

# Woodgate

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Stone Cross

A collection of 2, 3 and 4 bedroom homes



## A reputation built on solid foundations

**Bellway has been building exceptional quality new homes throughout the UK for 70 years, creating outstanding properties in desirable locations.**

During this time, Bellway has earned a strong reputation for high standards of design, build quality and customer service. From the location of the site, to the design of the home to the materials selected, we ensure that our impeccable attention to detail is at the forefront of our build process.

We create developments which foster strong communities and integrate seamlessly with

the local area. Each year, Bellway commits to supporting education initiatives, providing transport and highways improvements, healthcare facilities and preserving - as well as creating - open spaces for everyone to enjoy.

Our high standards are reflected in our dedication to customer service and we believe that the process of buying and owning a Bellway home is a pleasurable and straight forward one. Having the knowledge, support and advice from a committed Bellway team member will ensure your home-buying experience is seamless and rewarding, at every step of the way.



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Over **70**  
YEARS of QUALITY  
SINCE 1946



## Woodgate is the place for you

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Woodgate provides an excellent choice of home whether you're a first time buyer, have a growing family or have made the decision to downsize. The property mix here includes two, three and four bedroom houses so you are certain to find a property that suits you down to the ground. And with all the homes here finished in a neutral style, they're just waiting for you

to move in and make your own personal mark. Set in the charming town of Stone Cross, a fantastic quality of life is just waiting for you at Woodgate. With beautiful countryside all around you including Pevensey Levels National Nature Reserve. You're also just a stone's throw from the beautiful Sussex coastline at Pevensey Bay and Eastbourne.



# There's something for everyone at Stone Cross

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Your new home at Woodgate has it all close to hand – convenient amenities, stunning beaches, outstanding countryside and great schools to boot.

Within walking distance of home is a doctor's surgery, dental practice, pub and a Tesco Express where you can pick up your day-to-day essentials. Also close by is Adur Park, perfect for long walks amongst its open green space. Another of Stone Cross' attractions is its windmill, a beautiful landmark which dates back to the late 19th century.



For shopping, neighbouring Eastbourne has a good mix of high street and independent stores, such as Debenhams, Beales and TJ Hughes amongst others. You'll also find an excellent selection of large supermarkets in the area, which is around 15 minutes away by car.

Of course, Eastbourne is extremely popular for its stunning, clean and sandy beaches, which regularly win Quality Coast awards. The thriving south coast town also features its own pier, fortress, land train, bandstand and a museum, so there's sure to be something to keep every member of the family happy.

Woodgate is in close proximity to order of the South Downs National Park, affording you access some of England's most beautiful scenery. There are all manner of ways to enjoy the fresh air here, with its 1,600 km<sup>2</sup> of glorious landscape.

Education options locally include Stone Cross primary school in the village, while older children can attend The Causeway or Eastbourne Academy. For higher education, the well-regarded University of Brighton has an Eastbourne campus less than 15 minutes from home.

Woodgate benefits from close proximity to major routes including the A27 and the A22 for journeys to Brighton and London. A ten-minute drive will take you to Polegate Railway Station, from which Brighton and London are easily accessible. For international travel, Gatwick Airport is less than an hour away from Woodgate by car.



Whether you enjoy long country walks, days out at the seaside or just relaxing at home with a good book, you'll find that Woodgate in Stone Cross is the ideal place for you.

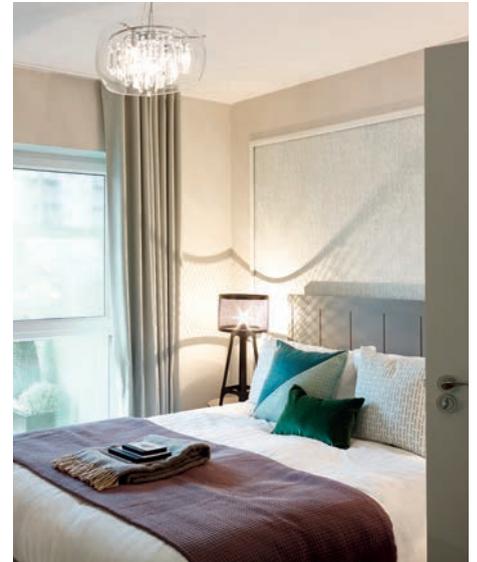


Discover Woodgate - a charming collection of two, three and four bedroom homes in a variety of traditional styles.

