

AN EXCLUSIVE DEVELOPMENT OF 42 EXCEPTIONAL APARTMENTS AND PENTHOUSES | WOOD STREET, EAST GRINSTEAD



FARRINGTON
HOUSE



WHITEHALL
HOMES

WELCOME TO FARRINGTON HOUSE

Discover modern luxury living in the heart of an ancient market town: three minutes' walk from East Grinstead Rail Station, with the town centre just beyond, Farringdon House is an exclusive development of just 42 exceptional apartments and penthouses.

Situated down a quiet side-street, and screened from the bustling town centre by lush woodland, Farringdon House combines spacious accommodation with stylish design and an enviable specification, all within an ideal location in this popular Sussex town. Perfect for investors, first time buyers or young professionals, its proximity to the railway station makes commuting to central London effortless, while the nearby M23 puts Gatwick and the M25 within easy reach.

This striking contemporary development is the creative extensive redevelopment of an existing building, offering a choice of 36 one and two-bedroom apartments, each with generous open-plan living areas and most with Juliette balconies. In addition, there are just six exceptional one, two and three bedroom penthouse apartments with private sun terraces and far-reaching views. Enhanced by thoughtful landscaping and with lift access to all floors, dedicated parking is available for most properties.



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'fern-covered hill',

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A VIBRANT LIFESTYLE

Capital of the historic High Weald, the delightful market town of East Grinstead has a wealth of architectural heritage, along with a wide range of modern amenities, offering a rich and rewarding way of life to residents of all ages.

With an 11th century church, 14th century High Street, 17th century alms-house and 21st century museum, East Grinstead combines ancient and modern in a relaxed semi-rural atmosphere. Waitrose, Sainsbury's and other familiar names rub shoulders with independent stores and services, while its gastro-pubs, cafés and restaurants are ideal for meeting friends and family. For a wider choice try Crawley, 10 miles or Royal Tunbridge Wells 15 miles with flagship stores and designer brands available in nearby Bluewater Shopping Centre or Brighton and a handful of golfing clubs within a 15 minute drive.

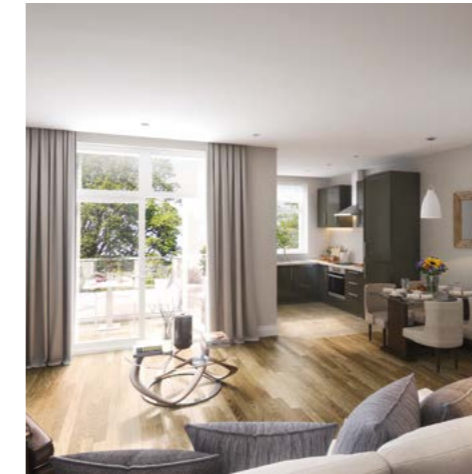
With thriving churches, excellent schools and a wide range of sports and leisure facilities, you can really immerse yourself in the local community. There's a weekly market, an annual Creative Arts Festival (hosting everything from photography workshops to Abba sing-a-longs, beauty pageants to swing bands) and regular shows at the local cinema and theatre. Kings Leisure Centre offers swimming, a gym and cycle studio, with 3G football pitches, squash and racquetball available at East Grinstead Sports Club.

THE IDEAL LOCATION

With the Kingscote Valley and Ashdown Forest on your doorstep, East Grinstead is surrounded by some of Sussex's most beautiful countryside – yet it is still within easy reach of London and the rest of the South East.

Living within an Area of Outstanding Natural Beauty, there are endless opportunities to embrace the great outdoors. Nearby historic properties Bluebell Railway, Standen House and Wakehurst all benefit from spectacular grounds, ideal for picnics in the summer and long walks all year round. Weir Wood Reservoir offers sailing and fishing plus a local nature reserve, while cycle-paths galore run along old railway lines as part of Sustrans' national cycle network. Hever Castle the past home of the famous Anne Boleyn, 2nd wife of Henry VIII, is just over

10 miles away, being a 13th century castle with museum and extensive gardens. Visitors may flock to East Grinstead to experience the age of steam – amidst stunning scenery – on the iconic heritage Bluebell Railway, but fast modern travel links are available too. Just three minutes' walk from Farringdon House, rail services run to London Victoria in 56 minutes and London Bridge in 58 minutes. Road access is excellent: the A22 connects with both the M25 and the south coast. The nearby M23 offers easy access to Gatwick, less than 10 miles away.



