you need on your doorstep. Founded on experience. Designed with insight.

Brought to you by Optivo.



We've 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.

X marks your spot to work out, work well, live better. A smart place to grow your ideas, your business, your family. An investment in your future. With flexible ways to buy through Optivo including Shared Ownership, stepping onto the property ladder is more affordable and comes with a helping hand.



A new neighbourhood for North Brighton

Preston Barracks: one of Brighton's biggest ever regeneration projects.

All you need to live and work. Just around the corner. Café society, eat and drink alfresco. Yours to explore.

Pocket parks, and public squares. Precious green space and landscapes. Pump it on the fitness trail, feel that Brighton buzz.

Local life, local business, Plus-x, on site. Inspiring flexible workspace, connected, collaborative. On the doorstep.

Your neighbourhood. Your home, starting out or scaling up.

Your choice: studio, one, two or three bedrooms.



Hove

i360 Tower

South Downs

The Lanes

HOME^XChurchill Square
Shopping CentreBrighton
StationMoulsecoomb
StationBrighton
BeachRoyal
Pavilion

Convenient and connected to the Brighton buzz and beach beyond

Home X to the beach is a direct line down Lewes Road.

Walk Brighton. Scoot Brighton. Bike Brighton.
If you fancy, bus Brighton. No need to drive it.

Moulsecoomb station is a stone's throw away,
to take you up and down the coast.

Buses on your doorstep, taking you into town,
or out to Portslade, 24 hours a day (with N25).

And from Brighton, if you ever want to leave,
train it to London in less than an hour,
with loads of services. Or 64 miles in the car.





Shared Ownership at Home X

Wondering if Shared Ownership is right for you?

Shared Ownership is designed to make stepping onto the property ladder more affordable. If you are unable to raise a large enough mortgage to buy a home, or perhaps you have a good income but not enough deposit, Shared Ownership could be your answer.

If you don't currently own a home, your household income is less than £80,000, and you have savings to cover your deposit and standard buying fees, Shared Ownership with Optivo could be what you're looking for.

We have a team on hand to help you as part of your journey with Optivo.

To get started all you need to do is choose your Home X.

*Eligibility criteria applies. Ask our sales team for more details.

