



*Friendly,  
sociable,  
homely*

**EXTRA CARE  
CRANBROOK**

PEMBURY ROAD, LANGNEY, BN23 7FD

# WELCOME TO CRANBROOK



## Welcome

Bridging the gap between conventional retirement housing and a residential or nursing home, Cranbrook offers the best of both worlds. Enjoy the independence of your own apartment, as well as peace of mind that professional support is on hand, if and when you need it.

You'll also benefit from a friendly scheme manager on-site to keep everything running smoothly. It is their job to make sure that the building and grounds are well maintained and that residents are able to live as independently as possible.

## Care and support

Cranbrook offers its residents care and support with everyday living, provided by a team of professional carers. The onsite care team deliver planned care calls to customers and respond to emergencies.

Cranbrook can be an ideal solution for couples who require different levels of care, enabling you to continue living together while receiving the support you need. Generally, you must be over the age of 60 to qualify.

To use the on-site care team, you will need to have your needs assessed by the local council. This will determine how much care you will receive and what you will have to pay.

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.

**You can purchase care privately if you prefer. For more details and advice on the support available at Cranbrook, please call us on 01403 226000.**



# THE LOCAL AREA

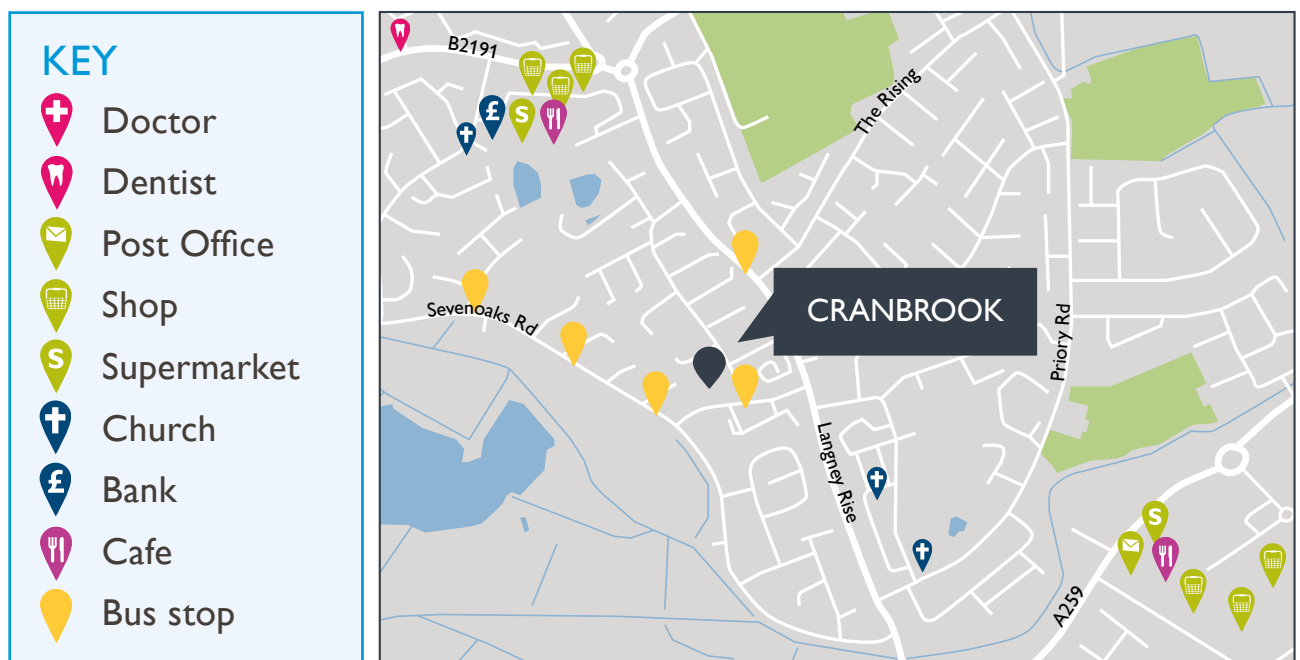
## On your doorstep

Cranbrook is situated in the Langney area to the north east of the large seaside town of Eastbourne.