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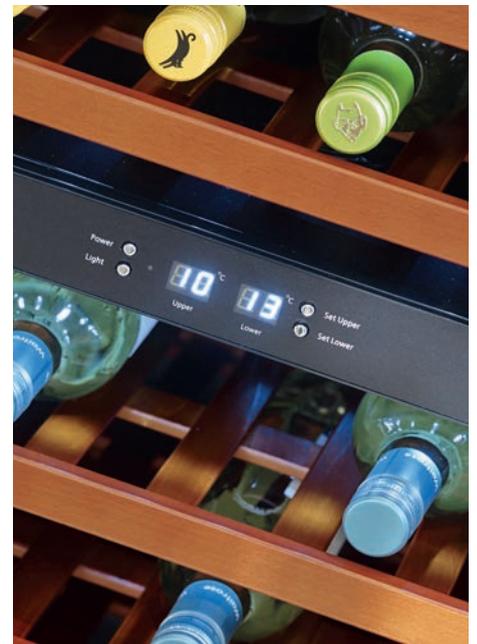




Make your new home  
as individual as you are

*Additions*

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## Your home, your choice

Every Bellway home comes with high quality fittings as standard, but to add that personal touch you can also choose to upgrade from our range of options to make sure your new home feels distinctly different.

Most important of all, because we recognise that you want your new home to reflect your personal taste from day one, we will make sure that all your Additions choices are expertly fitted and finished by the time you move in.

## Choose from our range of Additions options covering:

### Kitchens:

- ~ Silestone worksurfaces
- ~ Double oven
- ~ Upgrade hob

### Flooring:

- ~ Choose from carpets, vinyl or laminate

### Tiling:

- ~ Full and half height tiling
- ~ Comprehensive upgrade options

### Security:

- ~ Intruder alarms
- ~ Security lights

### Electrical:

- ~ Additional sockets
- ~ Additional switches
- ~ Chrome sockets
- ~ Chrome switches
- ~ BT and TV points

### Miscellaneous:

- ~ Wardrobes

Although we make every effort to ensure that as many Additions choices as possible are available to you, not every development offers all the range shown. Please be aware that orders can only be accepted up to certain stages of the construction process. Therefore we recommend that you consult our Sales Advisor.

# Making your move easier

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## We'll buy yours so you can buy ours

Part Exchange allows you to sell your current property and buy a brand new Bellway home in one simple move. There are no estate agents' fees or advertising charges and a fair offer will be made on your existing home based upon an independent valuation.

Take the stress and uncertainty out of selling your home with Bellway Part Exchange and you can even remain in your current property until your brand new home is ready to move into.



## We'll help you sell and buy

Express Mover is a great solution if you want to buy a new Bellway home but have not yet sold your own house.

A respected local estate agent will be used to market your home at an agreed price. You can trade up, down or sideways and can still use the scheme even if you do not live within the area. Bellway will work with the estate agent to promote the sale of your home as well as paying your estate agents' fees.



Backed by  
HM Government

## HELP TO BUY

### Buy with just 5% deposit

Help to Buy is a Government backed equity loan aimed at helping you purchase your new home.

The scheme is open to both first time buyers and existing homeowners on new build properties up to a maximum value of £600,000.

To use the scheme, you will need at least a 5% deposit. You will then be eligible to receive an interest free equity loan from the government of 20% of the value of your new home, which means that you only need to secure a 75% mortgage.

Please note Part Exchange is not available with any other offer and is subject to the Terms and Conditions of our Part Exchange Package. Part Exchange is only available on selected properties, and may not be offered at this development. Help to Buy is subject to eligibility and may not be available on this development. The equity loan must be repaid after 25 years, or earlier if you sell your property and is interest free for the first 5 years. From year 6 a fee of 1.75% is payable on the equity loan, which rises annually by RPI plus 1%.

# Customer Care

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From the first day you visit one of our sales centres to the day you move in, we aim to provide a level of service and after-sales care that is second to none.

Each home is quality checked by our site managers and sales advisors, after which, we invite our customers to a pre-occupation visit. These personalised visits provide a valuable opportunity for homeowners to understand the various running aspects of their new home. On the move-in day our site and sales personnel will be there to ensure that the move-in is achieved as smoothly as possible.

Providing high levels of customer care and building quality homes is our main priority. However, we are aware that errors do sometimes occur and where this happens,

it has always been our intention to minimise inconvenience and resolve any outstanding issues at the earliest opportunity.

In managing this process we have after sales support that is specifically tasked to respond to all customer enquiries.

We have a 24 hour emergency helpline and provide a comprehensive information pack that details the working aspects of a new home. A 10 year NHBC warranty provides further peace of mind.

