QUEENS WALK

EAST GRINSTEAD

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A REFRESHING NEW OUTLOOK

Queens Walk is at the heart of it all.

A place where from coffee shops to fitness classes and cultural venues to rail connections into the City, you are always in easy walking distance of them all. East Grinstead has established its town credentials over centuries, and now this exciting new phase of its evolution is seeing a vibrant new quarter become part of its 21st century urban fabric. With architectural flair and a beautifully thought-out landscaped design you can live, dine, shop, and relax in a setting that is opening up this part of town, bringing a sense of light – and a new lifestyle. Welcome to a modern take on town living in East Grinstead.

Welcome to Queens Walk.

Sackville College

St Swithun's Church

East Grinstead High Street

East Grinstead already offers excellent shopping along London Road and the High Street, with favourite brands including White Stuff and Waitrose, Pandora and Sainsbury's. The town's gastropubs and traditional hostelries have been serving up a warm welcome and good food since East Grinstead was a stopping point on the coaching route to Brighton. Now you can head to Brighton for chic shopping-by-the-sea, or to Bluewater for flagship store, John Lewis and premier brands Jo Malone and Michael Kors – both under an hour's drive. Crawley is under 10 miles away, offering mall shopping and places to browse from the Apple Store to Hotel Chocolat.

East Grinstead High Street

FROM EVERYDAY SHOPPING TO EXCEPTIONAL SHOPPING

East Grinstead High Street

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QUEENS WALK WILL OPEN UP THE AREA AND INTEGRATE A THRIVING COMMUNITY BACK INTO THE CENTRE OF EAST GRINSTEAD

FIRST-CLASS FOR FAMILIES

East Court

Chequer Mead Theatre

Bluebell Railway

Kings Leisure Centre

Young families will find everything from pre-school venues to secondary schools in easy reach, with a nursery for 1 to 5-year-olds offering day care as well as holiday clubs and a full programme of activities for half-terms and summer holidays just 0.3 miles away. There are several primaries within a mile of Queens Walk including The Meads, Estcots, St Mary's CofE, and St Peter's Catholic, all rated 'Good' by Ofsted. Sackville and Imberhorne provide senior level education, while Brambletyre is an independent school for 2 to 13-year-olds. Out of school you will find everything from Baby Ballet sessions to fun-packed Holiday Camps at the local arts venue and leisure centre.

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Whether it is a morning swim, evening gym workout, or gearing up in the cycle studio, at Queens Walk you are just minutes away from the Kings Leisure Centre. Head to East Grinstead Sports Club for 3G football pitches and a welcoming Squash and Racketball Club, set in 33 acres. Catch the latest release at the Scott Cinema, or a concert or comedy show at Chequer Mead theatre. The town hosts an annual Music and Arts Festival, where you can spend summer nights under the stars at open-air theatres with award-winning theatre companies and Swing bands in the stunning grounds of Saint Hill Manor.

The National Trust's Standen House is not just a place for picnics and strolling through its 100 acres of woodland and rich wildlife, but also the place to discover a treasure in the second-hand bookshop and experience the rare beauty of the ancient bluebell woods in spring. Learn to sail and feel the breeze in your hair at Weir Wood Reservoir, just part of the stunning landscape of the Kingscote Valley and Ashdown Forest. Discover tranquil cycle paths along old railway lines that are part of Sustrans' national cycle network, while enjoying peerless Sussex scenery and the sound of birdsong – and feel miles from it all.

Ashdown Forest

TRAVEL TIMES FROM HOME

At Queens Walk you can always enjoy superb connectivity whether to the heart of the City or across the region. The town's iconic heritage Bluebell steam railway still draws visitors to explore miles of outstanding natural beauty and experience the age of steam, but East Grinstead also offers fast modern links. The station, around 12 minutes' walk from home, has services direct into London Victoria in 56 minutes and to London Blackfriars in the City in 1h 13 minutes. The road network is excellent with major routes including the A22 connecting south to the coast and north to the M25. The M23 runs west of East Grinstead and offers access to Gatwick International just 13 miles away and 22 minutes by car.

TRAIN CONNECTIONS (FROM EAST GRINSTEAD)

17 MINS	39 MINS	49 MINS	56 MINS
OXTED	EAST CROYDON	CLAPHAM JUNCTION	LONDON VICTORIA

MOTORWAY CONNECTIONS

0.3 MILES	6.7 MILES	10.8 MILES	37.1 MILES
A22	M23	M25	M3

AIRPORT CONNECTIONS

9.4 MILES	33.2 MILES	43.1 MILES	49.6 MILES
GATWICK	BRIGHTON CITY	HEATHROW	LONDON CITY

Train times taken from nationalrail.co.uk. Journey times taken from google.co.uk/maps.

LOCAL ATTRACTIONS
BY CAR

NEARBY DESTINATIONS

9.5 MILES	14.1 MILES	28.8 MILES	31.3 MILES	44 MILES
CRAWLEY	ROYAL TUNBRIDGE WELLS	BRIGHTON	MAIDSTONE	CENTRAL LONDON

SHOPPING AND RETAIL

9.2 MILES	13.5 MILES	13.8 MILES
COUNTY MALL SHOPPING CENTRE	QUADRANT SHOPPING CENTRE	BELFRY SHOPPING CENTRE

LEISURE AND RECREATION

0.8 MILES	4.4 MILES	4.7 MILES	5.5 MILES	29.3 MILES
KINGS LEISURE CENTRE	ROYAL ASHDOWN GOLF CLUB	LINGFIELD PARK RACECOURSE	HOLTYE GOLF CLUB	BRANDS HATCH

OTHER POINTS OF INTEREST

0.5 MILES	2.2 MILES	5.9 MILES	8.5 MILES	10.7 MILES
BLUEBELL RAILWAY	WEIR WOOD RESERVOIR	WAKEHURST BOTANICAL GARDENS	HAREWOODS	ASHDOWN FOREST

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Photograph of previous Weston Homes development

SPECIFICATION

We design, build and fit our homes around you – and Queens Walk is no exception. Constructed using traditional techniques incorporating modern materials throughout, with professional design, craftsman finishes and thoughtfully chosen fixtures and fittings as standard, Queens Walk is completed to our usual superior standards to make a house a home.

DESIGNER KITCHENS

- Zanussi stainless steel electric fan oven
- Zanussi ceramic hob and Electrolux stainless steel chimney hood
- Zanussi integrated fridge/freezer, washer/dryer and dishwasher
- Choice of designer units by Oakwood Kitchens*
- Choice of quartz stone worktops and upstands*
- Stainless steel splashback to hob
- Fascino stainless steel sink with oversized single bowl and integrated removable chopping board
- Fascino designer curved tap with clipped hose-spray extension
- Fascino instant boiling water tap
- Integrated stainless steel soap dispenser
- LED lighting under wall-mounted kitchen cupboards

BATHROOMS AND EN-SUITES

- Fascino digitally controlled Smart Tap
- Smart Mirror with LED lighting, shaver socket, digital clock and de-mist pad
- Walnut vanity unit with integrated storage space* and black porcelain worktop
- RAK Ceramics basin
- RAK Ceramics Hygiene+ WC with RAKRimless™ pan and ergonomic design soft-close seat
- Fascino Smart Shower and Smart Bath
- Heated chrome towel rails
- Choice of RAK Ceramics porcelain wall and floor tile colour with polished and matt finishes*
- Low-level LED strip lighting to bath

GENERAL SPECIFICATION

- Forest oak doors with polished chrome ironmongery, matching wrapped door-lining, architraves and skirtings
- Choice of white oak or ebony oak strip wood flooring to entrance hall, living area, dining area, kitchen and cloakrooms*
- Choice of carpets with underlay to bedrooms*
- Fitted wardrobes to master bedroom
- Television and telephone points to living area and master bedroom
- Gas central heating via radiators
- Smoke alarm
- Double-glazed windows
- Limited number of parking spaces available for purchase
- Audio visual entry system
- Communal podium terrace
- Sky ready

*Choices from developer's range and subject to build stage.

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QUEENS WALK
EAST GRINSTEAD

Close to the heart of it all, Queens Walk offers privacy and space, as well as attractive communal gardens for peace and tranquility.

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A COURTYARD
OF TRANQUILITY
Weston
Homes
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FLOOR PLANS

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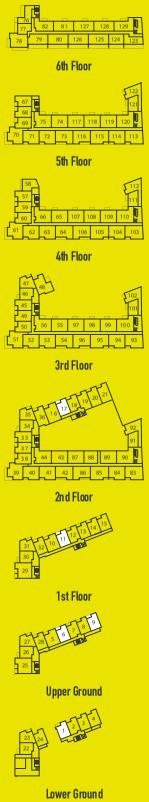
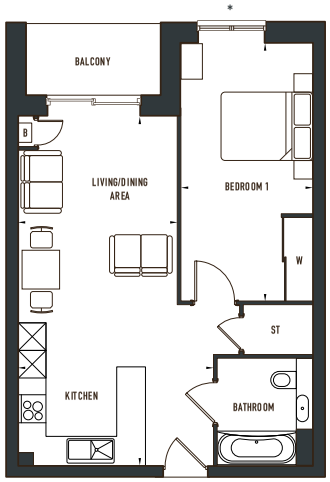
QUEENS WALK
EAST GRINSTEAD



PLOTS 01, 06, 09, 11 & 17

— THE SHRIKE —

1 BEDROOM APARTMENT



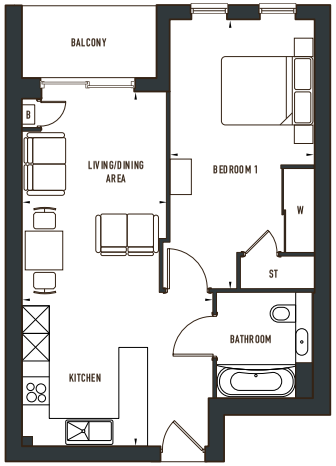
Kitchen/Living/Dining Area	7.43m x 4.16m (max.) 3.39m (min.)	24'5" x 13'8" (max.) 11'2" (min.)
Bedroom 1	5.52m x 2.80m	18'2" x 9'3"
TOTAL AREA	**52.38 sq m**	**558 sq ft**

B Boiler | ST Storage | W Wardrobe
*Plots 9, 11 & 17 have 2 windows in bedroom 1

PLOT 18

— THE REDWING —

1 BEDROOM APARTMENT



Kitchen/Living/Dining Area	7.56m x 4.09m (max.) 3.10m (min.)	24'10" x 13'5" (max.) 10'2" (min.)
Bedroom 1	5.75m x 3.65m	18'11" x 10'1"
TOTAL AREA	**50.04 sq m**	**539 sq ft**

B Boiler | ST Storage | W Wardrobe

Dimensions given are approximate for a guide only and are subject to change. Please check with the Sales Negotiator for clarification.

