



BAYSIDE
APARTMENTS
WORTHING

BAYSIDE **VISTA**

2 & 3 BEDROOM APARTMENTS


roffeyhomes

AN ICONIC NEW SOUTH COAST LANDMARK, SOARING GRACEFULLY ABOVE WORTHING'S SHORELINE

At 15 storeys high – and providing a perfect counterpoint to the modern Splashpoint leisure centre next door – nowhere else in Worthing provides such magnificent panoramic views.

Inspired by the best of Worthing's beautiful seafront architecture – think white stucco, extravagant windows and expressive balconies with delicate metalwork – its distinctive vertical outline is the perfect realisation of the adage 'form follows function'.

Here, balconies and balustrades have been arranged so that every room on every floor has both shelter from the weather and a wide view of the sky. The result is an elegant structure with a gently undulating, transparent surface that is not only a joy to live in, but also a thing of beauty to behold.

DRAMATIC, SINUOUS
ARCHITECTURAL
STYLING HINTS AT
THE CUTTING-EDGE
INTERIOR DESIGN OF
BAYSIDE VISTA



Perfectly complimenting the striking exterior design, interiors are equally as impressive in their execution. Thoughtful use of materials and refined colour palettes combine with high quality specifications to create living spaces of unsurpassed appeal. Purchasers also have the option to upgrade to Premium Vista specification for an even more indulgent lifestyle.

Arrive in style

First impressions count. At Bayside Apartments, the stylish reception area, with its comfortable seating creates a relaxed, welcoming atmosphere, setting the tone for the quality and ambience to be found throughout. High speed lifts whisk you to the upper floors and basement car parking and a part-time concierge is available to collect packages and carry out other tasks to ease life.



Each apartment has been thoughtfully designed and equipped to provide superior levels of living. Kitchens are comprehensively appointed with integrated appliances and stone worktops while luxurious bathrooms and en suites feature Roca sanitaryware, towel warmer and stone countertops.

Luxury at every level



All bedrooms in Bayside Vista benefit from full height glazing looking out onto generously proportioned balconies. High quality carpeting and built-in wardrobes come as standard with the option to upgrade to premium quality carpet.



Form & function

At the heart of each apartment, stylish kitchens are designed to perfectly blend form with function. Equipped with high quality Paula Rosa Manhattan furniture, complemented with composite stone worktops and a comprehensive range of Siemens integrated appliances, these open plan spaces truly reflect the elevated status of these elegant homes.



Time to splash out

What better way to start the day than with a dip in Bayside Apartments' very own heated pool. With its ambient lighting and ocean views this luxurious facility truly reflects the highest of standards synonymous with our ethos of excellence.

BAYSIDE VISTA

PARKING

For your convenience, secure, private parking is provided within the basement, in addition to storage facilities.



