



WEALD *Living*

by Saxon Weald

HAMMONDS GATE

BURGESS HILL

HIGHLY DESIRABLE ONE BEDROOM COACH APARTMENTS AND THREE BEDROOM HOUSES  
IN A PERFECT LOCATION FOR CONVENIENT MODERN LIVING.







# HAMMONDS GATE

---

## BURGESS HILL

### BEST OF BOTH WORLDS

Our superb new homes combine the convenience of town centre living with easy access to stunning countryside and coast.

Inside, the properties offer light and spacious living areas, with the quality build standards you would expect from our partners, Cala Homes.

These four homes are for purchase on a shared ownership basis and will be available on a phased release from February 2019.



## ON YOUR DOORSTEP

Set on the edge of the South Downs national park, Burgess Hill is surrounded by stunning countryside. An extensive network of footpaths and bridleways makes walking, cycling and horse riding popular pastimes. And if you fancy a breath of sea air, cosmopolitan Brighton is just 15 minutes away.

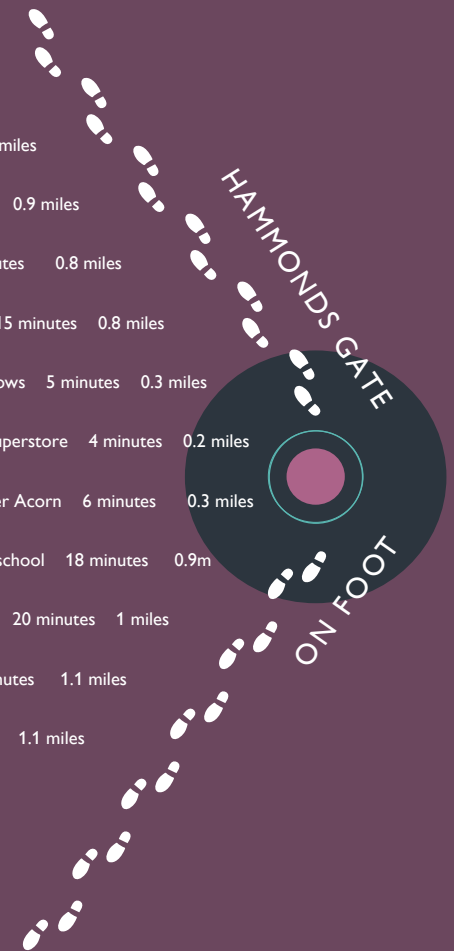
Closer to home, Burgess Hill town centre is a little over a mile away, offering a good range of shops, restaurants and pubs, leisure facilities and services.

Burgess Hill is well connected, with its mainline train station enabling travel to London in around an hour, and London Gatwick in 20 minutes. If you travel by road, the A23 at Hickstead is under 4 miles away. Regular bus services run to Haywards Heath, East Grinstead, Crawley and the coast.



## WALKING DISTANCES FROM HAMMONDS GATE\*

The Orion Cinema	22 minutes	1.1 miles
The Gattons Infant School	17 minutes	0.9 miles
St Johns Park	17 minutes	0.8 miles
The Burgess Hill Academy	15 minutes	0.8 miles
Hammonds Ridge Meadows	5 minutes	0.3 miles
Tesco Superstore	4 minutes	0.2 miles
Beafeater Acorn	6 minutes	0.3 miles
Southway Junior school	18 minutes	0.9m
Waitrose & Market Place shopping	20 minutes	1 miles
Batchelors Farm Nature reserve	21 minutes	1.1 miles
Burgess Hill train station	21 minutes	1.1 miles



\* On the basis that a person of average height has a stride length of about 2.1 to 2.5 feet we can say that approximately 2,000 walking/jogging steps make up a mile. This means that 10,000 steps converts to around 5 miles, with average stride length.





## HAMMONDS GATE DISTANCES BY RAIL AND ROAD

### BY ROAD

Crawley - County Mall shopping	21 minutes	13.1 miles
Lewes	26 minutes	12.7 miles
Brighton	25 minutes	10.3 miles
Haywards Heath	13 minutes	5.7 miles
A23 (Hickstead junction)	8 minutes	3.5 miles
The Triangle Leisure Centre	5 minutes	1.7 miles

London St. Pancras	1hr 10 minutes
London Victoria	30 minutes
East Croydon	33 minutes
Gatwick Airport	17 minutes
Haywards Heath	5-7 minutes

### BY RAIL

Hurstpierpoint College	6 minutes	2.3 miles
Burgess Hill Golf / The Oak Barn Bar & Restaurant	6 minutes	2.4 miles
Ridgeview Wine Estate	11 minutes	3.5 miles
Jack & Jill Windmills & South Downs Views, Clayton	11 minutes	4.1 miles
Wakehurst - Kew Royal Botanical Gardens	27 minutes	11.1 miles

Cambridge - 2 hrs 20 minutes

London Bridge - 53 minutes

Lewes - 31 minutes

Crawley - 26 minutes

Brighton - 14 minutes

### BY ROAD

Please note: distances and times are approximate. Information has been collated using Google Maps and National Rail.

