

RoyaleLife

The future of bungalow living

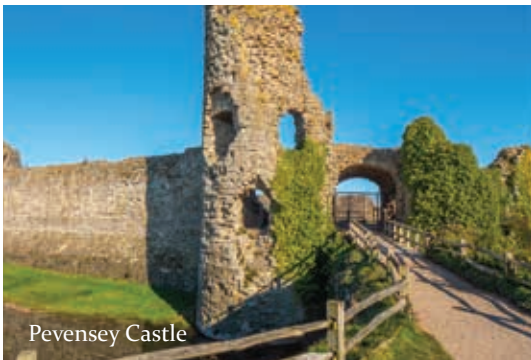
A woman with long brown hair, wearing a red V-neck top, a white cardigan, and white shorts, is walking barefoot on a sandy beach. She is smiling and has her sunglasses perched on her head. The ocean is in the background with gentle waves washing onto the shore. In the distance, several large ships are visible on the horizon under a clear blue sky.

at Castle View Court



Location location location

Our beautiful Castle View Court development can be found near Pevensey Bay, ideal for enjoying everything the East Sussex coast has to offer.



Pevensey Castle

Castle View Court is located on the A259 midway between Pevensey Village and less than 10 minutes by car from the popular seaside resort of Eastbourne.

Step from the development and you're just a 400 metre stroll from Pevensey Bay with its amazing shingle beach and stunning views across the English Channel.

Head east and you will discover Eastbourne, renowned as the UK's sunniest place. Soak up the traditional seaside atmosphere, enjoy an ice cream and a leisurely stroll along the promenade. Take a wander around the boutiques and antique shops amongst the quaint Victorian streets of Little Chelsea and make a day of it with a bite to eat, a drink and take in a show at one of the town's beautiful theatres.



Eastbourne



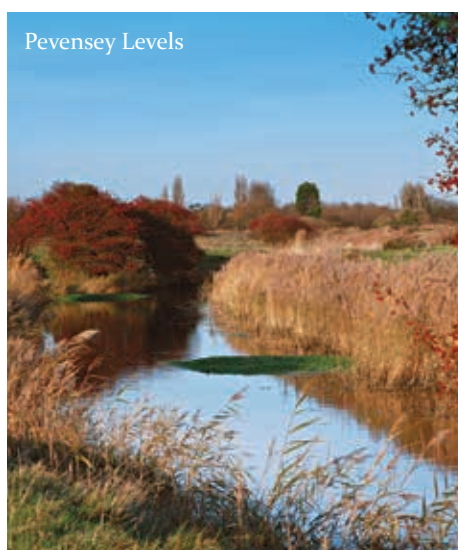
Keen golfers are spoilt for choice with as many as 10 different courses within a 30 minute drive of the development.

Those who enjoy the outdoors will find the area to the north east, the Pevensey Levels, is a natural haven for wild birds, flowers and animals and it provides beautiful walks for all levels of fitness.

Historians will be thrilled to discover that Pevensey Castle with its Roman Heritage and ties to William the Conqueror is just a couple of miles away, Herstmonceux Castle is also just a short drive away with its 550 acres of parkland and Elizabethan gardens to explore.

Transport links are ideal with easy access to the A27, making driving around the area a breeze. There is a bus stop at the entrance to the development with a regular service into Eastbourne or head east along the coast to historic and vibrant Hastings.

If you are looking for a little bit of retail therapy, you have Sovereign Harbour Marina and Retail Park right on your doorstep, home to a host of the big retail brands, supermarkets and restaurant outlets.



Pevensey Levels



Sovereign Harbour Marina

Nearby Amenities

- Bus Stop – At the development entrance
- GP Surgery – Less than 1 mile
- Supermarket – 1.5 miles
- Train Station – 2.6 miles
- Local Hospital – 3.5 miles



Herstmonceux

The perfect
place to
live the
RoyaleLife



Welcome to Castle View Court

Castle View Court is a brand new luxury bungalow development, exclusively for the over 45s, with coast and country on your doorstep. We have a wide range of bungalows available to suit all tastes and budgets, each with their own garden and private parking within a safe, secure and sociable community where you can enjoy a relaxed, carefree lifestyle with like-minded neighbours.

You will not be disappointed with the level of interior finish of our bungalows.

Showcasing the latest in modern interior design they are spacious, light and airy with many bungalows featuring large windows, vaulted ceilings and sky lights. The living areas will not fail to impress with colour co-ordinated sofas, cushions and curtains, deep pile carpets or flooring, ceiling chandeliers and feature fire places.