Langney is a pleasant residential area with a good bus service and local amenities including a GP surgery and shopping centre.

Eastbourne is on the south coast of England with a mainline rail service to London. It is surrounded by beautiful countryside, with the South Downs on its western edge, and is immediately east of Beachy Head, the highest chalk sea cliff in Great Britain.

Eastbourne also benefits from a range of community groups. Langney Sports Club provides a centre for archery, snooker and darts and is the home of a number of local organisations, including Langney Sports Indoor Bowls Club. Other social groups in the area include Eastbourne Senior's Club, Eastbourne Bridge Club, Eastbourne Railway Club, Eastbourne Bowling Club and Deluxe Bingo Club.



# YOUR APARTMENT



## Independent living

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 and spacious feel.

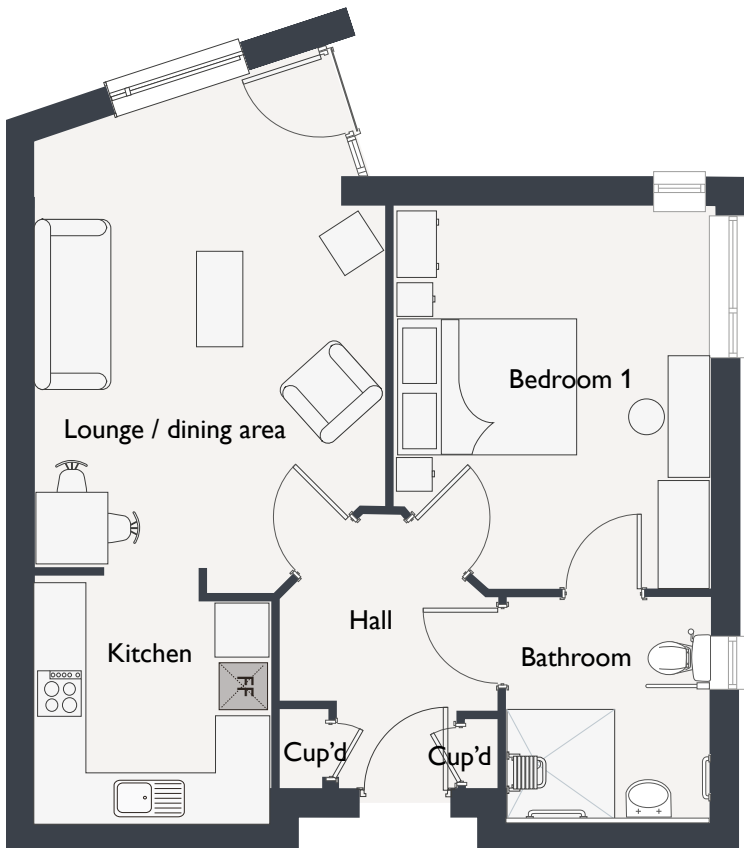
The modern, fitted kitchens come complete with an eye-level built-in oven, as well as fitted hob and extractor fan. Bedrooms have an en suite shower room, which can also be entered via your hallway. To aid mobility, they feature level-access showers, together with grab rails and slip-resistant vinyl flooring.

Ground floor apartments have doors leading onto private patio areas, while those on upper floors have Juliette balconies.

A range of additional thoughtful touches aim to make daily living a little 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. They also have a door entry system to enable you to let guests in from the main scheme entrance.

