

# Kingsland Gate

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Hassocks  
West Sussex

A collection of 2, 3 and 4 bedroom homes



## A reputation built on solid foundations

**Bellway has been building exceptional quality new homes throughout the UK for over 70 years, creating outstanding properties in desirable locations.**

During this time, Bellway has earned a strong reputation for high standards of design, build quality and customer service. From the location of the site, to the design of the home, to the materials selected, we ensure that our impeccable attention to detail is at the forefront of our build process.

We create developments which foster strong communities and integrate seamlessly with the local area. Each year, Bellway commits to supporting education initiatives, providing transport and highways improvements, healthcare facilities and preserving - as well as creating - open spaces for everyone to enjoy.

Our high standards are reflected in our dedication to customer service and we believe that the process of buying and owning a Bellway home is a pleasurable and straightforward one. Having the knowledge, support and advice from a committed Bellway team member will ensure your home-buying experience is seamless and rewarding, at every step of the way.

**CONSUMER  
CODE FOR  
HOME BUILDERS**

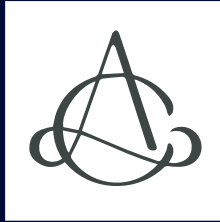
[www.consumercode.co.uk](http://www.consumercode.co.uk)

Bellway abides by The Consumer Code, which is an independent industry code developed to make the home buying process fairer and more transparent for purchasers.



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Over **70**  
YEARS of QUALITY  
SINCE 1946



THE  
**ARTISAN**  
COLLECTION



**Almost 75 years of housebuilding expertise and innovation distilled into our flagship range of new homes.**

Artisan traditions sit at the heart of Bellway, who for more than 70 years have been constructing homes and building communities. This proud history provides us with a solid foundation from which to develop and grow; culminating in the launch of our Artisan Collection.

Timeless qualities, such as craftsmanship, attention to detail and excellence, are combined with contemporary construction techniques to create a new generation of properties suited to today's homebuyer. External design features reflect the local environments in which we build and a

refreshed and improved internal specification carefully marries design with practicality, meeting the aspirations of our valued customers and creating homes people want to live in.

The feedback from our customers across Great Britain has helped to develop the house styles within this new range, which embody our high standards of quality and sustainability, together with an unwavering belief in workmanship. Today's lifestyles demand exceptional new homes. The Artisan Collection delivers that and more, to become our hallmark of excellence and legacy for tomorrow.

**Inspired by you. Crafted by Bellway.**





## A distinct sense of freedom

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Welcome to Kingsland Gate, a new collection of 2, 3 and 4 bedroom homes situated in the desirable village of Hassocks. With the variety of homes on offer, across terraced, semi-detached and detached styles, Kingsland Gate is ideal for a wide range of buyers. All will benefit from a high specification, with garages or allocated parking to all homes,

together with a close proximity to the village's amenities. The selection of well-regarded local schools will appeal to families, whilst the excellent choice of travel links will be of benefit to commuters, with Brighton just a 15-minute drive away and central London reachable in an hour by train. There is something for everyone at Kingsland Gate.



Clayton Windmills on the South Downs Way



St. John the Evangelist's church, Burgess Hill



# Choose a fine quality of life in Hassocks

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Residents will find everything they need in Hassocks' village centre, just under a mile from home. Amenities include a health centre, a pharmacy and a post office, together with two small supermarkets stocking all the essentials. There's also a sports and social club offering a programme of events, including quiz and charity nights, and live music. Hassocks high street is lined with an impressive range of independent retailers, together with a selection of restaurants, cafés and traditional pubs.



A further range of dining options lie in the town of Burgess Hill, just over two miles away, offering cuisines including Italian, Indian, Thai and American, together with a selection of large supermarkets.

Shopaholics will be spoilt for choice in Brighton, from the vast range of high-street names on offer at Churchill Square Shopping Centre to the mix of designer and independent boutiques found in the twisting alleyways of The Brighton Lanes.

Brighton more than lives up to its name as a seaside town, making for a truly exceptional day out. Brighton Palace Pier is home to a selection of fairground rides, bars and restaurants, boasting picturesque views across the English Channel as well. Brighton also offers a number of museums documenting the town's coastal history, together with venues for live entertainment and an aquarium.

