

# HOME<sup>x</sup>



**NEW HOMES**  
INSPIRED BY YOU  
BUILT FOR YOU



# HOME<sup>X</sup>

A new neighbourhood for Brighton. A next generation community of studio, one, two and three bedroom apartments.

Homes for future flexible living; space for thinkers, for creatives, for collaborators. A place for connected quality of life; to turn what if into why not. Founded on experience.

Designed with insight. Brought to you by Optivo.



## We have 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.

The missing ingredient you've been waiting for.

X marks your spot to work out, work well, live better. A smart place to grow your ideas, your business. Your own veg. A quiet place of your own; to hit refresh, for meets and greets.

Home X. Where X is what matters to you.





## A new neighbourhood for North Brighton

All you need to live and work. Just around the corner. Café society, drinks and eats 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.









## Work. Life. Balance.

A new home with everything taken care of.  
 Space with flow and light, to make your mark.  
 Room to swing about a bit. Bright minds,  
 bright kitchens for toast and to do lists.  
 No DIY to distract from the things that matter.  
 Social places, business spaces. Everything  
 you need within easy reach.  
 The home, the heart, the stuff of life.





## Your spaces, your way.

Welcome to the Home X active reception,  
with concierge.

Meet up, or hold a meeting. Work, or work out in  
good company. Yours to work it, how you want it.





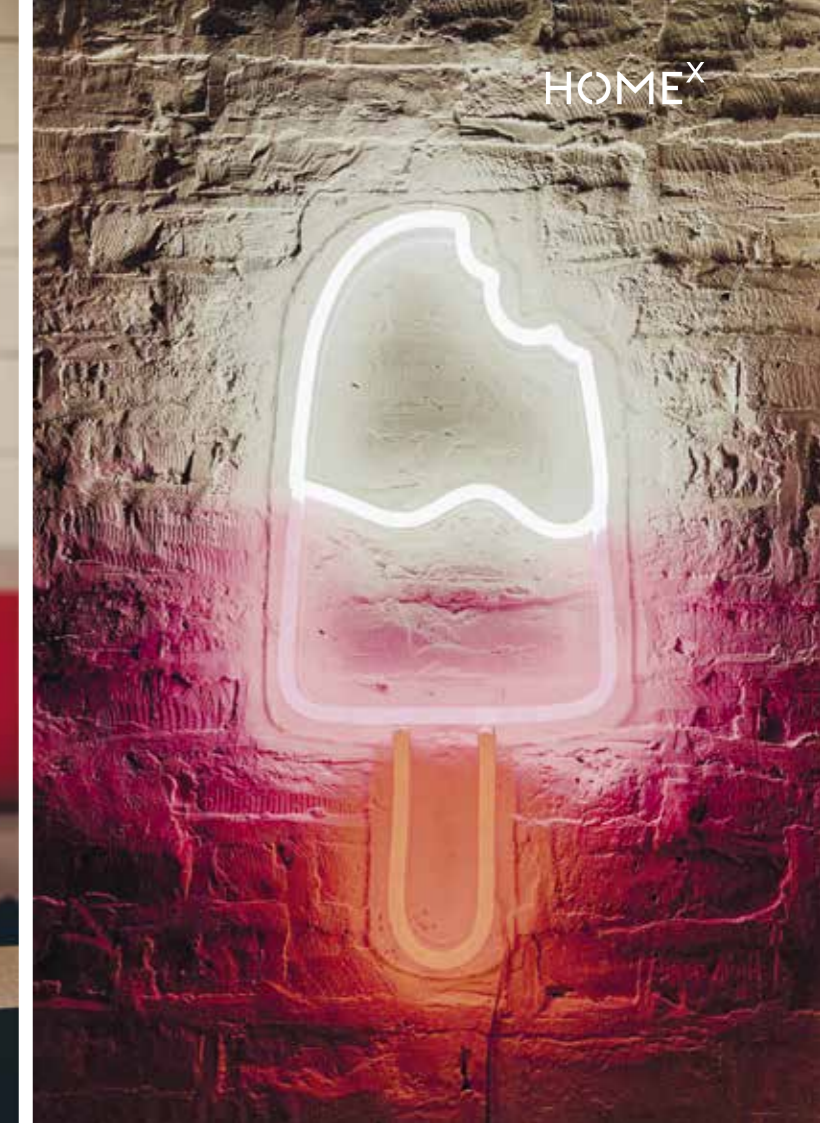












Small pleasures, seaside, big tech, innovation station, homes to be proud of, a new community, doorstep convenience, home.

**HOME X**

## Brighton living

Seaside or hillside, bikeride 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, take-away patisserie.

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

Your best Brighton life. Where X is the unexpected.





## A community of like minded souls

Silicon beach soulmates. Ingenious incubators.  
Inspirational founders.

Cutting-edgers: artists, constructors, collaborators.

Greens, and every other colour of the rainbow.

Find your people, find your tribe.  
Find your difference in Brighton.

Home X. Where X means you're welcome.











# BRIGHTON

Map not to scale



## 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.

Moulescoomb 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.

