



Stone Cross Gate, Rattle Road, Stone Cross, Pevensey, BN24 5DX

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Stone Cross Gate

One and two bedroom apartments
two and three bedroom houses in Stone Cross



Feel perfectly at home at Stone Cross Gate

Orbit is delighted to present Stone Cross Gate, a development of one, two and three bedroom homes in Stone Cross, East Sussex. You'll appreciate the site's open spaces as well as a children's playground for residents.

Local amenities include shops, a pub and a doctor's surgery, while Adur Park is half a mile away. If you're looking for a family home, you'll be pleased to find a number of schools within easy reach. Stone Cross Primary School, Hankham Primary School and Shinewater Primary School, are among several local primary schools, while The Causeway School and St Catherine's College are two of the area's secondary schools.

Neighbouring villages include historic Pevensey, and Pevensey Bay with its promenade and shingle beach. All the shops, gardens and restaurants of Eastbourne are only five miles away, while you're also around 15 miles from Hastings and just over 20 miles from Brighton. From Pevensey & Westham Station, you can travel directly into London Victoria station, with regular trains that will take you there in under two hours.

Importantly, you'll find flexibility when it comes to making Stone Cross Gate your next home. With a range of one and two bedroom apartments and two and three bedroom houses available through the Shared Ownership scheme making home ownership more affordable.

So much to see and do

All your shopping needs

There are plenty of retail opportunities in Stone Cross and beyond, whether you're after groceries, gardening supplies or the biggest high street fashion brands.

For the weekly food shop, there's a Tesco Express less than half a mile from your door with customer parking. Langney Shopping Centre, which you can reach in five minutes or so by car, has two supermarkets, a bakery and other high street stores – along with a library and a twice-weekly market. The Stone Cross Garden Centre is also only moments away, for any plants or gardening equipment and advice you may need.

A 10-minute drive takes you to the Asda Eastbourne Superstore at The Crumbles Retail Park, where a number of other major retailers are based. Also in Eastbourne, the Arndale Centre combines over 60 high street names, including fashion and accessories brands, health and beauty stores, and leading homeware and electrical names.

Slightly further afield, Churchill Square brings together 80 stores under one roof close to the seafront in Brighton. It stands right beside the historic alleys of the Lanes district, a treasure trove of cafés and independent boutiques offering an altogether different shopping experience.

Activities and attractions

Two of the main draws to life at Stone Cross Gate are the rolling Sussex countryside and a string of beaches, including nearby Pevensey Bay.

Being only five miles from Eastbourne, it's easy to explore the town's Victorian pier and promenade, gardens and theatres, or to relax in the cafés and restaurants of The Waterfront. Brighton, around a 45-minute drive from Stone Cross Gate, has a thriving nightlife and entertainment scene, with countless eateries, clubs, bars, plus the Brighton Centre, which hosts major concerts, comedy acts and theatre.

If you love the great outdoors, there's Willingdon Golf Club, one of a number of courses in the area, and scenic country walks around Lullington Heath National Nature Reserve, part of the South Downs National Park. Sharnfold Farm, about a 15-minute walk from your door, has a children's play area, a farm trail, a fishing lake and fruit picking.

You could step into history at Pevensey Castle, where William the Conqueror landed in 1066, as its medieval walls and D-shaped towers are almost on your doorstep. Explore imposing Herstmonceux Castle, around a 15-minute drive away, which once housed the Royal Observatory and is surrounded by a picturesque moat and gardens. You can also reach the seafront and battle sites of Hastings in around half an hour by car.

Getting around

The nearest station to Stone Cross Gate is Pevensey & Westham Station, which stands just off the High Street in neighbouring Westham, less than a mile and a half from your door.

From there, you can reach London Victoria via Clapham Junction – with many direct trains that take around an hour and 45 minutes, and departures throughout the day. You'll also find less frequent services into London Bridge and Charing Cross Stations, which mostly require a change and take around two hours.