## AN EYE FOR DETAIL

Moving into a new home is a fresh and exciting start. We keep the décor of our properties attractive yet understated giving you a perfect blank canvas ready to make your own. Sleek kitchens and contemporary bathrooms are all finished to a modern specification to complement your style perfectly.

Bus repudia tquunt voloritia sequi as eumquis eos maioreici verfera pel ipsundaesti corum seque as esequaspita sit magnihi llabore suntibus, cumquunt et laccatquae si uta num imo tem essumqui odicatusam quaecum accatur resed ma sit queraeptate suntium quatur?



Computer generated images and photos are indicative of how your property may look and are examples only.

Layouts and finishings may vary.







# PLOT 7 HAMMONDS GATE

## ONE BEDROOM COACH APARTMENT

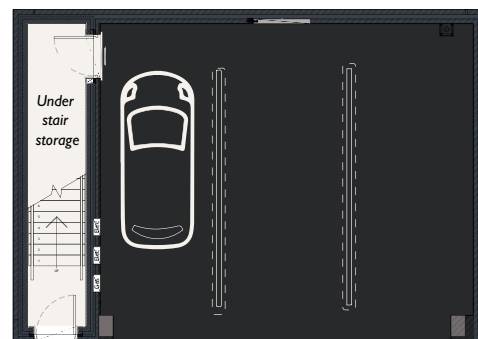
This attractive apartment sits above a small parking area, offering the privacy of a detached home. The front entrance leads directly up a staircase to a well-appointed open plan kitchen and living area. The generous double bedroom features a built-in wardrobe, while a large cupboard in the hallway provides additional storage. A contemporary bathroom completes this home. Outside, the property benefits from one allocated parking space.



First floor (apartment)



Ground floor (shared carport)



7

### AREAS

Room	m
Reception room / kitchen	4.4 x 6.5
Bedroom	3.7 x 3.3
Bathroom	3.0 x 1.9

Total Area 69.7 m<sup>2</sup>





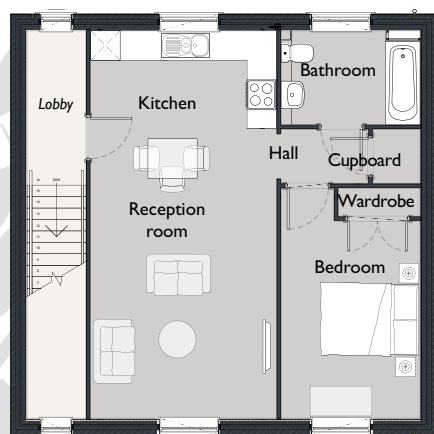
# PLOT 37 HAMMONDS GATE

## ONE BEDROOM COACH APARTMENT

Enjoy the privacy of a detached home with this stunning apartment, which sits above a small car port. The private front entrance leads directly up a staircase to a contemporary open plan kitchen and living area. The bright double bedroom features a built-in wardrobe, while a large cupboard in the hallway provides practical storage. A modern bathroom completes this home. Outside, the property benefits from one allocated parking space and a garden area.

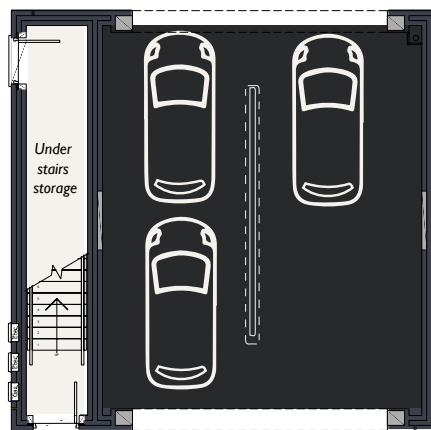


### First floor (apartment)



### Ground floor (carport)

The carport offers allocated parking for other properties. Parking for plot 37 is allocated opposite the apartment)



37

### AREAS

Room	m
Reception room / kitchen	3.8 x 7.9
Bedroom	2.9 x 4.7
Bathroom	2.9 x 1.9

Total Area 73.8 m<sup>2</sup>



Computer generated images and photos are indicative of how your property may look and are examples only. Layouts and finishings may vary.

