



Your place
to grow at
The Hedgerows, Hellingly



Find your place to thrive at The Hedgerows

Positioned in the tranquillity of the East Sussex countryside, this attractive collection of two, three, four and five bedroom homes provides the perfect place for you and your family to flourish.



Hailsham Common

Tucked away among lush green landscape just outside the historic town of Hailsham, The Hedgerows offers the perfect balance between the quality of life that comes with rural living and the charming hustle and bustle of life in a typical Wealden District market town.

Set around generous communal green spaces that reflect the openness of the surrounding area, the high-quality, contemporary homes feel uncrowded, creating an idyllic sanctuary from busy modern lifestyles. Light, airy open-plan interiors with a contemporary specification and interior design selected finishes provide versatility to suit any taste.

From your doorstep you have access to a network of public footpaths that take in pristine countryside views and a huge diversity of flora and fauna. Alternatively, Hellingly Country Park is a stone's throw away and is great for meeting friends for a picnic,

keeping active, or allowing the kids to let off some steam. Families will love the new primary school built on site, along with further primary and secondary school options in the wider area, and those that want to get involved with the local community can do so through a choice of activities at nearby Hellingly Village Hall.

The everyday essentials are taken care of too with a Co-op Food Store, medical centre and pharmacy all within minutes, while those seeking more choice really don't have to go far to find it. Hailsham is a short drive away and offers a wide range of supermarkets, shops and services.

If you're looking for an evening's entertainment, there are a number of pubs and restaurants to choose from, you can catch a movie or live show at Hailsham Pavilion, or take advantage of Polegate station just a short drive away, to seek out fun and excitement further afield.



Bluebell Woods in Hailsham



Eastbourne Pier

Find your place to connect at The Hedgerows

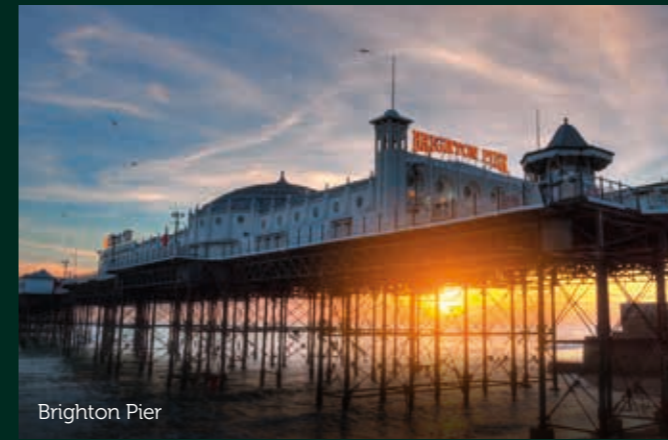


Hailsham Pavilion Theatre

Despite such an idyllic location, The Hedgerows still enjoys fantastic road and rail connections to some of the country's most exciting destinations, perfect for business or pleasure.

By heading south along the A22, you can find yourself in the lively beach resort of Eastbourne, a Victorian seaside town that is growing in popularity with a new wave of young professionals. The result is a destination that can cater for all tastes, from traditional deck chairs, ice cream and candy floss, through to independent boutiques, swanky cocktail bars and fine dining.

Head the opposite direction along the A22 and you can soak up an endless supply of culture at the world-famous Glyndebourne opera house. Each year this unique venue hosts some of the globe's biggest operatic talent including its enormously popular summer Festival and autumn Tour.



Brighton Pier

If you follow the coastline west along the A27, it's not long before you arrive in the eclectic city of Brighton, renowned for its arts, culture and entertainment. If you love shopping, you'll love both the world famous labels you can find in its shopping centres and the endless independent character you can find in The Lanes. Alternatively, enjoy some of the world's greatest talent at one of many exciting venues, or soak up the vibrant atmosphere on a beachside bar hop.

However, if it's the lights of the big city that you love, you can catch a direct train from nearby Polegate station to the centre of London in as little as 90 minutes. So, whether you're drawn by its renowned arts, entertainment and culture or its world-class business centres, the journey into the capital is made easy.

For international travel, a short drive west along the A27 will take you to Newhaven Harbour where twice-daily ferries depart for the French resort of Dieppe, perfect for day trips and short stays.

Ashford International train station can also be reached in just over an hour, providing connections to European cities including Paris, Brussels, Lille and Amsterdam with its high speed Eurostar services.

For trips even further afield, you can be at Gatwick airport within an hour. From here you can catch direct flights to over 100 cities, literally putting the world on your doorstep.