QUEENS WALK
EAST GRINSTEAD

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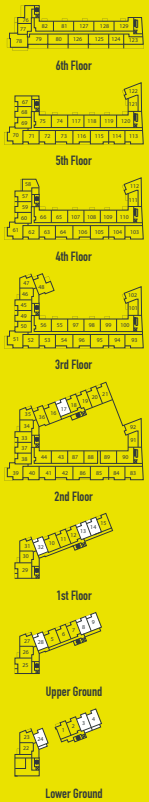
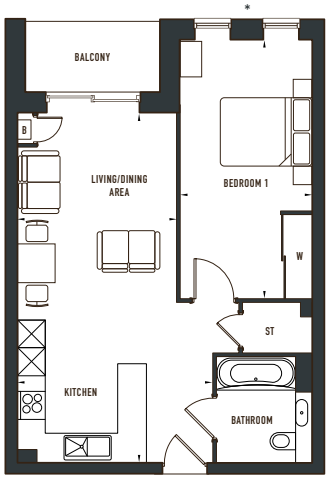
QUEENS WALK
EAST GRINSTEAD



PLOTS 03, 04, 08, 09, 13, 14, 17, 24, 28 & 32

— THE FIELDFARE —

1 BEDROOM APARTMENT



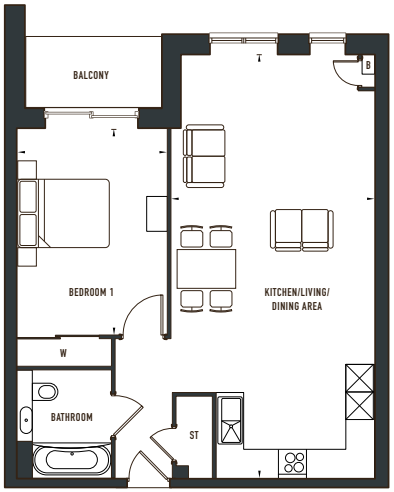
Kitchen/Living/Dining Area	7.46m x 4.19m (max.) 3.40m (min.)	24'6" x 13'9" (max.) 11'2" (min.)
Bedroom 1	5.55m x 2.85m	18'3" x 9'4"
TOTAL AREA	**52.47 sq m**	**564 sq ft**

B Boiler | ST Storage | W Wardrobe
*Plots 3, 8, 14 & 32 have only 1 window to bedroom 1

PLOTS 05 & 10

— THE WOODLARK —

1 BEDROOM APARTMENT

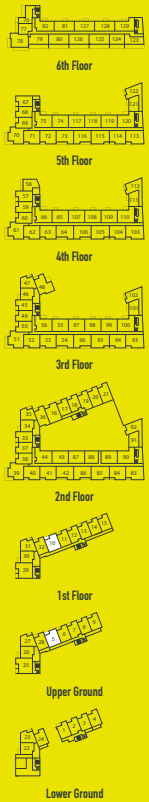


Kitchen/Living/Dining Area	9.08m x 4.04m (max.) 3.25m (min.)	29'6" x 13'5" (max.) 10'8" (min.)
Bedroom 1	4.41m x 3.21m	14'6" x 10'6"
TOTAL AREA	**64.24 sq m**	**692 sq ft**

B Boiler | ST Storage | W Wardrobe

Dimensions given are approximate for a guide only and are subject to change. Please check with the Sales Negotiator for clarification.

QUEENS WALK
EAST GRINSTEAD



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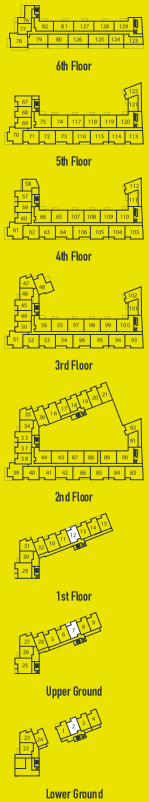
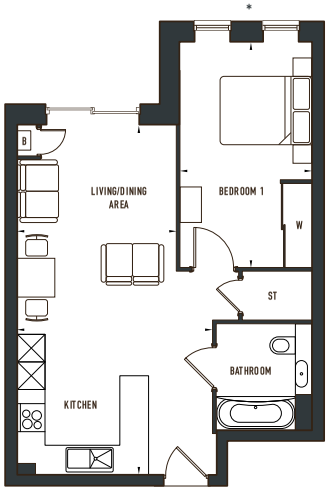
QUEENS WALK
EAST GRINSTEAD



PLOT 02, 07 & 12

THE STONECHAT

1 BEDROOM APARTMENT



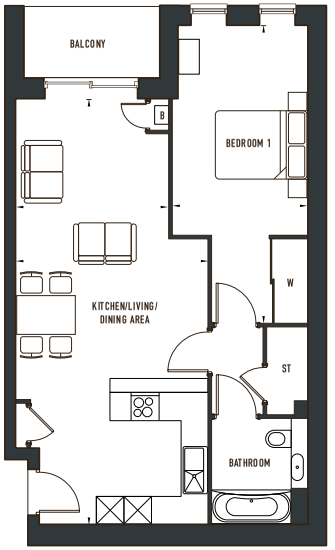
Kitchen/Living/Dining Area	7.49m x 4.19m (max.) 3.42m (min.)	24'5" x 13'9" (max.) 11'3" (min.)
Bedroom 1	4.59m x 2.80m	15'1" x 9'3"
TOTAL AREA	**50.73 sq m**	**546 sq ft**

B Boiler | ST Storage | W Wardrobe
*Plot 12 has only 1 window to bedroom 1

PLOT 15

THE SISKIN

1 BEDROOM APARTMENT



Kitchen/Living/Dining Area	9.00m x 4.00m (max.) 3.25m (min.)	29'10" x 13'5" (max.) 10'8" (min.)
Bedroom 1	4.48m x 2.87m	14'8" x 9'5"
TOTAL AREA	**60.69 sq m**	**653 sq ft**

B Boiler | ST Storage | W Wardrobe

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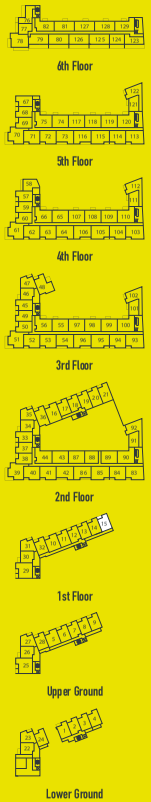
QUEENS WALK
EAST GRINSTEAD



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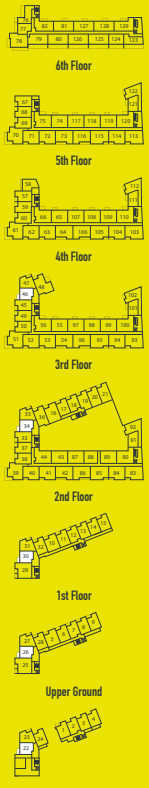
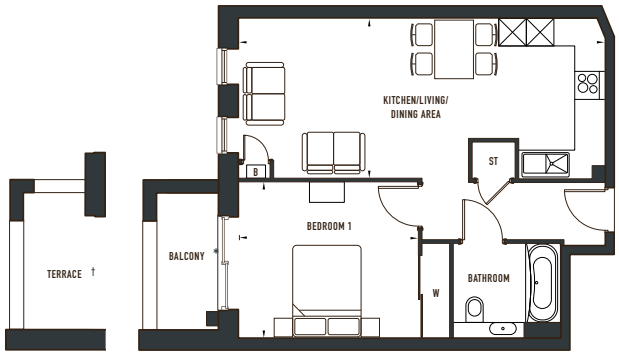
QUEENS WALK
EAST GRINSTEAD



PLOTS 22, 26, 30, 34 & 46

— THE CROSSBILL —

1 BEDROOM APARTMENT



Kitchen/Living/Dining Area	7.78m x 3.42m	25'6" x 11'3"
Bedroom 1	3.82m x 3.34m	12'7" x 11'0"
TOTAL AREA	**52.36 sq m**	**563 sq ft**

B Boiler | ST Storage | W Wardrobe
*Terrace to plot 22
†Balcony to other plots

PLOTS 23, 27 & 31

— THE DOVE —

1 BEDROOM APARTMENT

Kitchen/Living/Dining Area	5.91m x 4.11m	19'5" x 13'6"
Bedroom 1	3.51m x 3.00m	11'6" x 9'10"
TOTAL AREA	**54.43 sq m**	**585 sq ft**

