



OUTLOOK

BAYSIDE APARTMENTS: THE SOUTH COAST'S MOST DESIRABLE NEW ADDRESS

WONDERFUL WORTHING

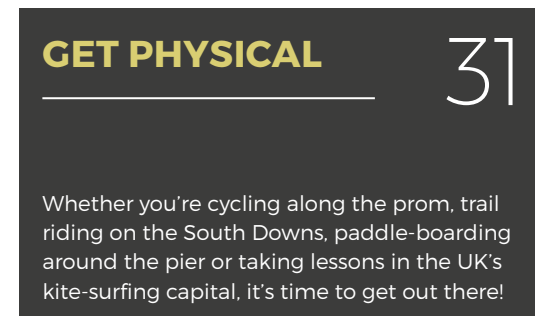
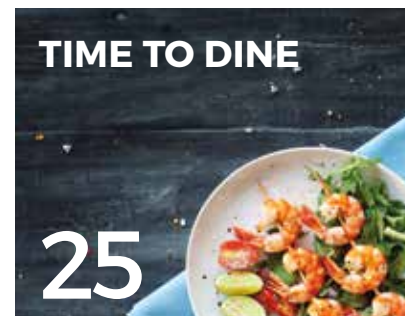
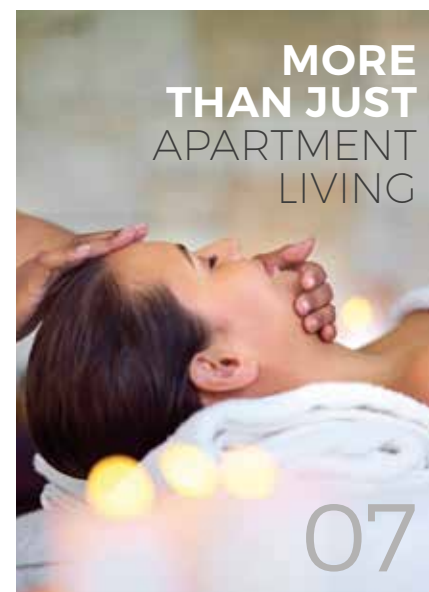
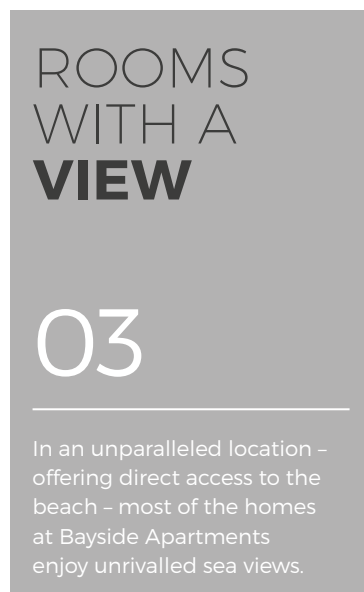
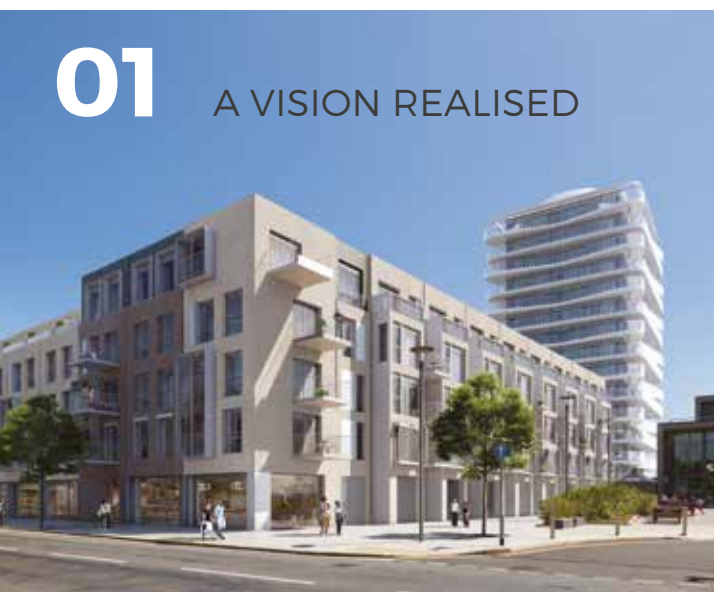
Enjoy the high life in a new icon to celebrate the quintessential British seaside town

A ROOM WITH A VIEW

Sun, sand, surf, sky: welcome home to the best view in town... from your own living room

HEIGHT OF SOPHISTICATION

Aim high in Worthing's landmark new focal point tower rising 15 storeys above the beach



A vision realised

In a prime position marking the end of Worthing's gently sloping sand and shingle beach, Bayside Apartments is an iconic new development from award-winning Roffey Homes. A shining beacon to modern coastal living, it is a long-awaited landmark that redefines the historic esplanade, creating a brand new gateway into the town from the east.

