



CERESTON

BILLINGSHURST

A superb collection of houses and apartments
available through shared ownership

Your new home . . .

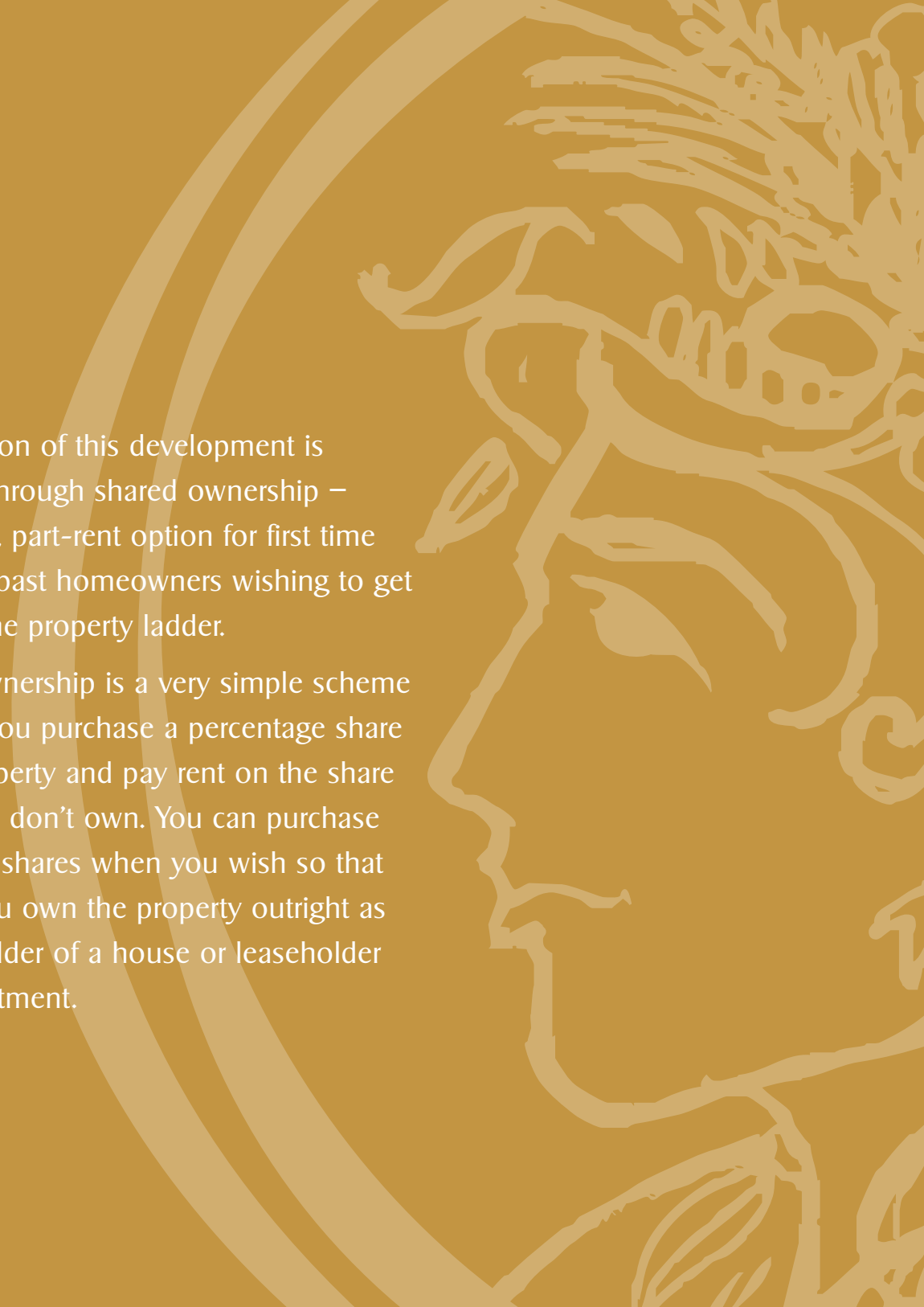
Situated in a highly sought after semi-rural location on the southern fringe of the village, Cereston is conveniently located approximately half a mile from the mainline station.