STYLISH FINISHES



Kitchens*

- Italian designer Stosa Cucine kitchens with Bosch appliances throughout including dishwasher and full height fridge freezers
- Consentino Silestone worktops and breakfast bar, boiler taps, Bosch integrated high level oven and integrated microwave in selected 2-bedroom flats
- Easy clean Induction hobs
- Gas hob to selected flats
- Above counter pelmet lights to all flats

Bathrooms*

- Selection of bathtub or large showers with designer integrated basin and cabinetry to all main bathrooms
- En-suite showers to selected 2-bedroom flats with integrated basin and designer chest of drawers
- Concealed through-the-wall shower valves and fixed shower heads with separate handheld shower head to selected flats
- Shaver points to all bathrooms

Media*

- Fibre optic cable direct to each flat
- Masterbed and lounge speakers and Sonos amp to selected 2-bedroom flats (optional extra)
- High level SAT/TV/FM point to bedrooms and Sky enabled
- SAT/TV/FM (Sky enabled) and Telephone point to all lounges
- Audio door entrance access to all each flats
- Secure fob access to main entrance

Furniture & Finishes*

- Inbuilt wardrobes with mirror sliding door to bedrooms
- Utility hall cupboard(s) in all flats with provision for washer dryer
- Dimmable LED lights to all kitchens and dining room in selected 2-bedroom flats
- Selection of Amtico luxury flooring and Victoria Carpets to bedrooms

Heating & Ventilation*

- Individual flat "whole house" extract ventilation
- Gas central heating to selected flats with Worcester boiler
- Electric heating with integrated room zonal controls
- Up to date high efficiency insulation reducing heat loss

Communal*

- Kleemann Lift with designer wood effect and mirrored car interiors from basement level
- Waiting lobby on all floors with high level windows
- High quality Rational composite aluminium and wood interior windows to all flats
- Rational Juliet balconies with glazed balconies to selected flats
- A selection of internal and external allocated parking spaces to all 2-bedroom flats and selected 1-bedroom flats (some ground floor 1-bedroom flats exclude parking)
- Main entrance staircase and additional rear staircase accessible to all flats

- Solid concrete frame structure boosting high ceilings throughout (2.4m to all rooms, in excess of UK average)

External*

- Large lockable communal bin store
- Communal private lit garden area
- Secure bicycle storage rooms

*The specification may be liable to change due to availability of materials and changing products. Information correct at the time of going to press.

GROUND FLOOR APARTMENTS



Plot 1 (1 - Bedroom Apartment)

Living / Dining	4.4 x 3.27	14'5" x 10'9"
Kitchen	2.97 x 2.45	9'9" x 8'0"
Master Bedroom	3.26 x 3.47	10'8" x 11'4"
Bathroom	1.8 x 2.49	5'11" x 8'2"
Total floor area	45.89sqm	493.8sqft

Plot 2 (1 - Bedroom Apartment)

Living / Dining	4.47 x 3.41	14'8" x 11'2"
Kitchen	2.69 x 2.31	8'10" x 7'7"
Master Bedroom	3.45 x 3.34	11'4" x 10'11"
Bathroom	1.8 x 2.31	5'11" x 7'7"
Total floor area	41.9sqm	450.8sqft

Plot 3 (1 - Bedroom Apartment)

Living / Dining	4.47 x 3.57	14'8" x 11'9"
Kitchen	2.64 x 2.28	8'8" x 7'6"
Master Bedroom	3.51 x 3.44	11'6" x 11'3"
Bathroom	1.87 x 2.2	6'1" x 7'3"
Total floor area	41.72sqm	448.9sqft

Plot 4 (2 - Bedroom Apartment)

Living / Dining / Kitchen	4.04 x 5.85	13'3" x 19'2"
Master Bedroom	2.89 x 3.45	9'6" x 11'4"
Bedroom 2	2.72 x 3.57	8'11" x 11'9"
Bathroom	1.8 x 2.2	5'11" x 7'3"
Total floor area	56.33sqm	606.1sqft