Hassocks has an impressive selection of schools catering for all ages, all within close proximity to Kingsland Gate. Hassocks infant school welcomes ages 5-7 whilst the Windmills Junior school is for 7-11 year olds, alternatively just a 10 minute drive from home you can find Ditchling C of E primary school. For secondary pupils, Downlands Community School is just an 8 minute drive, alternatively for the independent choice, Hurstpierpoint College caters for ages 4-18.

Kingsland Gate lies just under 10 minutes away from the A23, offering direct links to Crawley in 25 minutes, with both Horsham and Worthing reachable in half an hour. Hassocks Station is a 10-minute walk away providing regular services to Brighton, Gatwick Airport and with London Victoria reachable in just under an hour.





THE  
**ARTISAN**  
COLLECTION



Computer generated image.



Kingsland Gate is an ideal option for those seeking links to both coast and country, whilst remaining in easy reach of the capital.

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THE  
ARTISAN  
COLLECTION

## Specification

An enhanced specification is the hallmark of the Artisan Collection.

All of our homes are equipped with superior fixtures and fittings, which dovetails perfectly with our focus on design and attention to detail.

Dedicated to delivering quality







Make your new home as individual as you are

## *Additions*

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Every Bellway home comes with high quality fittings as standard, but to add that personal touch you can also choose to upgrade from our range of options, subject to build stage, to make sure your new home feels distinctly different.

Most important of all, because we recognise that you want your new home to reflect your personal taste from day one, we will make sure that all your Additions choices are expertly fitted and finished by the time you move in.





# Making your move easier

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## Buy with just 5% deposit with Help to Buy



Help to Buy is backed by the Government and aimed at helping you purchase your first home.

The scheme is open to first time buyers and there are regional price caps on the value of the property you are able to purchase with Help to Buy, please talk to one of our Sales Advisors for the regional details in your area.

To use the scheme, you will need at least a 5% deposit. You may then be eligible to receive an interest free equity loan from the Government of 20% of the value of your new home, which means that you only need to secure a 75% mortgage.



Backed by  
HM Government

## Sell your home quicker with no estate agent fees



Express Mover is a great solution if you've found an ideal Bellway home but have not yet sold your current property.

Our Intermediate Management Agent will work with a local estate agent to market your home at an agreed price, and we will pay the estate agent fees for you.

You could soon be moving into your new dream home, start your journey with us today.



Help to Buy cannot be used in conjunction with other schemes. The equity loan must be repaid after 25 years, or earlier if you sell your property and is interest free for the first 5 years. From year 6 a fee of 1.75% is payable on the equity loan, which rises annually by RPI plus 1%. Help to Buy is subject to eligibility and may not be available on this development. Express Mover is available on selected developments and plots only, subject to status and availability. Cannot be used in conjunction with other offers. Reservations can only be taken on homes released for sale once you achieve a sale on your own home, plots cannot be held whilst you are on the Express Mover scheme.



# Customer Care

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From the first day you visit one of our sales centres to the day you move in, we aim to provide a level of service and after-sales care that is second to none.

Each home is quality checked by our site managers and sales advisors, after which we invite our customers to a pre-occupation visit. These personalised visits provide a valuable opportunity for homeowners to understand the various running aspects of their new home. On the move-in day our site and sales personnel will be there to ensure that the move-in is achieved as smoothly as possible.

Providing high levels of customer care and building quality homes is our main priority. However, we are aware that errors do sometimes occur and where this happens

it has always been our intention to minimise inconvenience and resolve any outstanding issues at the earliest opportunity.

In managing this process we have after sales support that is specifically tasked to respond to all customer enquiries.

We have a 24 hour emergency helpline and provide a comprehensive information pack that details the working aspects of a new home. A 10 year NHBC warranty provides further peace of mind.

We are confident that our approach to building and selling new homes coupled with our Customer Care programme will provide you with many years of enjoyment in your new home.

