

S P R I N G   B A N K


H A Y W A R D S   H E A T H



Sigma Homes

LOCATION + QUALITY + DESIGN





The best of  
C O A S T ,  
C O U N T R Y  
A N D C I T Y

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Located in the heart of Mid Sussex you will find Haywards Heath, a small town which provides easy access to the glorious Sussex countryside, and brilliant commuter links to London and Brighton. Perfectly placed with a wealth of amenities including supermarkets, leisure facilities, post office and independent boutiques, amongst a variety of the usual retailers.

This impressive development of just twenty 2, 3 and 4 bedroom homes are designed to Sigma's renowned high standards, offering a quality specification as well as being energy efficient due to a commitment to sustainability.

Convenience at its

B E S T

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The town of Haywards Heath is the ideal place to have close by, with its great amenities and easy access to explore the fabulous countryside with plenty of local walking trails and the beautiful Downs close by. On the outskirts of the town you will find the Ouse Valley viaduct, built in 1838, it offers quite the dramatic view and attracts many photo opportunists, wanting to capture its magnificence.

Haywards Heath offers plenty of educational opportunities with both private and state schools nearby. Under a 5 minute drive away from Spring Bank you will find Wivelsfield Primary School. For children of secondary school age, The Burgess Hill Academy, is just 10 minutes away by car. For those seeking a private education, Handcross Preparatory School (affiliated with Brighton College) caters for children aged 2-13 and Ardingly and Hurstpierpoint Colleges cater for all ages through from nursery to 18 years.

At Spring Bank you are never far away from the seaside or city with easy access to both Brighton and London via car or train.







Discover your  
NEW COMMUNITY  
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There are plenty of things to do in your new community. Wivelsfield village hall is under a 5 minute drive away and offers a range of classes and activities including floral crafts, salsa classes and a mother and toddler group and the town of Haywards Heath offers a wider variety of sociable opportunities with bars, restaurants, clubs and classes to try. Spring Bank, ideally located to enjoy refreshments after a day of exploring the South Downs National Park. There's also plenty of pretty villages to discover nearby and enjoy refreshments at a lovely country pub along the way. Or, if you fancy a day of retail therapy the Orchards shopping centre in town, is packed with favourite high street brands, or venture further afield to Brighton perhaps.

Borde Hill Gardens is just a short drive away and makes the ideal place for a family day out, with a range of woodland walking opportunities that are perfect for four-legged companions and an adventure playground for the children. The gardens also host seasonal events including Music in the Garden, outdoor cinema events and a Christmas market. There are many other attractions nearby, such as Sheffield Park, Wakehurst, the Bluebell Steam Railway, and Nyman's Gardens to name a few.

Haywards Heath is not short of sporting opportunities with the Haywards Heath cricket club, The Dolphin Leisure Centre, just a short distance away as well as the local tennis club. If you want to improve your handicap, there are many great golf clubs nearby, including Haywards Heath and Cuckfield, along with The Burgess Hill Golf Centre. Or, for those who enjoy the equestrian scene, spend a day at Plumpton Race Course, a fun day of flat racing for all the family or experience show jumping at Hickstead.



Brilliantly  
C O N N E C T E D  
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Haywards Heath offers great road connections to Sussex and beyond by the A23 and M23. The train station located in the town is under 10 minutes away and offers regular rail connection to London as well as to Eastbourne and Brighton. Perfect for those who are looking to make their commute easier.

For those travelling further afield, Gatwick Airport is just a 30 minutes' drive.





 8mins

DRIVE TO HAYWARDS HEATH TRAIN STATION

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 46mins

TO LONDON VICTORIA

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 48mins

TO LONDON BRIDGE

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 28mins

DRIVE TO GATWICK



Distances and times are approximate and should not be relied upon.



A computer-generated image of Spring Bank.



A collection of  
I M P R E S S I V E H O M E S  
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Nestled in the countryside on the perimeters of Haywards Heath, this contemporary development offers 2, 3 and 4 bedroom homes ideal for a variety of lifestyles. From Spring Bank enjoy the peace of the country with all the ease of town living, including easy travel and the vast assortment of shops and activities.



A computer-generated image of Spring Bank.