The nearest major regional and international airport to Stone Cross Gate is Gatwick. You can arrive in around 70 minutes on the hourly train from Pevensey & Westham Station, while driving via the A27 and A23 takes approximately the same amount of time. If you're crossing to the Continent, the Ferry Terminal at Newhaven is around 30 minutes by car, and offers two or three timetabled daily crossings to and from Dieppe, depending on the season.

Major roads easily accessible from the development include the A27 for Brighton, Worthing, Chichester and Portsmouth, and the A22 which takes you into London.

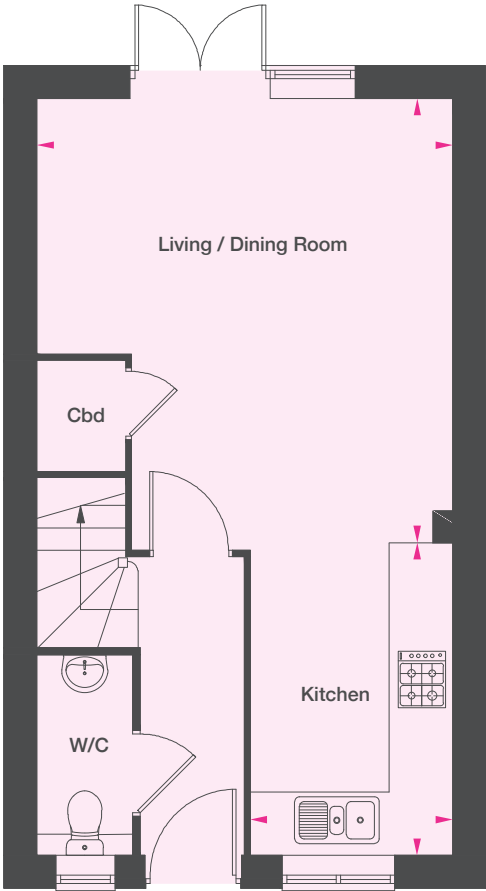




Computer Generated Image

The Lavender

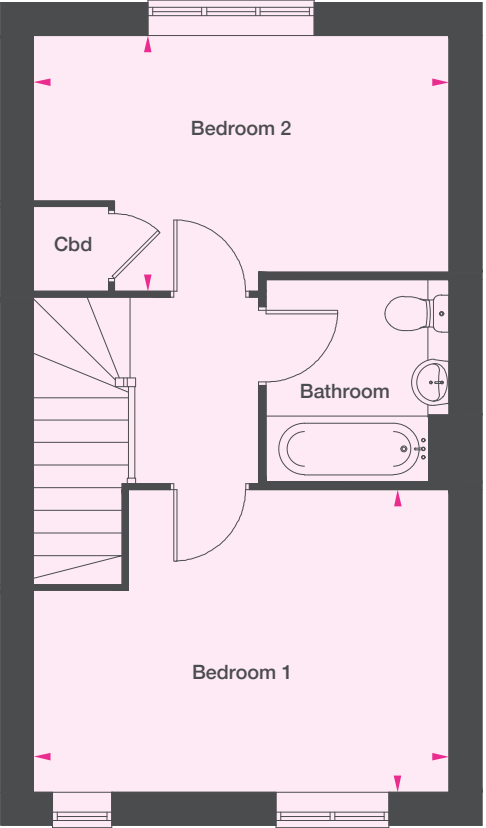
16* 17 26* 27 28 (*handed)



Ground Floor


Living / Dining Room	4810mm x 4425mm	(15'9"max x 14'6"max)
Kitchen	3240mm x 2150mm	(10'7" x 7'0")

Dimensions extracted from Drawing No. CB/500/A



First Floor

Bedroom 1	4425mm x 3225mm	(14'6"max x 10'6"max)
Bedroom 2	4425mm x 2515mm	(14'6"max x 8'3"max)

Floor plans are not drawn to scale. Measurements are taken from areas marked . They are maximum approximate dimensions and given as a guide only. These should not be used as a basis for purchasing flooring or furniture. Orbit reserve the right to alter plans, specification, position of doors and windows and change tenure subject to demand without prior notice. External elevations vary from plot to plot. Please ask your Sales Consultant for current information when reserving your new home. Information correct at time of going to print.