Combining a luxurious specification with excellent on-site amenities, Bayside Apartments comprises 141 exceptional one, two and three bedroom apartments and penthouses, along with a dynamic new beach café and vibrant public open spaces.



IN AN UNPARALLELED LOCATION
– OFFERING DIRECT ACCESS TO
THE BEACH – MOST OF THE HOMES
AT BAYSIDE APARTMENTS ENJOY
UNRIVALLED SEA VIEWS.

ROOMS WITH A VIEW

Introducing an iconic modern masterpiece onto Worthing's historic promenade, the sleek profile of Bayside Apartments is as unexpected as it is inspiring. Standing proud of its predominantly Regency neighbours, it pushes the boundaries of design yet respects the rhythm of the existing streetscape, layering pristine planes of white terracotta, pastel brick, fine metal and glass to create a structure of exceptional elegance and complexity.

There are two distinct elements to this stunning new development: Bayside Horizon, a three-sided block that wraps around a private residents' garden, with accommodation arranged over six floors, and Bayside Vista, a breath-taking focal point that rises 15 storeys above the beach.

Within Bayside Apartments, each of the one, two and three bedroom homes combines striking architecture with spacious interiors, many with generous private balconies offering opportunities for al fresco living. In addition, every room has a view – either out over the rolling waves or back towards the rolling South Downs.

360 DEGREE LIVING

Bayside Vista is undoubtedly one of a kind, a truly unique place to make your home. 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.

More than just apartment living

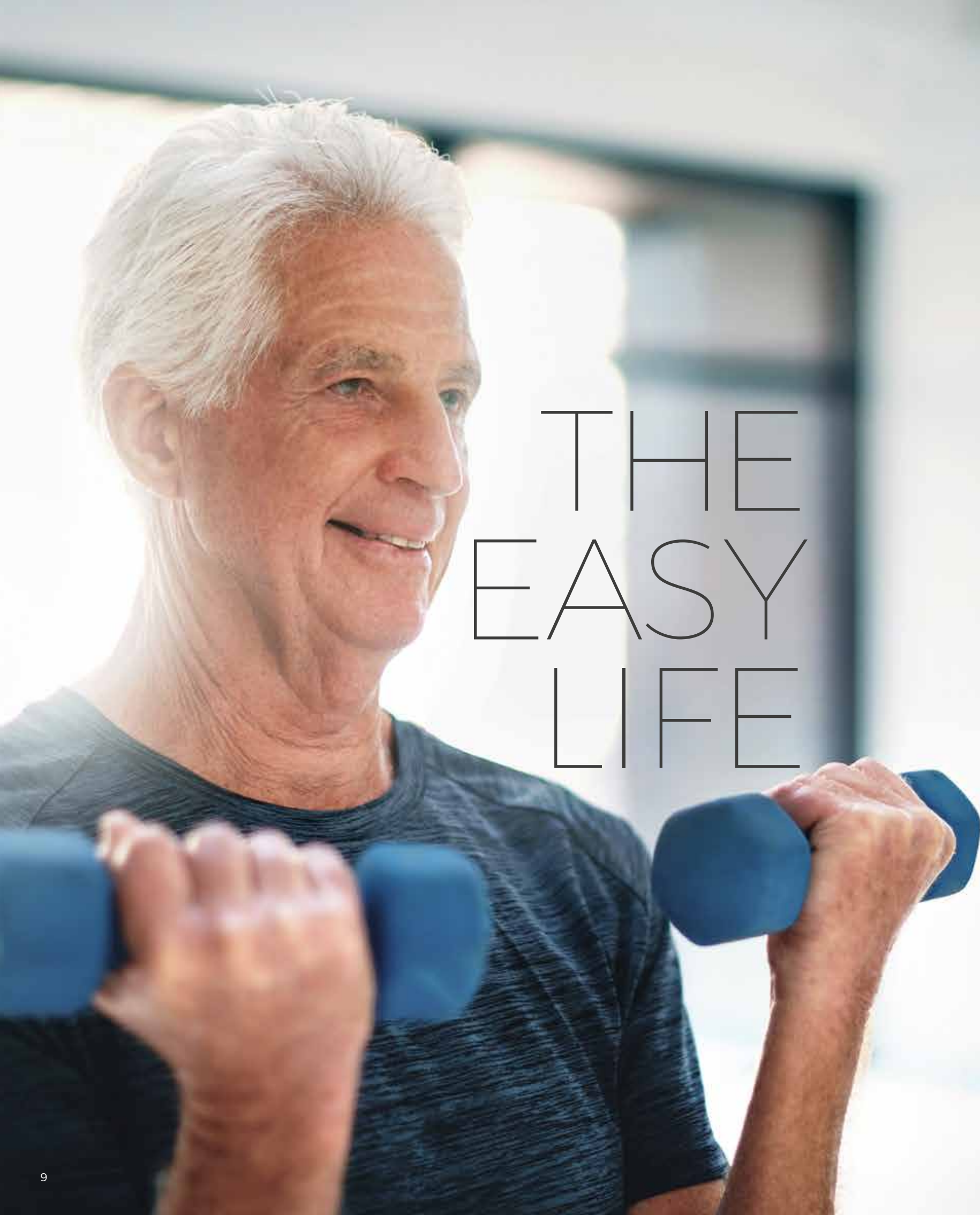
BAYSIDE APARTMENTS' EXTRAORDINARY VIEWS AND HIGH SPECIFICATION ARE ONLY MATCHED BY ITS ENVIABLE AMENITIES.