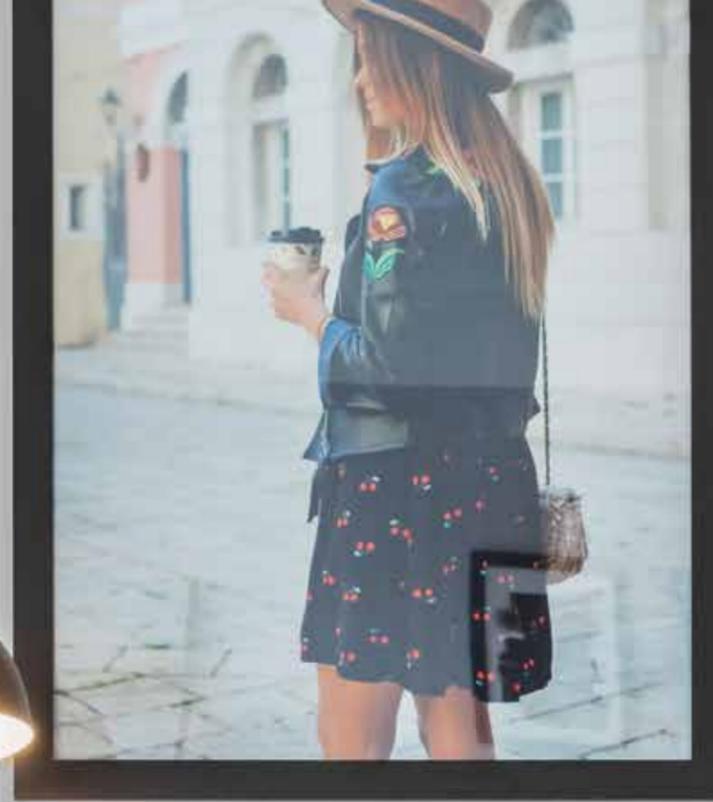
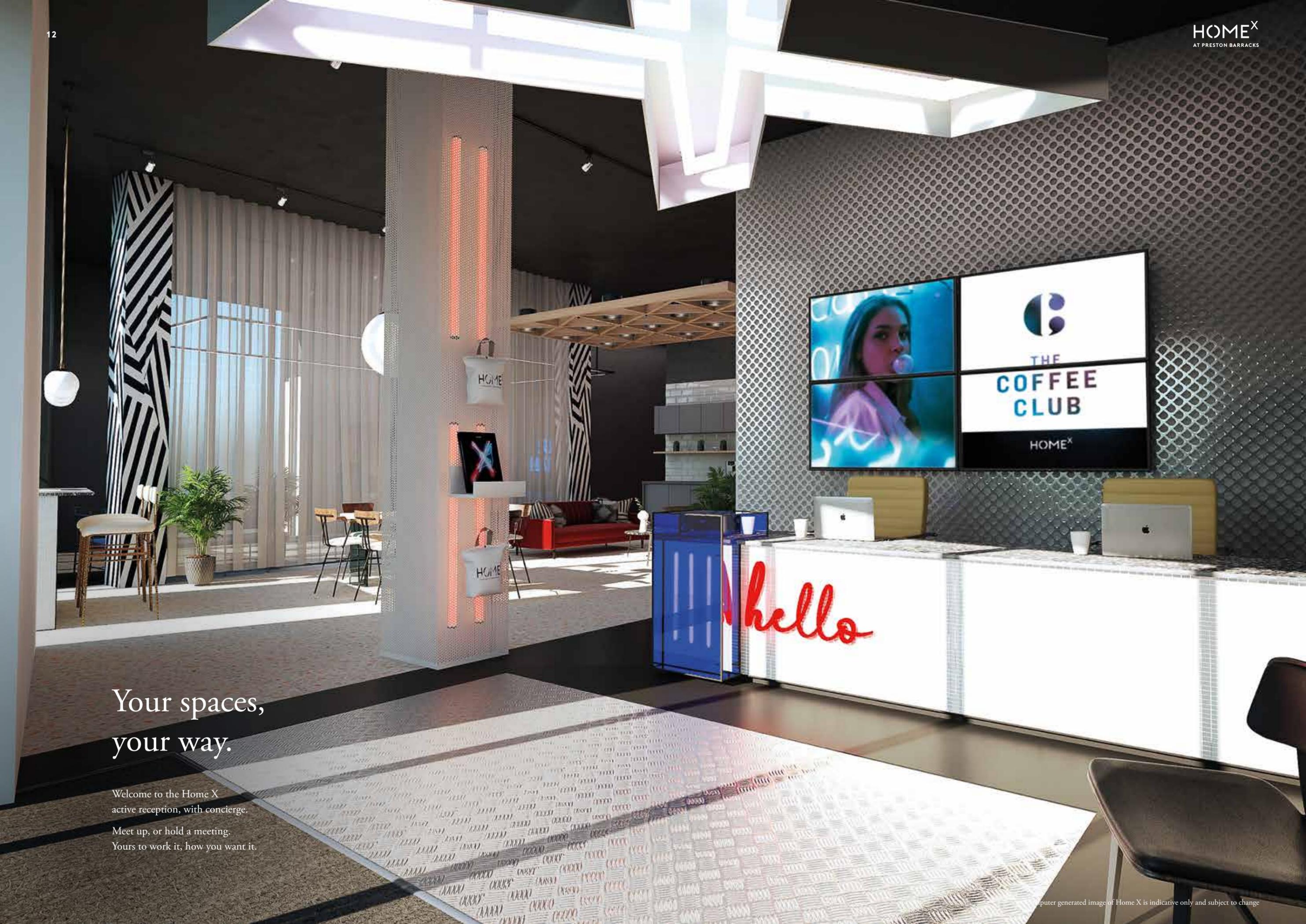


Image taken from the Home X show home.



Your spaces,
your way.

Welcome to the Home X
active reception, with concierge.
Meet up, or hold a meeting.
Yours to work it, how you want it.