# HOMES 1 & 2

FIRST HOMES SCHEME AVAILABLE

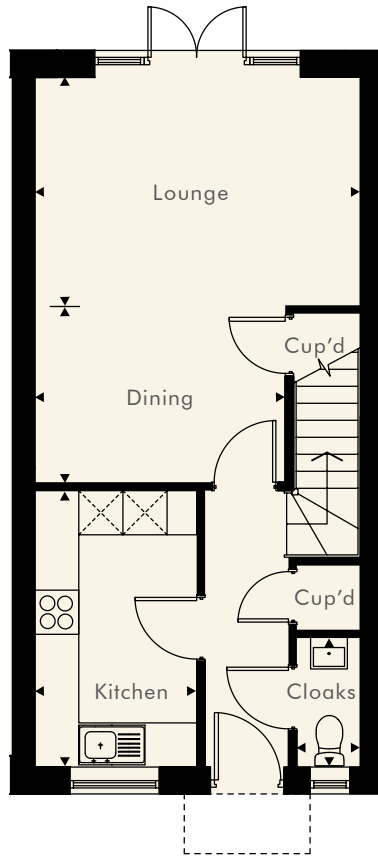
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A computer-generated image of homes 1 & 2.

First Homes is available on selected plots. Terms and Conditions apply. To be eligible for a First Home you must be a first-time buyer and your household income must be no more than £80,000 in England (£90,000 in London). Not available in conjunction with any other offer.

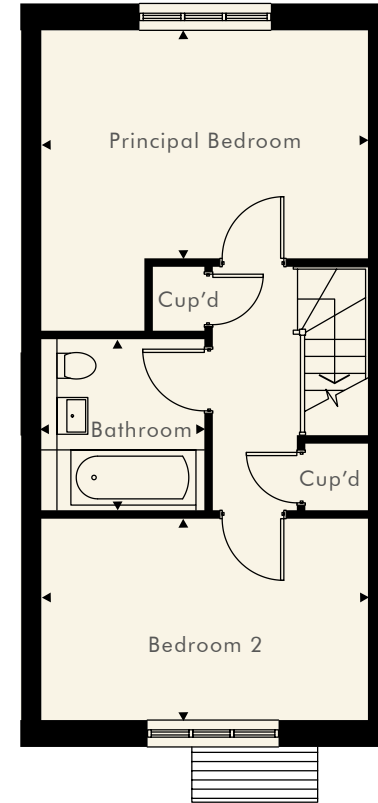
79.50 sq.m / 855.73 sq.ft



## Ground floor

39.75 sq.m / 427.87 sq.ft

Lounge	4.31m x 3.10m	14'2" x 10'2"
Dining	3.29m x 2.40m	10'10" x 7'11"
Kitchen	3.75m x 2.09m	12'4" x 6'10"
Cloaks	1.75m x 0.86m	5'9" x 2'10"



## First floor

39.75 sq.m / 427.87 sq.ft

Principal Bedroom	4.31m x 3.09m	14'2" x 10'2"
Bathroom	2.32m x 2.08m	7'7" x 6'10"
Bedroom 2	4.31m x 2.73m	14'2" x 8'11"

H O M E S 7 , 1 2 & 1 8

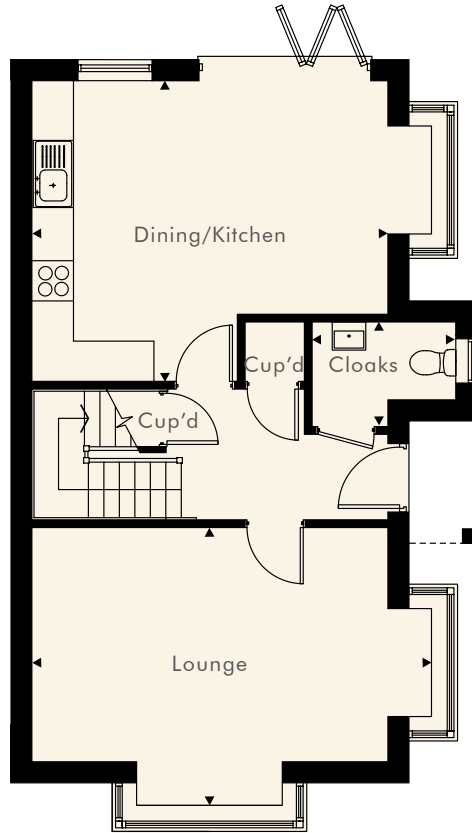
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A computer-generated image of home 7.



