

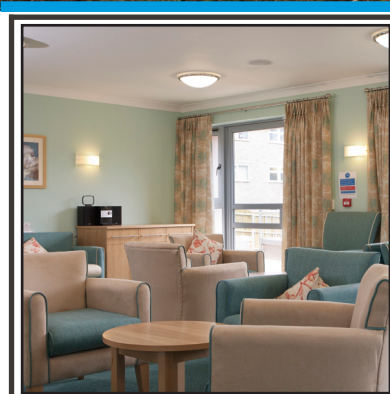


**SAXON
WEALD**

Leggyfield Court

Extra care

Redford Avenue, Horsham, RH12 2FX





Horsham is an historic market town in West Sussex, with a vibrant shopping centre, many restaurants, a museum and a thriving arts and cinema complex. There is a market twice weekly and regular festivals throughout the year.

A good public library and GP surgeries are conveniently situated in the town centre. Horsham's many churches cover most denominations. The town also has an excellent leisure centre, with a large swimming pool.

There is a large park in the town with duck pond, tennis courts and a bowls green. The town has a range of clubs and activities of interest to older people. Keen gardeners are invited to take part in the annual Horsham in Bloom event.

Horsham has good transport links by road and rail to London and the south coast and is a 20 minute journey by car or rail to Gatwick Airport. Leggyfield Court is a mile and a half from the town centre, in a quiet residential area. Getting around is easy as there is a frequent local bus service, with wheelchair-friendly vehicles.

Key

Leisure & Recreation

- Bowling
- Swimming Pool
- Cinema
- Theatre
- Golf
- Bingo

Amenities & Shopping

- Post Office
- Supermarket
- Shop
- Pharmacy
- Medical Centre

Community

- Community Centre
- Church

Transport

- Bus Stop
- Train station

Food & Drink

- Takeaway
- Restaurant
- Bar

Green Areas

- Parks, Walks & Countryside



Care and support at Leggyfield Court

Leggyfield Court offers care and support, delivered by a professional team on site 24 hours a day, seven days a week.

Bridging the gap between conventional retirement living developments and a residential or nursing home, Leggyfield Court gives you the best of both worlds: the independence of your own apartment and the peace of mind of a care team close at hand. You must be over 60 years of age to qualify.

Extra care can be an ideal solution for couples with different levels of care need, enabling you to continue living together while receiving the appropriate support.

If you are interested in living at Leggyfield Court, you will be visited by one of our team to ensure that the scheme will meet your needs.



There are upper limits to the amount of care and support that can be provided in an extra care scheme and very occasionally alternative accommodation may have to be arranged for residents. This decision would be made by health and social care professionals in conjunction with the family or an advocate acting for the resident.

To use the on-site care team, you must have your needs assessed by West Sussex County Council. This will determine how much care you will receive and what you will have to pay. You can purchase care privately if you prefer. Please go to our sales website www.wealddiving.com to see what properties are available.

Buying an apartment

Apartments at Leggyfield Court are available to purchase on a shared equity basis. This means that you buy a 75% share in the property, while Saxon Weald retains the remaining 25%. You do not pay rent on this percentage, although monthly service and support charges will be payable.

Renting an apartment

In the first instance, you must contact the local authority to have your need for care assessed by the Adult Social Care team. Priority will be given to people with a local connection to the Horsham. West Sussex County Council will then assess your eligibility for what care and support you can receive. You must be aged 55 or over and have demonstrated the need for care and housing support to be granted extra care accommodation at Leggyfield Court.

A look inside your Leggyfield Court apartment

Our one and two-bedroom apartments are generously-sized and have been designed to make the most of natural daylight, helping to create a bright, spacious feel.

A number of ground floor apartments feature French doors opening onto attractive gardens.

The modern, fitted kitchens come complete with an eye-level built-in oven, as well as fitted hob and extractor fan.

Bathrooms are en suite, but can also be accessed by your visitors via your hallway. To aid mobility, they feature level-access showers, together with grab rails and slipresistant vinyl flooring.

A range of thoughtful touches aim to make daily living a little bit easier. These include a basket fitted to the inside of your front door to catch your post, raised-height electrical sockets to reduce bending and taps fitted with easy-grip levers.

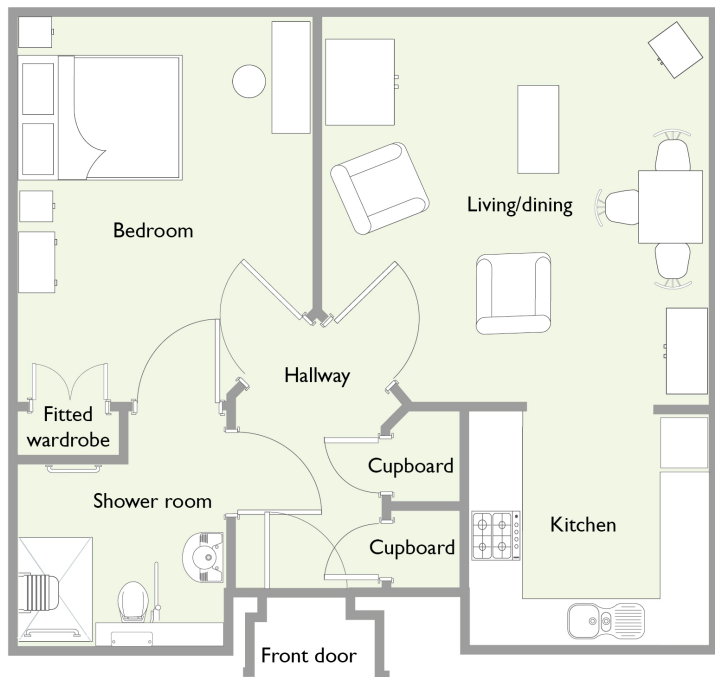
All apartments benefit from double-glazed windows and underfloor heating, together with TV aerial and phone points.