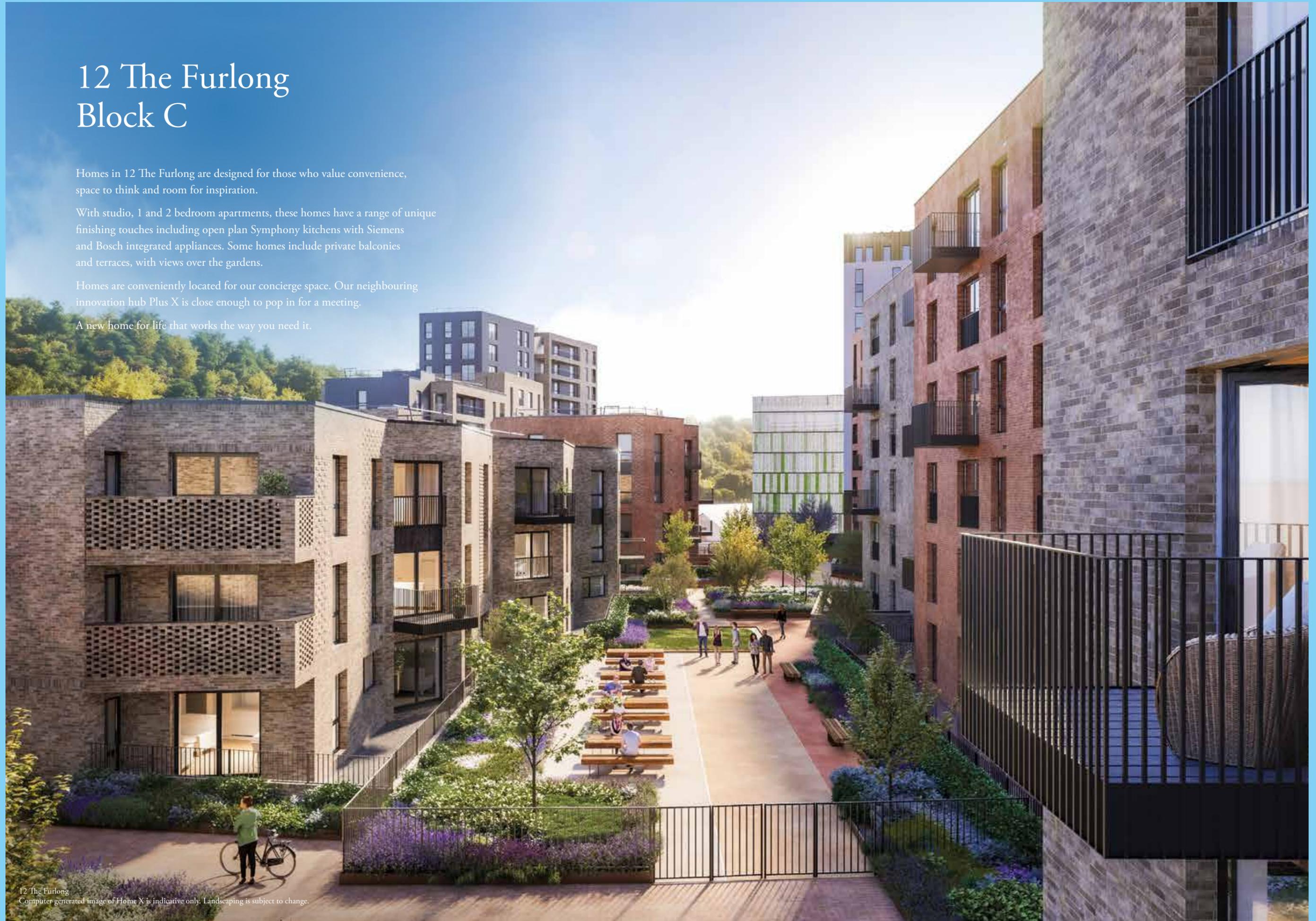
12 The Furlong Block C

Homes in 12 The Furlong are designed for those who value convenience, space to think and room for inspiration.

With studio, 1 and 2 bedroom apartments, these homes have a range of unique finishing touches including open plan Symphony kitchens with Siemens and Bosch integrated appliances. Some homes include private balconies and terraces, with views over the gardens.

Homes are conveniently located for our concierge space. Our neighbouring innovation hub Plus X is close enough to pop in for a meeting.

A new home for life that works the way you need it.



20 The Furlong Block D

Homes are designed for future flexible living, a space for thinkers,
for creators and for collaborators.

These studio, 1, 2 and 3 bedroom apartments are bright, spacious and
come with a variety of contemporary and sleek finishes, from designer
kitchens to spa-like bathrooms. Some homes include private balconies
and terraces, with views over the gardens.

20 The Furlong is close and connected to the onsite amenities at
Home X, with shops, workspaces and cafés all on your doorstep.

It's all where you need it, at home, at Home X.