Plot 5 (2 - Bedroom Apartment)

Living / Dining / Kitchen	7.82 x 3.24	25'8" x 10'7"
Master Bedroom	4.91 x 3.16	16'1" x 10'4"
Bedroom 2	5.02 x 2.8	16'5" x 9'2"
Bathroom	1.9 x 2.2	6'3" x 7'3"
Total floor area	71.33sqm	767.5sqft

Plot 6 (2 - Bedroom Apartment)

Living / Dining / Kitchen	6.31 x 5.14	20'8" x 16'10"
Master Bedroom	4.15 x 4.02	13'7" x 13'2"
Bedroom 2	2.76 x 4.33	9'0" x 14'3"
Bathroom	1.9 x 2.2	6'3" x 7'3"
Total floor area	72.51sqm	780.2sqft

Plot 7 (1 - Bedroom Apartment)

Living / Dining	5.06 x 3.59	16'7" x 11'9"
Kitchen	2.9 x 2.48	9'6" x 8'1"
Master Bedroom	2.77 x 3.63	9'1" x 11'11"
Bathroom	2.2 x 1.8	7'3" x 5'11"
Total floor area	44.91sqm	483.2sqft

Plot 8 (1 - Bedroom Apartment)

Living / Dining	4.47 x 3.37	14'8" x 11'0"
Kitchen	2.5 x 2.28	8'2" x 7'6"
Master Bedroom	3.49 x 3.23	11'5" x 10'7"
Bathroom	1.8 x 2.2	5'11" x 7'3"
Total floor area	40.73sqm	438.3sqft

Plot 9 (1 - Bedroom Apartment)

Living / Dining	4.8 x 3.36	15'9" x 11'0"
Kitchen	3.4 x 2.27	11'2" x 7'5"
Master Bedroom	3.45 x 3.36	11'4" x 11'0"
Bathroom	1.8 x 2.2	5'11" x 7'3"
Total floor area	45.89sqm	493.8sqft

Plot 10 (2 - Bedroom Apartment)

Living / Dining	4.45 x 3.58	14'7" x 11'9"
Kitchen	2.68 x 2.73	8'9" x 8'11"
Master Bedroom	2.76 x 4.59	9'0" x 15'1"
Bedroom 2	2.77 x 3.43	9'1" x 11'3"
Bathroom	2.2 x 1.8	7'3" x 5'11"
Total floor area	59.04sqm	635.3sqft

Plot 11 (1 - Bedroom Apartment)

Living / Dining	4.45 x 3.92	14'7" x 12'10"
Kitchen	2.69 x 2.38	8'10" x 7'10"
Master Bedroom	2.77 x 3.92	9'1" x 12'10"
Bathroom	1.9 x 2.31	6'3" x 7'7"
Total floor area	44.14sqm	474.9sqft

Plot 12 (1 - Bedroom Apartment)

Living / Dining	4.45 x 3.5	14'7" x 11'6"
Kitchen	2.75 x 2.8	9'0" x 9'2"
Master Bedroom	2.77 x 3.92	9'1" x 12'10"
Bathroom	1.87 x 2.31	6'1" x 7'7"
Total floor area	43.9sqm	472.4sqft

Plot 13 (2 - Bedroom Apartment)

Living / Dining / Kitchen	4.01 x 6.3	13'2" x 20'8"
Master Bedroom	2.89 x 4.03	9'6" x 13'2"
Bedroom 2	2.75 x 4.03	9'0" x 13'2"
Bathroom	1.8 x 2.2	5'11" x 7'3"
Total floor area	60.34sqm	649.3sqft

Plot 14 (2 - Bedroom Apartment)

Living / Dining / Kitchen	8.42 x 3.24	27'7" x 10'7"
Master Bedroom	5.32 x 2.8	17'5" x 9'2"
Bedroom 2	4.69 x 3.16	15'4" x 10'4"
Bathroom	1.95 x 2.2	6'5" x 7'3"
Total floor area	73.47sqm	790.5sqft

Plot 15 (2 - Bedroom Apartment)