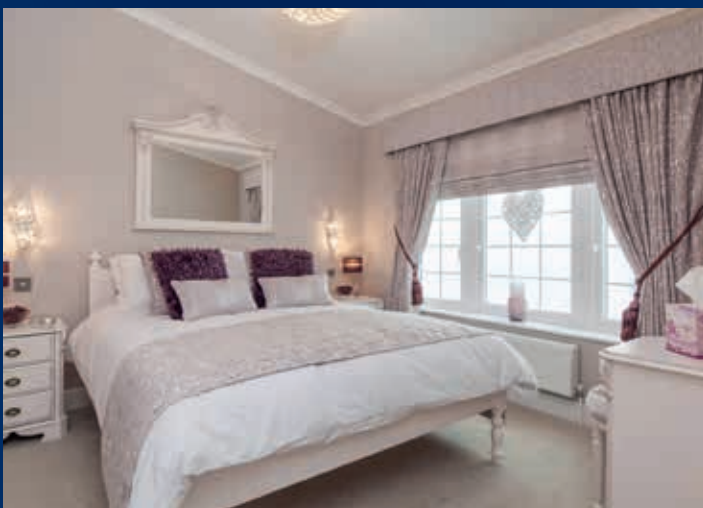


At the heart of our bungalows you'll find a designer inspired kitchen complete with ample worktops and clever storage solutions so everything is at hand. From traditional wood to modern high gloss fully fitted units, there will be a kitchen style to suit your taste. Integrated appliances including range cookers, eye level ovens, American style fridge freezers, Belfast sinks and wine coolers are available across our range. Breakfast islands are a feature in many of our bungalows and for more formal dining, free standing dining tables are included.

The bedrooms with co-ordinating headboards, plush carpets and fully lined curtains create a lovely ambience. Many master bedrooms have a walk-in wardrobe providing plenty of hanging space, dressing tables and a beautiful en-suite. The second bedroom also provides ample hanging space with fitted wardrobes.

Finally, a family bathroom completes the bungalow, often with a full size bath and heated towel rail. A wide range of soft furnishings and décor options are available to complete your home.

Come and take a look for yourself and find your ideal new home!





At RoyaleLife we want to make moving as easy as possible so, if you have a property to sell, we offer our innovative Home Part Exchange scheme. We will buy your current home for 100% market value*. Plus we will pay your estate agent and solicitor fees and there's no Stamp Duty to pay!

How does it work?

We'll get a valuation report from two local estate agents to gauge the true market value of your home. We'll then offer you 100% market value* for your home. This means you have a guaranteed offer and we can then agree on the date of your move. Once the sale is completed, if your home is worth more than the bungalow you've purchased, you'll get the difference back in cash on the same day!

Ask about Home Part Exchange when you call or visit.

We pay 100% market value* for your current home.

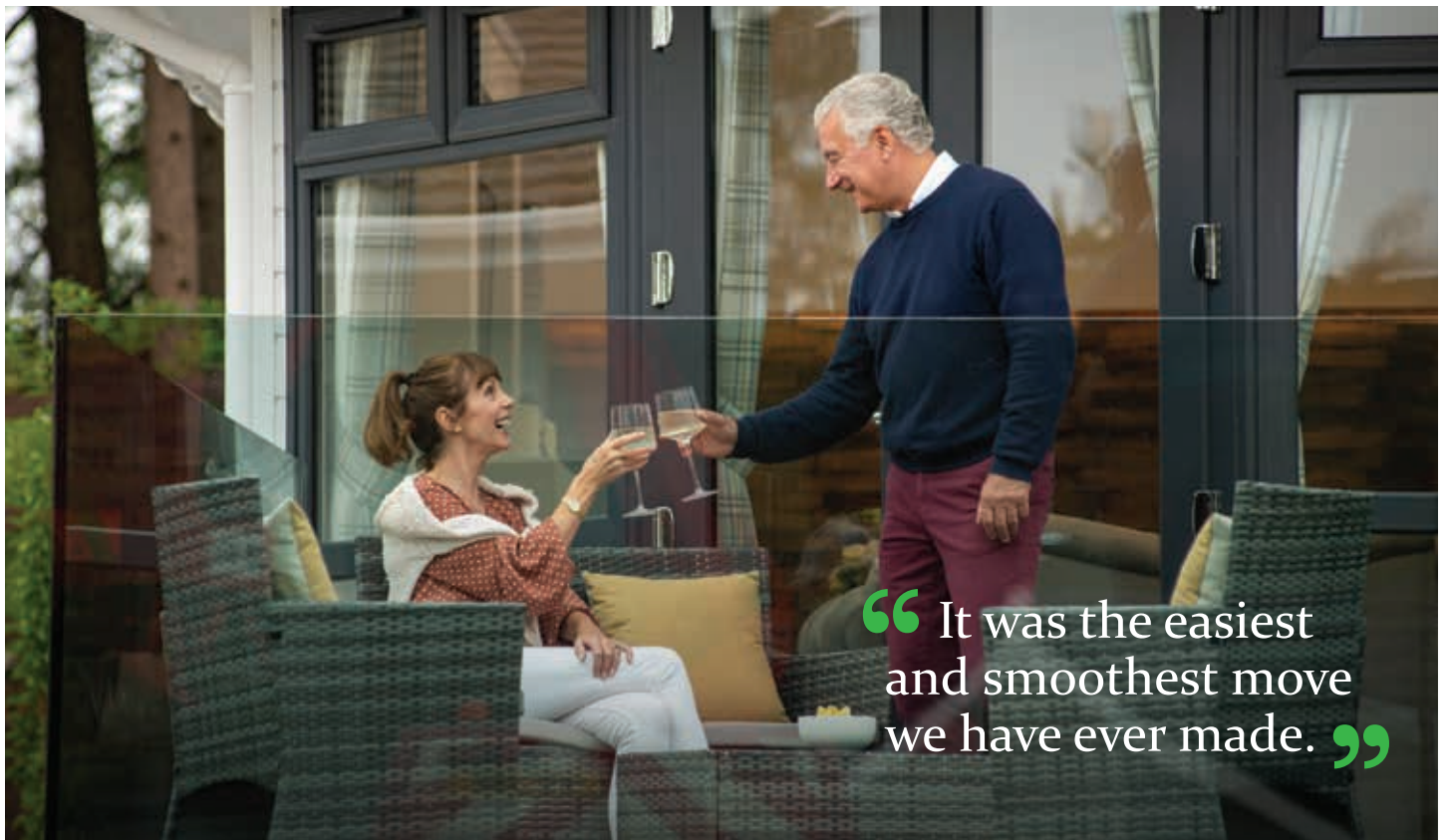
- **We will pay your agent fees**
- **We will pay your solicitors' fees**
- **Plus there's NO Stamp Duty to pay!**