88 Saunders Park View Block E

88 Saunders Park View is ideal for those who are starting out or scaling up.

From studios to triplexes, quality materials and finishes have been carefully selected: wood grain worktops, soft close units in indigo blue. Smart, quiet and efficient integrated appliances. Intelligent storage to control the clutter. Sanctuary bathrooms to unwind in. Outdoor space for a breath of fresh air.

These are light and bright new homes for all the family.





102 Saunders Park View
Computer generated image of Home X is indicative only. Landscaping is subject to change.



Computer generated image of Home X is indicative only.



Computer generated image of Home X is indicative only.

102 Saunders Park View Block F

102 Saunders Park View is home to our triplexes, the three bedroom homes at Home X.

Also including studio, 1 & 2 bedroom apartments, with views onto the communal garden, balconies to many apartments and terraces and balconies to most triplexes. This is one of the most spacious blocks, perfect for those who want a little extra room for belongings and to entertain friends and family. Apartment space that makes perfect sense.

139 Saunders Park View Block J

139 Saunders Park View is the largest block at Home X, tucked away at the back of this new neighbourhood.

Featuring 1 and 2 bedroom apartments and 2 bedroom duplexes, homes here are high spec and high tech, from the stylish interior design to Siemens integrated appliances in the kitchen and TV/Satellite set up in the living room and main bedroom.

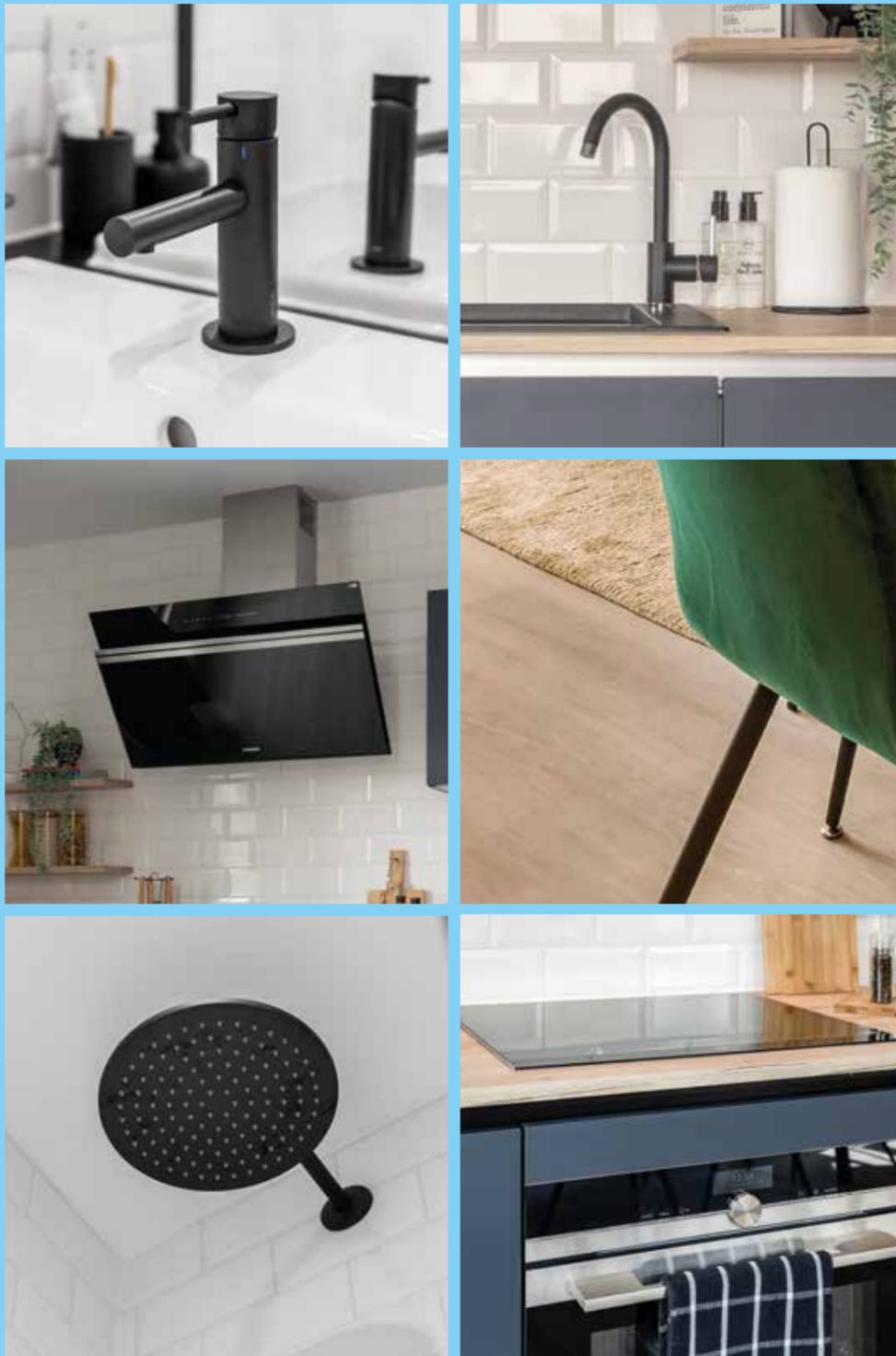
Many of these homes have balconies and large windows for scenic views of the infamous Downs.