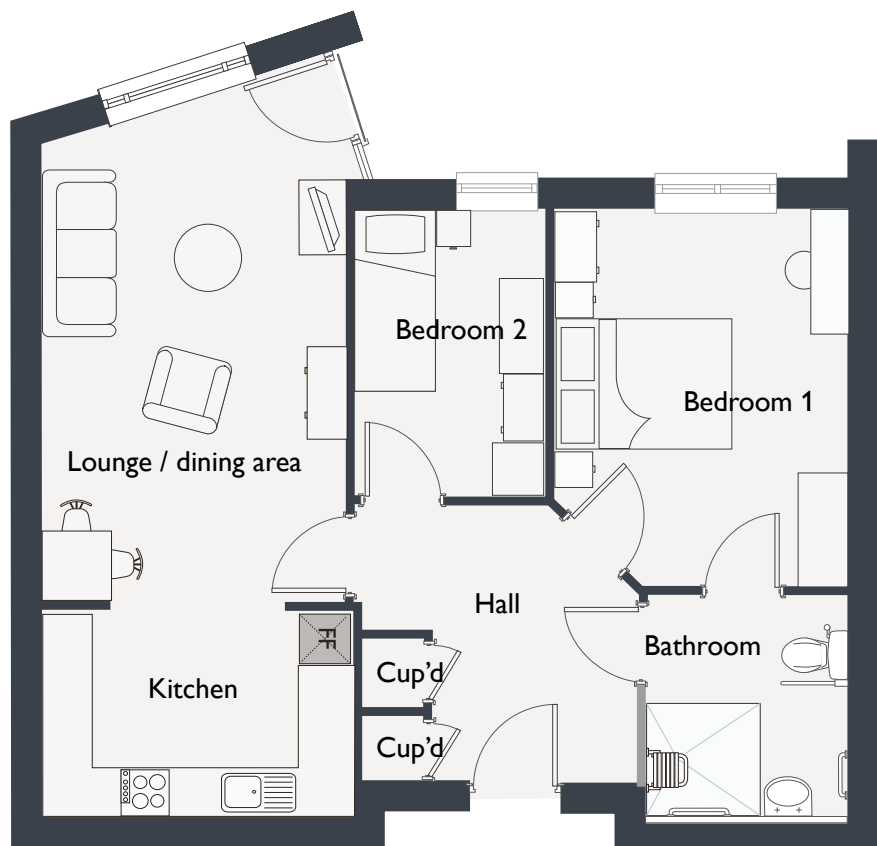


## Typical one-bedroom apartment



Apartment layouts may vary from the examples shown. Please contact us for more information.

## Typical two-bedroom apartment



# LIVING AT CRANBROOK



## A friendly community

At Cranbrook, you choose the lifestyle that suits you. Enjoy independence and privacy when you want it, with the added advantage of living in a welcoming community environment. There are often opportunities to socialise, with coffee mornings and various other social events.



## Communal areas

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

Cranbrook's spacious lounge and dining room are modern and bright, offering an ideal place to meet friends and relax. A small kitchen area means you can enjoy a tea or coffee at your convenience. If the weather is nice, you can also find yourself a quiet spot in the landscaped gardens or do a little gardening in one of the raised "allotment" beds.

Please note: shared areas of the scheme may be used by community groups, adding to the range of activities available to residents.

## FACILITIES INCLUDE

-  Communal lounge
-  Stylish restaurant
-  Activity room
-  Landscaped gardens
-  Guest suite (available at a small charge)
-  Assisted bathing facilities
-  Mobility scooter storage room
-  Hairdressing and beauty treatment room



## Dining at Cranbrook

A nutritious, well-balanced diet is essential in maintaining health and well-being. Our attractive restaurant serves substantial midday meals 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 heart 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



# APPLYING FOR A HOME



If you are interested in living at Cranbrook, a member of our team will meet you to ensure that you are eligible and that your needs can be met by the scheme.

The scheme is mixed tenured, which means that some apartments are sold and others are rented. As in any community, there will be a mixture of owner occupiers and tenants. You do not need to have a care package to live at Cranbrook.

## Renting an apartment

If you are interested in renting at Cranbrook, you must first 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 Langney area. East Sussex County Council will then assess your eligibility for what care and support you can receive. Generally, you must be aged 60 or over and have demonstrated the need for care and housing support to be eligible.