B Boiler | ST Storage | W Wardrobe
*Terrace to plot 23

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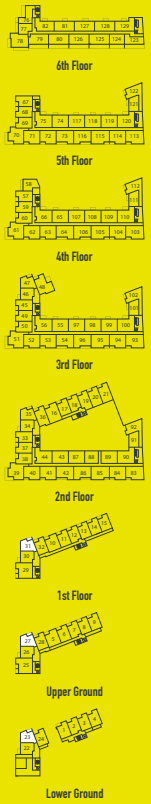
QUEENS WALK
EAST GRINSTEAD



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QUEENS WALK
EAST GRINSTEAD

6th Floor

5th Floor

4th Floor

3rd Floor

2nd Floor

1st Floor

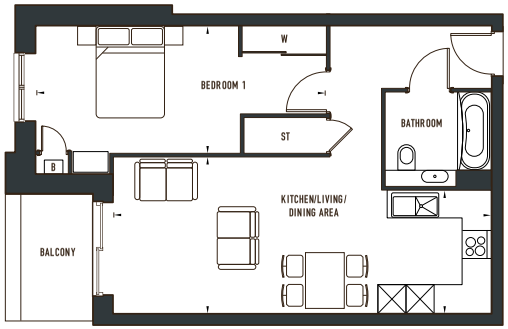
Upper Ground

Lower Ground

PLOTS 33, 45 & 57

— THE CUCKOO —

1 BEDROOM APARTMENT



Kitchen/Living/Dining Area	8.00m x 3.32m (max.) 2.61m (min.)	26'5" x 10'11" (max.) 8'7" (min.)
Bedroom 1	4.35m x 2.73m	14'3" x 9'0"
TOTAL AREA	**55.63 sq m**	**599 sq ft**

B Boiler | ST Storage | W Wardrobe

PLOTS 35 & 47

— THE WARBLER —

1 BEDROOM APARTMENT

Kitchen/Living/Dining Area	5.67m x 4.11m	18'7" x 13'6"
Bedroom 1	3.51m x 3.00m	11'6" x 9'10"
TOTAL AREA	**51.63 sq m**	**556 sq ft**

B Boiler | ST Storage | W Wardrobe

Dimensions given are approximate for a guide only and are subject to change. Please check with the Sales Negotiator for clarification.

QUEENS WALK
EAST GRINSTEAD

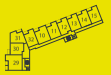
6th Floor

5th Floor

4th Floor

3rd Floor

2nd Floor


1st Floor

Upper Ground

Lower Ground

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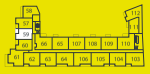
QUEENS WALK
EAST GRINSTEAD

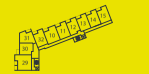
6th Floor

5th Floor


4th Floor

3rd Floor

2nd Floor


1st Floor

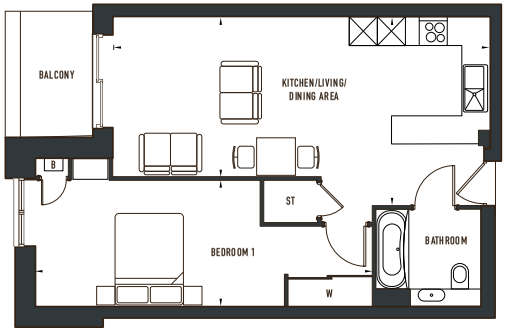
Upper Ground

Lower Ground

PLOTS 37, 49, 59 & 68

— THE WOODCOCK —

1 BEDROOM APARTMENT



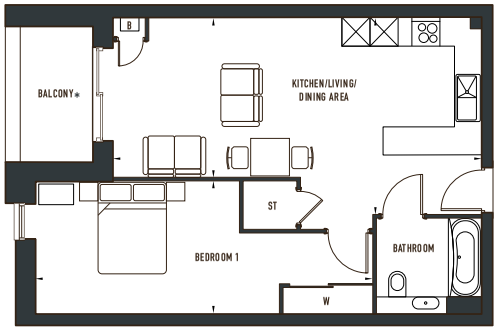
Kitchen/Living/Dining Area	8.00m x 4.04m (max.) 3.39m (min.)	26'5" x 13'3" (max.) 11'2" (min.)
Bedroom 1	7.18m x 2.69m	23'7" x 8'10"
TOTAL AREA	**55.29 sq m**	**595 sq ft**

B Boiler | ST Storage | W Wardrobe

PLOTS 38, 50, 60 & 69

— THE OWL —

1 BEDROOM APARTMENT



Kitchen/Living/Dining Area	7.86m x 4.19m (max.) 3.42m (min.)	25'9" x 13'9" (max.) 11'3" (min.)
Bedroom 1	5.19m x 2.80m	17'1" x 9'2"
TOTAL AREA	**55.39 sq m**	**596 sq ft**

B Boiler | ST Storage | W Wardrobe
*Terrace to plot 38

Dimensions given are approximate for a guide only and are subject to change. Please check with the Sales Negotiator for clarification.

QUEENS WALK
EAST GRINSTEAD

6th Floor

5th Floor

4th Floor

3rd Floor

2nd Floor

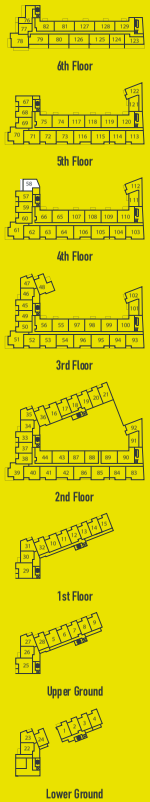
1st Floor

Upper Ground

Lower Ground

Weston Homes

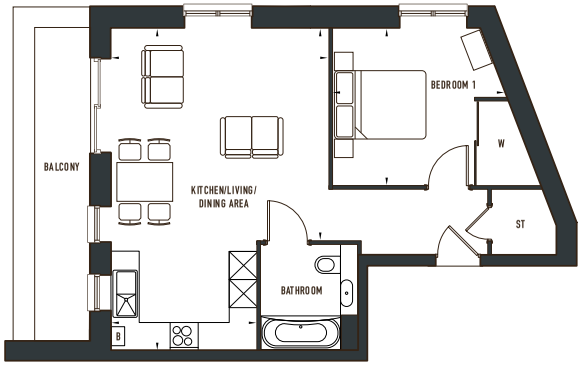
QUEENS WALK
EAST GRINSTEAD



PLOT 58

THE KESTREL

1 BEDROOM APARTMENT



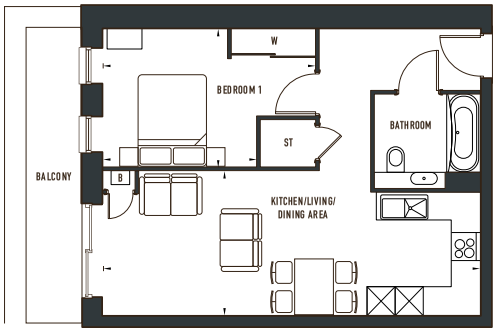
Kitchen/Living/Dining Area	6.84m (max.) x 4.52m (max.) 4.52m (min.) x 3.09m (min.)	22'6" (max.) x 14'10" (max.) 15'2" (min.) x 10'2" (min.)
Bedroom 1	3.69m x 3.34m	12'1" x 11'0"
TOTAL AREA	**54.73 sq m**	**589 sq ft**

B Boiler | ST Storage | W Wardrobe

PLOT 67

THE WOODPECKER

1 BEDROOM APARTMENT



Kitchen/Living/Dining Area	8.00m x 3.32m	26'5" x 10'11"
Bedroom 1	4.54m (max.) x 2.98m 3.27m (min.)	14'11" (max.) x 9'9" 10'9" (min.)
TOTAL AREA	**50.42 sq m**	**543 sq ft**

B Boiler | ST Storage | W Wardrobe

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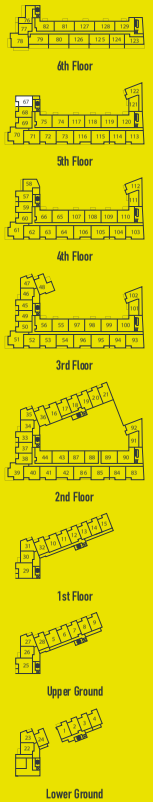
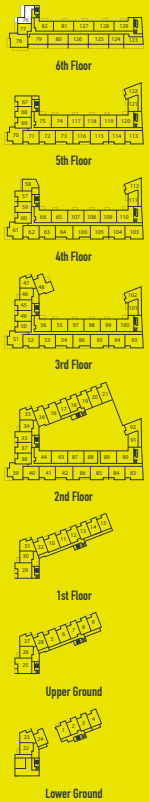
QUEENS WALK
EAST GRINSTEAD



Weston Homes

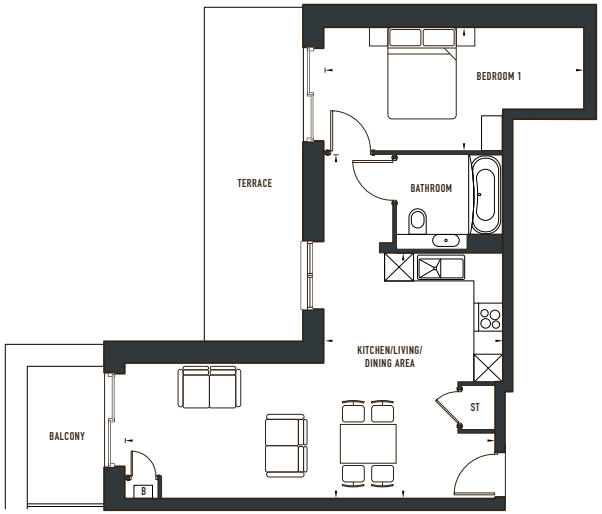
QUEENS WALK
EAST GRINSTEAD



PLOT 76

THE GOLDFINCH

1 BEDROOM APARTMENT



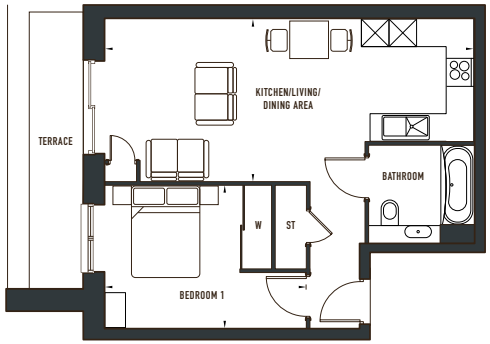
Kitchen/Living/Dining Area	7.90m (max.) x 5.23m (max.) 3.78m (min.) x 2.86m (min.)	25'11" (max.) x 17'2" (max.) 12'5" (min.) x 9'5" (min.)
Bedroom 1	5.56m x 2.64m	18'3" x 8'8"
TOTAL AREA	**54.46 sq m**	**586 sq ft**

