

# Latitude East

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Bursledon

A collection of 1, 2, 3, 4 and 5 bedroom homes



## A reputation built on solid foundations

Bellway has been building exceptional quality new homes throughout the UK for over 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 straightforward 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.



Bellway abides by The Consumer Code, which is an independent industry code developed to make the home buying process fairer and more transparent for purchasers.



### Find your home at Latitude

Latitude is an outstanding new development in the popular village of Bursledon, offering something for everyone thanks to its fantastic property mix. Nearby, you will find a wide range of useful amenities, a welcoming community spirit and glorious countryside, while the transport links are second to none.

Your new home boasts an excellent specification and stylish finish, from the integrated appliances in the contemporary kitchen to the chic Roca sanitaryware in the bathroom.

Whether you choose a one bedroom apartment or five bedroom family house, you are sure to agree that Latitude is the ideal place to call home.





## An idyllic Hampshire location

Sought-after Bursledon is a riverside village whose rich history dates back to the 12<sup>th</sup> Century. Today, this thriving area offers the best of all worlds due to its proximity to city, country and coast. Convenient amenities nearby include a public hall, recreation ground, supermarket, GP surgery and dental practice.



There is also an impressive selection of places to eat and drink, such as The Jolly Sailor and The Navigator, both of which can be found on the picturesque banks of the River Hamble. For live entertainment, make your way to The Berry Theatre in neighbouring Hedge End, or spend time in the fresh air at Manor Farm and Country Park.

Those with children can rest assured that there is a fine choice of nurseries and schools close to Latitude. Just moments from your front door is Piglets Day Nursery, while Bursledon benefits from its own infant and junior schools. Older pupils are catered for at Wildern School or Oasis Academy; both are around seven minutes away by car. There is also a selection of independent schools within easy reach, including Woodhill Preparatory School in Botley and St Winifred's School in Southampton.

The vibrant city of Southampton is a 20 minute drive, with its excellent shopping opportunities, historic attractions, lively nightlife and plethora of leisure amenities. Meanwhile, the stunning New Forest National Park is close at hand via the M27, offering you myriad ways to enjoy the great outdoors at your leisure.

The development is a six-minute drive from Bursledon railway station, linking you to Southampton Central in less than half an hour, and Portsmouth and Southsea in about 40 minutes. The M27 is approximately half a mile away, affording you swift access to Portsmouth; the M3 can be reached in 15 minutes for journeys to Winchester and London. When you're travelling internationally Southampton Airport is 10 minutes' drive, offering an extensive list of destinations.



As well as Southampton's excellent retail options, the Whiteley Shopping Centre in Fareham is ten minutes' drive, with stores including Marks & Spencer, Joules and Fat Face.





Latitude has a real sense of community, while at the same time every home enjoys its own sense of privacy.

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Make your new home  
as individual as you are

*Additions*



### 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:

- ~ Upgrade doors from our range selector
- ~ Upgrade worktops to Granite/Silestone and Earthstone
- ~ Upgrade splashback to glass
- ~ Plinth lighting and under cabinet lighting
- ~ Upgrade sink and taps
- ~ Upgrade standard appliances
- ~ Integrated appliances
- ~ Wine coolers
- ~ Freestanding appliances

All subject to kitchen layout

#### Flooring:

- ~ Carpets, vinyl and Amtico

#### Bedroom:

- ~ Made to measure sliding wardrobes

#### Bathroom:

- ~ Shower package over the bath
- ~ Upgrade shower in the en suite
- ~ Towel rails

#### Ceramic Tiling:

- ~ Floor tiles
- ~ Upgrade wall tiling

#### Electrical:

- ~ Additional sockets
- ~ Additional downlighters

#### Security:

- ~ Wireless burglar alarm

#### Garden:

- ~ Turf to the rear garden
- ~ Extended patio area

#### Miscellaneous:

- ~ Upgrade full house to chrome



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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## PART EXCHANGE

### 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.



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.