We are confident that our approach to building and selling new homes coupled with our Customer Care programme will provide you with many years of enjoyment in your new home.

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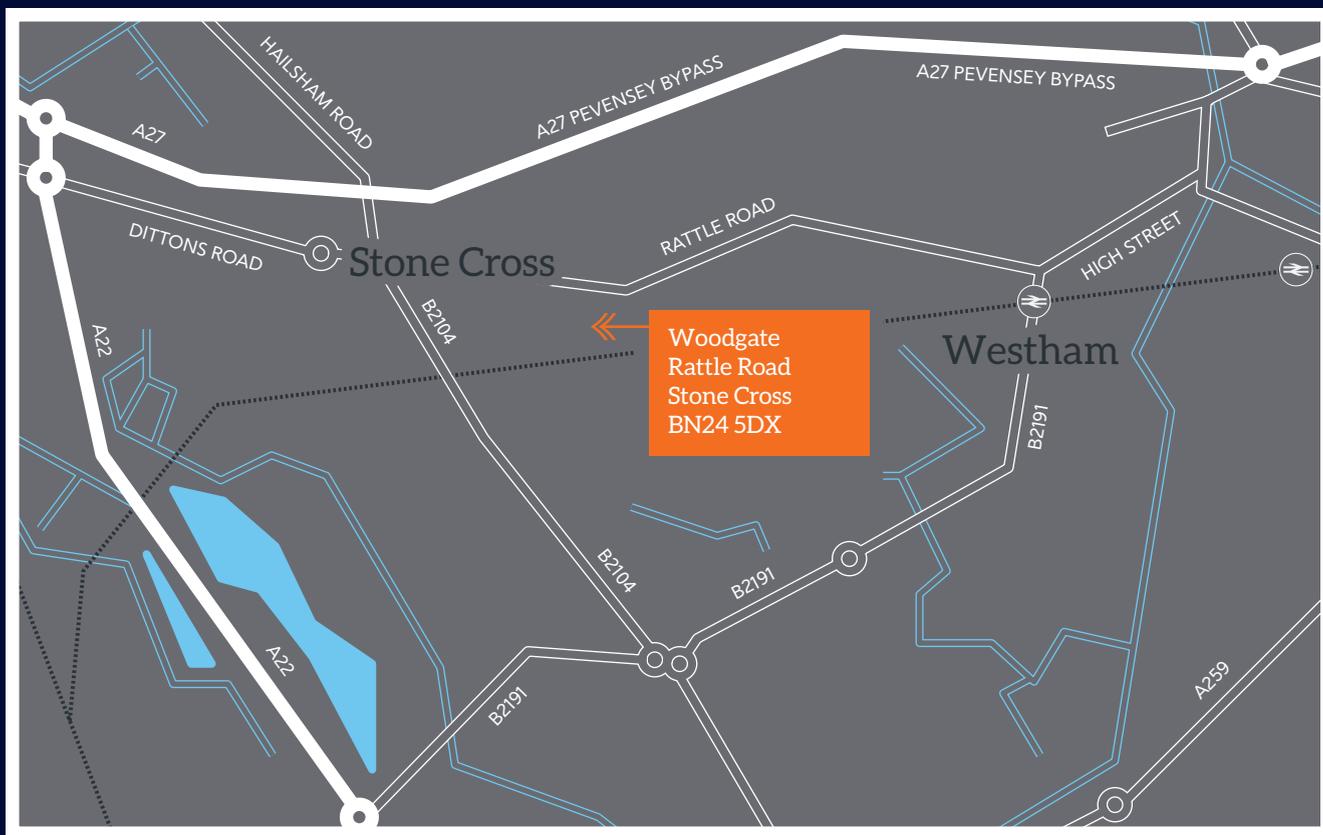
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SINCE 1946

Please note that while every effort has been taken to ensure the accuracy of the information provided within this brochure, particulars regarding local amenities and their proximity should be considered as general guidance only. Computer generated images are shown for illustrative purposes only. The identification of schools and other educational establishments is intended to illustrate the relationship to the development only and does not represent a guarantee of eligibility or admission. Journey times are representative of journeys made by car unless stated otherwise and may vary according to travel conditions and time of day. Sources: Google, The AA, National Rail and livelocal.com

The particulars in this brochure are for illustration only. We operate a policy of continuous improvement and individual features such as kitchen and bathroom layouts, doors, windows, garages and elevational treatments may vary from time to time. Consequently these particulars should be treated as general guidance only and do not constitute a contract, part of a contract or a warranty.

# How to find us

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**Bellway**