B Boiler | ST Storage

PLOT 77

THE ROBIN

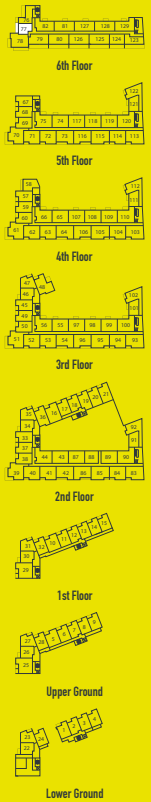
1 BEDROOM APARTMENT



Kitchen/Living/Dining Area	7.86m x 3.47m	25'9" x 11'5"
Bedroom 1	4.27m x 3.06m	14'0" x 10'0"
TOTAL AREA	**48.35 sq m**	**520 sq ft**

ST Storage | W Wardrobe

QUEENS WALK
EAST GRINSTEAD



Weston Homes

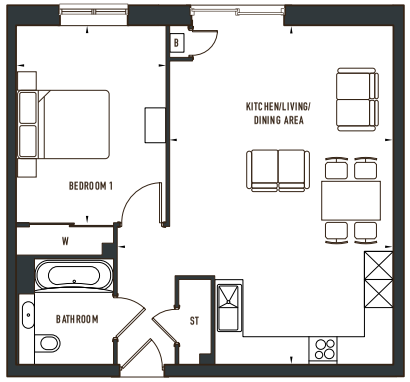
Dimensions given are approximate for a guide only and are subject to change. Please check with the Sales Negotiator for clarification.

QUEENS WALK
EAST GRINSTEAD

PLOT 88

— THE STARLING —

1 BEDROOM APARTMENT



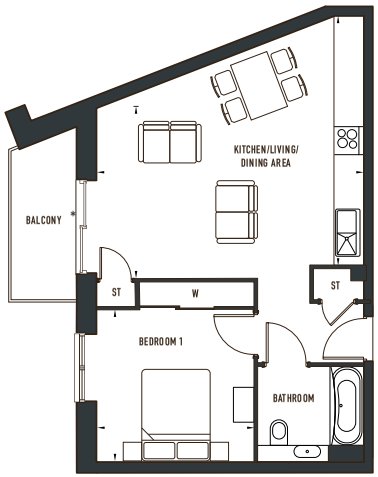
Kitchen/Living/Dining Area	7.23m x 4.76m (max.) 3.79m (min.)	23'9" x 15'8" (max.) 12'5" (min.)
Bedroom 1	4.21m x 3.16m	13'10" x 10'4"
TOTAL AREA	**58.98 sq m**	**635 sq ft**

B Boiler | ST Storage | W Wardrobe

PLOTS 91, 101, 111 & 121

— THE SPARROW —

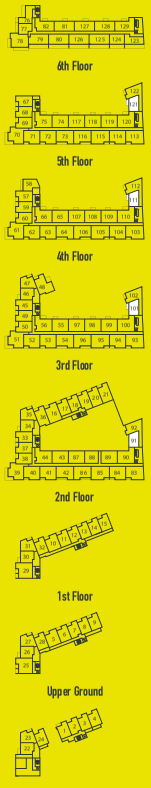
1 BEDROOM APARTMENT



Kitchen/Living/Dining Area	5.64m x 5.00m (max.) 3.75m (min.)	18'6" x 16'6" (max.) 11'9" (min.)
Bedroom 1	3.84m x 3.36m	12'7" x 11'0"
TOTAL AREA	**49.78 sq m**	**535 sq ft**

B Boiler | ST Storage | W Wardrobe
*Terrace to plot 91

QUEENS WALK
EAST GRINSTEAD



Weston Homes

Dimensions given are approximate for a guide only and are subject to change. Please check with the Sales Negotiator for clarification.

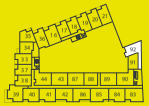
QUEENS WALK
EAST GRINSTEAD

6th Floor

5th Floor

4th Floor

3rd Floor


2nd Floor

1st Floor

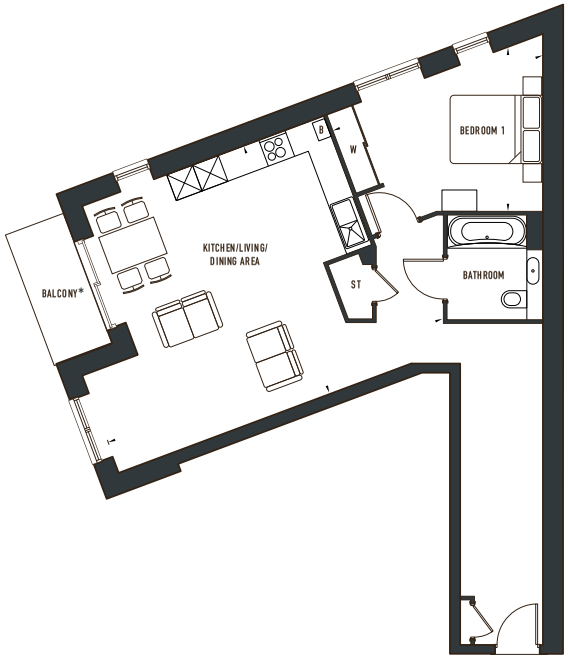
Upper Ground

Lower Ground

PLOTS 92, 102, 112 & 122

— THE MAGPIE —

1 BEDROOM APARTMENT



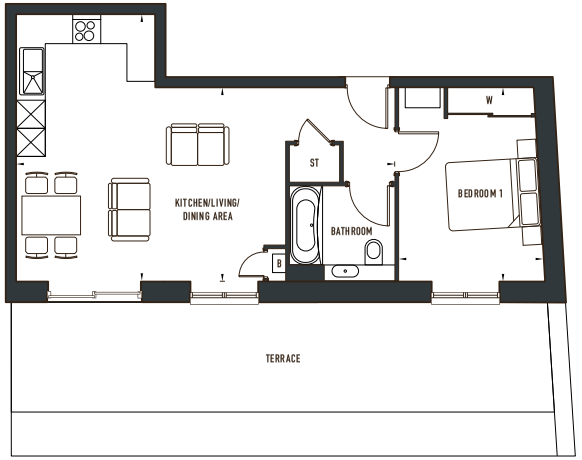
Kitchen/Living/Dining Area	5.65m x 5.24m	18'7" x 17'2"
Bedroom 1	4.76m x 3.40m	15'7" x 11'2"
TOTAL AREA	**65.97 sq m**	**710 sq ft**

B Boiler | ST Storage | W Wardrobe
*Terrace to plot 92

PLOT 123

— THE CROW —

1 BEDROOM APARTMENT



Kitchen/Living/Dining Area	5.72m x 5.67m (max.) 4.12m (min.)	18'9" x 18'7" (max.) 13'6" (min.)
Bedroom 1	4.17m x 3.11m	13'8" x 10'3"
TOTAL AREA	**51.77 sq m**	**557 sq ft**

B Boiler | ST Storage | W Wardrobe

Dimensions given are approximate for a guide only and are subject to change. Please check with the Sales Negotiator for clarification.

QUEENS WALK
EAST GRINSTEAD

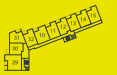
6th Floor

5th Floor

4th Floor

3rd Floor

2nd Floor


1st Floor

Upper Ground

Lower Ground

Weston Homes

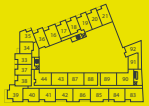
QUEENS WALK
EAST GRINSTEAD

6th Floor

5th Floor

4th Floor

3rd Floor


2nd Floor

1st Floor

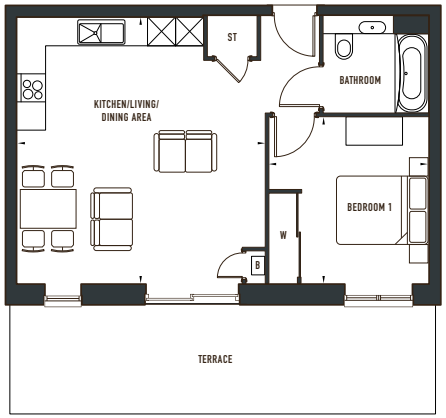
Upper Ground

Lower Ground

PLOT 124

— THE WREN —

1 BEDROOM APARTMENT



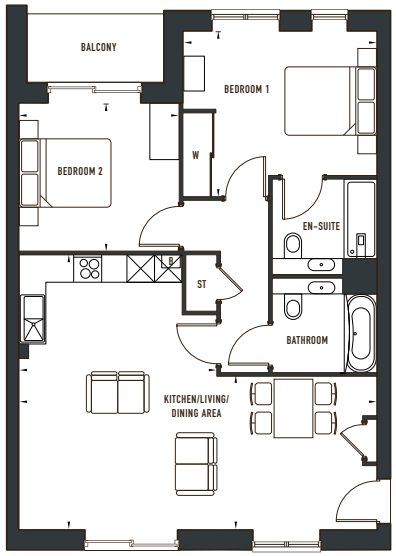
Kitchen/Living/Dining Area	5.67m x 5.28m	18'7" x 17'4"
Bedroom 1	3.56m x 3.41m	11'8" x 11'2"
TOTAL AREA	**50.98 sq m**	**549 sq ft**

B Boiler | ST Storage | W Wardrobe

PLOT 16

— THE GOLDCREST —

2 BEDROOM APARTMENT



Kitchen/Living/Dining Area	7.66m (max.) x 5.87m (max.) 4.24m (min.) x 3.28m (min.)	25'2" (max.) x 19'3" (max.) 13'11" (min.) x 10'9" (min.)
Bedroom 1	4.12m x 3.00m	13'6" x 10'2"
Bedroom 2	3.40m x 3.17m	11'2" x 10'5"
TOTAL AREA	**78.27 sq m**	**842 sq ft**

B Boiler | ST Storage | W Wardrobe

Dimensions given are approximate for a guide only and are subject to change. Please check with the Sales Negotiator for clarification.