For your peace of mind, apartments are fitted with a pullcord emergency alarm system. They also have a door-entry system, to enable you to let guests in from the main scheme entrance, as well as smoke alarms and a sprinkler system.

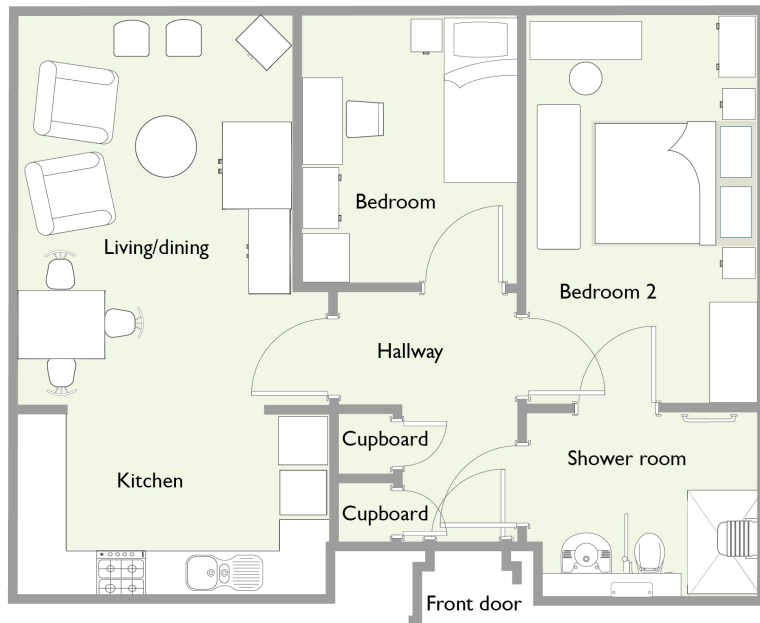


Layouts

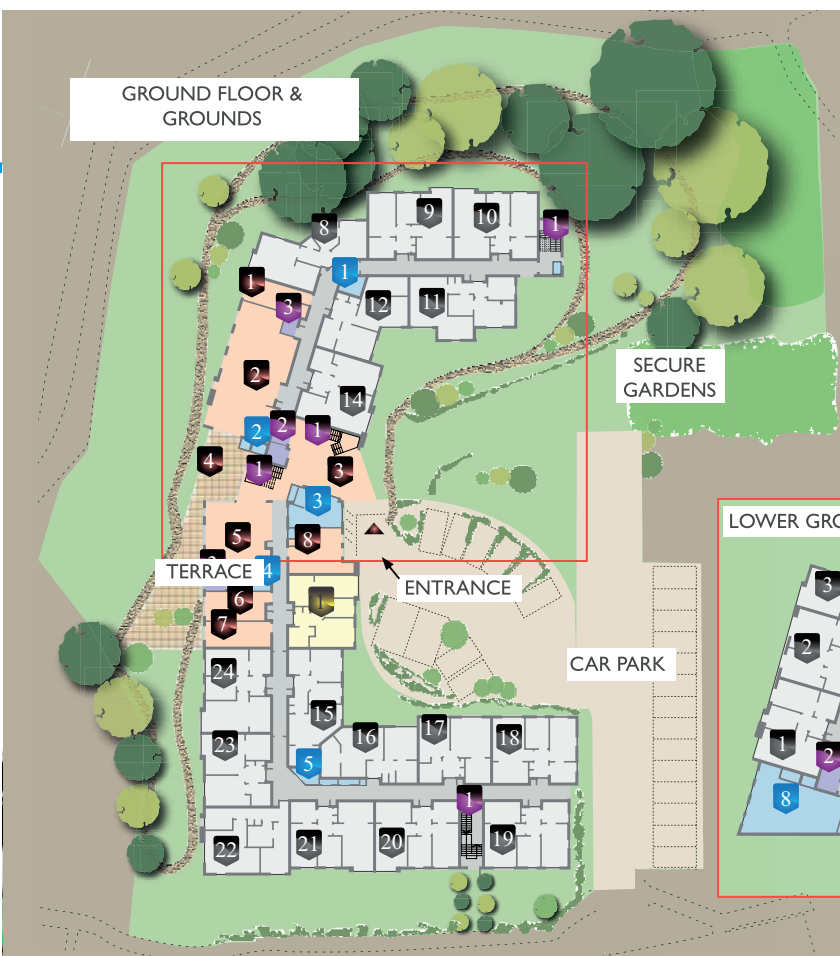
One-bedroom apartment (Type B) 55 sq.m



Two-bedroom apartment (Type A) 65 sq.m



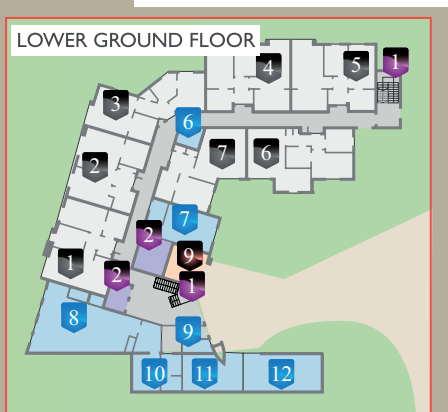
Apartments layouts may vary from the examples shown. Please consult us for more information.



Plan of lower ground & ground floors

- Communal Areas**
 - 1 Guest room
 - 2 Dining room
 - 3 Reception & entrance
 - 4 Terrace
 - 5 Lounge & tea bay
 - 6 Quiet room
 - 7 Hairdressers & pamper room
 - 8 Buggy store (ground floor)
 - 9 Buggy store (lower ground floor)
- Service Areas**

- Carers' Suite**
- Apartments**
 - 1 Type A - 2 bedrooms
 - 2 Type B - 1 bedroom
 - 3 Type C - 1 bedroom
 - 4 Type A - 2 bedrooms
 - 5 Type A - 2 bedrooms
 - 6 Type E - 2 bedrooms
 - 7 Type D - 1 bedroom
 - 8 Type C - 1 bedroom
 - 9 Type A - 2 bedrooms
 - 10 Type A - 2 bedrooms
 - 11 Type E - 2 bedrooms
 - 12 Type D - 1 bedroom
 - 14 Type B - 1 bedroom
 - 15 Type H - 2 bedrooms
 - 16 Type F - 1 bedroom
 - 17 Type B - 1 bedroom
 - 18 Type A - 2 bedrooms
 - 19 Type A - 2 bedrooms
 - 20 Type A - 2 bedrooms
 - 21 Type A - 2 bedrooms
 - 22 Type G - 2 bedrooms
 - 23 Type B - 1 bedroom
 - 24 Type A - 2 bedrooms
- Access & WC**
 - 1 Stairs
 - 2 Lifts
 - 3 WC/toilet



Communal areas at Leggyfield Court

We pay special care and attention to the design of our schemes and their grounds, ensuring shared areas are both comfortable and practical.

The atrium in the reception area of Leggyfield Court gives a bright and airy welcome to all residents and guests.

Leggyfield Court's spacious lounge is elegantly furnished, offering an ideal place to meet friends and relax. A small kitchen area means you can enjoy a morning coffee or afternoon tea at your convenience.



If the weather is good you can take advantage of the raised terrace overlooking the beautifully landscaped gardens.

An attractive guest suite is available at a small charge for overnight visitors. An en suite shower room and drink making facilities help to make your guests feel welcome.

Facilities include:

Comfortable residents' lounge