Few new homes in Worthing have the luxury of their own private health club. At Bayside Apartments, however, that's exactly what's on offer. The ground floor of Bayside Vista is reserved exclusively for indulgence, with an on-site spa complete with sauna, steam room and treatment space, along with luxurious changing rooms.

Drift into a state of serenity within the tranquil surroundings and enjoy a body treatment, massage or facial from a qualified professional that will relax, revive and refresh.

The pièce de résistance, however, has to be Bayside Apartments' jewel of a swimming pool; 15 metres long, featuring ambient lighting and heated for all year enjoyment, it provides the perfect alternative to the nearby sea in which to exercise or unwind.



THE EASY LIFE



LIVING AT BAYSIDE APARTMENTS WELCOMES YOU INTO A UNIQUE COMMUNITY, WHERE RESIDENTS HAVE THE LUXURY OF ACCESS TO A WIDE RANGE OF ON-SITE SERVICES.

Start the day right in the state-of-the-art, well-equipped modern gym. There's even a communal exercise area where you can stretch and work out with other residents.

There is also a private lounge area opening onto a terrace where you can relax or entertain friends overlooking the bay - with a small kitchen attached it is perfect for parties and celebrations (the concierge can help to organise your event).

Dedicated underground parking with lift access offers security and peace of mind, while also ensuring your car is always instantly to hand. Stop by the part-time concierge desk in reception to collect packages and pick up your post; the concierge will also carry out a number of other tasks to ease life at the development.

And, while Worthing has a number of public parks within easy walking distance, Bayside's own beautifully landscaped gardens are a private sanctuary from the world. In addition, an evergreen tree provides the focal point in a winter garden, ensuring a verdant atmosphere all year round, whatever the weather outside.

AN EXCITING NEW BEACHFRONT PLAZA

A NEW CAFÉ PROVIDES A FOCAL POINT TO THIS VIBRANT PUBLIC SPACE.

Spilling out onto the public promenade, with Bayside Apartments' private landscaped gardens and terrace as a backdrop, a new public plaza extends Worthing's vibrant, accessible promenade.

Continuing the series of spaces that already line Worthing's seafront – Montague Place, The Steyne, Denton Gardens and Beach House Gardens to name but a few – it will also complete and improve the neighbouring New Parade gardens.

At its heart is a chic café, where you can sip a latte or linger over a long lunch while watching the waves roll in. Designed to reflect the characteristics of the beach-huts and kiosks that enliven the seaside experience, the café's simple glazed pavilion structure is offset by the intriguing angle of its elegant lightweight roof, the shape of which echoes the bright Victorian terraces of nearby New Parade. It has been rotated to sit precisely on a north-south axis, facing the town beach, with generous overhangs to create shaded areas for seating.



Quality redefined

When one of the UK's leading architects – winner of innumerable awards and twice shortlisted for architecture's highest accolade, 'design A-listers', if you like – is impressed by the brief from a developer, you know there's something different about their client.



BAYSIDE APARTMENTS
COMBINES IMAGINATIVE
SPACE PLANNING
AND AN EXCEPTIONAL
SPECIFICATION WITH
SPECTACULAR INTERIOR
DESIGN.