QUEENS WALK
EAST GRINSTEAD

6th Floor

5th Floor

4th Floor

3rd Floor

2nd Floor

1st Floor

Upper Ground

Lower Ground

Weston Homes

QUEENS WALK
EAST GRINSTEAD

6th Floor

5th Floor

4th Floor

3rd Floor

2nd Floor

1st Floor

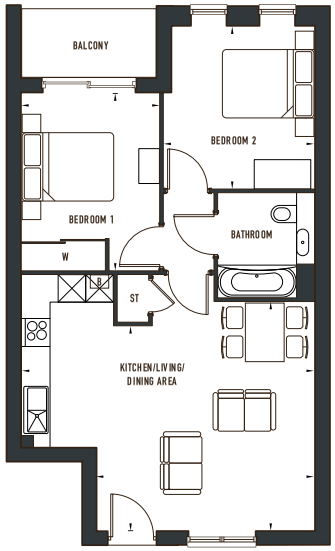
Upper Ground

Lower Ground

PLOT 19

— THE DUNNOCK —

2 BEDROOM APARTMENT



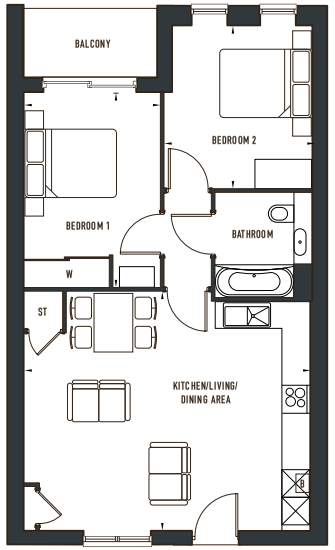
Kitchen/Living/Dining Area	6.24m (max.) x 4.86m (max.) 4.63m (min.) x 4.35m (min.)	20'6" (max.) x 15'11" (max.) 15'2" (min.) x 14'4" (min.)
Bedroom 1	3.81m x 2.95m	12'6" x 9'8"
Bedroom 2	3.63m x 3.21m	11'11" x 10'6"
TOTAL AREA	**61.00 sq m**	**657 sq ft**

B Boiler | ST Storage | W Wardrobe

PLOTS 20 & 21

— THE HERON —

2 BEDROOM APARTMENT

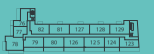


Kitchen/Living/Dining Area	6.07m x 5.09m	19'11" x 16'9"
Bedroom 1	4.17m x 2.88m	13'8" x 9'5"
Bedroom 2	3.59m x 3.17m	11'10" x 10'5"
TOTAL AREA	**63.26 sq m**	**681 sq ft**

B Boiler | ST Storage | W Wardrobe

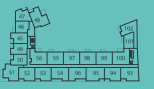
Dimensions given are approximate for a guide only and are subject to change. Please check with the Sales Negotiator for clarification.

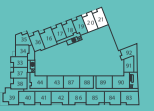
QUEENS WALK
EAST GRINSTEAD


6th Floor

5th Floor

4th Floor


3rd Floor


2nd Floor

1st Floor

Upper Ground

Lower Ground

Weston Homes

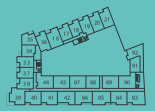
QUEENS WALK
EAST GRINSTEAD

6th Floor

5th Floor

4th Floor

3rd Floor


2nd Floor

1st Floor

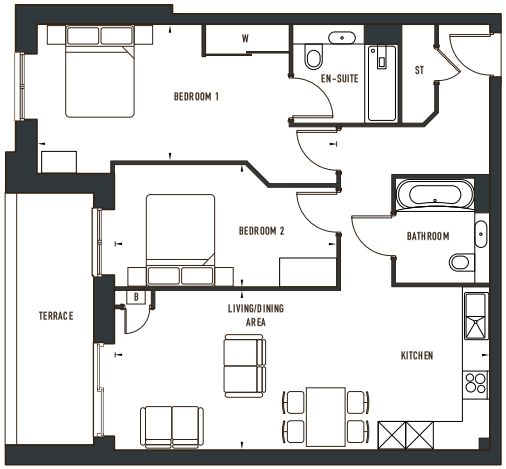
Upper Ground

Lower Ground

PLOTS 25 & 29

— THE BRAMBLING —

2 BEDROOM APARTMENT



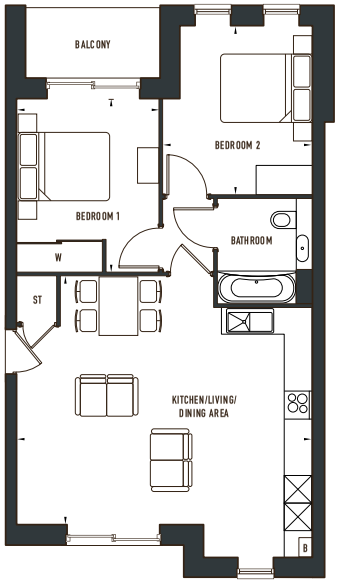
Kitchen/Living/Dining Area	8.00m x 3.39m	26'5" x 11'2"
Bedroom 1	5.39m x 2.91m	17'9" x 9'7"
Bedroom 2	4.75m x 2.60m	15'7" x 8'7"
TOTAL AREA	**79.15 sq m**	**852 sq ft**

B Boiler | ST Storage | W Wardrobe

PLOT 36

— THE CRANE —

2 BEDROOM APARTMENT



Kitchen/Living/Dining Area	6.31m x 5.35m	20'9" x 17'7"
Bedroom 1	3.57m x 3.24m	11'9" x 10'8"
Bedroom 2	3.67m x 3.00m	12'1" x 9'11"
TOTAL AREA	**65.33 sq m**	**703 sq ft**

B Boiler | ST Storage | W Wardrobe

Dimensions given are approximate for a guide only and are subject to change. Please check with the Sales Negotiator for clarification.

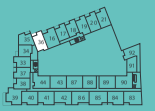
QUEENS WALK
EAST GRINSTEAD

6th Floor

5th Floor

4th Floor

3rd Floor


2nd Floor

1st Floor

Upper Ground

Lower Ground

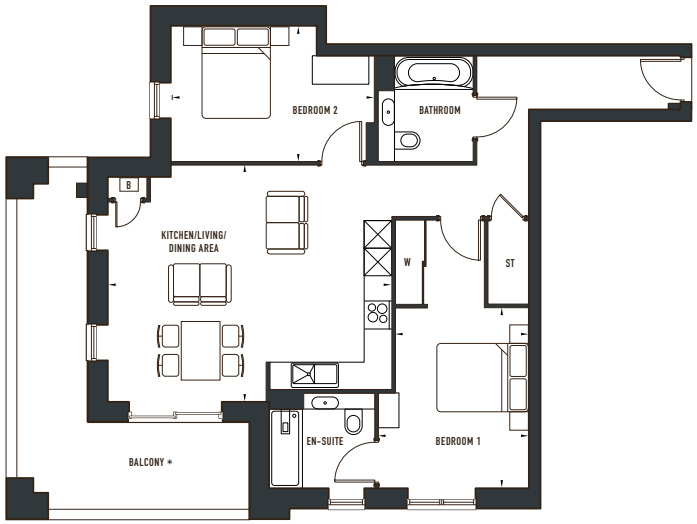
Weston Homes

QUEENS WALK
EAST GRINSTEAD

PLOTS 39, 51, 61 & 70

— THE SWIFT —

2 BEDROOM APARTMENT



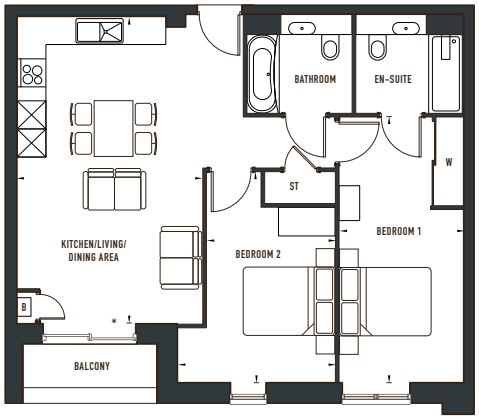
Kitchen/Living/Dining Area	6.00m x 5.00m	19'10" x 16'7"
Bedroom 1	3.85m x 3.17m (max.) 2.81m (min.)	12'8" x 10'5" (max.) 9'3" (min.)
Bedroom 2	4.34m x 2.88m	14'3" x 9'6"
TOTAL AREA	**80.43 sq m**	**866 sq ft**

B Boiler | ST Storage | W Wardrobe
*Terrace to plot 70. No columns featured.