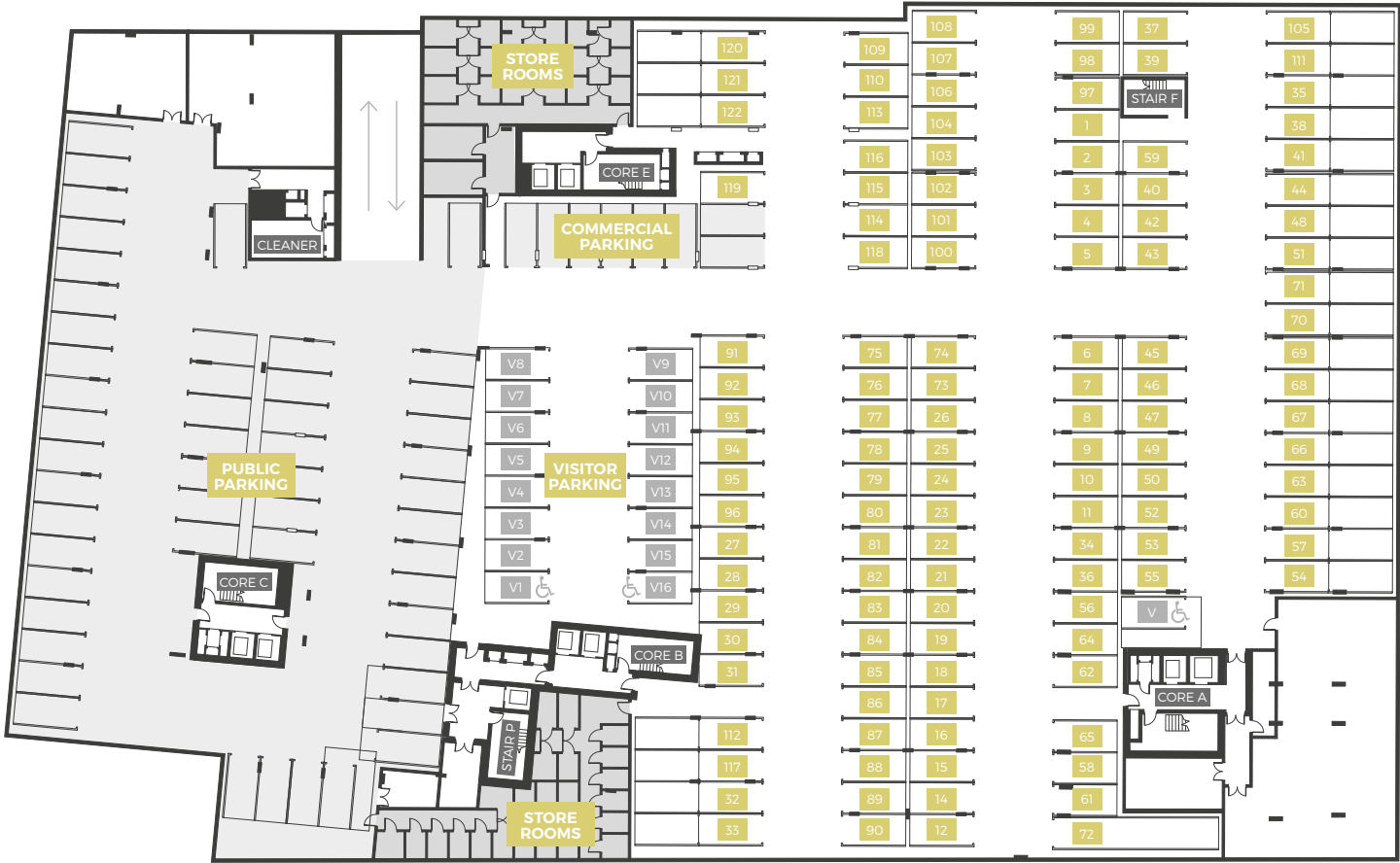
BAYSIDE VISTA

SITE PLAN

Please lift to view the site plan.

BAYSIDE VISTA
PARKING

For your convenience, secure, private parking is provided within the basement, in addition to storage facilities.



BRIGHTON ROAD A259



BAYSIDE VISTA

FLOORS 1 & 3

Apartments 34, 35, 36, 40, 41 and 42



Bayside Vista 34 & 40 – 2 Bedroom Apartments			
Internal Area (approx)	101 sq m	1087 sq ft	
Living / Dining Room	6.58m x 5.70m	21'7" x 18'8"	
Kitchen	4.10m x 2.80m	13'5" x 9'2"	
Master Bedroom	6.60m x 2.80m	21'8" x 9'2"	
Bedroom 2	5.04m x 2.75m	16'6" x 9'0"	

Bayside Vista 35 & 41 – 3 Bedroom Apartments			
Internal Area (approx)	118 sq m	1270 sq ft	
Living / Dining Room	7.20m x 5.20m	23'8" x 17'1"	
Kitchen	3.20m x 2.50m	10'6" x 8'2"	
Master Bedroom	4.90m x 2.99m	16'1" x 9'10"	
Bedroom 2	3.55m x 3.20m	11'8" x 10'6"	
Bedroom 3 / Study / TV Room	5.00m x 2.79m	16'5" x 9'2"	

Bayside Vista 36 & 42 – 2 Bedroom Apartments			
Internal Area (approx)	104 sq m	1119 sq ft	
Living / Dining Room	7.20m x 5.20m	23'8" x 17'1"	
Kitchen	3.20m x 2.50m	10'6" x 8'2"	
Master Bedroom	4.90m x 2.99m	16'1" x 9'10"	
Bedroom 2	3.55m x 3.20m	11'8" x 10'6"	

B – Bathroom ES – En Suite C – Cupboard L – Lift

Please note: Dimensions have been taken from construction plans. The company reserves the right to amend layouts without prior notice. Purchasers will be able to check structural dimensions on site prior to proceeding. All dimensions for rooms are determined by indicative arrows.