Homes for everyday living and everyday wellbeing, with a little added privacy.





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.

North Brighton, between the South Downs and the sea



12 The Furlong
BLOCK C

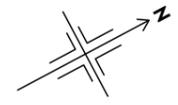
88 Saunders Park View
BLOCK E

102 Saunders Park View
BLOCK F

20 The Furlong
BLOCK D

139 Saunders Park View
BLOCK J

Site Plan



Open Market Sale Shared Ownership



Site plan not to scale. Landscaping is indicative only.



Your best Brighton life. Where X is the unexpected.

Seaside or hillside, bike ride or paddleboard glide.
South coast walks or South Downs wildlife.

Strolls to The Lanes or the Brighton Open Market.
Work the quirk, quaint or vintage, chic or crafted.

Eclectic arts, electric culture, tastes and fooderies.
Magic eateries; chocolates and take-away patisserie.

Take in the dance floor. Take in a movie,
in a bed on the beach. Take Pride.



Home X - with added benefits

We understand parking and travel in Brighton can be difficult and expensive, but here at Home X, we have a range of travel benefits to help you get around and stay connected.

Whether you prefer car, bike, bus or rail, Home X has a range of options to suit you. And as part of our travel plan, we're pleased to offer all residents at Home X access to the following travel benefits:

Car Club Membership

Through Enterprise Car Club, you can get two years free membership*, plus £50 driving credit. Car club bays will be located at Home X in the car park, plus some locally off-site. All vehicles are electric with charge points located at Home X.

And then a choice of one of the following:

12 Month NetworkSAVER ticket

The NetworkSAVER ticket will give you unlimited travel on all Brighton & Hove buses (including Night buses), a number of which you can jump on from outside Home X along Lewes Road, including:

23 - Sussex University to Brighton Marina

25 - Universities to Portslade

N25 - Universities to Old Steine

48 - Lower Bevendean to Churchill Square

4 - East Moulsecoomb to Portslade

£150 Bike Voucher

Get a £150 voucher to go towards a new bike from Baker St Bikes in Brighton. Take a look at their range at www.bakerstbikes.co.uk. At Home X, we have secure cycle stores located in the underground parking area which are accessible via each block.

12 Month BTN Bikeshare Membership

Enjoy a year's Annual Rider membership with BTN BikeShare. Bike hubs can be found across Brighton, including one at Home X.