Hailsham Town Centre

Get Connected

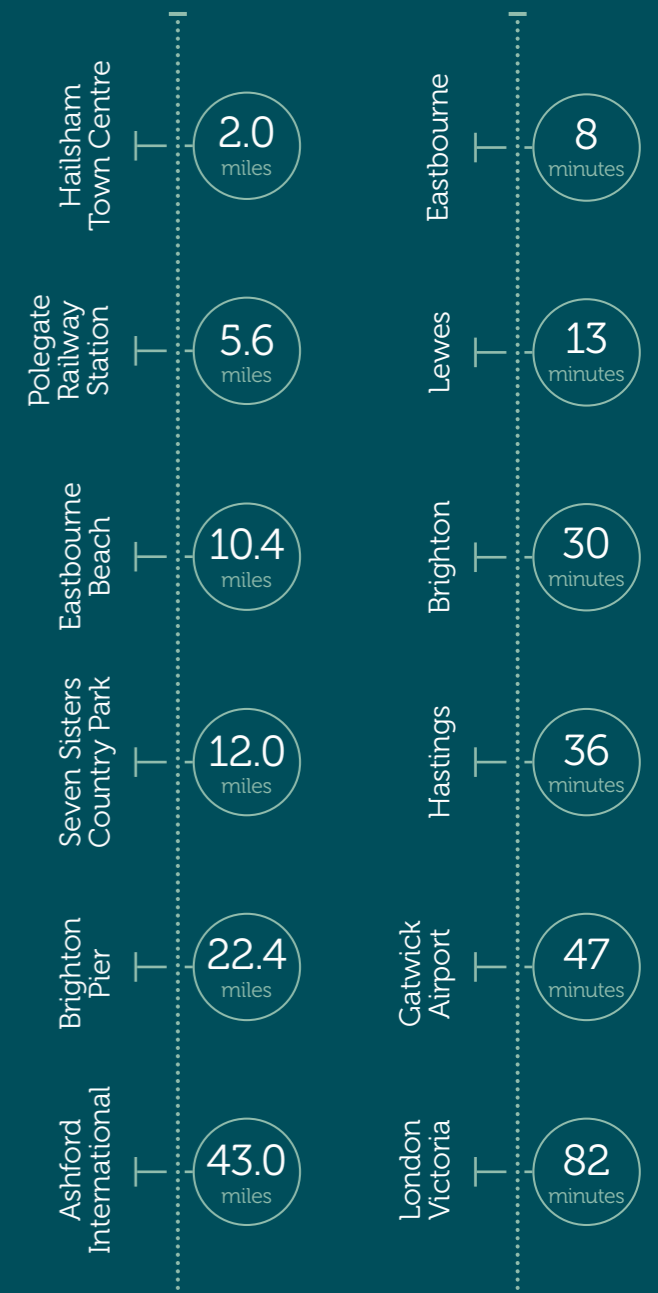
The Hedgerows enjoys fantastic transport links, with a number of main routes nearby. The A27, A26 and A22 between them provide access to Brighton, Bexhill, Hastings, Tonbridge Wells, Eastbourne and London. Gatwick Airport is also within an hour by road and offers direct flights to hundreds of worldwide destinations. For rail travel, Polegate Station is a short drive away, where you can catch regular direct services into London and Brighton.



By car from The Hedgerows



By train from Polegate station





Specification

Kitchen

All homes

- Choice of fitted kitchen finishes with complementary laminate worktops and upstands*
- Stainless steel extractor canopy and splashback
- Stainless steel 1 1/2 bowl sink with chrome mixer tap
- Integrated fridge/freezer
- Ceiling downlights
- Under wall cupboard LED strip lighting

2 and 3 bedroom homes

- Stainless steel single oven
- Stainless steel 4 burner hob
- Space and plumbing for washer dryer
- Removable base unit and plumbing for dishwasher

4 and 5 bedroom homes

- Stainless steel double oven
- Stainless steel 5 burner hob
- Integrated dishwasher
- Space and plumbing for washing machine and tumble dryer within utility room

Bathroom and cloakroom

- Contemporary Roca white sanitaryware
- Bath with chrome mixer tap and hand shower attachment, or shower screen and thermostatic shower mixer (subject to plot)*
- En suites with thermostatic shower mixer
- Choice of ceramic Porcelanosa wall tiles to selected areas*
- Heated chrome ladder radiator
- Ceiling downlighting

Plumbing

- Gas-fired central heating with combination boiler (2 and 3 bedroom homes)
- Gas-fired central heating with system boiler and hot water cylinder (4 and 5 bedroom homes)
- Thermostatically controlled radiators

Electrical

- TV point to living room
- BT Fibre to property (FTP) with data points to selected rooms
- Telephone points to hallway
- Mains-wired smoke and heat detectors with battery back-up
- Carbon monoxide detector
- PIR light to front entrance