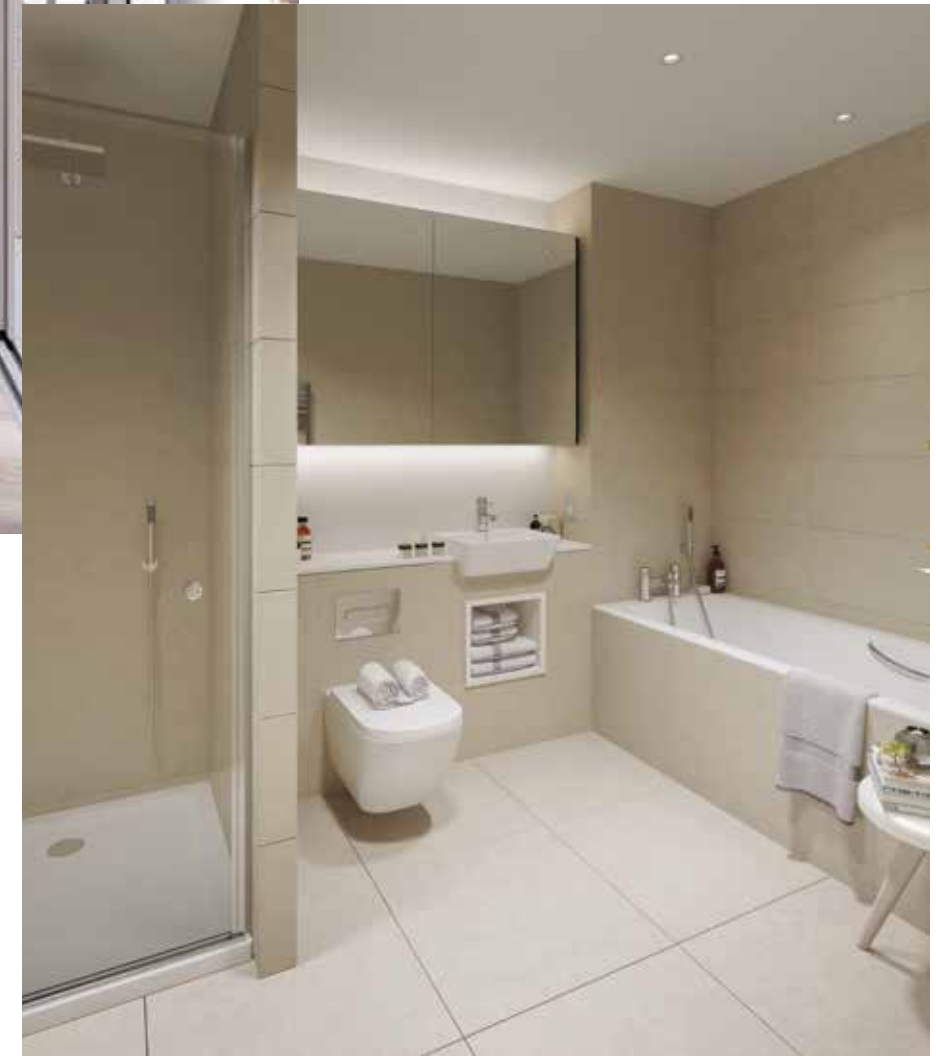
Computer generated images are indicative only.

Fanatical about architectural detailing, performance materials and professional landscaping, and firmly believing that only the best will suffice, Roffey has once again gone above and beyond. Bayside Apartments is probably the most inspirational new scheme to grace Worthing's historic seafront, let alone, the south coast. Offering luxurious living within a truly iconic design, it is set to provide a new landmark for the 21st century and beyond.

In their planning application for Bayside Apartments, architects Allies + Morrison summarise the brief: a new "landmark development... an enhanced community facility", something that will lead to the "wider regeneration within... the local area". But they also made a point of highlighting the specific requests from Roffey Homes, in particular that all apartments should be generous, well above the national standards.

They should all have a great view, either out to sea or over the South Downs, they should all have private balconies and exceptional bathrooms, with en-suites wherever possible, along with central facilities for all residents more akin to a five star hotel.

Anyone who knows Roffey Homes, of course, won't be at all surprised. Already renowned in Worthing for its previous schemes, which include the splendid Art Deco-inspired Vista Mare and Warnes, The Eardley, a magnificent Victorian-style redevelopment and most recently, the elegant Beach Residences, this family-run business clearly has a passion for its home town, creating new homes that not only appeal to purchasers but also enhance their setting.



Coastal calm

TRADITIONAL WITH A TWIST:
WORTHING IS SO MUCH MORE
THAN THE QUINTESSENTIAL
BRITISH SEASIDE TOWN.





Crunchy shingle underfoot. Waves crashing against the shore. Ice creams on the pier. Catch of the day at a seafront café. A cultural cornucopia. Contemporary art. Worthing's laid-back atmosphere and modern amenities provide a new perspective on beachfront living. Combining sun, sea and surf with elegant architecture and exquisite gardens, along with an eclectic mix of eateries, boutiques and bars, it offers old-fashioned holiday-style charm with a refreshingly modern vibe.

Amidst the historic grandeur that alludes to its rich and colourful past is a dynamic town with its focus very much on the future. With beautiful beaches and a bustling shopping hub, a lively social scene and leisure facilities galore, there is a wealth of attractions and distractions to entertain, whatever the weather.



With its own unique brand of relaxed glamour, the vibrant community of Worthing is one of the most desirable on the south coast.



Did you know?

Worthing is the unofficial micropub capital of Sussex, with no fewer than four micropubs across the town, all specialising in local brews.

Jane Austen, Oscar Wilde and Harold Pinter have all stayed in the town and written some of their work here.

