



Polegate
Bluebells

How a home should be

**Country &
Metropolitan**
HOMES by Gladedale

Country living at its best

Nestled at the foot of the South Downs in East Sussex, surrounded by picturesque countryside and ancient woods, and just a few miles from the sea lies the peaceful, welcoming town of Polegate, and Bluebells; a superb new collection of homes.

These beautiful 1 bedroom apartments and 2, 3 and 4 bedroom houses have been designed and built to exacting specifications, and offer something for everyone – from first time buyers to families looking for room to grow.



An enviable location

Seaside or forest? Nature reserve or hill walk? For days out, you are spoiled for choice. Elegant Eastbourne with its beach, pier and promenade, as well as theatre, cinemas and shopping centre, is just seven miles away, and there's an abundance of unspoiled countryside on your doorstep.

Polegate's superb amenities include a variety of shops, supermarket, post office, library, restaurants and pubs. The town has a primary school with infants and juniors, with a primary school and secondary school in the neighbouring town of Willingdon. Sports enthusiasts are also well catered for with excellent sporting facilities including a cricket and football club.

Getting around for work or pleasure couldn't be easier. Regular direct rail services run from Polegate to London Victoria or London Bridge via Gatwick and East Croydon, with a minimum journey time of 1 hour 16 minutes.* By car, the A22 takes you directly into London (57 miles), or you can join the M25 at junction 6, or the M23 at Gatwick (38 miles).**

Discover Bluebells in Polegate, and enjoy a fresh new quality of life.

*source: www.nationalrail.co.uk **www.thesa.co.uk



Quality, style & efficiency

Every home at Bluebells has been carefully designed, inside and out, and finished to a high specification offering comfortable and convenient living.

The modern, stylish kitchens are thoughtfully planned and feature high quality appliances. The bathrooms and en suites (where applicable) boast a contemporary white suite, chrome fittings and a selection of ceramic wall tiles to choose from.

Beautiful to live in and kind to the environment too, with low energy light fittings just one of many eco-friendly features and with every property in this exciting new development having a 10 year NHBC warranty peace of mind is guaranteed. Lower energy bills and a higher standard of living are yours to enjoy at Bluebells.



Photographs depict previous Country & Metropolitan Homes interiors



Your Simple Steps to buying a new home

1

Welcome! You've taken the first step by coming to see our lovely new homes

2

Like what you see? We can help you take the next step with simple buying solutions based on your circumstances. For example are you:

- A first time buyer?
- An investor?
- A cash buyer?
- Have you sold your home?

3

You could be ready to reserve. At this point we'll take you through a checklist of everything from boundaries and fences to interiors to ensure you're happy with everything BEFORE you reserve. It's only then that we can draw up a contract

4

The ball is rolling! We'll set up five appointments to fine tune your home before moving day

Appointment 1 – After reservation we'll take you through everything in the finest detail to make sure you are 100% happy with everything. Depending on the build stage, you may be able to personalise your home

Appointment 2 – Once you've chosen from a selection of interiors, you might be able to buy optional extras for your home

Appointment 3 – This is where we'll talk about the completion date or the build stage if you've bought off-plan

Appointment 4 – We'll demonstrate your home's appliances and familiarise you with everything

Appointment 5 – Hurrah! It's move in day! And we'll be there to welcome you home

5

Customer Service. Your satisfaction is very important to us and we'll pay you a courtesy visit to make sure you're settling in and happy with everything



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How to find us

BY CAR

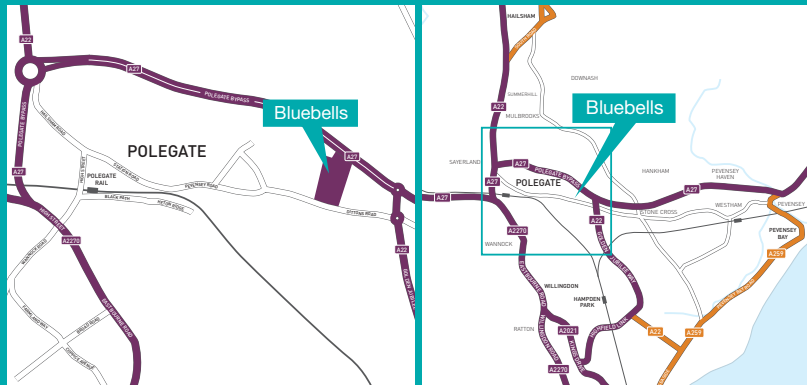
From the M25 Junction 6 take the A22 south for approximately 39.5 miles, passing through East Grinstead, Forest Row, East Hoathley and Lower Dicker. On reaching Polegate turn left onto A27 Polegate By-Pass, signposted Eastbourne, Hastings and Bexhill. At next roundabout take 2nd exit onto A22 signposted Eastbourne. At next roundabout take 3rd exit into Ditton's Road. Bluebells will be found on the right hand side.

BY RAIL

Services run from London Bridge or Victoria to Polegate via East Croydon or Brighton with journey times from 1 hour 16 minutes. Polegate station is approximately 1 mile from Bluebells.

Source: www.nationalrail.co.uk

Polegate | East Sussex | **Bluebells**
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