Windows and doors

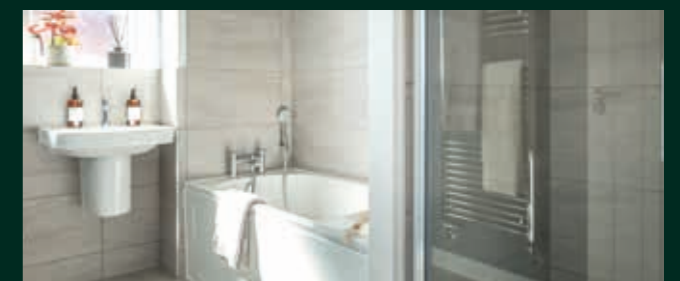
- PVCu double glazed windows and patio doors
- GRP Part Q compliant multipoint locking front door

Internal

- Choice of carpets or Amtico flooring throughout*
- Walls and ceilings in Dulux matt white emulsion
- Woodwork in Dulux satin white
- Fitted wardrobe to bedroom one

General

- Landscaping to front garden
- Turf and paved patio to rear gardens
- 1.8m closeboard fence to rear garden
- Power and light to garages within curtilage of property
- 10 year NHBC warranty





Homes to be proud of



"From start to finish, nothing was too much trouble and any questions we had were answered quickly. We love our new forever home and would recommend Orbit to anyone!"

- Darren and Lisa

We believe that in order to build homes and communities that people will take pride in, we need to take pride in them ourselves. For us it's all about quality over quantity. All aspects of our building processes are underpinned by our own high standards, placing our homeowners at the heart of everything we do and investing in our communities to create great places to live, work and play.

It's this passion that sets our team apart – recently recognised by the National Housebuilding Council (NHBC) when it presented the prestigious Pride in the Job Quality Award 2020 to Peter Snowball, site manager at The Hedgerows. "We are delighted to have received such a prestigious, sought-after award," Peter told us. "This is what every site manager strives to obtain. It recognizes the pride that our team take in the homes we build."

This recognition is testament to the high standards that the Orbit team maintains and it is a view that is shared by many. A number of residents at The Hedgerows have also praised the quality of their new home and their overall buying experience. Take Darren and Lisa, for example, who recently moved here from Eastbourne with their daughter, Evie. "Orbit was the highest quality development in the local area, and we were surprised by the openness of The Hedgerows" said Darren and Lisa. "The finish of the property was fantastic and the whole house felt spacious, light and airy." We heard similar things from business development managers,

Grant and Charlotte, who recently bought their first home at the development. Here's what they had to say: "As first time buyers, looking to purchase our first home felt really overwhelming. But Orbit were extremely accommodating from the start. The process of purchasing was made extremely simple for us and the Sales team were always on hand for any queries we had.

"The rural location is great; you feel as though you're in the middle of the countryside – yet you have access to shops and everything you could need in the local town Hailsham."

Chris and Hollie, who were also first-time buyers, echoed this positive feedback. "Our new Hedgerows home is fantastic! The finish of the build is such high quality and the whole development is spacious in comparison to others," they beamed. "We would recommend Orbit without hesitation to anyone. They stand head and shoulders above the rest!"

We're so proud of our team for going that extra mile to create homes and places that make so many people so happy. Isn't it about time you got the home you deserve?





Chapel View, Shipston-on-Stour

The Orbit Difference

The History of Orbit

Orbit was established in 1967 by a small but pioneering group of business people who wanted to make sure everyone could live in a good quality, affordable home. The passion they felt was channelled into positive action, and Orbit was created.

Our purpose today is every bit as important as it was when we were founded. We provide landlord services to over 45,000 properties and build around 1,500 quality new homes each year. Our aim is to ensure the homes we provide and the communities we create are high



quality, affordable, safe and sustainable and really become your place to thrive. In everything we do, we are committed to improving the long-term prospects of society. We do this through taking steps to protect our planet, investing in a range of projects to support communities, families and individuals, and ensuring we have in place sustainable working and excellent employment practices.

Building For Good

When you buy from Orbit Homes, you're directly influencing the lives of thousands of individuals in the UK. Our impact far reaches beyond the homes we build and sell, as we aim to make a positive impact in the communities where we live and work too.

We put back into our communities and society in a big way. Not just through our work supporting our tenants, as a responsible landlord, but also by building a better planet for future generations. We are big on positive, greener actions, and have a dedicated programme called Orbit Earth to push our initiative further. So by buying from Orbit Homes, not only will you find your place to thrive, you will also help others do so too.