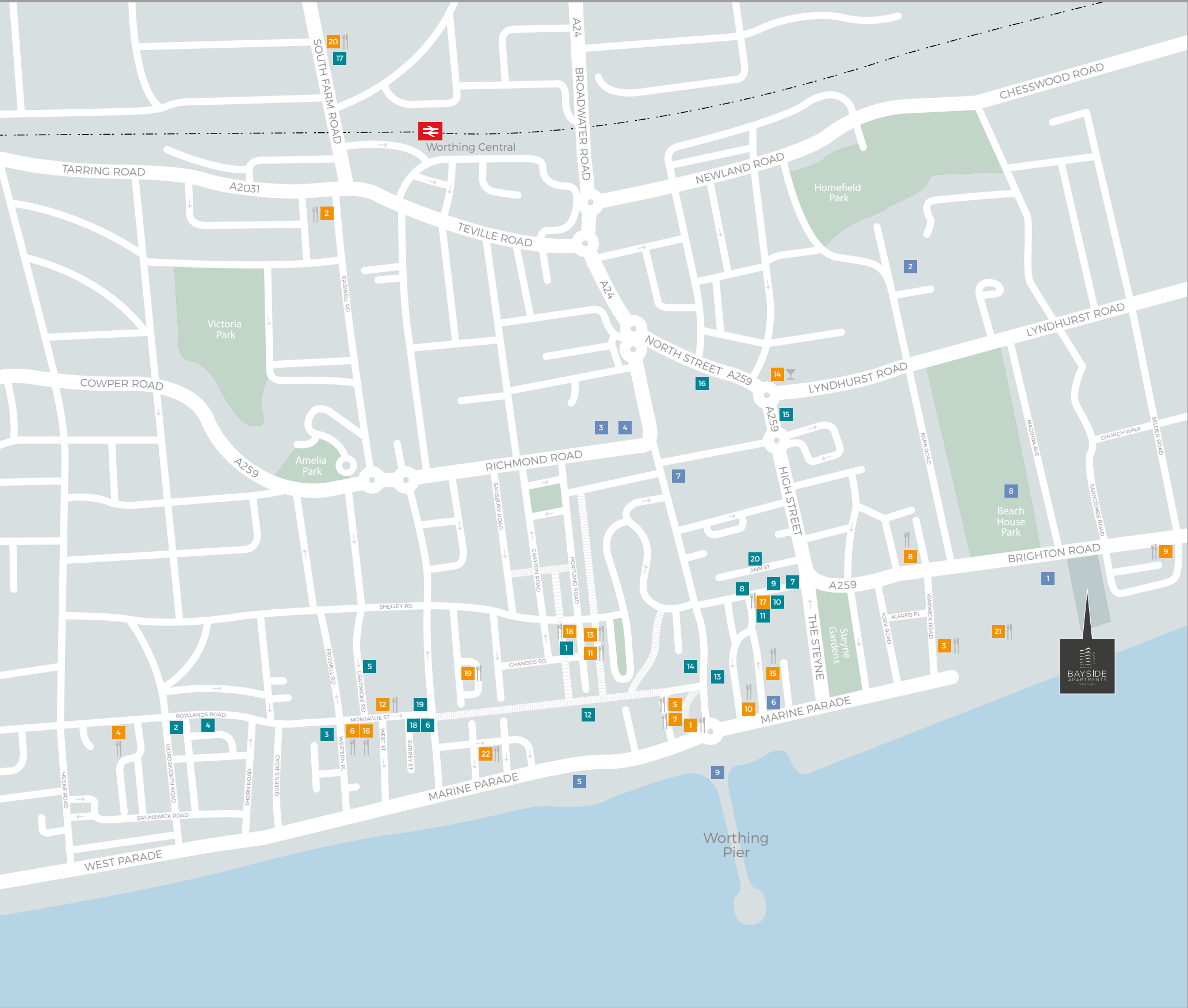
Worthing's English Martyrs Church hosts the only known reproduction of the Sistine Chapel ceiling in the world.

Worthing has a reputation for being the sunniest spot in Britain (although the title is hotly contested by neighbouring Bognor Regis).



Perfectly
located

On your doorstep



FOOD & DRINK

- 1 Munch Coffee Bar and Kitchen
- 2 Efes
- 3 Crabshack
- 4 Ami Bistro
- 5 NRG Cavern
- 6 Montagues Tex Mex
- 7 Thai Street Food
- 8 The Fish Factory
- 9 Chipwick
- 10 Casa Ciro
- 11 Fat Greek Taverna
- 12 Pizzaface
- 13 Cucinetta
- 14 The Corner House
- 15 Ginger
- 16 Mahaan
- 17 Fiordilatte
- 18 The Woods Burger Kitchen
- 19 Pincho y Tapas
- 20 Spice Thai Kitchen
- 21 Coast Café
- 22 Food

RETAIL

- 1 Mrs Bramble & Friends
- 2 Reginald Ballum
- 3 Warehouse 13
- 4 Encore Art-ful Pottery Café
- 5 Badgers Books
- 6 Enchanted Wood
- 7 Lemon Fizz
- 8 Retro Daisy
- 9 The Griffin
- 10 Sneaker Lab
- 11 Jeremy Silverthorne Jewellers
- 12 Marks & Spencer
- 13 Debenhams
- 14 Beales
- 15 Waitrose
- 16 Lidl
- 17 The Pantry
- 18 Frank Silverthorne
- 19 Moran Bros

AMENITIES

- 1 Splashpoint
- 2 Worthing Hospital
- 3 Worthing Library
- 4 Worthing Museum and Art Gallery
- 5 Worthing Lido
- 6 Dome Cinema
- 7 Connaught Theatre
- 8 Beach House Park
- 9 Pavilion Theatre

TIME TO DINE

Crabshack

Marine Parade

With a large terrace overlooking the sea, this family-run seafood restaurant and beach bar was recently voted by the Guardian as one of the top places to eat alfresco. Top picks include dressed crab and cockle popcorn.