It comprises 150 new homes in a wide variety of sizes and styles, giving the development a very unique feel.

Perfect for professional couples and families, Cereston offers a beautiful location with excellent commuter links to London and the South East via road and rail.

A proportion of this development is available through shared ownership – a part-buy, part-rent option for first time buyers or past homeowners wishing to get back on the property ladder.

Shared ownership is a very simple scheme whereby you purchase a percentage share of the property and pay rent on the share which you don't own. You can purchase additional shares when you wish so that in time you own the property outright as the freeholder of a house or leaseholder of an apartment.







In the heart of West Sussex

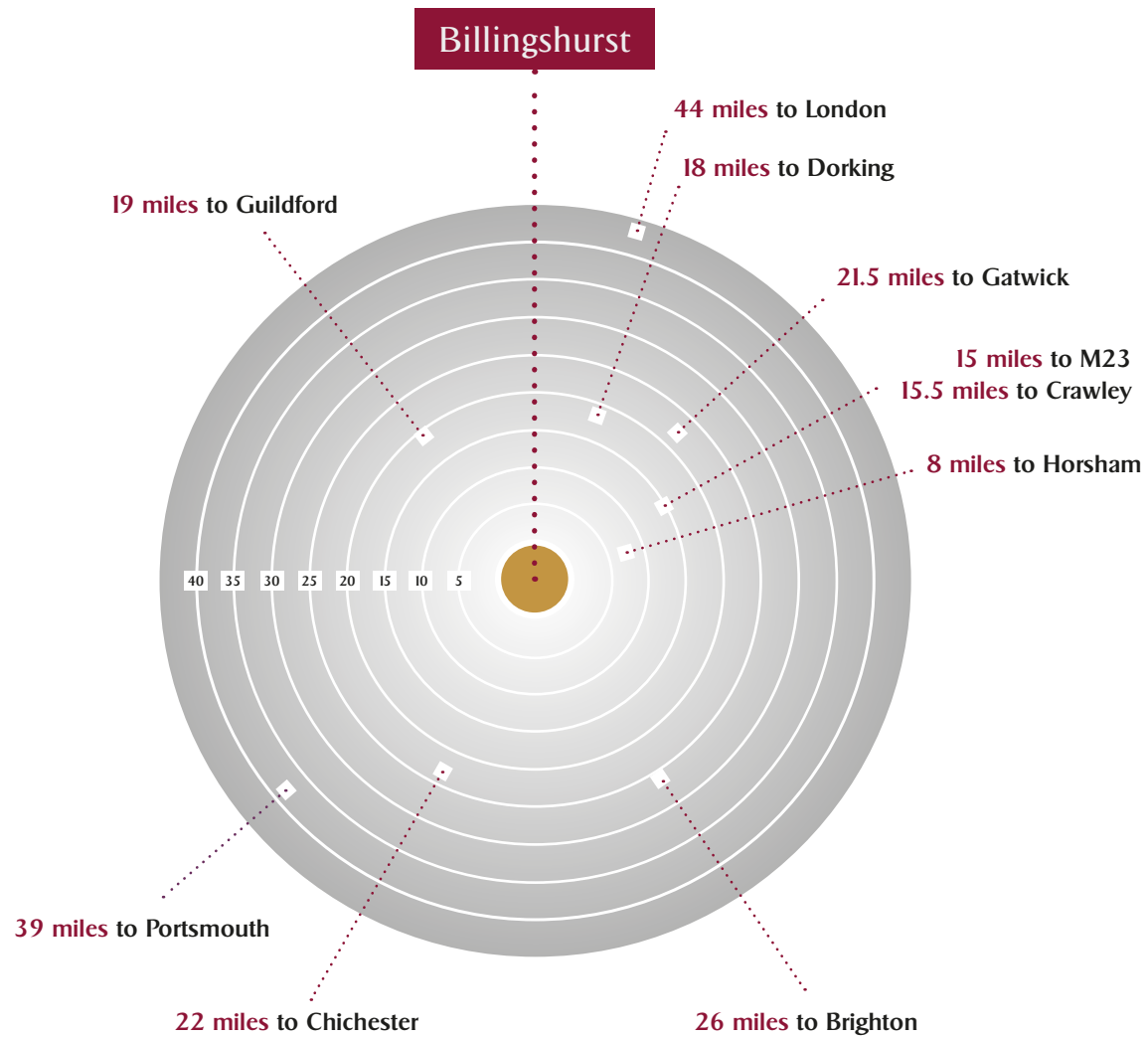
Surrounded by lovely open countryside, rolling hills and green open spaces, Billingshurst lies in the heart of beautiful West Sussex.