Living / Dining / Kitchen	6.31 x 5.14	20'8" x 16'10"
Master Bedroom	2.76 x 4.33	9'0" x 14'2"
Bedroom 2	4.15 x 4.02	13'7" x 13'2"
Bathroom	1.9 x 2.2	6'3" x 7'3"
Total floor area	72.23sqm	777.2sqft

Plot 16 (1 - Bedroom Apartment)

Living / Dining	5.06 x 3.59	16'7" x 11'9"
Kitchen	2.9 x 2.48	9'6" x 8'1"
Master Bedroom	2.77 x 4.22	9'1" x 13'10"
Bathroom	2.25 x 1.8	7'5" x 5'11"
Total floor area	46.94sqm	505.1sqft

Plot 17 (1 - Bedroom Apartment)

Living / Dining	4.43 x 3.82	14'6" x 12'6"
Kitchen	2.63 x 2.28	8'8" x 7'6"
Master Bedroom	3.46 x 3.82	11'4" x 12'6"
Bathroom	1.8 x 2.2	5'11" x 7'3"
Total floor area	43.04sqm	463.1sqft

Plot 18 (1 - Bedroom Apartment)

Living / Dining	4.7 x 3.36	15'5" x 11'0"
Kitchen	3.4 x 2.26	11'2" x 7'5"
Master Bedroom	3.45 x 3.82	11'4" x 12'6"
Bathroom	1.8 x 2.2	5'11" x 7'3"
Total floor area	46.7sqm	502.5sqft

FIRST FLOOR APARTMENTS



SECOND FLOOR APARTMENTS



Plot 19 (2 - Bedroom Apartment)

Living / Dining	4.45 x 3.58	14'7" x 11'9"
Kitchen	2.68 x 2.73	8'9" x 8'11"
Master Bedroom	2.76 x 4.59	9'0" x 15'1"
Bedroom 2	2.77 x 3.43	9'1" x 11'3"
Bathroom	2.2 x 1.8	7'3" x 5'11"
Total floor area	59.01sqm	634.9sqft

Plot 20 (1 - Bedroom Apartment)

Living / Dining	4.45 x 3.92	14'7" x 12'10"
Kitchen	2.69 x 2.38	8'10" x 7'10"
Master Bedroom	2.77 x 3.92	9'1" x 12'10"
Bathroom	1.9 x 2.31	6'3" x 7'7"
Total floor area	44.11sqm	474.6sqft

Plot 21 (1 - Bedroom Apartment)

Living / Dining	4.45 x 3.5	14'7" x 11'6"
Kitchen	2.75 x 2.8	9'0" x 9'2"
Master Bedroom	2.77 x 3.92	9'1" x 12'10"
Bathroom	1.87 x 2.31	6'1" x 7'7"
Total floor area	43.89sqm	472.3sqft

Plot 22 (2 - Bedroom Apartment)

Living / Dining / Kitchen	4.01 x 6.3	13'2" x 20'8"
Master Bedroom	2.89 x 4.03	9'6" x 13'2"
Bedroom 2	2.75 x 4.03	9'0" x 13'2"
Bathroom	1.8 x 2.2	5'11" x 7'3"
Total floor area	60.23sqm	648.1sqft

Plot 23 (2 - Bedroom Apartment)

Living / Dining / Kitchen	8.42 x 3.24	27'7" x 10'7"
Master Bedroom	5.32 x 2.8	17'5" x 9'2"
Bedroom 2	4.69 x 3.16	15'4" x 10'4"
Bathroom	1.95 x 2.2	6'5" x 7'3"
Total floor area	73.58sqm	791.7sqft

Plot 24 (2 - Bedroom Apartment)

Living / Dining / Kitchen	6.31 x 5.14	20'8" x 16'10"
Master Bedroom	2.76 x 4.33	9'0" x 14'2"
Bedroom 2	4.15 x 4.02	13'7" x 13'2"
Bathroom	1.9 x 2.2	6'3" x 7'3"
Total floor area	72.5sqm	780.1sqft

Plot 25 (1 - Bedroom Apartment)

