

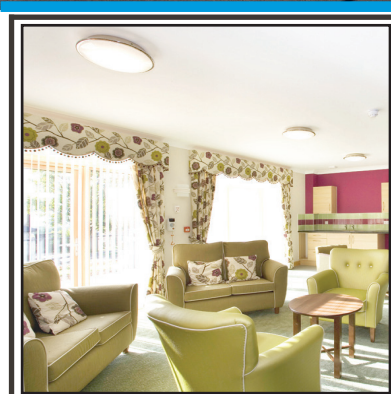


SAXON  
WEALD

# Margaret House

Extra care

Lealands Drive, Uckfield, TN22 1FH





Uckfield is located on the River Uck, at the southern edge of the Wealden district. There are a number of nature reserves and several Woodland Trust woods, including Lake Wood.

The Bluebell Railway Sheffield Park station is a short drive away and holds regular events, such as fish and chip suppers.

Margaret House is situated in a residential area of Uckfield, with a local bus service into the town. Here you will find the historic Picture House cinema, originally opened in 1915, all the main shops, as well as a monthly farmers' market. There is also a local hospital.

An hourly direct train service runs into London Bridge.



# Care and support at Margaret House

As we get older, some of us need support with the tasks of everyday living and value the reassurance of knowing that qualified staff are close to hand.

Extra care bridges the gap between retirement housing and a residential or nursing home. Margaret House offers the best of both worlds. You have all the independence of your own apartment, but with the peace of mind of a care team on site.

Margaret House could be an ideal solution for couples who require different levels of care, enabling you to live together while receiving the support you need. You must be over 60 to qualify.

If you are interested in living at Margaret House, a member of our team will visit you to ensure that you are suitable for extra care living and that your needs can be met by the scheme. To use the on-site care team, you will have your needs assessed by East Sussex County Council. This will determine how much care you receive and what you will have to pay. You can purchase care privately if you prefer.

## Buying an apartment

Apartments at Margaret House 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 Uckfield. East Sussex County Council will then assess your eligibility for what care and support you can receive. Generally, you must be aged 55 or over and have demonstrated the need for care and housing support to be granted extra care accommodation at Margaret House.



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.



# A look inside your Margaret House apartment

Our one and two-bedroom apartments are comfortable and well thought-out. They have been designed to make the most of natural daylight, helping to create a bright, spacious feel.

A range of thoughtful touches aim to make daily life a little bit easier, including plug sockets and switches that have been positioned at a suitable height to reduce bending, and taps fitted with easy-grip levers.

The modern, fitted kitchens come complete with built-in oven, hob and extractor hood.

To aid mobility, the bathrooms feature level-access showers with a folding seat, grab rails and non-slip flooring.

All apartments benefit from double-glazed windows, TV and FM aerial points, as well as phone points.

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

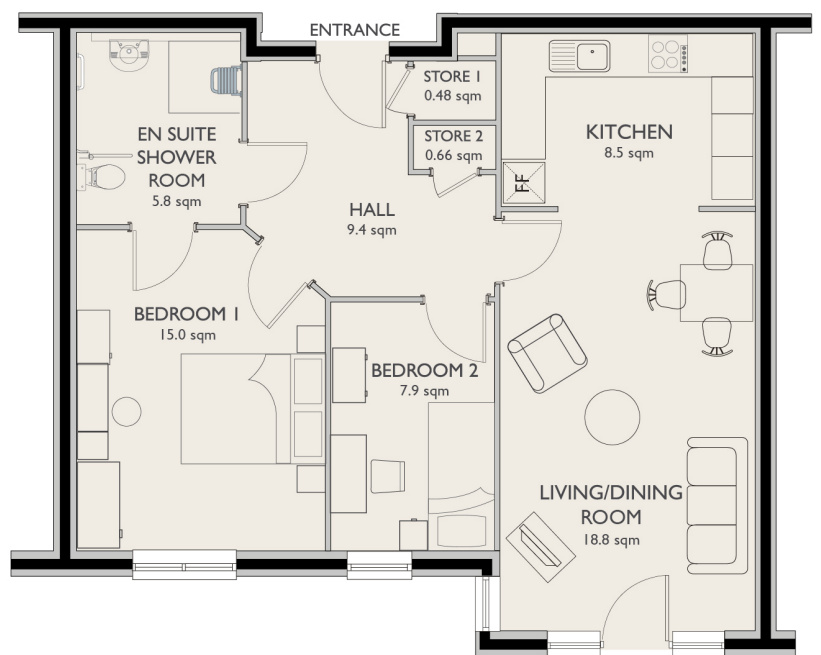


# Layouts

One-bedroom apartment (Type A) 54.2 sqm








Two-bedroom apartment (Type B) 71.2 sqm



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

## Ground floor layout

-  Apartments
-  **Communal Areas**
- 1 Entrance lobby / reception
- 2 Hairdresser & treatment room
- 3 Scooter & cycle store
- 4 Communal lounge
- 5 Activity room
- 6 Dining room
- 7 IT area
-  **Service Areas**
-  **Staff Suite & Facilities**
-  **Toilets (1) & Lifts (2)**



# Communal areas at Margaret House

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

Margaret House's spacious lounge is elegantly furnished, offering an ideal place to meet friends and relax. Of course, if the weather is nice, you can also find yourself a quiet spot in the secure and attractive courtyard garden, which features raised flower beds.



An en suite guest suite is available for visitors at a small charge.

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

## Facilities include:

Comfortable residents' lounge

Stylish restaurant

Off-street parking

Secure and attractive courtyard garden

Guest suite

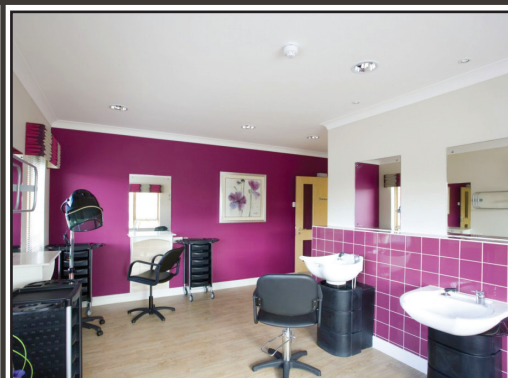
Assisted bathing facilities

Lifts to all floors

Mobility scooter charging facilities

Laundry room

Hairdressing room



# Dining at Margaret House

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 hub of the scheme. Visiting friend 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](mailto:sales@saxonweald.com)

## Interested in renting?

Please contact Wealden District Council's  
housing department on 01273 585493  
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 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.