PLOTS 40, 52, 62, 71, 84, 94, 104 & 114

— THE DUNLIN —

2 BEDROOM APARTMENT



Kitchen/Living/Dining Area	6.55m x 4.81m	21'6" x 15'10"
Bedroom 1	5.66m x 2.61m	18'7" x 8'7"
Bedroom 2	4.50m x 3.36m (max.) 4.50m x 2.75m (min.)	14'9" x 11'1" (max.) 14'9" x 9'0" (min.)
TOTAL AREA	**71.36 sq m**	**768 sq ft**

B Boiler | ST Storage | W Wardrobe
*Terrace to plots 40 & 84

QUEENS WALK
EAST GRINSTEAD

Weston Homes

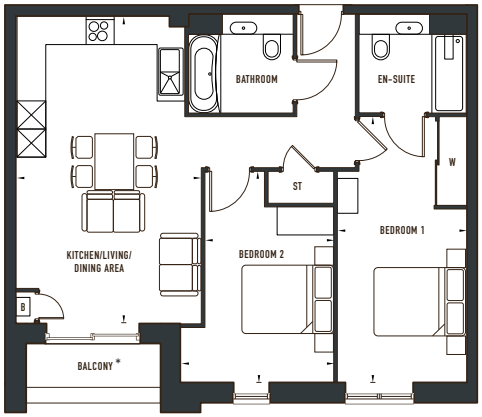
Dimensions given are approximate for a guide only and are subject to change. Please check with the Sales Negotiator for clarification.

QUEENS WALK
EAST GRINSTEAD

PLOTS 41, 53, 63 & 72

— THE EAGLE —

2 BEDROOM APARTMENT



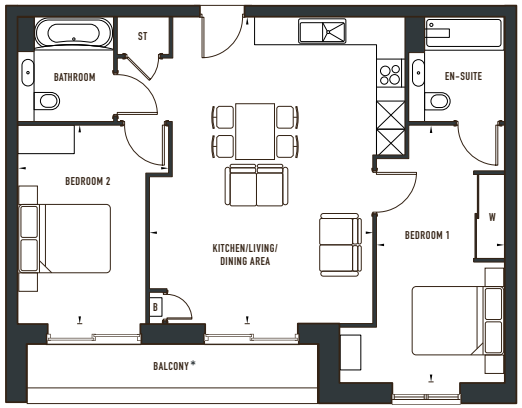
Kitchen/Living/Dining Area	6.56m x 3.95m	21'7" x 13'0"
Bedroom 1	5.67m x 2.71m	18'8" x 8'11"
Bedroom 2	3.72m x 3.27m (max.) 2.75m (min.)	12'3" x 10'9" (max.) 9'0" (min.)
TOTAL AREA	**71.89 sq m**	**774 sq ft**

B Boiler | ST Storage | W Wardrobe
*Terrace to plot 41

PLOTS 42, 54, 64, 73, 86, 96, 106 & 116

— THE PHEASANT —

2 BEDROOM APARTMENT



Kitchen/Living/Dining Area	6.55m x 4.78m	21'6" x 15'8"
Bedroom 1	5.30m x 2.71m	17'5" x 8'11"
Bedroom 2	4.23m x 2.71m	13'11" x 8'11"
TOTAL AREA	**74.33 sq m**	**800 sq ft**

B Boiler | ST Storage | W Wardrobe
*Terrace to plots 42 & 86

Dimensions given are approximate for a guide only and are subject to change. Please check with the Sales Negotiator for clarification.

QUEENS WALK
EAST GRINSTEAD

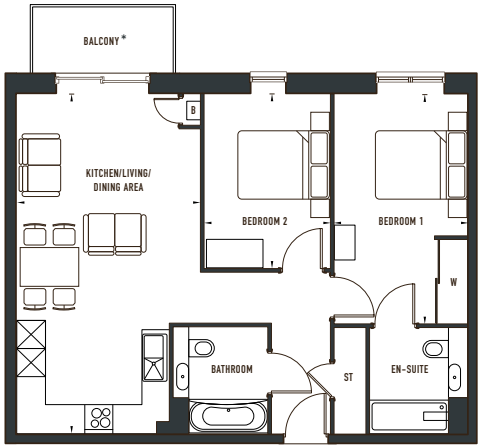
Weston Homes

QUEENS WALK
EAST GRINSTEAD

PLOTS 43, 55, 65 & 74

— THE JACKDAW —

2 BEDROOM APARTMENT



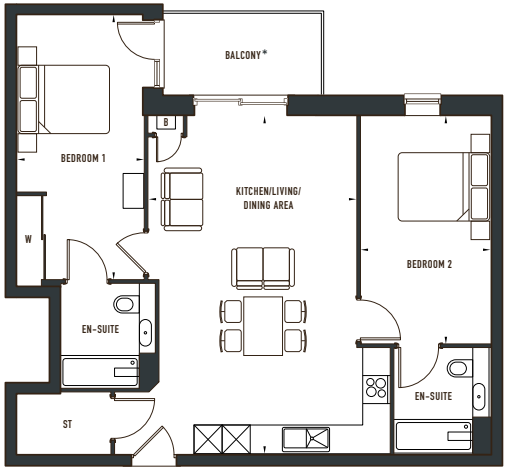
Kitchen/Living/Dining Area	7.23m x 3.90m	23'9" x 12'10"
Bedroom 1	4.91m x 2.79m	16'1" x 9'2"
Bedroom 2	3.73m x 2.71m	12'3" x 8'11"
TOTAL AREA	**71.18 sq m**	**766 sq ft**

B Boiler | ST Storage | W Wardrobe
*Terrace to plot 43

PLOTS 44, 56, 66 & 75

— THE KINGFISHER —

2 BEDROOM APARTMENT



Kitchen/Living/Dining Area	7.22m x 4.94m	23'8" x 16'3"
Bedroom 1	5.67m x 2.71m	18'8" x 8'11"
Bedroom 2	4.85m x 2.75m	15'11" x 9'0"
TOTAL AREA	**77.89 sq m**	**838 sq ft**

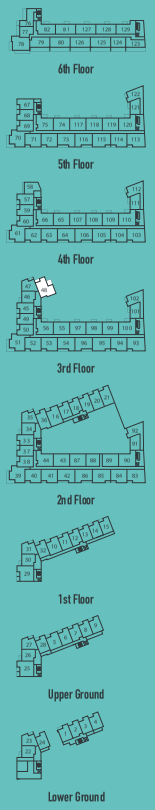
B Boiler | ST Storage | W Wardrobe
*Terrace to plot 44

Dimensions given are approximate for a guide only and are subject to change. Please check with the Sales Negotiator for clarification.

QUEENS WALK
EAST GRINSTEAD

Weston Homes

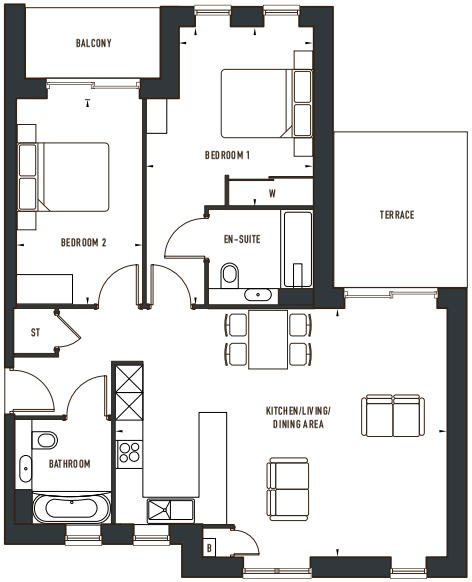
QUEENS WALK
EAST GRINSTEAD



PLOT 48

— THE LINNET —

2 BEDROOM APARTMENT



Kitchen/Living/Dining Area	7.09m x 5.31m	23'3" x 17'5"
Bedroom 1	5.95m (max.) x 3.56m (max.) 3.84m (min.) x 2.85m (min.)	19'6" (max.) x 11'8" (max.) 12'7" (min.) x 9'4" (min.)
Bedroom 2	4.40m x 2.69m	14'5" x 8'10"
TOTAL AREA	**81.40 sq m**	**876 sq ft**

B Boiler | ST Storage | W Wardrobe

PLOT 78

— THE MALLARD —

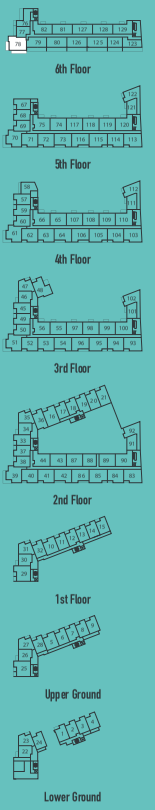
2 BEDROOM APARTMENT

Kitchen/Living/Dining Area	8.00m x 3.67m	26'3" x 12'1"
Bedroom 1	3.71m x 3.57m	12'2" x 11'9"
Bedroom 2	4.00m x 2.62m	13'5" x 8'7"
TOTAL AREA	**79.46 sq m**	**855 sq ft**

B Boiler | ST Storage | W Wardrobe

Dimensions given are approximate for a guide only and are subject to change. Please check with the Sales Negotiator for clarification.