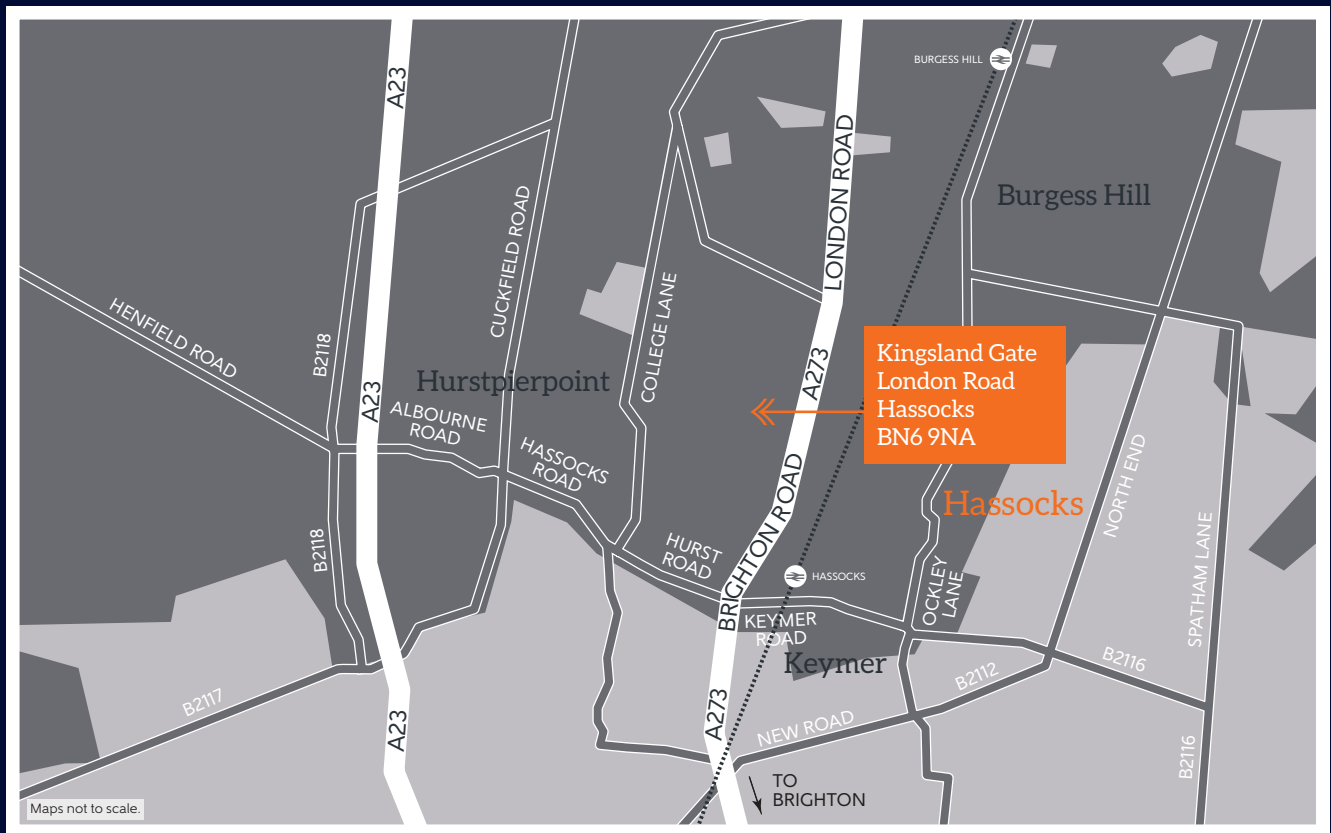
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SINCE 1946

Please note that while every effort has been taken to ensure the accuracy of the information provided within this brochure, particulars regarding local amenities and their proximity should be considered as general guidance only. Computer generated images are shown for illustrative purposes only. The identification of schools and other educational establishments is intended to demonstrate the relationship to the development only and does not represent a guarantee of eligibility or admission. Journey times are representative of journeys made by car unless stated otherwise and may vary according to travel conditions and time of day. Sources: Google, The AA, National Rail and, where relevant, Transport for London.

The particulars in this brochure are for illustration only. We operate a policy of continuous improvement and individual features such as kitchen and bathroom layouts, doors, windows, garages and elevational treatments may vary from time to time. Consequently these particulars should be treated as general guidance only and do not constitute a contract, part of a contract or a warranty.

# How to find us



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**Bellway**