Plus!**

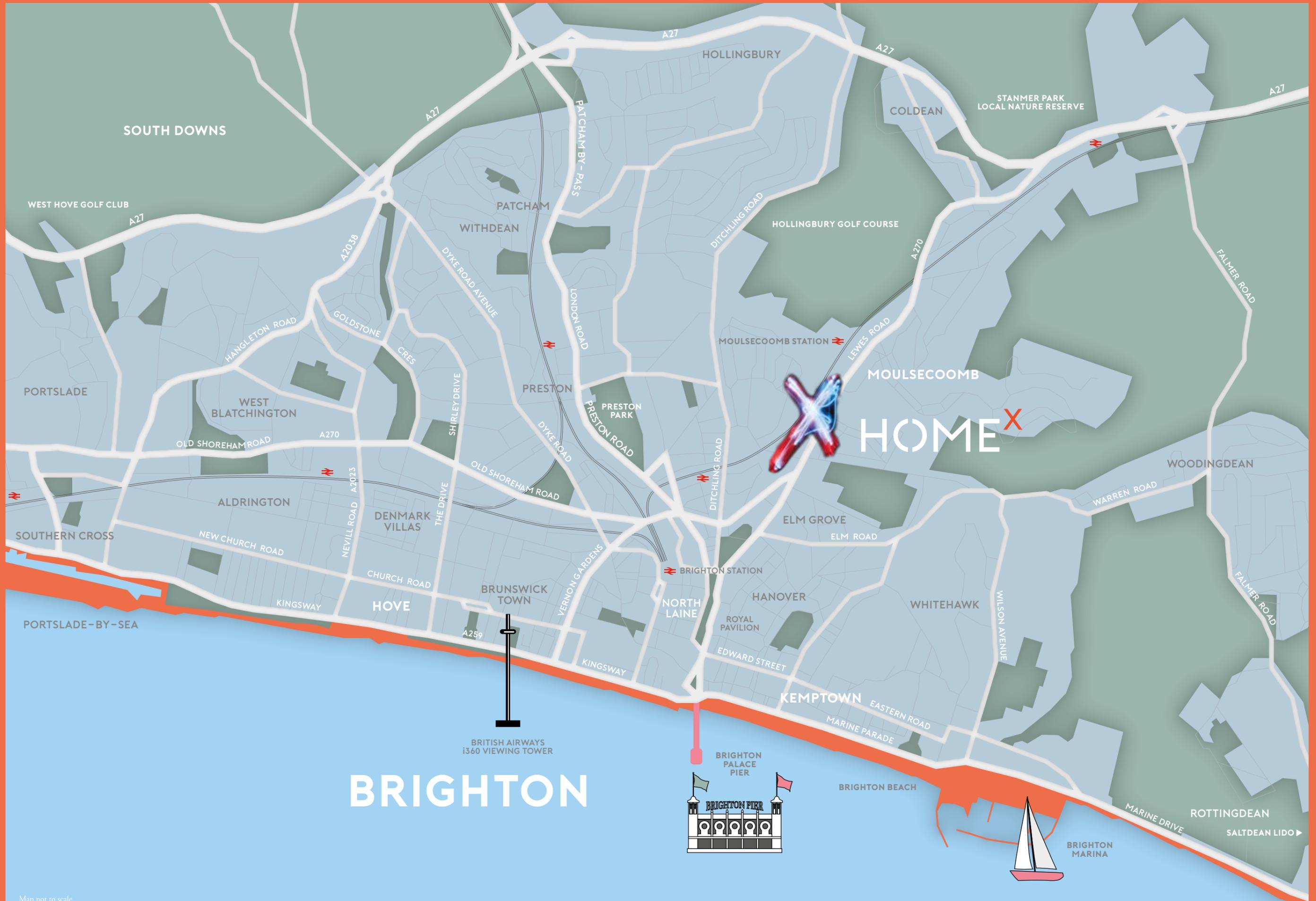
All Home X residents can also get 10% off a new bike when paid in full at Baker St Bikes. Valid in store only. Check out the selection and find store details at www.bakerstbikes.co.uk. Speak to a member of the sales team for more information and next steps.

Don't forget Moulsecoomb Rail Station is on your doorstep too, for coastal routes and links to Brighton Station.

Plus Home X is located on Lewes Road, which runs directly to the seafront, the South Downs and the A27 motorway.