Living / Dining	5.06 x 3.59	16'7" x 11'9"
Kitchen	2.9 x 2.48	9'6" x 8'1"
Master Bedroom	2.77 x 4.22	9'1" x 13'10"
Bathroom	2.25 x 1.8	7'5" x 5'11"
Total floor area	46.64sqm	501.8sqft

Plot 26 (1 - Bedroom Apartment)

Living / Dining	4.43 x 3.82	14'6" x 12'6"
Kitchen	2.63 x 2.28	8'8" x 7'6"
Master Bedroom	3.46 x 3.82	11'4" x 12'6"
Bathroom	1.8 x 2.2	5'11" x 7'3"
Total floor area	43.04sqm	463.1sqft

Plot 27 (1 - Bedroom Apartment)

Living / Dining	4.7 x 3.36	15'5" x 11'0"
Kitchen	3.4 x 2.26	11'2" x 7'5"
Master Bedroom	3.45 x 3.82	11'4" x 12'6"
Bathroom	1.8 x 2.2	5'11" x 7'3"
Total floor area	46.7sqm	502.5sqft

Plot 28 (2 - Bedroom Apartment)

Living / Dining	4.45 x 3.58	14'7" x 11'9"
Kitchen	2.68 x 2.73	8'9" x 8'11"
Master Bedroom	2.76 x 4.59	9'0" x 15'1"
Bedroom 2	2.77 x 3.43	9'1" x 11'3"
Bathroom	2.2 x 1.8	7'3" x 5'11"
Total floor area	59.01sqm	634.9sqft

Plot 29 (1 - Bedroom Apartment)

Living / Dining	4.45 x 3.92	14'7" x 12'10"
Kitchen	2.69 x 2.38	8'10" x 7'10"
Master Bedroom	2.77 x 3.92	9'1" x 12'10"
Bathroom	1.9 x 2.31	6'3" x 7'7"
Total floor area	44.11sqm	474.6sqft

Plot 30 (1 - Bedroom Apartment)

Living / Dining	4.45 x 3.5	14'7" x 11'6"
Kitchen	2.75 x 2.8	9'0" x 9'2"
Master Bedroom	2.77 x 3.92	9'1" x 12'10"
Bathroom	1.87 x 2.31	6'1" x 7'7"
Total floor area	43.88sqm	472.1sqft

Plot 31 (2 - Bedroom Apartment)

Living / Dining / Kitchen	4.01 x 6.3	13'2" x 20'8"
Master Bedroom	2.89 x 4.03	9'6" x 13'2"
Bedroom 2	2.75 x 4.03	9'0" x 13'2"
Bathroom	1.8 x 2.2	5'11" x 7'3"
Total floor area	59.96sqm	645.2sqft

Plot 32 (2 - Bedroom Apartment)

Living / Dining / Kitchen	8.42 x 3.24	27'7" x 10'7"
Master Bedroom	5.32 x 2.8	17'5" x 9'2"
Bedroom 2	4.69 x 3.16	15'4" x 10'4"
Bathroom	1.95 x 2.2	6'5" x 7'3"
Total floor area	73.58sqm	791.7sqft

Plot 33 (2 - Bedroom Apartment)

Living / Dining / Kitchen	6.31 x 5.14	20'8" x 16'10"
Master Bedroom	2.76 x 4.33	9'0" x 14'2"
Bedroom 2	4.15 x 4.02	13'7" x 13'2"
Bathroom	1.9 x 2.2	6'3" x 7'3"
Total floor area	72.5sqm	780.1sqft

Plot 34 (1 - Bedroom Apartment)

Living / Dining	5.06 x 3.59	16'7" x 11'9"
Kitchen	2.9 x 2.48	9'6" x 8'1"
Master Bedroom	2.77 x 4.22	9'1" x 13'10"
Bathroom	2.25 x 1.8	7'5" x 5'11"
Total floor area	46.6sqm	501.4sqft

Plot 35 (1 - Bedroom Apartment)

Living / Dining	4.43 x 3.82	14'6" x 12'6"
Kitchen	2.63 x 2.28	8'8" x 7'6"
Master Bedroom	3.46 x 3.82	11'4" x 12'6"
Bathroom	1.8 x 2.2	5'11" x 7'3"
Total floor area	43.04sqm	463.1sqft

Plot 36 (1 - Bedroom Apartment)

