



## FIND YOUR DREAM COUNTRYSIDE HOME

#### AT CHARTERS GATE

Set amongst mature woodland areas on the fringes of the picturesque village of Wivelsfield Green, CALA Homes' Charters Gate development offers the perfect choice for purchasers looking for a desirable new community that's full of natural charm.

Well known for selecting premium locations for its new homes, CALA's Charters Gate development has created quite the stir with discerning house buyers looking to enjoy the benefits of living in beautiful countryside surroundings, with the second phase of homes selling fast and the final phase released early to meet demand.

The development, off North Common Road, is a collection of two, three and four bedroom family homes, close to the stunning South Downs National Park. Sitting just to the east of the village of Wivelsfield Green, amongst retained hedgerows and open countryside, each of the homes offers light and spacious interiors and generous surroundings with children's play areas and a footpath leading to neighbouring rural countryside.

Nicki Dennis, sales and marketing director for CALA Homes (South Home Counties), said: "Charters Gate is located in a highly desirable countryside location, within walking distance of the village centre and is just 14 miles away from Brighton and its fantastic beach, so it really is an opportunity not to be missed. The first phase of homes released sold out very quickly and with the second phase selling fast and the final phase just released, these homes are proving popular. We're delighted that the development has been so well received by househunters from both the local area and further afield.

"With our reputation for excellence and the stunning design of the homes, combined with Wivelsfield Green's bustling village culture, green surroundings, excellent schooling and strong transport links, it's easy to see why visitors have been so impressed."

## A HAPPY CHARTERS GATE RESIDENT

dealing with the sales team. As first time buyers, we had a lot to get to grips with but they were informative and reassuring throughout the whole process. It was actually a very positive experience.



# A HIDDEN GEM IN THE EAST SUSSEX COUNTRYSIDE



The quiet village of Wivelsfield Green has everything you need right on your doorstep, from a convenience store and Post Office, to a primary school and community hall. Every year the whole village comes together to enjoy food, drink, local crafts and

entertainment at the annual Village Day adding to the charm of this location.

For a wider choice of amenities, Burgess Hill and Haywards Heath are both only four miles away, offering independent and high street shops, stylish bars and restaurants, as well as an abundance of entertainment and leisure facilities. Or if you'd rather soak up the rich cultural vibrancy of Brighton's iconic seafront, it's all just a short drive away.

Being located on the edge of the South Downs National Park, you're also spoilt for great outdoor pursuits, including several golf courses such as Burgess Hill Golf and Mid Sussex Golf Club, perfect for a summer evening tee off. Education needs are well catered for with Wivelsfield Primary School within walking distance, while Birchwood Grove Community School and Chailey St Peter's CofE Primary are within three miles. For older children, Chailey School, Oathall Community College and independent Hurstpierpoint College are also nearby.

For commuting, Wivelsfield village's mainline station is just three miles away with direct trains to Brighton, London Victoria and London Bridge in under an hour. This excellent location also provides easy access to the A272 and the surrounding motorway network via the A23/M23.

#### TOP FIVE ATTRACTIONS

Borde Hill Garde<u>ns</u> Nymans
House and
Garden

Devil's Dyke Ridgeview Wine Estate Plumpton Racecourse

GIVING BACK
TO THE COMMUNITY

Giving back to the communities in which we build is of significant importance at CALA. We have supported the Wivelsfield Green Village Day and are working closely with Wivelsfield Green Primary School on a number of projects. Earlier this year, CALA donated a mobile defibrillator to the school to help save the lives of people who suffer potentially fatal cardiac arrests. Eight members of staff and 30 children were also given basic life support and awareness training.

To celebrate National Gardening Week we gave gardening equipment and wildlife homes to help encourage younger generations to get involved and develop a passion for gardening. The kit included spades, trowels, rakes, watering cans and gloves, as well as an insect sculpture hotel and wildlife attracting seeds to encourage wildlife into the school gardens.



## YOU'RE BETTER OFF BUYING NEW

The benefits of buying new are plain to see at Charters Gate. Balancing contemporary, low maintenance living with stunning architecture to complement the surrounding area, these luxurious two, three, four and five bedroom homes enjoy the best of both worlds.



As well as an aspirational lifestyle, new homes provide a blank canvas to stamp your own personality on, come with a 10 year NHBC warranty and are backed by CALA's excellent customer service.

Designed for modern living, new homes are also much more energy efficient than their older counterparts. High levels of insulation and wall cavities limit heat loss in the winter and reduce heat gain in the summer. Electricity consumption is reduced by using low energy lighting and dusk to dawn sensor lighting to the front door. Energy efficient gas central heating and A-rated boiler, double glazed PVCu windows, dual flush toilets, A-rated kitchen appliances and energy monitors all combine to make these family homes energy efficient and reduce their impact on the environment.

There are also greater incentives to move, including up to 100% Part Exchange\* and Help to Buy<sup>†</sup>. To find out more about why buying new is easier and smarter, just ask





# A LITTLE EXTRA HELP TO BUY

Many of the properties at Charters Gate are available with the Government's Help to Buyt scheme. The Government will lend up to 20% of the costs of a new build home, so that the buyer only needs to pay a 5% cash deposit and 75%

mortgage to make up the rest. There are no fees on the 20% loan for the first five years and the buyer still owns 100% of their new home. Help to Buy is available to anyone looking to buy a new home up to £600,000.

# THE CALA LIFESTYLE IS ONLY A $PART\ EXCHANGE^*\ AWAY$

CALA Homes' premium 100% Part Exchange\* service has helped many CALA purchasers make the move to their dream home. By acting as a cash buyer, CALA helps remove the unknowns of selling your house, which then saves you a lot of hassle and uncertainty and gives you the peace of mind of being chainfree. It also means you know exactly when you can move and you can stay right where you are until that date.



TO FIND OUT MORE,
CALL OUR MARKETING SUITE ON 01444 688 367
OR VISIT CALA.CO.UK