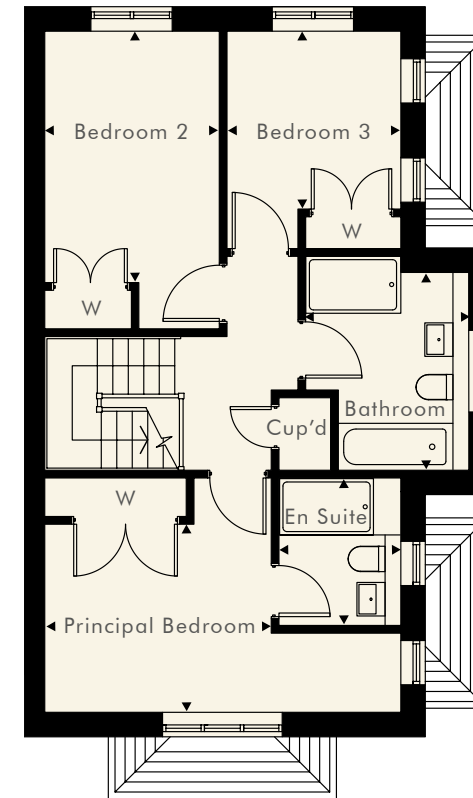
109.36 sq.m / 1177.14 sq.ft



## Ground floor

53.21 sq.m / 572.75 sq.ft

Dining/Kitchen	5.31m x 4.48m	17'5" x 14'8"
Cloaks	2.14m x 1.56m	7'0" x 5'1"
Lounge	5.96m x 4.14m	19'7" x 13'7"



## First floor

56.15 sq.m / 604.39 sq.ft

Principal Bedroom	5.31m x 2.80m	17'5" x 9'2"
En Suite	2.20m x 1.80m	7'3" x 5'11"
Bedroom 2	3.75m x 2.60m	12'4" x 8'6"
Bedroom 3	2.65m x 2.59m	8'8" x 8'6"
Bathroom	2.95m x 2.43m	9'8" x 8'0"

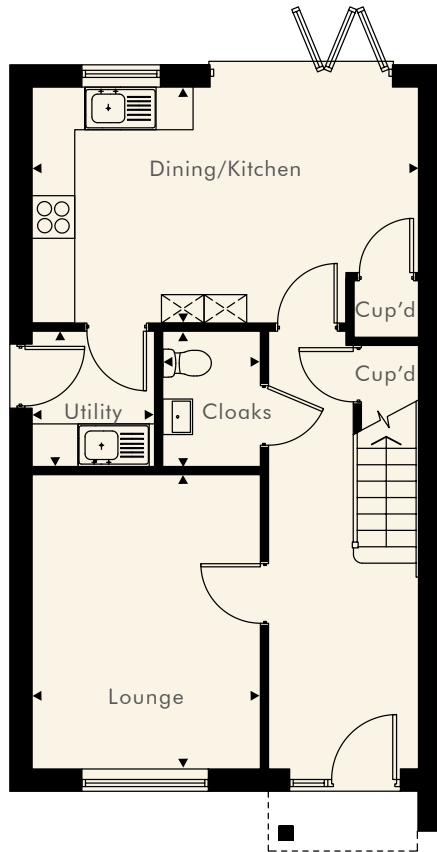
# H O M E 8

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A computer-generated image of home 8.

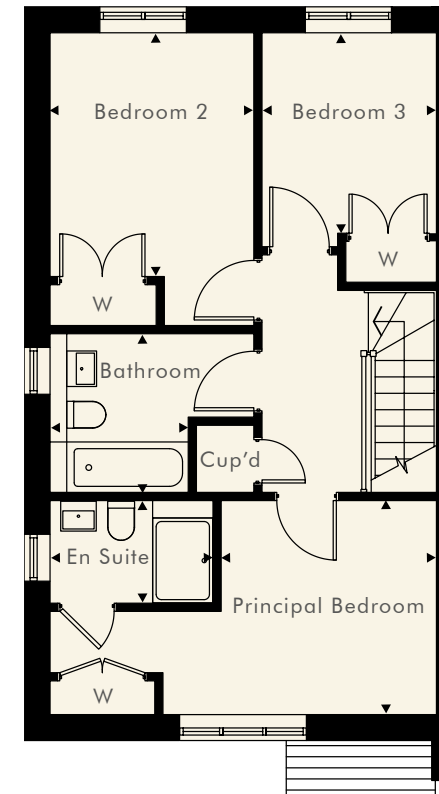
102.92 sq.m / 1107.82 sq.ft



## Ground floor

51.46 sq.m / 553.91 sq.ft

Dining/Kitchen	5.44m x 3.32m	17'10" x 10'11"
Utility	1.90m x 1.72m	6'3" x 5'8"
Cloaks	1.90m x 1.37m	6'3" x 4'6"
Lounge	4.14m x 3.21m	13'7" x 10'6"