## EXPRESS MOVER

### 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.

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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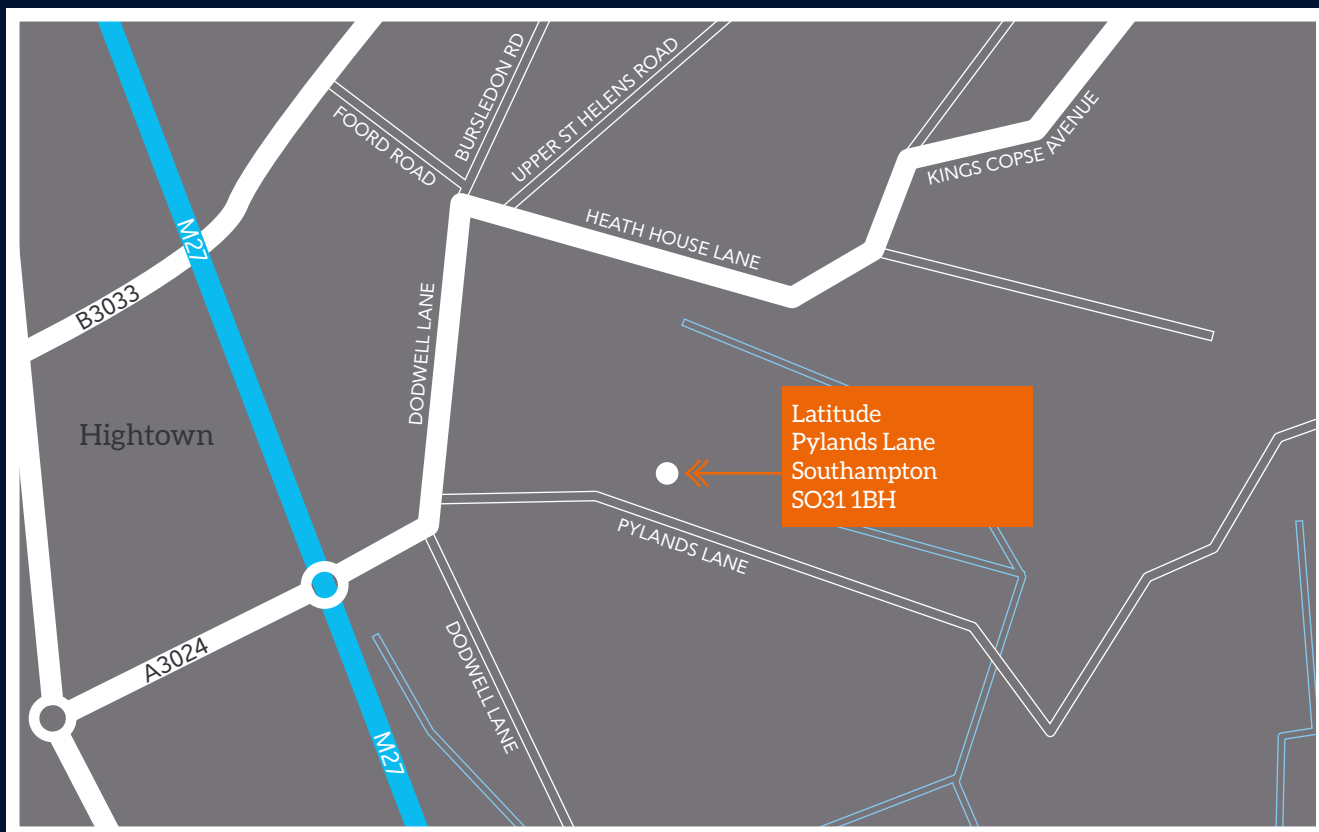
Over **70**  
YEARS of QUALITY  
SINCE 1946

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 demonstrate 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, where relevant, Transport for London.

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**