



ROBERT *de* MORTAIN



AN EXCLUSIVE GATED  
DEVELOPMENT OF  
10 LUXURY HOMES  
FOR PRIVATE  
OWNERSHIP



IN A SUPERB  
LOCATION ON THE  
RIDGE IN HASTINGS



THE  
PARK LANE GROUP



## WELCOME TO THE ROBERT DE MORTAIN COLLECTION OF PRESTIGIOUS NEW HOMES INCLUDING 7 DETACHED PROPERTIES

These luxurious 3 bedroom homes combine distinctive, individual exteriors with generously proportioned interiors. Set beyond a pillared entrance with heritage plaques and electric gates, they enjoy secluded, landscaped grounds in a prime location.

You will also find an incredible extras package worth over £20,000 and unique to The Park Lane Group, plus a 10 year LABC warranty and a 5% deposit option.

Central to every home is a show-stopping, designer kitchen with a full range of appliances. These include a Bosch oven, hob and extractor, and an integrated dishwasher, washer-dryer, fridge and freezer. Gorgeous porcelain tiling features too, along with downlighters and under-unit lighting. For early reservations there is a choice of units, worktops and handles.

A welcoming entrance hall, spacious living room and dining area, and a fully fitted cloakroom complete the ground floor.

Venture upstairs and you will find the sharp, contemporary styling and high-end finish continues. Every Robert de Mortain home boasts a beautifully appointed master bedroom with fitted wardrobes and an en-suite shower room. In the detached homes we have also added a fabulous dressing area.

For ultimate luxury in the bathrooms, en-suites and cloakrooms, our enhanced specification includes chrome fittings, heated towel rails, porcelain tiling, mirrors and vanity units too.

The Robert de Mortain homes enjoy a desirable and sought-after location on The Ridge in Hastings.

Electric entrance gates within impressive pillars open to a secluded, tree-lined setting. Stretching back from The Ridge, the landscaping reveals southerly views to the coast.

Every home has a generous, fully fenced garden featuring a lawned area and patio. Each home also benefits from private, off-road parking for two cars, plus electric charging points, and we have incorporated ample visitor parking spaces.

Located on The Ridge, the homes are perfectly situated for the surrounding road and rail links and there is a local bus service. A large Sainsbury's supermarket is within easy reach as are several schools and a range of further community amenities.

Hastings Old Town, nestled between The West and East Hill, is within easy reach too. The Stade with its iconic Grade II listed net huts is well known and home to the biggest beach-launched fishing fleet in Britain.

Here, you'll find the Jerwood Gallery, part of the Coastal Culture Trail connecting three award-winning galleries, plus a variety of boutiques and places to eat.

The larger stores of Priory Meadow Shopping Centre and the town centre are also just minutes from the development.



## HELP TO BUY

The Robert de Mortain homes are registered with the Help to Buy Equity Loan scheme which enables eligible buyers to proceed with a low 5% deposit.



# INVESTING IN A PARK LANE GROUP HOME

Every new Park Lane Group home brings together expertise gained from over 30 years in homebuilding in East Sussex and Kent.

This means you can be assured of the highest quality build, an outstanding specification that includes our unique extras package, and a service that is second to none.

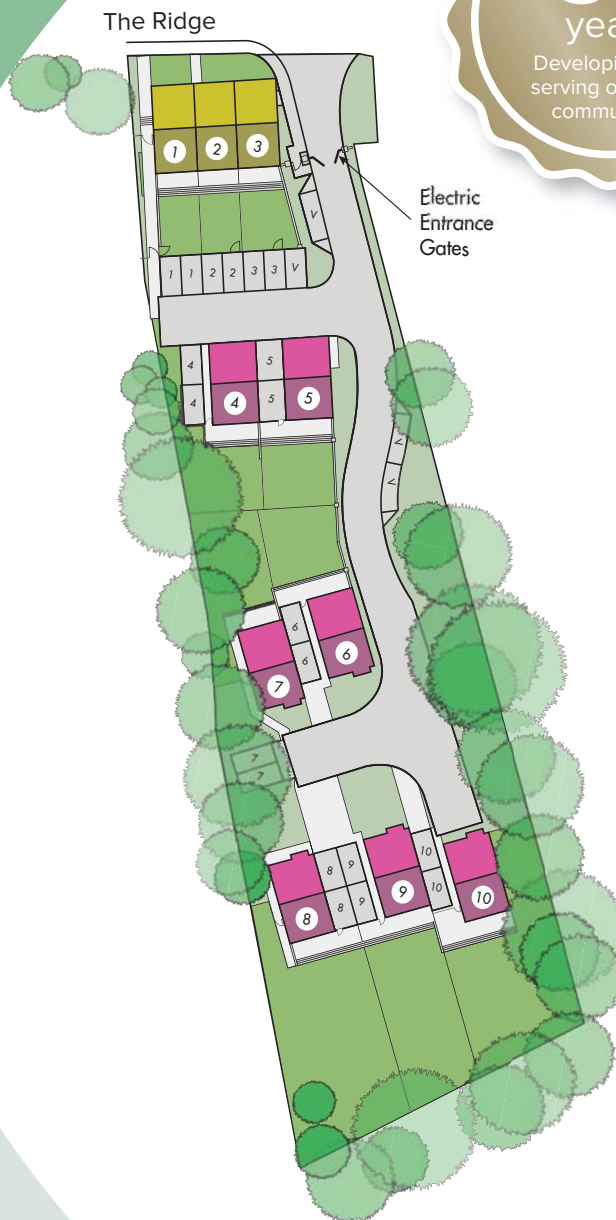
Remaining an independent and locally-based developer, we are committed to serving the communities in which we and our customers live and work.

To find out more, visit  
[www.parklanegroup.net](http://www.parklanegroup.net)



- Close to the A259 & A21 road links
- Local bus route on The Ridge
- 7 mins to Ore mainline station & 10 mins to Hastings mainline station
- 10 mins to Hastings Old Town & Seafront
- 15 mins to Bexhill
- 55 mins to Ashford International Station & 1hr 10 to Eurotunnel
- 1hr 15 to Gatwick

\* travel times are by car & approximate



THE  
PARK LANE GROUP

## FIND OUT MORE

tel: **01424 239732** or **07469 153 362**

email: [sales@parklanegroup.net](mailto:sales@parklanegroup.net)  
or visit [www.parklanegroup.net](http://www.parklanegroup.net)

The Park Lane Group strives to constantly improve the design and construction of its properties. As a result, alterations take place from time to time which may lead to differences between the properties and brochure descriptions. Whilst we endeavour to be accurate, our marketing material does not provide an infallible guide to actual specifications. Choice of kitchen finishes only available for early reservations. Electric gates and pillars at development entrance subject to planning consent at time of publication.

Distances and travelling times are for guidance only and should not be relied upon. Artists' impressions, illustrations and photographs are purely indicative and may not be wholly representative.

We therefore advise the interior and exterior specifications are verified with our representative or selling agent. Please also note that this information does not constitute a contract, part of a contract, or a warranty.