Stylish restaurant

Off-street parking

Secure and attractive courtyard garden

Guest suite

Assisted bathing facilities

Mobility scooter charging facilities

Two lifts

Computer area

Laundry room

Hairdressing room

Shop



Dining at Leggyfield Court

We know a nutritious, well-balanced diet is essential to maintain health and well-being. Our attractive restaurant serves a substantial midday meal every day of the year at a modest cost. Meals are freshly prepared in our kitchens and we are happy to cater for any specific health or cultural requirements.

This is a favourite time of day for many residents, as they enjoy getting together with their friends and neighbours over a meal. The warm, friendly atmosphere means the restaurant is often considered to be the hub of the scheme. Visiting friends and relatives are welcome to use the restaurant too.

In the event of illness, meals can be taken to your apartment.



Sample Lunch Menu:

Main Courses

a choice of dishes such as:

Steak & Mushroom Pie
Homemade Lasagne
or Salmon Fishcakes

Served with a selection of
fresh, seasonal vegetables

Dessert:

Sticky Toffee Pudding with
Custard or Fresh Fruit





**SAXON
WEALD**

Saxon Weald, established in 2000, is a respected housing association providing over 6500 homes across Sussex and Hampshire. Around a quarter of our properties are purpose-built apartments for the over 55s, and we are a leading provider of housing with extra care and support for older people in the region. We believe in helping people maintain their independence as they get older.

Our aim is to improve quality of life for our residents and the communities we work in.

Interested in purchasing?

Please call our sales team on 01403 226000
or email sales@saxonweald.com

Interested in renting?

Please contact Horsham District Council
housing department on 01403 215100
or email: hello@saxonweald.com

Extra care

If you have an enquiry about extra care
please call 01403 226000



These details have been prepared in good faith and are provided as a guide to the services provided as at November 2019. Photographs shown are examples for illustrative purposes only. Sample floorplans, information and specifications are provided for the guidance and interest of potential residents but do not form any part of a contract or constitute an offer.