Fiordilatte

5-6 Stanford Square

Specialising in traditional sourdough pizza baked in its central wood-fired oven, Fiordilatte offers an authentic Neapolitan taste sensation. Leave some room for their delicious artisan gelato, including cult favourite dairy-free chocolate sorbet.



Spice Thai Kitchen

36 South Farm Road

Unassuming family run restaurant offering superbly fragrant Thai flavours.

Pinchos y Tapas

4 Graham Road

Established in 1989, Pinchos y Tapas is a Worthing institution. Choose from small dishes prepared to traditional Spanish recipes, authentic paellas, main courses and sizzling platters of meats and vegetables served with tortillas.

The Woods Burger Kitchen

55 Portland Road

The Woods offers American-style burgers made from scratch from fresh locally sourced ingredients, washed down with thick shakes, craft beers and a cocktail menu in a funky industrial-themed environment. Vegetarian and vegan options also available.



Ami Bistro

Rowlands Road

Serving fresh produce sourced from local, trusted suppliers, this relaxed and welcoming independent bistro offers a creative alternative to the standardised chains. Their chateaubriand, sea bass and pork belly come highly recommended.



Food

20 Portland Road

With an impressively luxurious interior featuring a vast central atrium overlooked by split-level balconies, many of Food's clients travel from afar to enjoy the experience. Everything is freshly cooked from scratch, and there's even an on-site bakery.

Offering the best of international music and performance, Worthing punches well above its weight when it comes to the arts and entertainment.

Home to an eclectic mix of internationally renowned artists, quirky open studios and galleries, not to mention three theatres and one of the oldest working cinemas in the UK, Worthing can give any cultural centre in the south east a run for its money.

With its own symphony orchestra, the largest Wurlitzer organ in Europe and a raft of exquisite historic buildings – the Pavilion Theatre on the pier, the Art Deco Connaught Theatre and Cinema and the Grade II listed Assembly Hall – playing host to plays and performances, the town has been a cultural mecca since its Victorian heyday. Historic costumes and the constantly changing Sculpture Garden are just two of the current highlights at the soon-to-be transformed Worthing Museum & Art Gallery, while the listed buildings and blue plaques are a perfect backdrop to pop-up exhibitions and annual festivals.



YOUR GUIDE

The Pavilion Theatre
The Connaught Theatre
The Connaught Cinema
The Dome
The Assembly Halls
worthingtheatres.co.uk

Worthing Museum & Art Gallery
worthingmuseum.co.uk

Field Row Gallery
fieldrowgallery.co.uk

East Beach Artists
[facebook.com/
EastBeachStudiosWorthing](https://facebook.com/EastBeachStudiosWorthing)

Colonnade House
colonnadehouse.co.uk

Shoreline Gallery
shorelinegallery.co.uk

West End Gallery
worthingartstudios.com

Cloud Gallery
cloudgalleryfineart.co.uk

Music & culture

It's in the bag

With over 400 individual stores open for business, shopping in Worthing might surprise you.



While major department stores and high street chains punctuate the town's bustling pedestrianised hub and covered shopping centre, it's the specialist shops and well-established family businesses that really set Worthing apart. Warwick Street is home to the fashionable Griffin, Sneaker Lab and Retro Daisy, while Rowlands Road is the place to hunt down antiques at Encore and Reginald Ballum and eclectic décor at Warehouse 13.

Local independent stores offer the freshest quality produce, while there's a popular market every Wednesday morning, plus regular French, Continental and Italian markets throughout the year. Alternatively, pop into one of the many supermarkets (Waitrose and Lidl are both nearby).

Just a little further along the coast, Shoreham-by-Sea offers a quietly different atmosphere, while for designer shopping, Brighton and Chichester are both 30 minutes away and Gunwharf Quays is less than an hour's travel.



YOUR GUIDE

Mrs Bramble & Friends
Reginald Ballum
Warehouse 13
Encore Art-ful Pottery Café
Badgers Books
Enchanted Wood
Lemon Fizz
Retro Daisy
The Griffin
Sneaker Lab
Jeremy Silverthorne Jewellers
Marks & Spencer
Debenhams
Beales
Waitrose
Lidl
The Pantry
Moran Bros

Get physical

Once described as the home of lawn bowls, these days Worthing is much more invigorating, with a wealth of sporting activities to challenge and enjoy. Water sports are obviously a big pull, with kite and wind-surfing, stand-up paddle-boarding (SUP) and dinghy sailing available to all. Sailors will be in their element, with lots of clubs in the area, along with a number of public marinas, the nearest being The Lady Bee in Shoreham-on-Sea. Coastal rowing is another option, with a regatta held every year.