## Buying an apartment

Some apartments at Cranbrook are available to purchase on a shared equity basis from Weald Living, which is a part of Saxon Weald. This means that you can buy a 75% share in the property, while Saxon Weald retains the remaining 25%. You do not pay rent on our share, but monthly service and support charges are payable.

## Am I eligible for shared equity?

- You must be aged 60 or over
- If you have a property to sell, it must be under offer before your application is progressed
- You are not allowed to own any additional property
- Generally you must not have assets of over £500K once the purchase of the Extra Care property has been taken into consideration
- You must pass both our financial and scheme assessments
- The apartment must be purchased by the person who will live in it
- The property can not be purchased in Trust



## How to apply for a shared equity property

### STEP 1 - Expression of Interest

Please complete and return our Expression of Interest form to [sales@wealdliving.com](mailto:sales@wealdliving.com). You can download a copy by visiting: [www.wealdliving.com/storage/downloads/expression\\_of\\_interest\\_form-1656661279.pdf](http://www.wealdliving.com/storage/downloads/expression_of_interest_form-1656661279.pdf). Alternately, please contact us for a copy.

### STEP 2 - Viewing the property

We will invite you to view the property. Please let us know straight away if you would like to go ahead with the purchase after your viewing.

### STEP 3 - Financial Assessment

We will require copies of the following documentation to assure you meet our financial requirements:

- Memorandum of sale (if selling a property)
- Certified proof of identity (passport, bus pass or driving licence)

- Certified proof of address (utility bill or annual pension letter from DWP)
- Proof of all savings/investments
- Itemised bank statements from the past three months
- Proof of identity from your certified power of attorney (if applicable)

### STEP 4 - Scheme Assessment

We will organise an eligibility care assessment with the on-site Scheme Manager to review your care needs.

### STEP 5 - Formal offer

Following the scheme assessment, and providing the scheme manager is happy to progress your application, we will send you a formal offer.

Once you have completed and returned the formal offer forms and paid the £500 reservation fee, we will instruct our solicitor and send out the memorandum of sale.



# CHARGES



Service charges apply at Cranbrook. They reflect the actual costs of providing services including heating and water inside the apartment.

A breakdown of estimated service charges are available for each individual resale property and can be obtained by contacting Saxon Weald.

Please see the column on the right for a list of the chargeable services provided. Service charges may be subject to changes from time to time.

## Key

**L** - charges applicable to leaseholders only

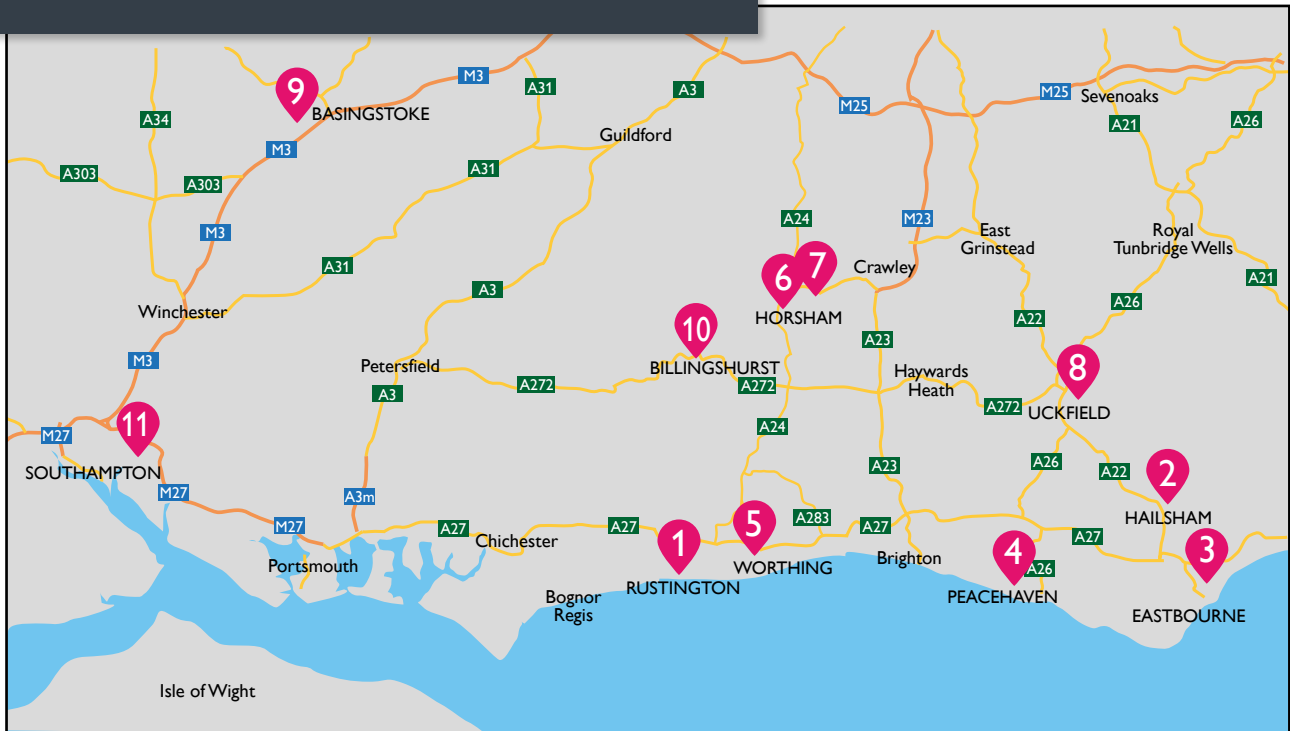
**LT** - charges applicable to both leaseholders and tenants