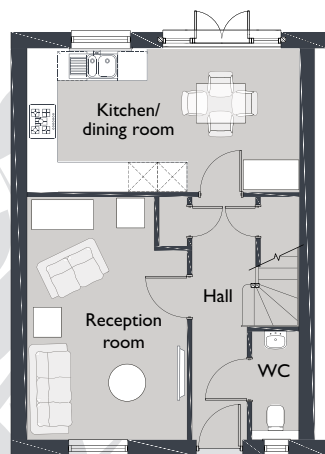
# PLOTS 38 & 39 HAMMONDS GATE

## THREE BEDROOM SEMI-DETACHED HOUSE

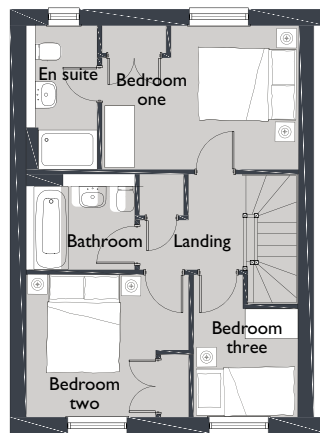
This is a bright and spacious property, perfect for modern family life. A contemporary kitchen/diner has patio doors opening onto the private garden, making the space feel light and open. There is a good-sized lounge to the front of the house and a WC off the hall. Upstairs, a large master bedroom features an en suite bathroom with walk-in shower. A further double bedroom and third smaller bedroom, together with a modern family bathroom complete this home. Outside, the property benefits from two allocated parking spaces and private garden.



Ground floor



First floor



### AREAS

Room	m
Reception room	3.3 x 5.0
Kitchen / dining room	5.6 x 3.0
WC	0.9 x 2.2
Bedroom one	4.0 x 3.0
EnSuite	1.5 x 3.0
Bedroom two	3.3 x 3.0
Bedroom three	2.2 x 2.9*
Family bathroom	2.3 x 2.0

**Total Area** 89.4 m<sup>2</sup>





## SPECIFICATION

### Kitchen

- Modern, white wood grain kitchen units by Lanzet from the Calais range
- Indesit stainless steel oven, gas hob and cooker hood
- Indesit integrated fridge/freezer
- Indesit integrated washer/dryer
- Under cupboard lighting and fixed ceiling track lights

### Bathroom

- Contemporary white sanitary ware with basin, bath, shower over bath and WC
- Heated chrome towel rail
- Glazed shower screen

### General

- PVCu high efficiency double glazed windows
- Airing cupboard with shelving
- Smoke detector and carbon monoxide alarm
- Gas central heating with Ideal Logic combi boiler
- Wood effect vinyl flooring with neutral carpets to bedrooms and hallway





## HELP TO BUY



Our properties at Hammonds Gate are available to purchase through shared ownership. You buy a share of the value of the home and pay affordable rent on the remainder. Starting shares are available from as little as 30%. Over time and as your finances allow, you can increase your share to up to 100%.

### Eligibility

To buy a home with us, please register with Help-to-Buy at [www.helptobuy.gov.uk](http://www.helptobuy.gov.uk) and check that you meet the shared ownership requirements. If you already own your home, or own a home under a shared ownership scheme, you can still apply for Weald Living shared ownership provided you are currently marketing or have already sold your home. You'll need to be at least 18 years old to be able to obtain a mortgage.

You will need approximately £5,000 to cover the costs of purchasing a home. These costs cover things like; the reservation fee, mortgage valuation fee, mortgage arrangement fees, solicitors' fees, removal costs and utility connection charges.

Please see our website [www.wealdliving.com](http://www.wealdliving.com) for up-to-date property prices.

### Affordability

Household income requirements will differ from development to development in line with factors such as current house prices and the share for sale. The general guidelines state that you must have a combined household income of less than £80,000 per year outside of London. Weald Living will perform checks to ensure you can afford to purchase and sustain the housing costs before offering you a home.

### Apply now

Shared ownership makes it possible to own your own home. If you think you are eligible to buy a Weald Living shared ownership home, please register with [sales@wealdliving.com](mailto:sales@wealdliving.com)





## INTRODUCING WEALD LIVING

Weald Living is a part of Saxon Weald, providing properties for outright sale, shared ownership and private market rent across Sussex and Hampshire.

Saxon Weald, established in 2000, is a non-profit making housing association and manages approximately 6000 social rented properties in addition to its Weald Living homes.

We are highly experienced in both property management and maintenance, and value our role as a leading provider of affordable housing in the Horsham district.













HAMMONDS GATE  
HAMMONDS RIDGE,  
BURGESS HILL  
RH15 9QW



WEALD Living

by Saxon Weald

Weald Living, Saxon Weald House  
38-42 Worthing Road, Horsham,  
West Sussex, RH12 1DT  
t: 01403 226060  
e: sales@wealdliving.com

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