## First floor

51.46 sq.m / 553.91 sq.ft

Principal Bedroom	3.03m x 3.01m	9'11" x 9'11"
En Suite	2.29m x 1.44m	7'6" x 4'9"
Bedroom 2	3.43m x 2.86m	11'3" x 9'5"
Bedroom 3	2.83m x 2.45m	9'3" x 8'1"
Bathroom	2.23m x 1.94m	7'4" x 6'4"

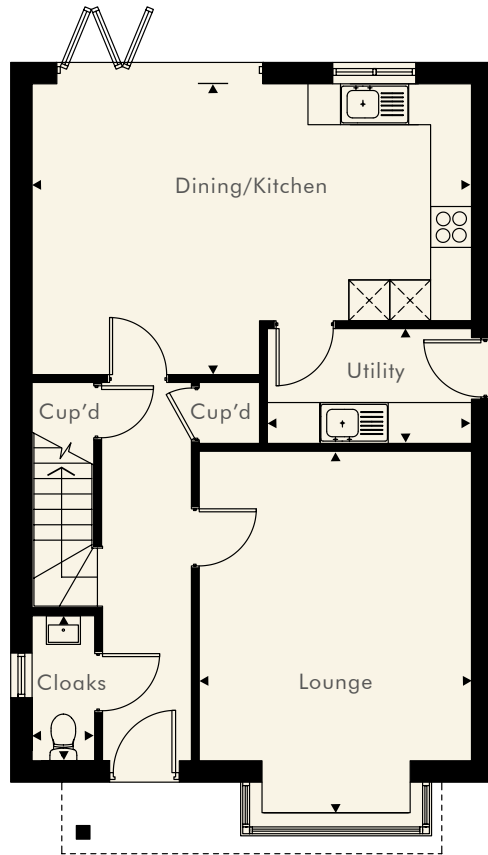
# H O M E 9

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A computer-generated image of home 9.

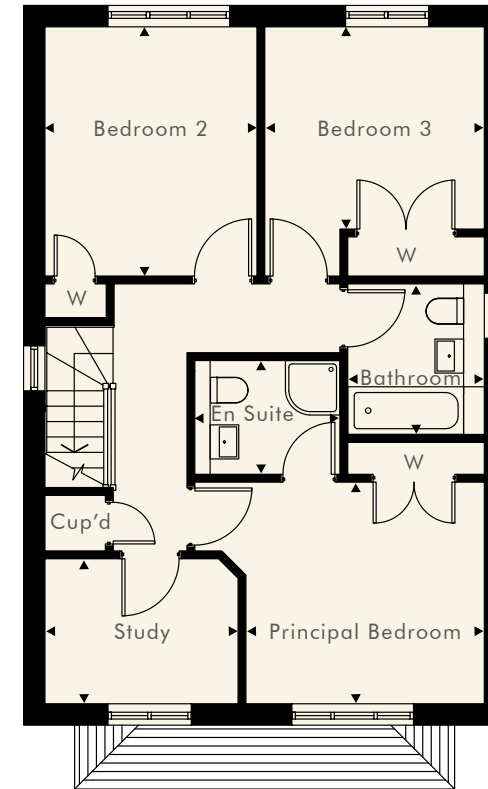
128.15 sq.m / 1379.40 sq.ft



## Ground floor

64.88 sq.m / 698.36 sq.ft

Dining/Kitchen	6.45m x 4.27m	21'2" x 14'0"
Utility	2.99m x 1.68m	10'0" x 5'6"
Cloaks	2.13m x 0.91m	7'0" x 3'0"
Lounge	5.3m x 3.99m	17'5" x 13'1"



## First floor

63.27 sq.m / 681.03 sq.ft

Principal Bedroom	3.49m x 3.25m	11'5" x 10'8"
En Suite	2.13m x 1.67m	7'0" x 5'6"
Study	3.75m x 2.12m	12'4" x 6'12"
Bedroom 2	3.65m x 3.11m	12'0" x 10'2"
Bedroom 3	3.22m x 2.96m	10'7" x 9'9"
Bathroom	2.21m x 2.00m	7'3" x 6'7"