## SERVICE CHARGES COVER:

- LT** Assisted Bath
- LT** Catering Overheads
- LT** Communal Assets
- LT** CCTV
- LT** Communal Cleaning
- LT** Communal Electricity
- LT** Communal Heating
- L** Communal Gas Boiler Servicing
- L** Communal Repairs
- LT** Communal Water
- LT** Door Entry System
- LT** Enhanced Housing Management
- LT** Fire Safety
- LT** Gardening
- LT** Grounds Maintenance
- LT** Kitchen Equipment
- LT** Laundry Machine Charges
- L** Communal Water Maintenance
- LT** Lift Charges
- LT** Pest Control
- LT** Site Inspections & Clearances
- L** Building Insurance
- LT** Call System
- LT** Heating to the flat
- L** Management Fee
- L** Sinking Fund Buildings
- LT** Support Line
- LT** Water to the flat



# OUR EXTRA CARE SCHEMES



We have 11 extra care communities across Hampshire, West Sussex and East Sussex. Full details of these can be found on our website:

[www.saxonweald.com/looking-for-a-home/extra-care/](http://www.saxonweald.com/looking-for-a-home/extra-care/).

1. Abbotswood, Rustington
2. Bentley Grange, Hailsham
3. Cranbrook, Eastbourne
4. Downlands Court, Peacehaven
5. Highdown Court, Worthing
6. Highwood Mill, Horsham
7. Leggyfield Court, Horsham
8. Margaret House, Uckfield
9. Newman Court, Basingstoke
10. Osmund Court, Billingshurst
11. Rosebrook Court, Southampton

## INTERESTED IN PURCHASING?

Please call our sales team on 01403 226000 or email: [sales@saxonweald.com](mailto:sales@saxonweald.com).

Our current range of extra care properties for sale at Cranbrook can be found at: [www.wealdliving.com](http://www.wealdliving.com).

## INTERESTED IN RENTING?

Please contact Eastbourne Borough Council's housing department on 01323 410000 or email: [hello@saxonweald.com](mailto: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. 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.



**SAXON WEALD**

t: 01403 226000

e: [hello@saxonweald.com](mailto:hello@saxonweald.com)

[www.saxonweald.com](http://www.saxonweald.com)



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**PlaceShapers**  
Together we help communities thrive



**tpas**  
TENANT ENGAGEMENT EXPERTS  
member 2022-2023