Having the South Downs on the doorstep means that hiking, cycling and mountain-biking are easily accessible, while there are free timed 5km runs held weekly on Worthing seafront (the Three Forts Challenge ultra-marathon attracts crowds every year). Kayaking, climbing, orienteering, archery, sub-aqua, shooting and motorsports are also available, with flying lessons on offer at Shoreham Airport. There are rugby, cricket and football teams to cheer on, along with a number of excellent golf courses within easy reach.

YOUR GUIDE

- LearnToKitesurf.co.uk
- Lancing Kitesurfing Club BKSA
- K66 Boardsports
- Sussex Surf School
- Lancing Sailing Club
- Worthing Rowing Club
- Donkey Bikes
- Worthing Excelsior Cycle Club
- Worthing Football Club
- Worthing Cricket Club
- Worthing RFC
- Adur Centre Sailing Club
- Lancing Sailing Club
- Shoreham Rowing Club
- Worthing Sailing Club
- Shoreham Sailing Club
- Sussex Yacht Club
- Worthing Rowing Club
- Shoreham Airport
- Three Forts Challenge
- Worthing Golf Club
- Hill Barn Golf Club
- Brooklands Golf Centre
- Ham Manor Golf Club



Whether you're cycling along the prom, trail riding on the South Downs, paddle-boarding around the pier or taking lessons in the UK's kite-surfing capital, it's time to get out there!

Great things to do



1

SOUTH DOWNS NATIONAL PARK

From rolling hills to bustling market towns, the South Downs National Park's landscapes cover 1600km² of breath-taking views and hidden gems, offering a rich tapestry of wildlife, landscapes, tranquillity and visitor attractions.



2

BRIGHTON

Vibrant, colourful and creative: Brighton has many attractions including the Pier, Royal Pavilion and the brand new British Airways i360. The city is also home to a cornucopia of cultural delights and unparalleled shopping.



3

CHICHESTER CATHEDRAL

Over 900 years old, with unique architecture from each century of its life, Chichester Cathedral is both ancient and modern, where original medieval features provide a backdrop to world famous contemporary artworks.



4

SHOPPING AT GUNWHARF QUAYS

Home to over 90 famous brands with fantastic discounts available all day, every day, Gunwharf Quays is the south coast's leading designer shopping outlet, ideally located on Portsmouth's historic waterfront.



5

GOODWOOD DRIVING

An exhilarating experience at the historic Goodwood Motor Circuit: push your car to its limits on one of the UK's most challenging courses and drive in the tracks of legends such as Moss, McLaren and Stewart. Plus, don't miss the annual Festival of Speed and Revival meetings.



6

TINWOOD VINEYARD

Enjoy a glass of bubbles overlooking the vines in Tinwood's modern tasting room, after a leisurely tour of one of England's most successful vineyards. Open Thursdays, Fridays & Saturdays at 3 pm (booking required).

7

DOME CINEMA

One of the oldest working cinemas in the UK, first opened in April 1911, the Dome Cinema is a Grade II listed building showing all the latest blockbusters in a glamorous vintage setting.



8

SPLASHPOINT

Right next door to Bayside, Splashpoint Leisure Centre boasts a six-lane, 25 metre competition pool, a combined learner/diving pool and an indoor leisure pool with flume and outdoor paddling pool.



9

RACING AT GOODWOOD

With various other meetings throughout the year, the five days of thrilling action at the Qatar Goodwood Festival – renowned worldwide as 'Glorious Goodwood' – is the sporting and social highlight of the flat-racing season.