Orbit in the community

We have invested around £25m into local community projects in the last six years through a range of local projects to improve the local community. This includes sensory gardens, skateboard parks, community farms and neighbourhood cinemas. We also provide help and support on wellbeing, employment and skills, digital inclusion and financial advice through our award-winning Better Days programme.

Alongside this, our employees are very active in the local community through our volunteering programme and contributed over 4,000 community hours in the last 12 months alone. Our employees have painted, decorated, planted and litter-picked their way to supporting our local communities, whilst raising over £45,000 for national and local charities including MIND, Shelter, Macmillan Cancer Support and Prostate Cancer Awareness UK.



St Anne's Quarter, Norwich

Orbit Earth

Orbit Earth was established to recognise the importance of protecting the environment and act in the protection of our planet. Our design standards set out the controls to ensure that the stunning new homes we build make a positive impact on the environment.

We have four main priorities:

- Climate action to become net zero carbon
- Ecological Resilience to enhance the quality of green spaces
- Responsible Partnerships and a sustainable supply chain
- Increasing biodiversity

Design Standards

At Orbit our vision is to lead in building thriving communities and we recognise that in order to build a thriving community great care and attention needs to be taken to the way in which they are designed.

We know that communities are about people first and foremost but the design of the places we live can also have a huge impact on our lives. From the design of each individual home to the spaces in between that make up the public realm, great design can have a positive impact through its ability to 'surprise and delight'.

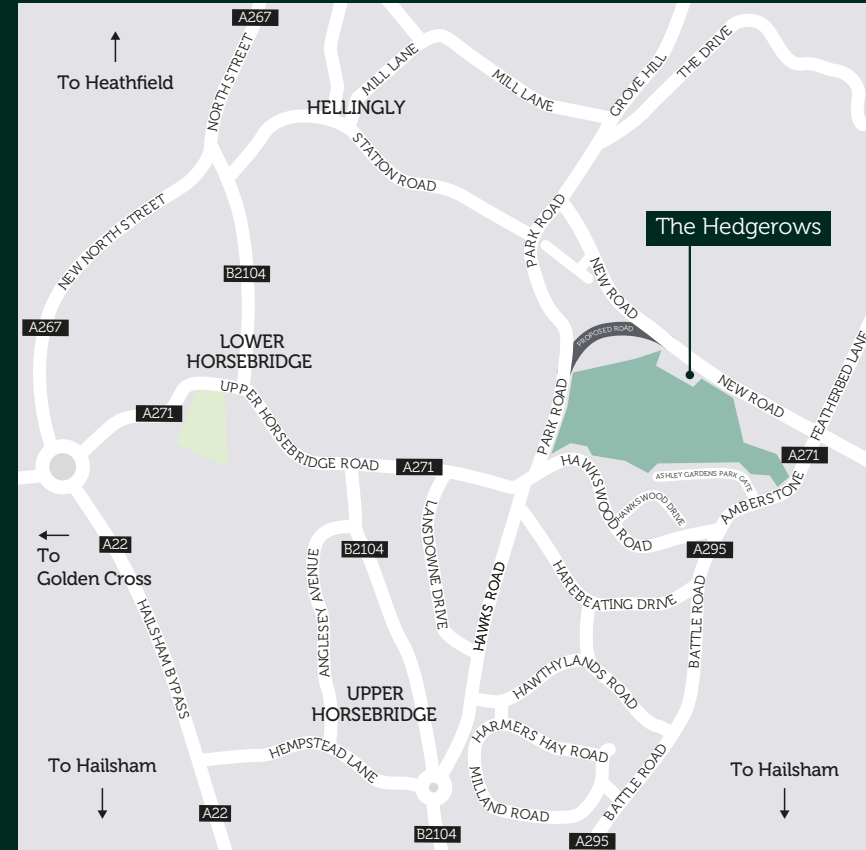
With each of our homes built to our own high standards, we operate under the ten guiding principles and requirements of the New Homes Quality Code for Home Builders (applies to Market Sale only), and we strive to help you find your place to thrive.



The Hedgerows
New Road, Hellingly,
Hailsham, East Sussex,
BN27 4FP



Wider Area



Local Area

Head Office: Orbit, Garden Court, Harry Weston Road, Binley Business Park, Coventry CV3 2SU Orbit is an exempt charity, registered under the Industrial and Provident Societies Act 1965.

Orbit has a policy of continuous improvement and reserves the right to alter plans, specification, elevational treatments and positions of doors and windows at any time. Orbit reserves the right to change the tenure of any of these homes subject to market conditions and without notice. Information contained within this brochure is a general indication of the development and is not intended to be construed as part of any legal contract and contain any representation of fact upon which any party is entitled to rely. Information correct at time of going to print in March 2023. 04054-02.