The charming historic village of Billingshurst sits at the intersection of the ancient Roman London to Chichester route, Stane Street (A29) and the A272. For country walks and cycling, the South Downs National Park is within 7 miles whilst the south coast and Gatwick Airport are both easily accessible. For commuters, Billingshurst is on the London to South Coast railway line, with an easy journey time to London Victoria or London Bridge within 75 minutes*.

To the west of the village is a large new complex of sports fields, a fishing lake and woodland, giving Billingshurst some fantastic sports facilities within the district. To complement this, Billingshurst Leisure Centre offers a four lane, 25 metre swimming pool with fitness classes and a gym.

The local children attend Billingshurst Primary School, The Weald Community School and Sixth Form. Adjacent to this is a Children and Family Centre as well as a nursery and pre-school. Other facilities include a library, Community and Conference Centre and a country market.

The recently improved High Street offers an attractive centre with many lovely restaurants and pubs like The Kings Head and The Six Bells, as well as a variety of shops and banks. For even more choice of shopping, and just 9.5 miles from Cereston, is the historic market town of Horsham with its pavement cafés, specialist shops and excellent leisure facilities.



Site Plan



These do not show final details of gradients of land, boundary treatments, local authority street lighting or landscaping. We aim to build according to the layout, but occasionally we do have to change house designs, boundaries, landscaping and position of roads, footpaths, street lighting and other features as the development proceeds.

Site plan illustration for indicative purposes only.

Your choice of homes



2 and 3
Bedroom
Houses



2 Bedroom
Apartments



Specification

Kitchens

- Stylish fitted kitchens with postformed work surfaces and upstands.
- Neff single oven.
- Neff stainless steel gas hob.
- Stainless steel chimney hood and splashback.
- Franke stainless steel sink complete with mixer tap.
- Space for fridge/freezer.
- Space and plumbing for washing machine (in apartments, located in laundry cupboard).
- Removable kitchen unit to provide space for dishwasher with plumbing.
- Floor tiling by Minoli.

Bathrooms

- White sanitaryware with Hansgrohe chrome mixer taps.
- Hansgrohe bath mixer in chrome with shower attachment.
- Bathscreen.
- Quality wall and floor tiling from Minoli, full height to wet areas and half height to walls with sanitaryware.
- Shaver socket to bathroom.
- Heated chrome towel rail to bathroom.

Internal finishes and electrics

- White painted skirtings and architraves.
- Walls to be painted in Dulux Gardenia to all rooms except wet rooms which will be painted in Dulux White.
- TV sockets to living room and all bedrooms.
- Wiring for satellite TV and Sky+ (Sky+ to all rooms with instant use to living room).†
- BT points to living room and all bedrooms.
- White switches and sockets throughout except kitchen which is chrome.
- Spur and telephone point for burglar alarm.

External features and security

- Audio entry system to apartments.
- Downlight to porch of houses.
- Turf to front and rear gardens of houses.
- Sheds to houses.
- Maintained landscaped areas incorporating a Trim trail**.
- Private parking, car barn, car port or garage space (please refer to sales advisor for details).

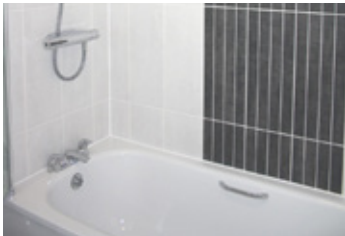
Heating and energy efficiency

- UPVC windows and rear/casement doors with chrome ironmongery.
- Gas fired central heating with energy efficient Potterton condensing boiler and thermostatic valves to all radiators so that each room can be independently controlled (in houses). Combi boilers to apartments.
- Energy efficient bulbs to all rooms.
- Solar PV to houses. Solar PV to apartments serving communal supply.