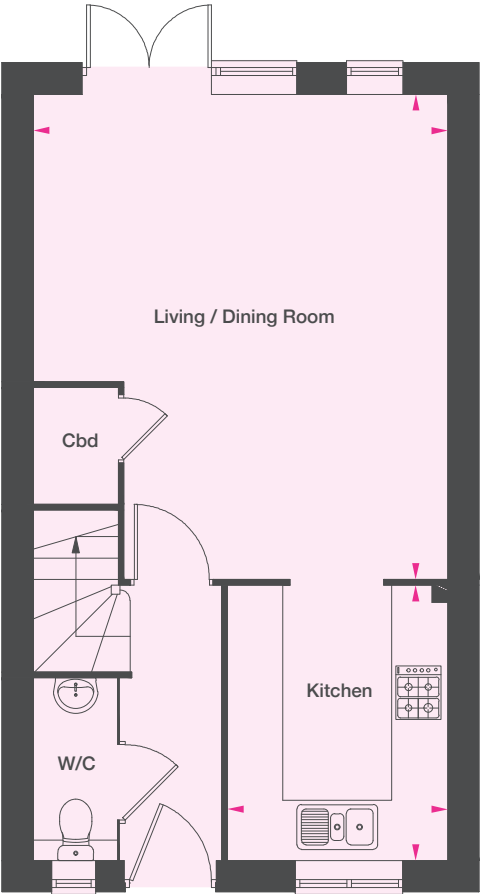
2 bedroom



Computer Generated Image

The Lupin

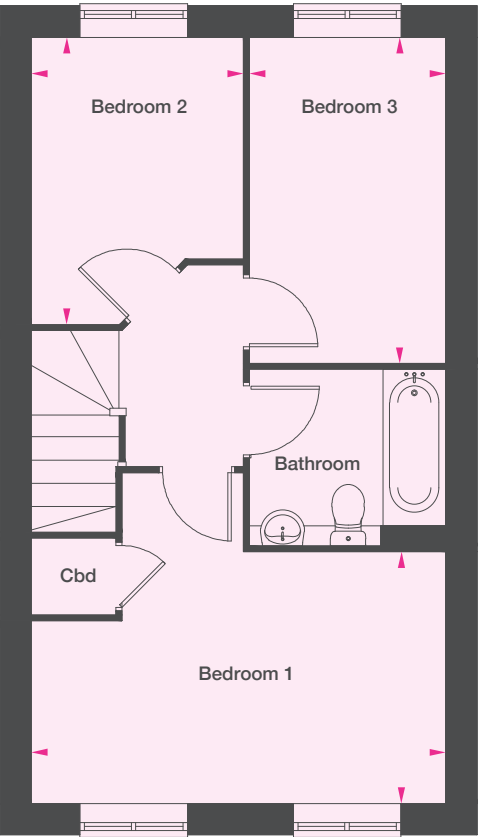
18* 19 20* 22* 23 24* 25 (*handed)



Ground Floor

Living / Dining Room	5410mm x 4620mm	(17'8"max x 15'1"max)
Kitchen	3070mm x 2455mm	(10'0" x 8'0")

Dimensions extracted from Drawing No. CB/501/A



First Floor

Bedroom 1	4620mm x 2810mm	(15'1"max x 9'2"max)
Bedroom 2	3640mm x 2190mm	(11'11" x 7'2")
Bedroom 3	3205mm x 2365mm	(10'6"max x 7'9"max)

3 bedroom

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Computer Generated Image

Apartments Ground Floor

1 and 2 bedroom



108

- Living / Dining Room / Kitchen 7615mm x 4790mm (24'11"max x 15'8"max)
- Bedroom 1 4290mm x 3525mm (14'0" max x 11'6"max)
- Bedroom 2 4290mm x 3000mm (14'0" x 9'10")

Dimensions extracted from Drawing No. CB/522D

109

- Living / Dining Room / Kitchen 6470mm x 3590mm (21'2"max x 11'9"max)
- Bedroom 1 4270mm x 3280mm (14'0"max x 10'9"max)