Living / Dining	4.7 x 3.36	15'5" x 11'0"
Kitchen	3.4 x 2.26	11'2" x 7'5"
Master Bedroom	3.45 x 3.82	11'4" x 12'6"
Bathroom	1.8 x 2.2	5'11" x 7'3"
Total floor area	46.7sqm	502.5sqft

THIRD FLOOR APARTMENTS



TERRACED PENTHOUSES



Plot 37 (1 - Bedroom Penthouse)

Living / Dining	4.77 x 3.23	15'8" x 10'7"
Kitchen	3.66 x 2.03	11'12" x 6'8"
Master Bedroom	3.81 x 3.23	12'6" x 10'7"
Bathroom	2 x 2.2	6'7" x 7'3"
Total floor area	43.51sqm	468.2sqft

Plot 38 (2 - Bedroom Penthouse)

Kitchen / Living / Dining	4.60 x 5.25	15'1" x 17'3"
Master Bedroom	4.12 x 3.03	13'6" x 9'11"
Bedroom 2	3.35 x 3.23	10'12" x 10'7"
Bathroom	1.90 x 2.2	6'3" x 7'3"
Total floor area	62.75sqm	675.2sqft

Plot 39 (2 - Bedroom Penthouse)

Living / Dining / Kitchen	4.71 x 5.25	15'5" x 17'3"
Master Bedroom	4.02 x 3.03	13'2" x 9'11"
Bedroom 2	3.79 x 3.23	12'5" x 10'7"
Bathroom	2.2 x 1.9	7'3" x 6'3"
Total floor area	62.43sqm	671.7sqft

Plot 40 (2 - Bedroom Penthouse)

Living / Dining	5.7 x 3.7	18'8" x 12'2"
Kitchen	5.7 x 2.4	18'8" x 7'10"
Master Bedroom	5.28 x 3.19	17'4" x 10'6"
Bedroom 2	2.7 x 4.45	8'10" x 14'7"
Bathroom	1.8 x 2.2	5'11" x 7'3"
Total floor area	79.55sqm	856.0sqft

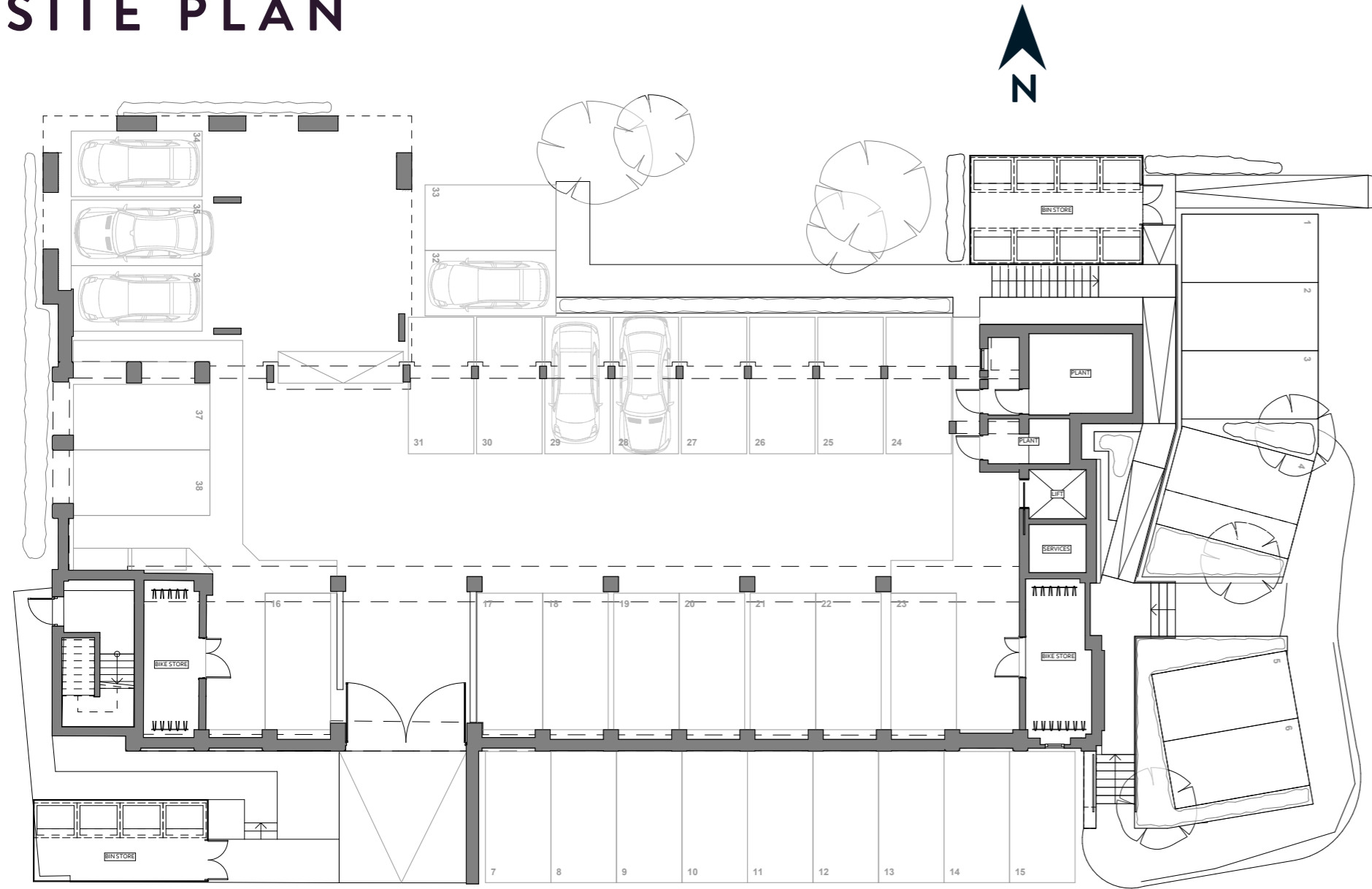
Plot 41 (3 - Bedroom Penthouse)