Home Part Exchange example:

Your home:	£300,000
RoyaleLife bungalow:	£225,000
Cash back for you to enjoy:	£75,000

*Terms & Conditions: RoyaleLife Home Part Exchange Scheme offers 100% market value based on two independent agent valuations. Offers subject to survey and clear legal title. All properties are considered on an individual basis for suitability.





“ It was the easiest and smoothest move we have ever made. ”



With this scheme we acquire two local estate agent reports to establish market value and a likely sale price. If your home is already on the market we are happy to take your estate agent's report as one of the two required.

We will agree a likely sale spread and our assisted move partner will then instruct and manage agents on your behalf. All offers received are put forward for your approval. You will have the use of a panel solicitor free of charge.

Using this scheme secures your chosen home/plot with no further deposits required and a target date for a move is agreed and worked towards. You receive 100% of the sale proceeds to use towards your new RoyaleLife bungalow.



This is an exclusive offer for RoyaleLife customers with high value properties, using a hybrid of our part exchange scheme and assisted move scheme. Details are available upon request.



The UK's
largest
bungalow
provider



Eastbourne Road, Pevensey Bay,
Pevensey BN24 6DT

For all enquiries please call **0330 320 6050**
or email **enquiries@royalelife.com**

www.royalelife.com

RoyaleLife
EXCLUSIVE BUNGALOW LIVING

Registered address: RoyaleLife, Royale House, 1550 Parkway, Whiteley, Fareham, PO15 7AG. E&OE. Details correct at time of print.



Castle View Court

Frequently Asked Questions

Type of licence

Residential - in perpetuity.

Is there an age restriction on the development?

Yes, you need to be 45 or over to live here.

Estate Charge

The estate charge is £250 per calendar month and is reviewed annually on 1st January.

Any changes to the estate charge are in line with the RPI (Retail Price Index).
Ask for more details.

What's included?

- Private paved parking
 - Lawned garden
(Artificial grass is at extra cost)
 - Steps with railings
to front and rear doors
(subject to property type)
- Fully furnished with an option to bespoke,
ask for more details.

• Show homes sold as seen

Extras

- Decking
- Installation of shed base with electric supply - £1,350*
- Bin store on concrete base supplied and fitted - £200.

*Shed must be pre-approved prior to completion.



Castle View Court

Frequently Asked Questions

Can I bring a pet?

Well behaved dogs and cats are allowed at the manager's discretion up to a maximum of 2.

Can I put an aerial up and/or Sky dish?

Yes, however we do suggest you use a professional company.

Broadband & telephone connection?

BT broadband and telephony services are available to each home.

What are the running costs?

For the most up to date information please contact us on the number below.

Are dustbins provided?

No, there are communal bins on site.

Is the property guaranteed?

Yes, all our new homes come with a manufacturers' warranty, ask for more details.

**If any of your questions haven't been answered,
please call us on 0330 320 6050.**