QUEENS WALK
EAST GRINSTEAD



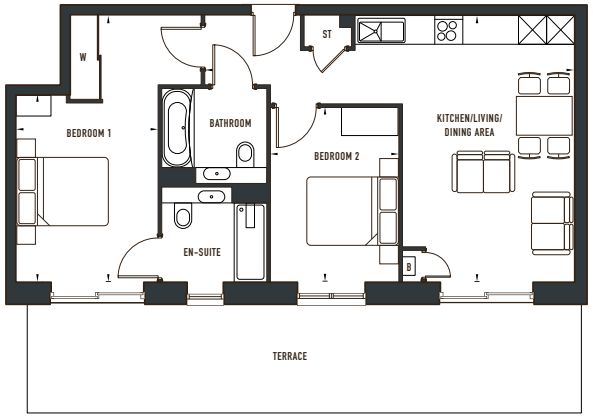
Weston Homes

QUEENS WALK
EAST GRINSTEAD

PLOT 79

THE OSPREY

2 BEDROOM APARTMENT



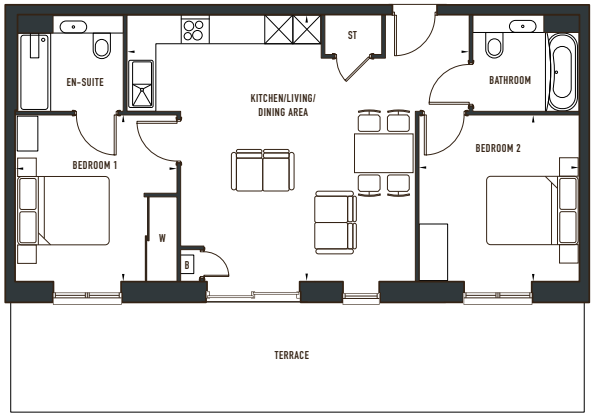
Kitchen/Living/Dining Area	5.66m x 3.72m	18'7" x 12'2"
Bedroom 1	5.70m (max.) x 3.97m 3.00m (min.)	18'9" (max.) x 13'0" 9'11" (min.)
Bedroom 2	3.73m x 2.75m	12'3" x 9'0"
TOTAL AREA	**67.43 sq m**	**726 sq ft**

B Boiler | ST Storage | W Wardrobe

PLOTS 80, 125 & 126

THE PEREGRINE

2 BEDROOM APARTMENT



Kitchen/Living/Dining Area	5.66m x 5.04m	18'7" x 16'7"
Bedroom 1	3.53m x 3.38m	11'7" x 11'1"
Bedroom 2	3.53m x 3.38m	11'7" x 11'1"
TOTAL AREA	**69.33 sq m**	**746 sq ft**

B Boiler | ST Storage | W Wardrobe

Dimensions given are approximate for a guide only and are subject to change. Please check with the Sales Negotiator for clarification.

QUEENS WALK
EAST GRINSTEAD

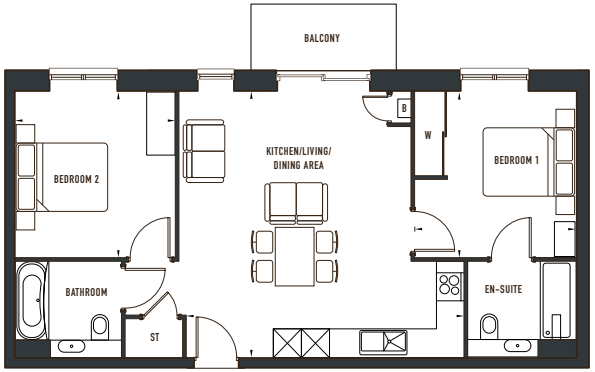
Weston Homes

QUEENS WALK
EAST GRINSTEAD

PLOTS 81, 127 & 128

— THE PARTRIDGE —

2 BEDROOM APARTMENT



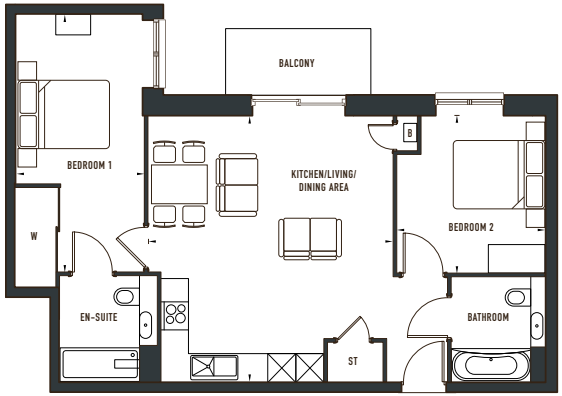
Kitchen/Living/Dining Area	5.66m x 4.98m	18'7" x 16'4"
Bedroom 1	3.50m x 3.38m	11'6" x 11'1"
Bedroom 2	3.53m x 3.38m	11'7" x 11'1"
TOTAL AREA	**68.9 sq m**	**742 sq ft**

B Boiler | ST Storage | W Wardrobe

PLOT 82

— THE LARK —

2 BEDROOM APARTMENT

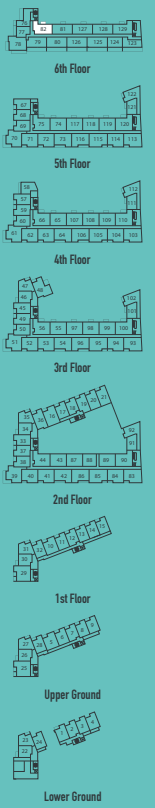


Kitchen/Living/Dining Area	5.67m x 5.26m	18'7" x 17'3"
Bedroom 1	5.48m x 2.69m	18'0" x 8'10"
Bedroom 2	3.34m x 3.22m	11'0" x 10'7"
TOTAL AREA	**70.21 sq m**	**756 sq ft**

B Boiler | ST Storage | W Wardrobe

Dimensions given are approximate for a guide only and are subject to change. Please check with the Sales Negotiator for clarification.

QUEENS WALK
EAST GRINSTEAD



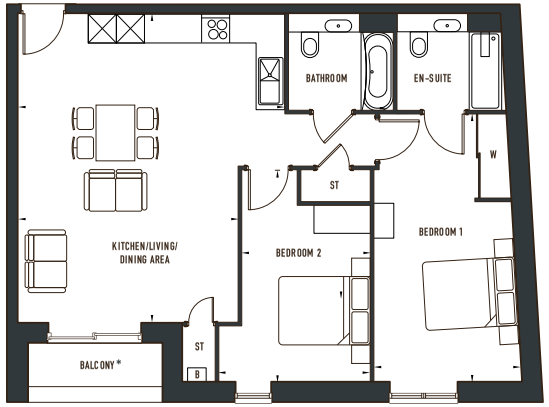
Weston Homes

QUEENS WALK
EAST GRINSTEAD

PLOTS 83, 93, 103 & 113

THE WAXWING

2 BEDROOM APARTMENT



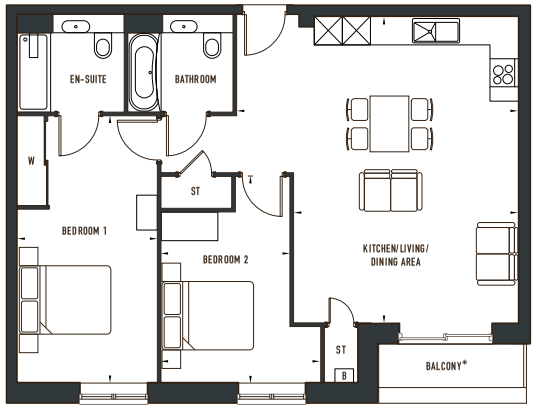
Kitchen/Living/Dining Area	6.55m x 5.72m (max.) 4.69m (min.)	21'6" x 18'9" (max.) 15'5" (min.)
Bedroom 1	5.70m x 3.15m	18'9" x 10'4"
Bedroom 2	4.53m x 3.24m (max.) 2.75m (min.)	14'10" x 10'8" (max.) 9'0" (min.)
TOTAL AREA	**79.09 sq m**	**851 sq ft**

B Boiler | ST Storage | W Wardrobe
*Terrace to plot 83

PLOTS 85, 95, 105 & 115

THE PLOVER

2 BEDROOM APARTMENT



Kitchen/Living/Dining Area	6.55m x 6.01m (max.) 4.81m (min.)	21'6" x 19'9" (max.) 15'10" (min.)
Bedroom 1	5.70m x 2.95m	18'9" x 9'8"
Bedroom 2	4.39m x 3.42m (max.) 2.75m (min.)	14'5" x 11'3" (max.) 9'0" (min.)
TOTAL AREA	**80.42 sq m**	**865 sq ft**

B Boiler | ST Storage | W Wardrobe
*Terrace to plot 85

Dimensions given are approximate for a guide only and are subject to change. Please check with the Sales Negotiator for clarification.