† Subject to installation of dish and purchase of optional distribution amp if required to two or more rooms in houses. Communal dish installed to apartments. All subject to subscription to service.

** Subject to estate charge.



Want to know more about part-buy, part-rent?

Go to: www.a2dominion.co.uk/newhomes

Follow this simple process:

- 1** Firstly, register with BPHA on www.keyhomes-east.org.uk or call them on **03333 214 044**.
- 2** Contact our sales team to arrange a viewing: Call **0845 408 6699** or email: newhomes@a2dominion.co.uk.
- 3** We'll take your details and confirm your eligibility and then let you know when viewings or open days are taking place.

Remember, demand for quality new homes is always high, so call us today.

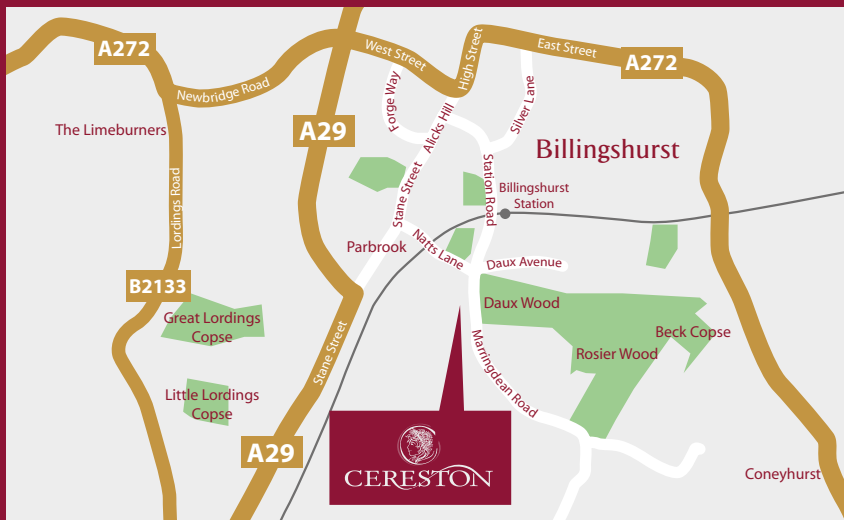




A2Dominion New Homes, Spelthorne House,
Thames Street, Staines-upon-Thames, TW18 4TA
Office: 0845 408 6699 Fax: 020 8825 1478

www.a2dominion.co.uk/newhomes

A2Dominion New Homes is a trading name for A2Dominion South Ltd
(I&P Soc. No. 28641R, TSA Reg. LH4149), a member of the A2Dominion
Housing Group, an exempt charity.



CERESTON
BILLINGSHURST

Directions

From Billingshurst High Street (A272), take the first exit at the roundabout onto Alicks Hill followed by a left turn on to Station Road. Continue along Lower Station Road past Billingshurst Station on your left. Continue along Marringdean Road and you will find Cereston on your right.

A2Dominion New Homes, Spelthorne House, Thames Street, Staines-upon-Thames, TW18 4TA
Office: 0845 408 6699 Fax: 020 8825 1478

www.a2dominion.co.uk/newhomes

A2Dominion New Homes is a trading name for A2Dominion South Ltd (I&P Soc. No. 28641R, TSA Reg. LH4149), a member of the A2Dominion Housing Group, an exempt charity.

IMPORTANT NOTICE: Please note that an estate charge will be payable on all properties, and an estate and block charge will be payable on apartments. The information and images contained in this brochure are for general guidance only and are not to be treated as statements of fact. Fittings and fixtures and standards of finish shown in photographs are not necessarily those to be included in the sale of any particular home. The homes will be sold only on the terms of any contract for sale negotiated through our solicitors. This brochure will not form any part of that contract. We reserve the right to make alterations, omissions or additions to the development or any part of it without notice. Cereston is the marketing name of the development and may not form the final postal address. Details correct at July 2014.



a2dominion
new homes