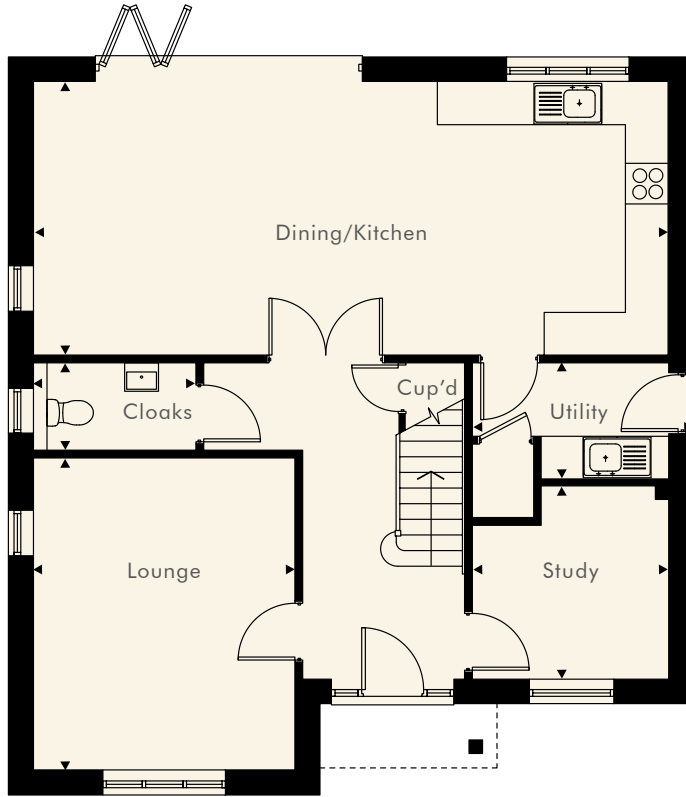
# HOMES 10, 11 & 20

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A computer-generated image of home 20.

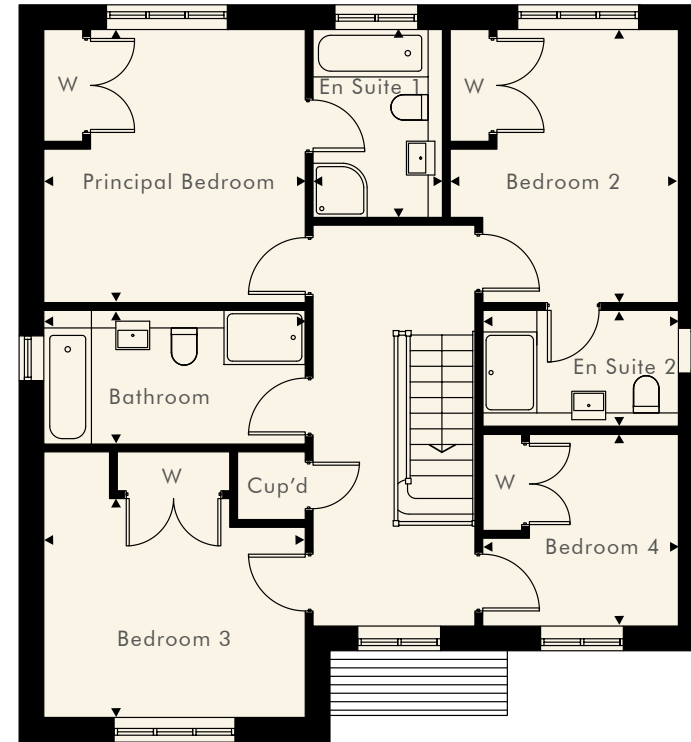
173.64 sq.m / 1869.05 sq.ft



## Ground floor

86.99 sq.m / 936.35 sq.ft

Dining/Kitchen	9.37m x 4.04m	30'9" x 13'3"
Cloaks	2.40m x 1.29m	7'11" x 4'3"
Utility	3.26m x 1.71m	10'8" x 5'7"
Study	2.90m x 2.85m	9'6" x 9'4"
Lounge	4.60m x 3.86m	15'1" x 12'8"