QUEENS WALK
EAST GRINSTEAD

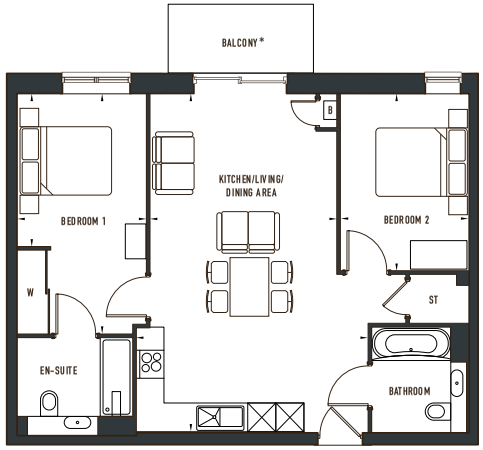
Weston Homes

QUEENS WALK
EAST GRINSTEAD

PLOTS 87, 89, 97, 98, 99, 107, 108, 109, 117, 118 &119

— THE NIGHTINGALE —

2 BEDROOM APARTMENT



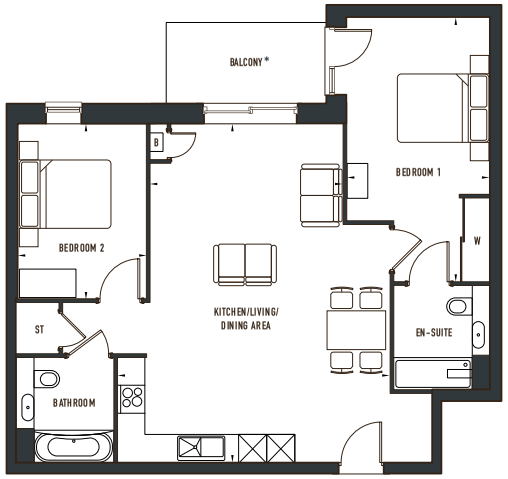
Kitchen/Living/Dining Area	7.22m x 4.96m (max.) 3.99m (min.)	23'8" x 16'4" (max.) 13'1" (min.)
Bedroom 1	5.12m (max.) x 2.71m 3.25m (min.)	16'10" (max.) x 8'11" 10'8" (min.)
Bedroom 2	3.77m x 2.71m	12'5" x 8'11"
TOTAL AREA	**70.69 sq m**	**761 sq ft**

B Boiler | ST Storage | W Wardrobe
*Terrace to plots 87 & 89

PLOTS 90, 100, 110 &120

— THE LAPWING —

2 BEDROOM APARTMENT



Kitchen/Living/Dining Area	7.22m x 5.84m (max.) 4.13m (min.)	23'8" x 19'2" (max.) 13'7" (min.)
Bedroom 1	4.35m x 3.00m	14'3" x 9'11"
Bedroom 2	3.73m x 2.73m	12'3" x 9'0"
TOTAL AREA	**79.35 sq m**	**854 sq ft**

B Boiler | ST Storage | W Wardrobe
*Terrace to plot 90

QUEENS WALK
EAST GRINSTEAD

Weston Homes

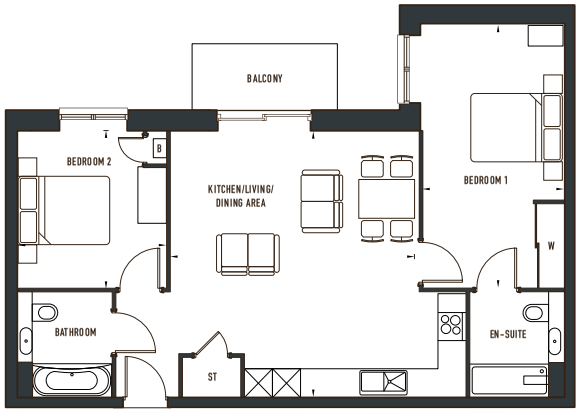
Dimensions given are approximate for a guide only and are subject to change. Please check with the Sales Negotiator for clarification.

QUEENS WALK
EAST GRINSTEAD

PLOT 129

THE JAY

2 BEDROOM APARTMENT



Kitchen/Living/Dining Area	5.66m x 5.27m	18'7" x 17'3"
Bedroom 1	5.61m x 3.07m	18'5" x 10'1"
Bedroom 2	3.34m x 3.18m	11'0" x 10'5"
TOTAL AREA	**74.13 sq m**	**798 sq ft**

B Boiler | ST Storage | W Wardrobe

Dimensions given are approximate for a guide only and are subject to change. Please check with the Sales Negotiator for clarification.

Photograph of previous Weston Homes development

ASPIRATIONAL
LIVING SPACES
Weston
Homes
Photograph of previous Weston Homes development

Photograph of the The Gables development

Photograph of Preston Hall development

ABOUT BUYING WITH US

The Company was formed in 1987 by Bob Weston who took his considerable experience in the building industry to set up what has now become Weston Homes Plc, which has grown to become one of the major housebuilders of the South East. This is due in no small part to its commitment to continual reassessment of the marketplace and the provision of properties to exceed the expectations of purchasers both in terms of quality and value for money.

Always forward-looking, Weston Homes has merged the traditional skills of house building with the ever-expanding opportunities and new areas available through the use of the latest technology.

Recently this has manifested itself through the Company's revolutionary new 'Project Genesis' scheme. Through Project Genesis, Weston Homes has taken housebuilding to a new level. Many of the properties' components are pre-manufactured in factory conditions rather than on site, allowing quality to be maintained. Strict quality controls are carried out at all stages with items including door sets, windows and kitchens, quickly and efficiently fitted on site at an advanced stage of construction. The resultant cost saving allows for a higher specification to the property.

As the Company has grown its range of operations has expanded, with current developments stretching from the east of Essex down through London and the majority of the surrounding Home Counties.

Weston Homes Plc has an ever-expanding portfolio, with developments moving further North and West from head office in Takeley, including Cambridge, Buckingham, Peterborough, Dunstable and Norwich. Projects are varied, ranging from select housing developments to large scale city apartment complexes of hundreds of units. As well as new-build properties, the Company has extensive experience in the restoration and refurbishment of historic buildings.

HOME BUYER'S INFORMATION PACK

All purchasers at Queens Walk will be presented with the information manual from Weston Homes at the point of reservation.

The reservation manual includes all the purchasing processes ensuring a purchase is as smooth as possible. The manual also takes the purchaser through all the stages they will encounter from reservation through to exchange and will even give advice on how to prepare for completion and occupancy.

When collecting the keys for a property at Queens Walk the purchaser will then receive a further handover manual, presented in a leather-bound folio containing all manuals for every appliance in the new property as well as important information and contact details.

The homeowner's presented folio also allows the purchaser space to add any other documents which they may collect throughout the purchasing process. The manuals are provided to make buying and moving in at Queens Walk as stress-free as possible.

Photograph of Precision development

Photograph of Denham Film Studios development

DEPOSIT

A deposit of £1,000 is required to be paid, on reservation, subject to contract, which will be retained if the purchaser withdraws before exchange of contracts.

RESERVATION

On reservation, we will require details of the purchaser's solicitor who will be instructed immediately.

EXCHANGE OF CONTRACTS

The exchange of contracts date will be strictly adhered to. If any contracts are not exchanged on or by the appropriate date, Weston Homes Plc reserves the right to re-offer the property. It is therefore in the purchaser's interest to keep in close contact with the selling agents, BPC.

COMPLETION

On reservation an anticipated completion date will be given and the selling agent will keep you informed as to the progress of construction.

The appropriate notice of completion will be given as soon as possible wherein the purchaser will be invited to view their home. Upon completion, after the full payment has been received, the keys may be collected from the selling agents, BPC.

PLEASE NOTE:

(i) The particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute, nor constitute part of, an offer or contract;

(ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given without responsibilities and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them;

(iii) no person in the employment of BPC has any authority to make or give any representation of warranty whatsoever in relation to this property. All negotiations are through BPC.

The information contained in this brochure is for guidance only. Weston Homes Plc operates a policy of continuous product development and features may therefore vary from time to time. It should be noted that the representations of Queens Walk whilst similar to the development, may not necessarily be accurate in every respect. These particulars should not be relied on as accurately describing any of the specific matters described by any order under the Consumer Protection from Unfair Trading Regulations (2008). This information does not constitute a contract of warranty. The dimensions given are accurate within plus or minus 50mm (2 inches). They are not intended to be used for carpet sizes, appliance sizes or items of furniture.

All details correct as above at time of going to press. Queens Walk is the marketing name for use until a permanent postal address has been issued. Computer generated images are for guidance only. October 2018.

Weston Homes

HOW TO FIND US

FROM CRAWLEY

Follow the A2004 eastwards and continue along the A2004 until the major A2011 roundabout, taking the 3rd exit onto Crawley Ave (A2011) signposted East Grinstead.

At the following roundabout take the 2nd exit onto Copthorne Way (A264), then at the next roundabout take the 2nd exit onto Copthorne Common Road (A264), following signs for East Grinstead.

At the following roundabout take the 2nd exit onto Snow Hill (A264) and continue, turning right onto London Road (A22), signposted East Grinstead, then right onto Imberhorne Lane.

Take the 1st exit at the roundabout to stay on Imberhorne Lane, turn left onto Heathcote Drive, and at the following roundabout take the 2nd exit onto Garden Wood Road.

Turn right onto Brooklands Way/B2110, then at the roundabout take the 1st exit onto West Hill and continue onto West Street. Turn left into Queen's Road, then right into Queens Walk.

FROM CROYDON

Follow the A22 southwards, following the signs for East Grinstead and Eastbourne. Turn right at Imberhorne Lane, and at the roundabout take the 1st exit to stay on Imberhorne Lane, then left onto Heathcote Drive.

At the roundabout, take the 2nd exit onto Garden Wood Road, then turn right onto Brooklands Way (B2110).

At the next roundabout, take the 1st exit onto West Hill and continue onto West Street. Turn left onto Queens Road then right into Queens Walk.

FROM BRIGHTON

Head northwards on the A23, following signs for London, Crawley, and Gatwick.

At Pease Cottage Services on the A23 keep right to join and follow the M23, then at Junction 10 take the A264/A2011 exit to Crawley/East Grinstead. At the roundabout take the 3rd exit onto Copthorne Way (A264) signposted East Grinstead.

At the following roundabout, take the 2nd exit onto Copthorne Common Rd/A264, signposted East Grinstead and Eastbourne, then turn right onto London Rd/A22, then right again onto Imberhorne Lane.

At the roundabout, take the 1st exit to stay on Imberhorne Lane, then turn left onto Heathcote Drive and take the 2nd exit at the following roundabout onto Garden Wood Road.

Turn right onto Brooklands Way (B2110), then at the roundabout take the 1st exit onto West Hill and continue onto West Street. At the roundabout turn left onto Queen's Road and right into Queens Walk.

QUEENS WALK
EAST GRINSTEAD

QUEENS WALK
EAST GRINSTEAD

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BPC LAND & NEW HOMES

Weston Homes