Dimensions extracted from Drawing No. CB/522D

110

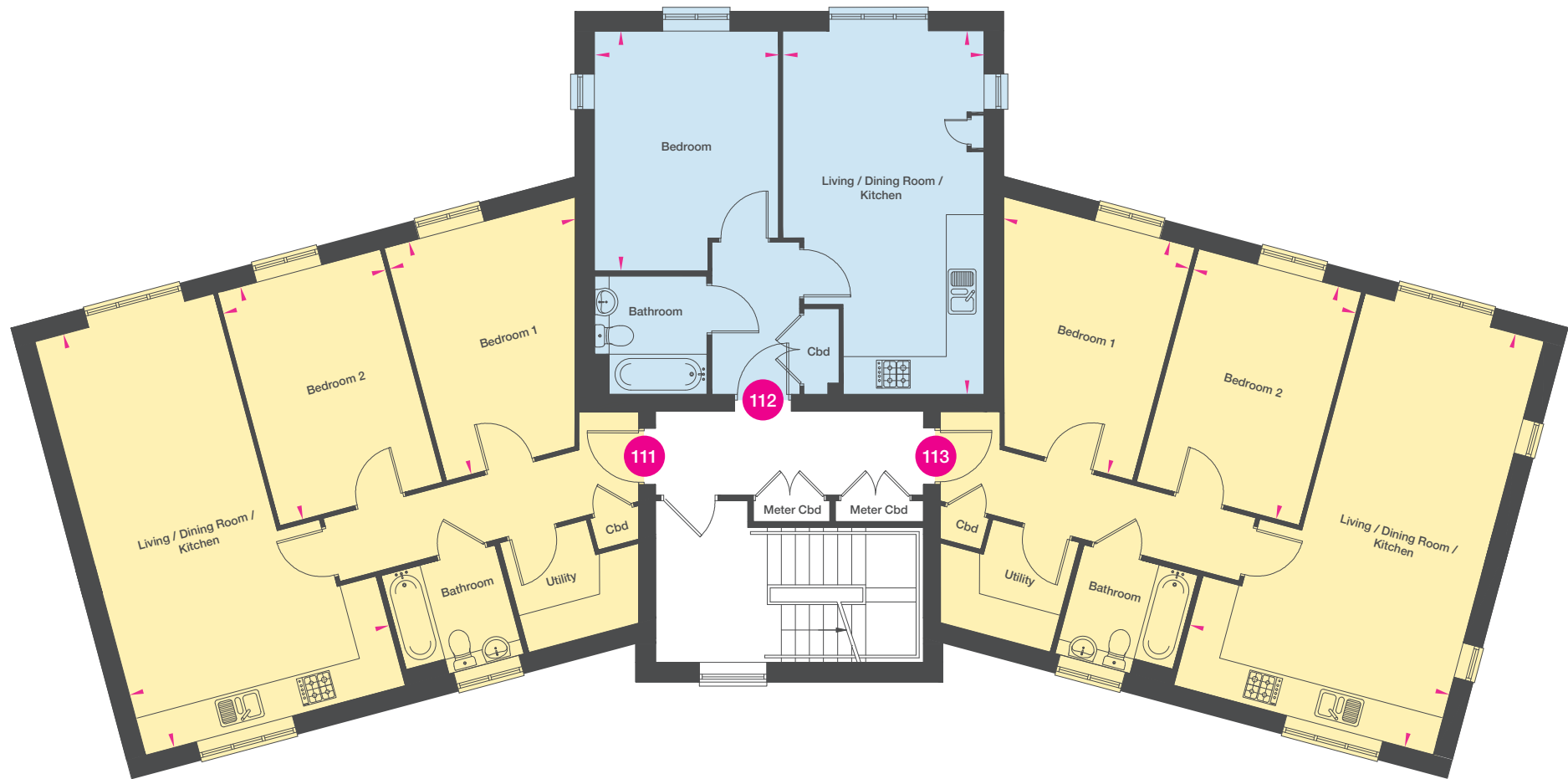
- Living / Dining Room / Kitchen 5900mm x 2865mm (19'4"max x 9'4"max)
- Bedroom 1 3995mm x 3565mm (13'1"max x 11'8"max)