Living / Dining	5.42 x 4.11	17'9" x 13'6"
Kitchen	5.42 x 2.2	17'9" x 7'3"
Master Bedroom	3.46 x 5.01	11'4" x 16'5"
Bedroom 2	2.8 x 3.88	9'2" x 12'9"
Bedroom 3	3.85 x 3.02	12'7" x 9'11"
Bathroom	2.2 x 2.1	7'3" x 6'11"
Total floor area	94.07sqm	1012.2sqft

Plot 42 (2 - Bedroom Penthouse)

Living / Dining	6.05 x 5.01	19'10" x 16'5"
Kitchen	2.72 x 5.01	8'11" x 16'5"
Master Bedroom	4.53 x 3.07	14'10" x 10'1"
Bedroom 2	3.99 x 3.07	13'1" x 10'1"
Bathroom	2.2 x 1.9	7'3" x 6'3"
Total floor area	85.99sqm	925.3sqft

SITE PLAN



Note: numbered car spaces do not correspond with flat numbers.

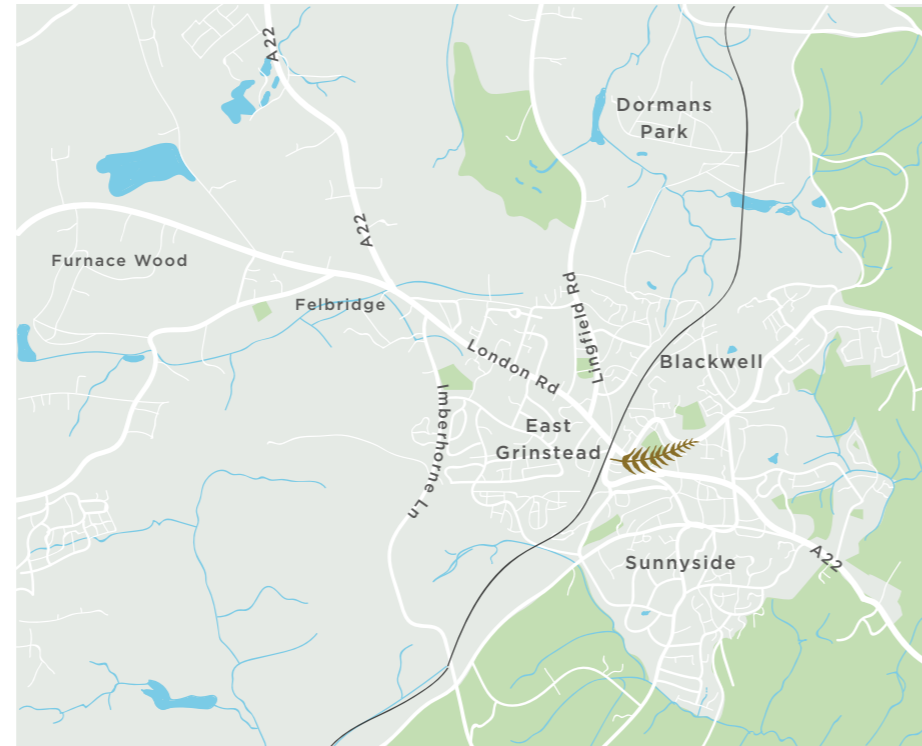
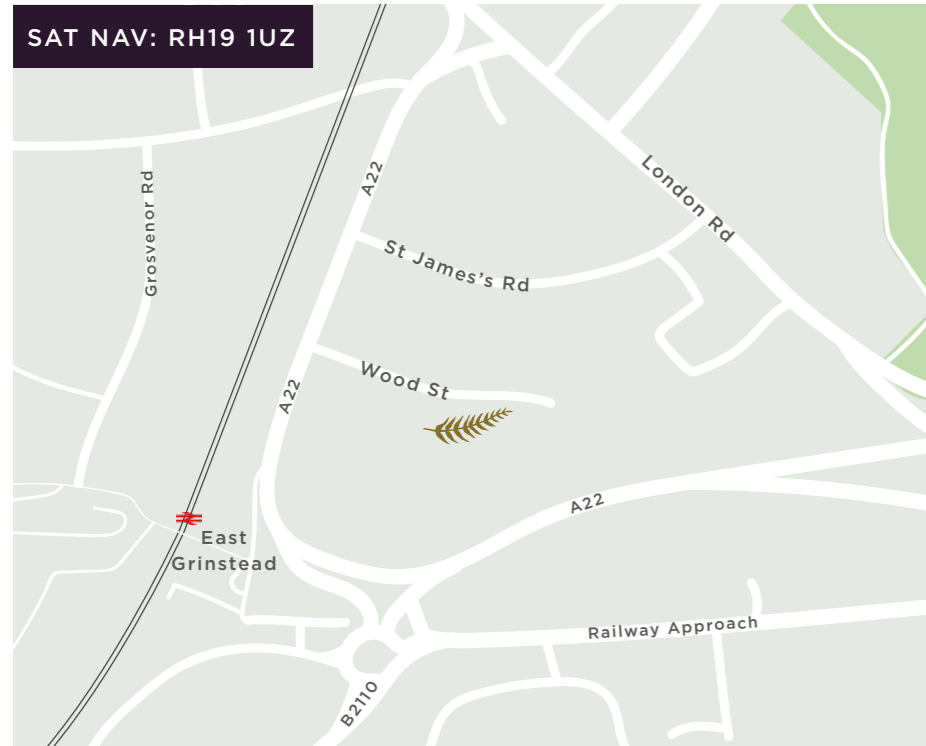
ABOUT WHITEHALL HOMES

At its heart Whitehall Homes was initiated with local town improvement projects, replenishing and replacing tired buildings into pleasing and habitable spaces within the local community. As the business has grown, Whitehall Homes expanded further into other areas within the South East while carefully retaining its local ethos. Each decision from planning through to construction is inspired from the home owner's perspective to ensure the property is constructed and finished to a very high standard and ready for buyers to enjoy their New Home.

Whitehall Homes boasts a team of expertise spanning over 60 years within house building for local and major house builders. Encouraging teamwork between disciplines has proven to achieve the most out of each development. The long term goal of Whitehall Homes is to create homes of high standard above average main stream house builders while retaining a competitive and caring edge.



1-42 FARRINGDON HOUSE, WOOD STREET, EAST GRINSTEAD



www.whitehallhomes.co.uk

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