FLOORS 2 & 4

Apartments 37, 38, 39, 43, 44 and 45



Bayside Vista 37 & 43 – 2 Bedroom Apartments			
Internal Area (approx)	101 sq m	1087 sq ft	
Living / Dining Room	6.58m x 5.70m	21'7" x 18'8"	
Kitchen	4.10m x 2.80m	13'5" x 9'2"	
Master Bedroom	6.60m x 2.80m	21'8" x 9'2"	
Bedroom 2	5.04m x 2.75m	16'6" x 9'0"	

Bayside Vista 38 & 44 – 3 Bedroom Apartments			
Internal Area (approx)	118 sq m	1270 sq ft	
Living / Dining Room	7.20m x 5.20m	23'8" x 17'1"	
Kitchen	3.20m x 2.50m	10'6" x 8'2"	
Master Bedroom	4.90m x 2.99m	16'1" x 9'10"	
Bedroom 2	3.55m x 3.20m	11'8" x 10'6"	
Bedroom 3 / Study / TV Room	5.00m x 2.79m	16'5" x 9'2"	

Bayside Vista 39 & 45 – 2 Bedroom Apartments			
Internal Area (approx)	104 sq m	1119 sq ft	
Living / Dining Room	7.20m x 5.20m	23'8" x 17'1"	
Kitchen	3.20m x 2.50m	10'6" x 8'2"	
Master Bedroom	4.90m x 2.99m	16'1" x 9'10"	
Bedroom 2	3.55m x 3.20m	11'8" x 10'6"	

B – Bathroom ES – En Suite C – Cupboard L – Lift

Please note: Dimensions have been taken from construction plans. The company reserves the right to amend layouts without prior notice. Purchasers will be able to check structural dimensions on site prior to proceeding. All dimensions for rooms are determined by indicative arrows.

BAYSIDE VISTA

FLOORS 5, 7, 9 & 11

Apartments 46, 47, 48, 52, 53, 54, 58, 59, 60, 64, 65 and 66



Bayside Vista 46, 52, 58, 64
2 Bedroom Apartments

Internal Area (approx)	101 sq m	1087 sq ft
Living / Dining Room	6.58m x 5.70m	21'7" x 18'8"
Kitchen	4.10m x 2.80m	13'5" x 9'2"
Master Bedroom	6.60m x 2.80m	21'8" x 9'2"
Bedroom 2	5.00m x 2.75m	16'5" x 9'0"

Bayside Vista 47, 53, 59, 65
2 Bedroom Apartments

Internal Area (approx)	103 sq m	1108 sq ft
Living / Dining Room	7.20m x 5.20m	23'8" x 17'1"
Kitchen	3.20m x 2.50m	10'6" x 8'2"
Master Bedroom	4.90m x 2.99m	16'1" x 9'10"
Bedroom 2	3.55m x 3.20m	11'8" x 10'6"