### Walk

Aldi.....	0.2 miles	.....	4 mins
Moulescoomb Station.....	0.4 miles	.....	8 mins
Sainsbury's .....	0.4 miles	.....	8 mins
Wild Park Local Nature Reserve .....	0.6 miles	.....	12 mins
Brighton Open Market.....	1.2 miles	.....	23 mins

### Cycle

Royal Pavilion.....	1.8 miles	.....	10 mins
Brighton Palace Pier .....	1.9 miles	.....	10 mins
The Lanes .....	2.3 miles	.....	13 mins
Brighton Marina.....	3.7 miles	.....	19 mins
Saltdean Lido .....	6.5 miles	.....	35 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 Moulescoomb to Portslade

([www.buses.co.uk/services](http://www.buses.co.uk/services))

### Train

Brighton Station .....	6 mins
Seaford .....	31 mins
Hastings .....	53 mins
London Bridge (via Brighton) .....	1 hr 23 mins
Portsmouth (via Brighton) .....	1 hr 30 mins

### Car

Hove.....	2.2 miles	.....	13 mins
Lewes.....	6.8 miles	.....	15 mins
Shoreham-by-Sea .....	12 miles	.....	19 mins
Gatwick Airport.....	28 mile.....	.....	31 mins
Eastbourne .....	22 miles	.....	40 mins



# North Brighton, between the South Downs and the sea



Block B

Block E



# Site Plan



Site plan not to scale. Landscaping is indicative only.





Block B  
Computer generated image of Home X is indicative only. Landscaping is subject to change.



## Home, sweet Home X

Apartment space that makes perfect sense.  
A place apart, with flow and room for inspiration.  
Bright, and carefully considered. Form  
through function: for everyday living, and  
everyday well-being.

Designed for convenience, and how you live now.  
Home, ready and waiting.

Home X: where X is where you want to be.



## Light and bright new homes for all the family

Quality materials and finishes, 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: minimalist havens to keep the world at bay.







Image taken from the Home X show home.





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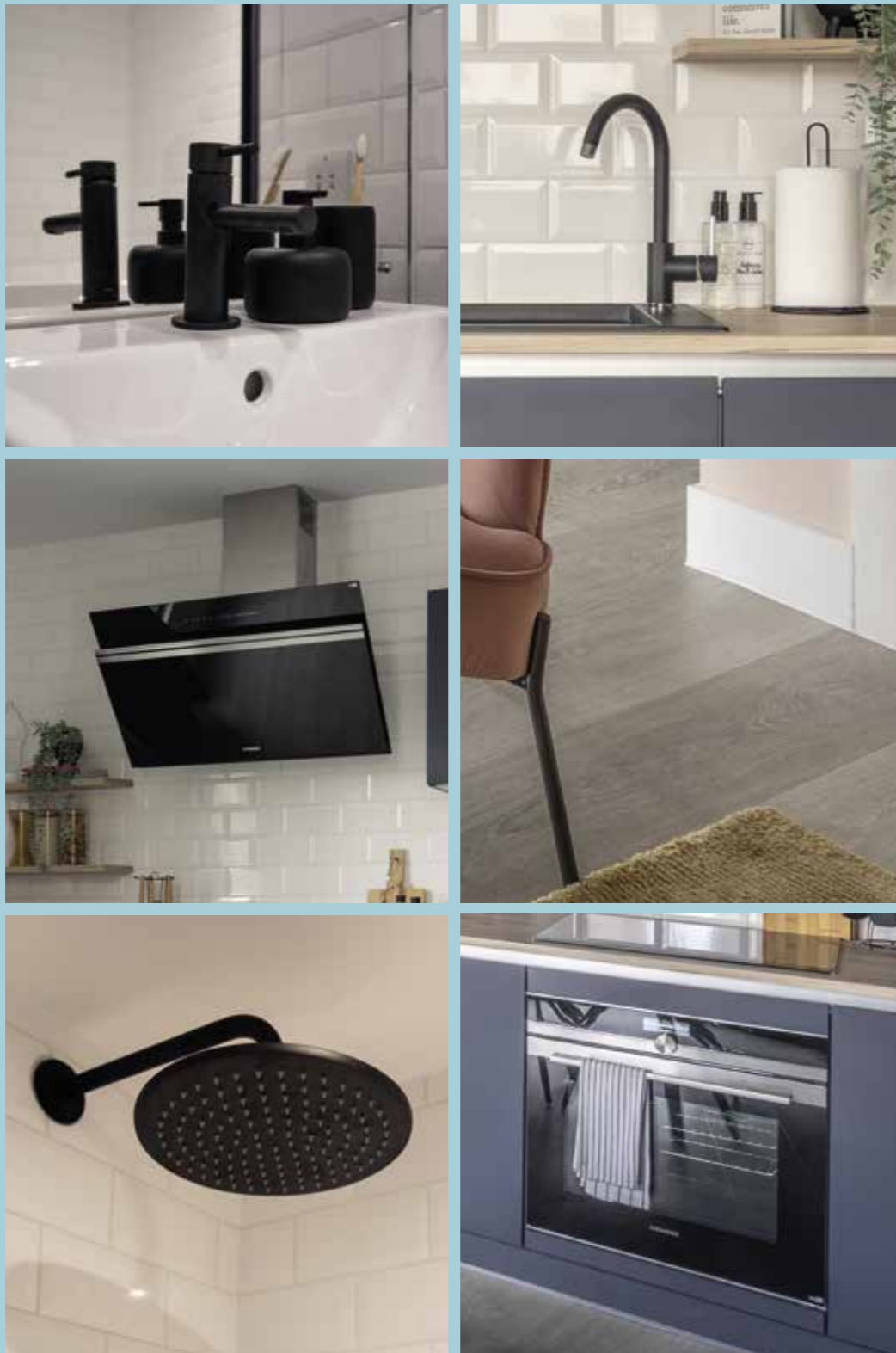




Image taken from the Home X show home.



# 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.



Start your future,  
today.







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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.

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#### WANT MORE INFORMATION? YOU CAN:

**EMAIL US: ENQUIRIES@HOME-X.CO.UK**

**GIVE US A CALL: 01273 068 032**

**VISIT OUR WEBSITE: HOME-X.CO.UK**

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