## First floor

86.85 sq.m / 934.85 sq.ft

Principal Bedroom	4.03m x 3.85m	13'3" x 12'8"
En Suite 1	2.77m x 1.89m	9'1" x 6'2"
Bedroom 2	4.03m x 3.37m	13'3" x 11'1"
En Suite 2	2.89m x 1.71m	9'6" x 5'7"
Bathroom	3.86m x 1.97m	12'8" x 6'6"
Bedroom 3	3.86m x 3.23m	12'8" x 10'7"
Bedroom 4	2.89m x 2.83m	9'6" x 9'3"

H O M E S 1 3 - 1 7 & 1 9

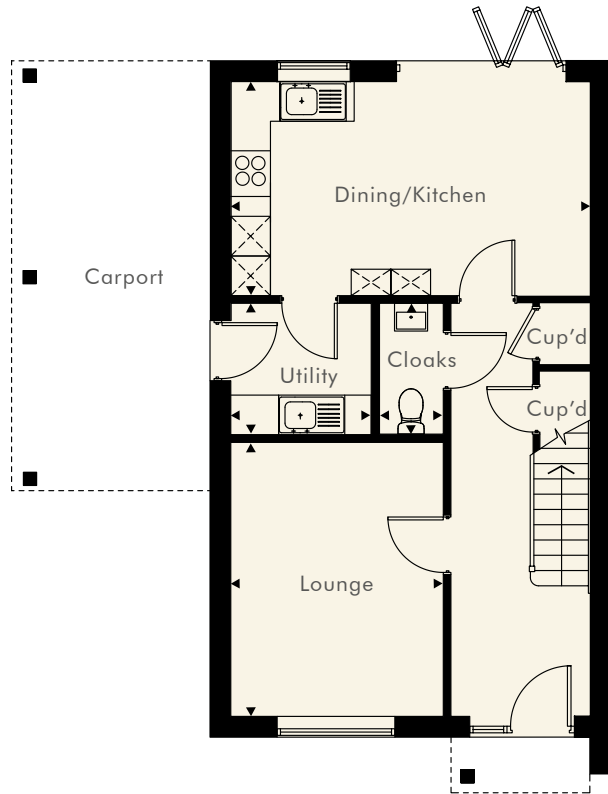
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A computer-generated image of home 19.



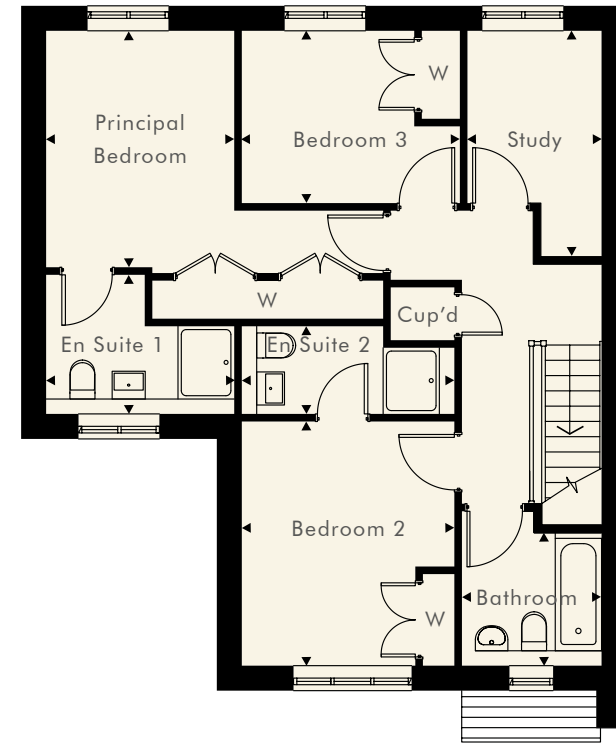
119.92 sq.m / 1290.80 sq.ft



## Ground floor

51.46 sq.m / 553.91 sq.ft

Dining/Kitchen	5.44m x 3.55m	17'10" x 11'8"
Utility	2.12m x 1.99m	7'0" x 6'6"
Cloaks	1.99m x 1.08m	6'6" x 3'7"
Lounge	4.14m x 3.21m	13'7" x 10'6"



## First floor

68.45 sq.m / 736.90 sq.ft

Principal Bedroom	3.57m x 2.84m	11'9" x 9'4"
En Suite 1	2.84m x 2.10m	9'4" x 6'11"
Bedroom 2	3.69m x 3.21m	12'1" x 10'6"
En Suite 2	3.21m x 1.32m	10'6" x 4'4"
Bedroom 3	3.30m x 2.60m	10'10" x 8'6"
Study	3.41m x 2.02m	11'2" x 6'8"
Bathroom	2.11m x 2.00m	6'11" x 6'7"