Bayside Vista 48, 54, 60, 66
3 Bedroom Apartments

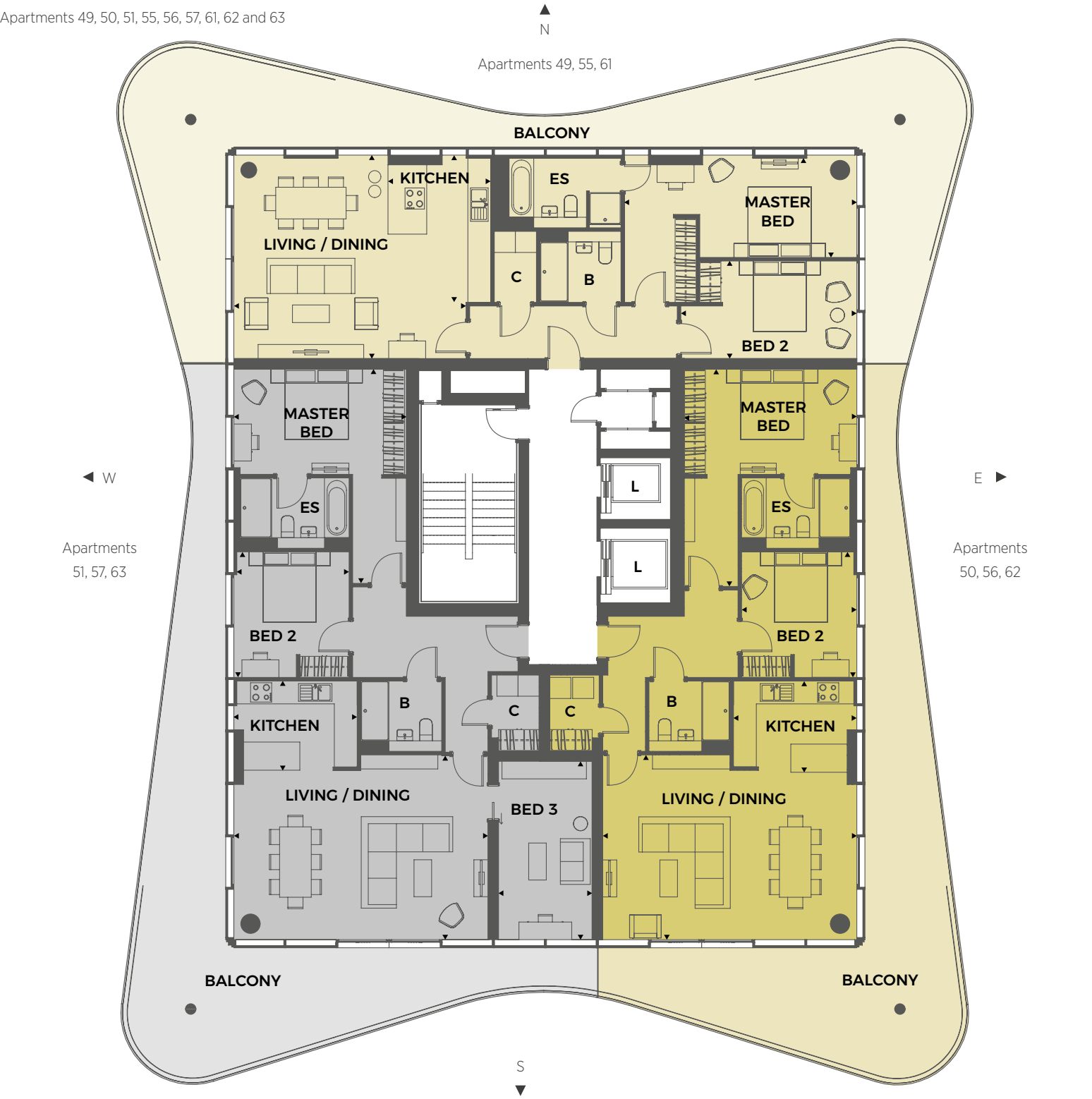
Internal Area (approx)	120 sq m	1291 sq ft
Living / Dining Room	7.20m x 5.20m	23'8" x 17'1"
Kitchen	3.20m x 2.50m	10'6" x 8'2"
Master Bedroom	4.90m x 2.99m	16'1" x 9'10"
Bedroom 2	3.55m x 3.20m	11'8" x 10'6"
Bedroom 3 / Study / TV Room	5.00m x 2.64m	16'5" x 8'8"

B – Bathroom ES – En Suite C – Cupboard L – Lift

Please note: Dimensions have been taken from construction plans. The company reserves the right to amend layouts without prior notice. Purchasers will be able to check structural dimensions on site prior to proceeding. All dimensions for rooms are determined by indicative arrows.

FLOORS 6, 8 & 10

Apartments 49, 50, 51, 55, 56, 57, 61, 62 and 63



Bayside Vista 49, 55, 61
2 Bedroom Apartments

Internal Area (approx)	101 sq m	1087 sq ft
Living / Dining Room	6.58m x 5.70m	21'7" x 18'8"
Kitchen	4.10m x 2.80m	13'5" x 9'2"
Master Bedroom	6.60m x 2.80m	21'8" x 9'2"
Bedroom 2	5.00m x 2.75m	16'5" x 9'0"

Bayside Vista 50, 56, 62
2 Bedroom Apartments

Internal Area (approx)	103 sq m	1108 sq ft
Living / Dining Room	7.20m x 5.20m	23'8" x 17'1"
Kitchen	3.20m x 2.50m	10'6" x 8'2"
Master Bedroom	4.90m x 2.99m	16'1" x 9'10"
Bedroom 2	3.55m x 3.20m	11'8" x 10'6"