Dimensions extracted from Drawing No. CB/522D

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Apartments First Floor

1 and 2 bedroom



111 113

Living / Dining Room / Kitchen 7615mm x 4790mm
(24'11"max x 15'8"max)
Bedroom 1 4290mm x 3525mm
(14'0" max x 11'6"max)
Bedroom 2 4290mm x 3000mm
(14'0" x 9'10")

Dimensions extracted from Drawing No. CB/522D

112

Living / Dining Room / Kitchen 6470mm x 3590mm
(21'2"max x 11'9"max)
Bedroom 1 4270mm x 3280mm
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Dimensions extracted from Drawing No. CB/522D

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Apartments Second Floor

1 and 2 bedroom



114 116

Living / Dining Room / Kitchen 7615mm x 4790mm
(24'11"max x 15'8"max)
Bedroom 1 4290mm x 3525mm
(14'0"max x 11'6"max)
Bedroom 2 4290mm x 3000mm
(14'0" x 9'10")

Dimensions extracted from Drawing No. CB/522D

115

Living / Dining Room / Kitchen 6470mm x 3590mm
(21'2"max x 11'9"max)
Bedroom 1 4270mm x 3280mm
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Dimensions extracted from Drawing No. CB/522D

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Specification

Kitchen

- Contemporary fitted Symphony kitchen with a range of wall and base units
- Integrated Zanussi stainless steel oven, hob and extractor hood
- Stainless steel splash back behind hob
- Stainless steel 1½ bowl sink with mixer tap
- Four spotlight track lighting

Bathroom

- Contemporary white Roca bathroom suite
- Thermostatic mixer tap
- Shower screen
- Full height tiling around bath

Plumbing

- Ideal high efficiency central heating boiler
- Thermostatically controlled radiator valves

Internal

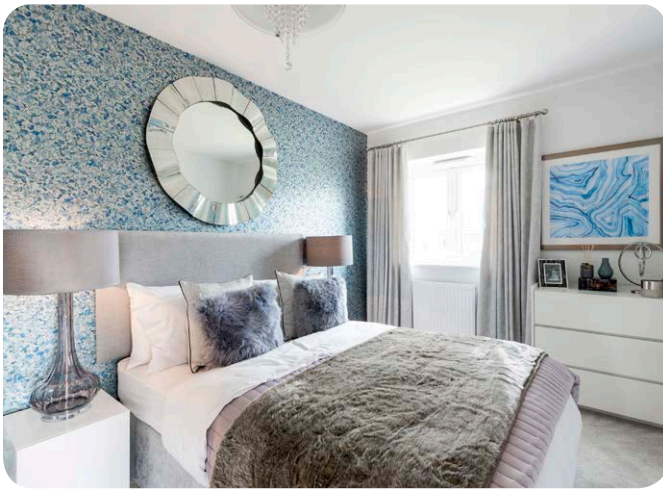
- High performance PVCu double glazed windows
- PAS 23/24 compliant front doors with multi-point locking mechanism and deadbolt
- Walls in Crown white matt emulsion
- Ceilings in Crown white matt emulsion
- Woodwork in Crown white satin
- Vinyl flooring to kitchen and bathroom
- Carpets throughout remainder of property

Electrical

- TV point to living room and bedroom one
- Digital TV aerial in loft (house)
- Door entry system (apartment)
- Telephone point to living room and bedroom
- Low energy light fittings throughout
- PIR sensor lighting to front and rear entrances
- Mains operated smoke detectors
- Mains wired carbon monoxide detector
- Heat detector

General

- Allocated parking spaces
- Turfed rear garden (houses only)
- Cycle store (apartments only)
- 10 year (plus 2) warranty



Site Plan



SHARED OWNERSHIP

1 Bedroom Apartments



109 110 112 115

2 Bedroom Apartments



108 111 113 114 116

2 Bedroom Houses



The Lavender

16 17 26 27 28

3 Bedroom Houses



The Lupin

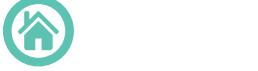
18 19 20 22 23

24 25

PRIVATE SALE



AFFORDABLE RENT



Shared Ownership

Homes are available with Shared Ownership, a part buy – part rent scheme, which makes buying your home more affordable. Shared Ownership enables you to buy a share in a brand new home while paying a subsidised rent on the remaining share.