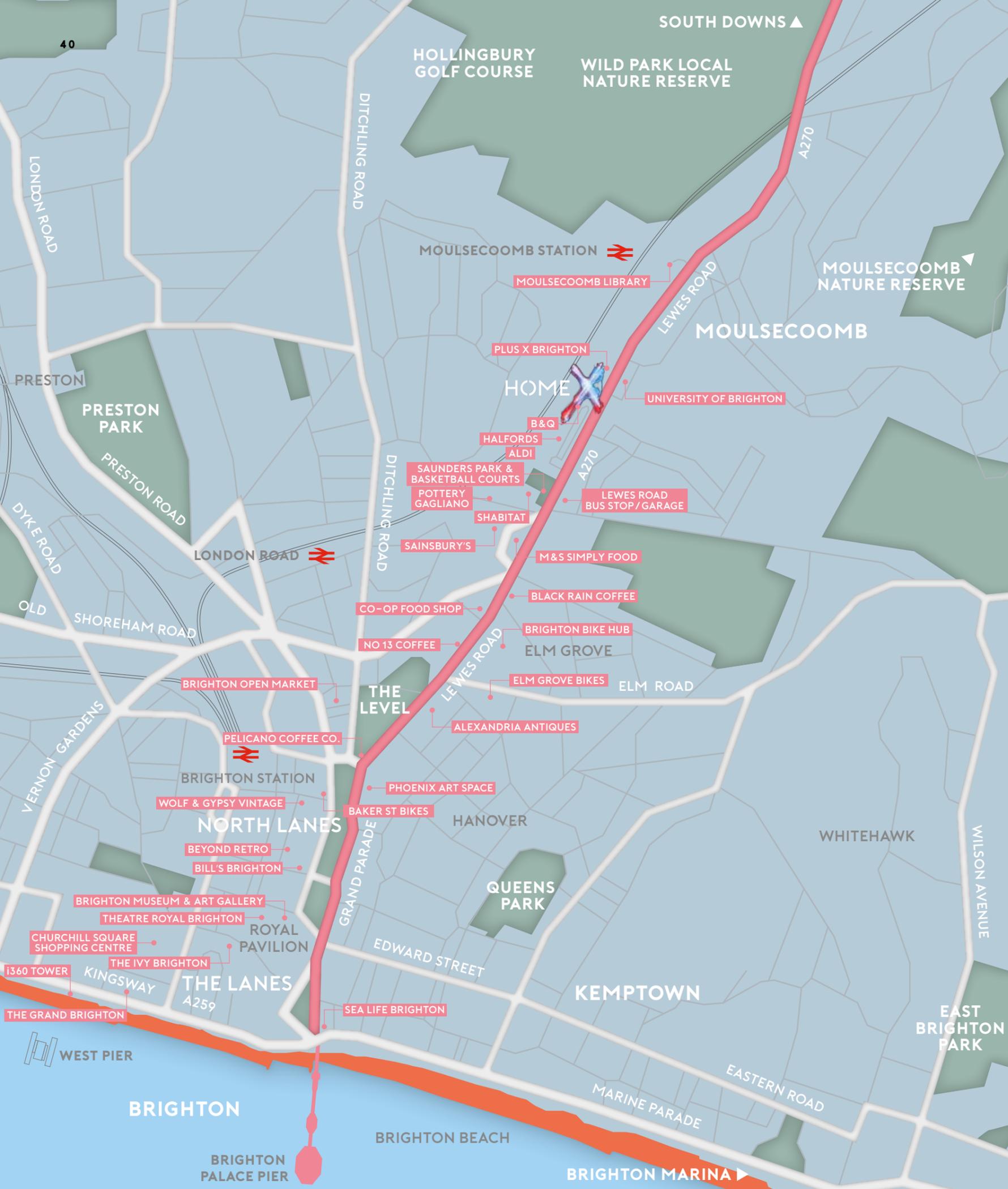
Travel benefits are to be chosen at point of reservation.





BRIGHTON

Map not to scale



Local. Knowledge.

Walk

- Aldi.....0.2 miles4 mins
- Moulsecoomb Station.....0.4 miles8 mins
- Sainsbury's.....0.4 miles8 mins
- Wild Park Local Nature Reserve0.6 miles12 mins
- Brighton Open Market.....1.2 miles23 mins

Cycle

- Royal Pavilion.....1.8 miles10 mins
- Brighton Palace Pier.....1.9 miles10 mins
- Churchill Square Shopping Centre....2.2 miles13 mins
- The Lanes.....2.3 miles13 mins
- Brighton Marina.....3.7 miles19 mins

Bus (Along Lewes Road)

- 23 Sussex University to Brighton Marina
 - 25 Universities to Portslade
 - N25 Universities to Old Steine
 - 48 Lower Bevendean to Churchill Sq
 - 4 East Moulsecoomb to Portslade
- (www.buses.co.uk/services)

Train From Moulsecoomb Station

- Brighton Station6 mins
- Seaford31 mins
- Hastings60 mins
- London Bridge (via Brighton) 1 hr 23 mins
- Portsmouth (via Brighton) 1 hr 30 mins

Car

- Hove.....2.2 miles13 mins
- Lewes.....6.8 miles15 mins
- Shoreham-by-Sea.....12 miles19 mins
- Gatwick Airport.....28 mile.....31 mins
- Eastbourne.....22 miles40 mins

* Google maps ** Bustimes.org.uk † Thetrainline.com

Start your future,
today.



Image taken from the Home X show home.



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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: SALES@OPTIVO.CO.UK

GIVE US A CALL: 0333 210 0437

VISIT OUR WEBSITE: OPTIVOSALES.CO.UK/HOME-X





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