# Superior SPECIFICATION

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### INTERNAL SPECIFICATION

- White vertical panel doors to 2 and 3 bedroom homes and oak vertical panel doors to 4 bedroom homes
- Built-in Shaker style wardrobes in all bedrooms
- Satin chrome lever door furniture
- White staircase with oak handrail to 2 and 3 bedroom homes and oak spindles and handrails to 4 bedroom homes
- Brushed stainless steel light switches and sockets to all 4 bedroom homes, with remaining homes to have white switch sockets and brushed stainless steel light switches
- LED downlighters on ground floor pendant lighting on upper floors
- Multimedia plate to study and TV point to lounge, master bedroom and family room\*
- Double sockets with USB point to all kitchens, bedrooms, lounge, dining rooms
- Stainless steel freestyle lamp to rear doors
- 1m boarding around loft hatch where possible
- Luxury vinyl flooring to hall, kitchen/family room, utilities and cloakrooms
- Luxury vinyl flooring to all bathrooms and en suites
- 80% wool carpet to all other areas
- Matt white emulsion on walls and ceilings

### KITCHEN

- Shaker units
- Bosch single oven to all homes
- Bosch microwave combi oven to 3 and 4 bedroom homes
- Bosch induction hob
- Glass splashback
- Integrated fridge-freezer
- Integrated dishwasher
- Wine cooler to all 4 bedroom homes
- Integrated washer-dryer to all homes without a utility room
- Shaker units and spaces for buyer's own appliances for homes with utility room
- Under cupboard lighting
- High pressure laminate kitchen worktops to 2 and 3 bedroom homes
- Silestone kitchen worktops to 4 bedroom homes and high pressure laminate in utility rooms
- Stainless Steel sink

### BATHROOMS & EN SUITES

- Premium branded sanitary ware
- Chrome taps and shower fittings
- Pressurised shower
- Steel baths
- Vanity unit to en suite one to 3 and 4 bedroom homes and in family bathroom in 4 bedroom homes
- Mirror with demister to bathroom & en suites mirrors
- Shaver socket

### EXTERNAL

- External tap
- External socket
- Double power socket to garages but not to car barns
- Paved patio and paths
- Landscaping to front areas
- Turf to front and rear gardens
- Electric car-charging point in all garages† (IP65 rated)

### HEATING & COMFORT

- Gas underfloor heating with thermostatic controls to each room to ground floor and radiators to upper floors in all houses
- Heated electric chrome towel rail to all bathrooms and en suites
- UPVC windows
- Air source heat pump

### SECURITY & PEACE OF MIND

- Mains smoke detectors
- Security lighting
- External chrome bell push with internal mains chime
- Provision for wireless security system
- Multilocking-point front and rear doors
- 10-year ICW warranty

# REVIEW IMAGES





# REVIEW IMAGES

## FIRST HOMES



First Homes is an exciting new Government scheme aimed at helping more people onto the property ladder. Through the scheme, Sigma Homes are offering first-time buyers the opportunity to purchase a new home at a discount of at least 30% of the market value, with priority given to local people and key workers.

The scheme is available on selected plots for people who meet the eligibility criteria. To understand if First Homes is suitable for you please speak to a member of our sales team.



A vision of  
E X C L U S I V I T Y  
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Sigma Homes is a well-respected niche developer with a simple vision and track record of creating stunning, individual developments for discerning buyers in south east England. This approach is based on over 40 years' development experience in a region with some of the most discriminating and demanding purchasers, building thoughtfully designed residences which fuse local architectural vernacular with contemporary design and environmentally conscientious specification.

# REVIEW IMAGE



Image depicts a typical Sigma Homes interior.

## Spring Bank, Lunce's Hill, Haywards Heath, West Sussex RH16 4LF



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LOCATION + QUALITY + DESIGN



This brochure is intended as a sales aid and guide to Sigma Homes. The accuracy of any visual image, measurement, depiction of environment, plot position and home layout should be confirmed with the selling agent or through your solicitor. Purchasers or prospective purchasers (whether or not they enter into a contract to purchase a home within the development) should not rely on anything printed in this brochure or orally indicated by sales staff as forming any part of any contract to purchase a home. All photography in this brochure is indicative of the local area and does not represent the specific site surroundings or aspect. Photography and images are used for illustrative purposes only.

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