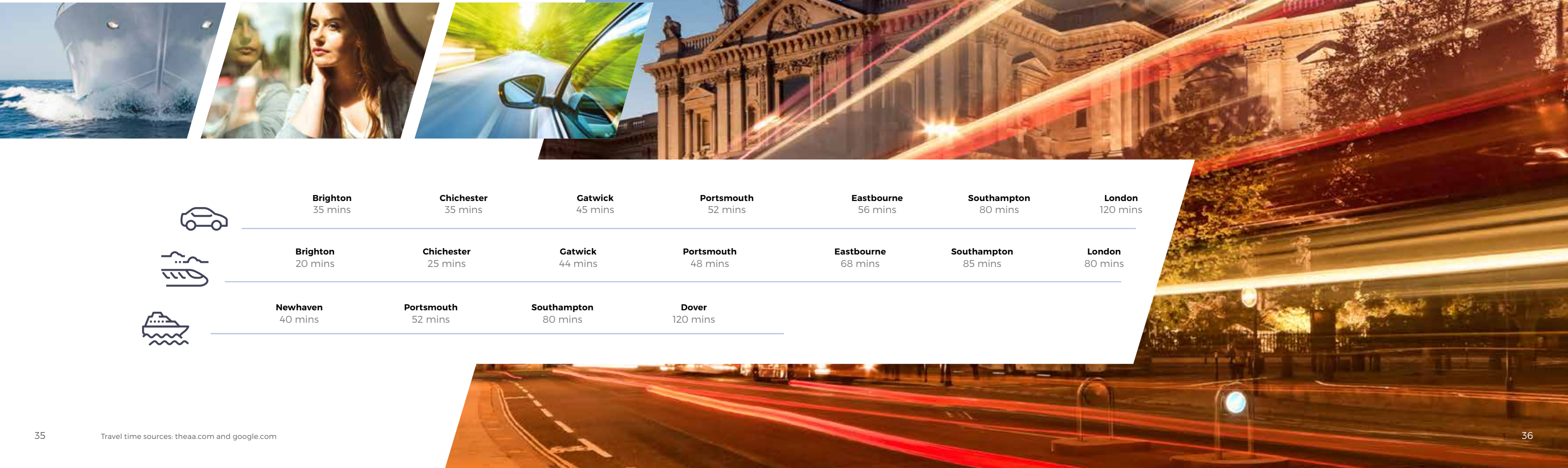
Worthing’s excellent connections make getting about exceptionally easy, whether you’re simply heading out for the day or are travelling further afield.




With the A27 running from Portsmouth and Chichester in the west to Brighton and Hastings in the east, travelling by car is effortless, while the M3, A3(M), A23 or A24 will have you in London within 120 minutes.

Worthing Station is just over a mile from Bayside, no more than five minutes by car. Trains run regularly to Brighton, London Bridge and London Victoria, while Southampton, Portsmouth, Chichester and Bognor Regis are equally well served.

Southampton Airport is 70 minutes away, while Heathrow is an hour and a half. Gatwick is even closer, plus there is a regular service by rail. For ferry travel – and world cruises – Newhaven and Portsmouth are both easily accessible.

ON THE MOVE



	Brighton 35 mins	Chichester 35 mins	Gatwick 45 mins	Portsmouth 52 mins	Eastbourne 56 mins	Southampton 80 mins	London 120 mins
	Brighton 20 mins	Chichester 25 mins	Gatwick 44 mins	Portsmouth 48 mins	Eastbourne 68 mins	Southampton 85 mins	London 80 mins
	Newhaven 40 mins	Portsmouth 52 mins	Southampton 80 mins	Dover 120 mins			

WHY BAYSIDE APARTMENTS?

With an ideal location, iconic architecture, exceptional amenities and unparalleled access to the beach, a new home at Bayside Apartments offers a once in a lifetime opportunity for potential purchasers: to live in a brand new landmark on Worthing's historic seafront and to be part of the regeneration of this much-loved seaside town.

1
The south coast's most dynamic new apartment collection



3
Outstanding residents' facilities



5
Direct access to the historic promenade



7
Landscaped garden square and seafront café



9
A lively cultural scene



2
Stylish living in a landmark location



4
Private underground parking



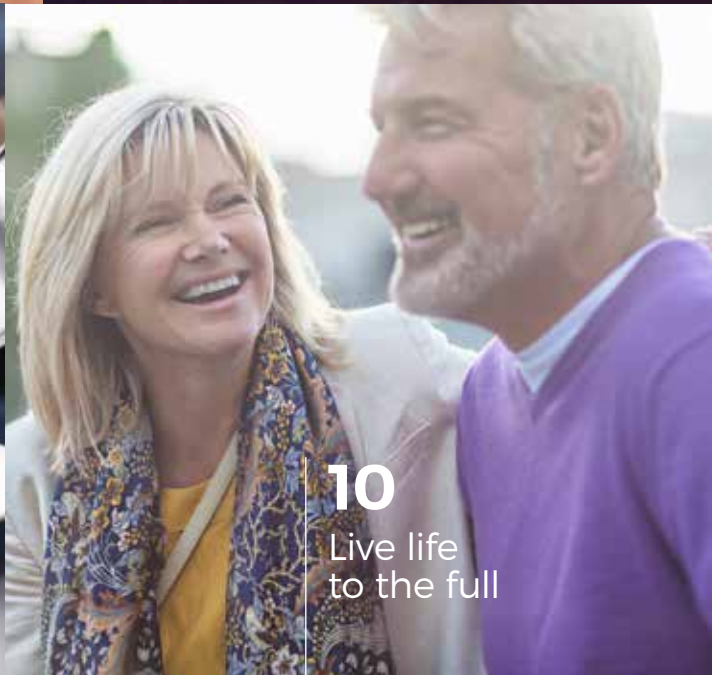
6
Short walk to Worthing's vibrant town centre



8
Fabulous choice of restaurants



10
Live life to the full





w. roffeyhomes.com

Selling agents



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