The initial share you buy will usually be between 25% and 75% of the full purchase price and is tailored to suit your circumstances, meaning it is not only affordable for you now, but in the future too.

You will pay a subsidised rent to Orbit on the share that you don't own and in most cases you will have the opportunity to purchase further shares in your home if you wish. This is known as 'staircasing'. When you purchase further shares in your home the rent reduces accordingly and if you staircase to 100% ownership there is no rent to pay.

For further information about Shared Ownership please refer to the 'Shared Ownership Buyers Guide' or speak to your Sales Consultant.

Orbit

We are committed to building beautiful homes designed with all of our customers in mind. Our developments range from small schemes of two or three homes in rural villages through to sites of hundreds of homes in towns and cities, from greenfield sites to urban regeneration projects. We build a variety of homes from one bedroom apartments through to large family homes and Independent Living homes for the over 55s. Our developments include a mix of tenure from Outright Sale, Shared Ownership and Shared Equity to help us to find a home that suits you.

With extensive experience and a long history in the housing sector, you are in safe hands with us. Our experienced Sales Consultants will support you through your purchase and are dedicated to providing excellent customer service.

Safety on site

We want you to be safe on site and enjoy your visit, so the following has been issued to comply with Health and Safety Legislation. Please use the designated car park and visit our marketing suite first. A qualified Orbit employee must always accompany you anywhere within development construction areas. The marketing suite, show homes and any finished or occupied areas outside construction areas will be safe, however care needs to be taken with regard to any vehicles that may use the roads, top surfacing of roads and footpaths may not be completed and may be uneven. Please supervise any children with you when visiting our sales area (please note children under the age of 16 are not allowed in construction areas at any time even if accompanied).

Hard hats and appropriate safety footwear need to be worn at all times along with high visibility jackets or waist coats, these are available within the marketing suite. There is no access to areas where scaffolding is erected or any open trenches or other excavations.

Surrounding area

Our site plan shows general information of the surrounding area outside of the scheme, details of which are beyond the control of Orbit. For more up-to-date information, please contact the relevant local planning authority.

Site plan

Boundaries and layouts can change during development; this may affect any brochure plans you hold. So please check these details with the Sales Consultant and the detailed scheme plans. You will be taken through a checklist together with the latest plans and revisions which will be noted on the checklist you will be required to sign prior to your reservation. The deed plan will be sent directly to your solicitors and should be inspected by you to ensure it is correct in relation to the plans you have signed as having seen.

Elevations

Building materials and elevations may vary from plot to plot and surrounding areas may differ from that shown. Computer Generated Images (CGIs) depict typical house types, but please check all details in relation to your plot with the Sales Consultant at the time of reservation, this also will be captured on the check list.

Dimensions

Floor plans show approximate dimensions for each room, typical of its type. Specific plot dimensions may vary, because each one is built individually and the precise internal finishes may not always be the same.

Specification

These are indicative and applicable to this development. Please check the specification in relation to your individual plot with the Sales Consultant at the time of reservation. Show homes are decorated and furnished for your enjoyment when you visit, and to give you a taste of how they might look. When reserving, please ask the Sales Consultant to clarify which items are included as standard. In the unlikely event of any major specification change during the reservation period, we will endeavour to bring it to your attention as soon as possible.

Customer Charter

Buying a new home is one of the biggest decisions you will ever make and we want to make the process as straightforward as possible.

Our Customer Charter fully complies with the Consumer Code for Home Builders, a code which aims to ensure that buyers of new homes are treated fairly and are given reliable information about their purchase.

The Orbit Customer Charter is available at orbithomes.org.uk/customer-charter

More information on the Consumer Code for Home Builders can be found at consumercode.co.uk

**CONSUMER
CODE FOR
HOME BUILDERS**
www.consumercode.co.uk



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