Bayside Vista 51, 57, 63
3 Bedroom Apartments

Internal Area (approx)	120 sq m	1291 sq ft
Living / Dining Room	7.20m x 5.20m	23'8" x 17'1"
Kitchen	3.20m x 2.50m	10'6" x 8'2"
Master Bedroom	4.90m x 2.99m	16'1" x 9'10"
Bedroom 2	3.55m x 3.20m	11'8" x 10'6"
Bedroom 3 / Study / TV Room	5.00m x 2.64m	16'5" x 8'8"

B – Bathroom ES – En Suite C – Cupboard L – Lift

Please note: Dimensions have been taken from construction plans. The company reserves the right to amend layouts without prior notice. Purchasers will be able to check structural dimensions on site prior to proceeding. All dimensions for rooms are determined by indicative arrows.

BAYSIDE VISTA

SPECIFICATION

General

- 10 year insurance backed building warranty
- 125 year lease
- Secure residents and visitor car parking
- Patio, balcony or terrace to all apartments
- Double glazed aluminium windows
- Premium white single panel painted doors, with clear glazed panel to living space door
- Chrome door handles
- Wardrobes to all bedrooms
- Siemens washer /dryer
- Water tap to terrace
- Store rooms available to purchase

Security

- Colour video entryphone system
- CCTV security system¹
- Fire detection/alarm systems to apartment and communal areas including sprinkler system
- Secured by Design approved oak apartment entrance doors with double lock, viewer, security chain and acoustic and intumescent seals
- Concierge facility

Communal areas

- Private landscaped courtyard garden facing the sea
- Access to the Bayside pool & spa, residents health and fitness suite and lounge facilities
- Lifts to all floors including basement parking
- Interior designed entrance lobbies and communal areas
- Secure cycle and mobility scooter parking



Computer generated images are indicative only.



¹ Payable via the service charge.

BAYSIDE VISTA

SPECIFICATION

Kitchen

- British kitchens by Paula Rosa Manhattan
- Back painted glass splashback
- Composite stone kitchen worktop
- Integrated Siemens stainless steel single oven
- Integrated Siemens stainless steel combination microwave & oven
- Integrated Siemens induction hob and extractor hood
- Integrated Siemens fridge freezer
- Integrated Siemens dishwasher
- Stainless steel 1 ½ bowl sink with chrome mixer tap
- Full height storage unit with carousel
- Under unit wall lighting

En Suite, bath or shower room

- Interior designed fully tiled bathrooms and en suites with composite stone countertops
- Thermostatically controlled shower with dual outlets
- Bath with shower mixer
- Roca chinaware
- Underfloor heating and heated chrome towel warmer
- Vanity cabinet with lighting and demisting mirror

Electrical

- LED downlights to living space, kitchen, bathrooms and hallways, with dimmer switch to living space
- Communal terrestrial and satellite system with digitally compatible TV points in living room and all bedrooms. Wired for Sky Q into the apartment (subject to entering into a Sky contract).
- High level sockets for TV to living space and bedroom
- Fibre optic cabling into data hub within each apartment with data cabling to living room and bedrooms. Cable within the master bedroom and living room ceiling for future wireless access points.

Sustainability

- Highly efficient central heating plant feeding heat interface units within each apartment. Biproduct electricity generation supplies development and feeds back into the local network.
- Energy performance ‘A’ rated kitchen appliances (where applicable)
- Highly insulated building fabric
- Mechanical ventilation heat recovery unit
- Underfloor heating

Flooring

- Choice of flooring style to living space, kitchen and hallway including Karndean Korlok rigid core flooring
- Upgraded carpet to bedrooms

This specification comes as standard with every Bayside Vista apartment. Your attention is drawn to the fact that it may not be possible to obtain the branded products as referred to in the specification. In such cases, a similar alternative will be provided. Roffey Homes reserves the right to make these changes as required and will inform you of any amendments.

Roffey Homes invite you to sit down with our selling agents to go through the individual specification to your apartment and to personalise the finishes²

Upgrade to Premium Vista

- Enhance the specification of your apartment with a premium upgrade package
- Miele kitchen appliances
 - Miele Induction hob
 - Miele separate washing machine and tumble dryer
 - Engineered timber flooring to living space, kitchen and hallway
 - Upgraded carpet to bedrooms



² Subject to the timing in relation to the construction programme.



w. roffeyhomes.com

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Nevertheless the Company reserves the right to alter specification at any time without prior notice.
This brochure should be used as a guide and forms no part of any contract.

