

BURGESS HILL | WEST SUSSEX



◆ INTRODUCTION ◆

WHERE MODERN COMFORT MEETS RURAL CHARACTER

Paddock Walk is our collection of eight exclusive detached homes, enjoying a secluded gated setting just off a private leafy lane three minutes' drive from Burgess Hill town centre. Here, in peace and privacy, you can make the most of proximity to town and transport, and the abundant spaces of the South Downs National Park and the High Weald.

Each home is bespoke and is slightly different from its neighbour, but all share many of the charming traditional features to be seen in this locality. The interiors tell a different story, where skilful design has incorporated all of the elements necessary for modern relaxed living and entertaining. Individually created kitchens and bathrooms, beautiful flooring and finely crafted carpentry, plus the latest innovations in sustainable technologies, all come together in homes of the highest calibre.

SITE PLAN

● THE BEACON

4 BEDROOM HOME
Plots: 2 & 5

● THE CHANCTONBURY

4 BEDROOM HOME
Plot: 7

● THE CLAYTON

2 BEDROOM HOME
Plot: 1

● THE DITCHLING

4 BEDROOM HOME
Plot: 6

● THE FIRLE

2 BEDROOM HOME
Plot: 8

● THE KINGSTON

3 BEDROOM HOME
Plots: 3 & 4



“The Downs... too much for one pair of eyes,
enough to float a whole population in happiness.”

— ALFRED LORD TENNYSON

◆ THE LOCATION ◆



◆ LOCAL LIVING ◆

COMMUNITY, CONNECTIONS AND COUNTRYSIDE

Burgess Hill in West Sussex is popular for many reasons, combining a busy town centre well supplied with shops, restaurants and services, good schools, excellent commuter rail links, and some of England's finest countryside.

The town centre's dining spots include Mexican, Thai and Turkish, and plenty of welcoming family friendly pubs. The Martlets offers a good range of well-known retailers, and in contrast, The Mercantile Adventurers is a smaller development of independent shops, with a popular vegan café and a hair salon amongst them. Bigger names in town include Waitrose and Tesco.

One of Burgess Hill's gems is the Orion Cinema, where you can enjoy the newest movies in a restored Art Deco building. At the other end of the modernity spectrum is The Triangle, Burgess Hill's superb leisure centre equipped for all forms of fitness and fun, from serious gym work to barrelling down the flumes and rapids in one of the three pools. Rail travel from Burgess Hill station puts you within easy reach of London. London Bridge and Victoria are just over 50 minutes way, while Brighton and Gatwick Airport are both comfortably within 20 minutes*.

*National Rail Enquiries

LOCATION MAP

FOOD & DRINK

1. BUON APPETITO
2. THE FRIARS OAK
3. THE OAK BARN
4. QUENCH BAR & KITCHEN
5. RIDGEVIEW WINE ESTATE
6. THE ROWS AND VINE
7. SPIRAL
8. THE TOP HOUSE
9. WAITE & ROSE
10. YAPRAK

SHOPPING

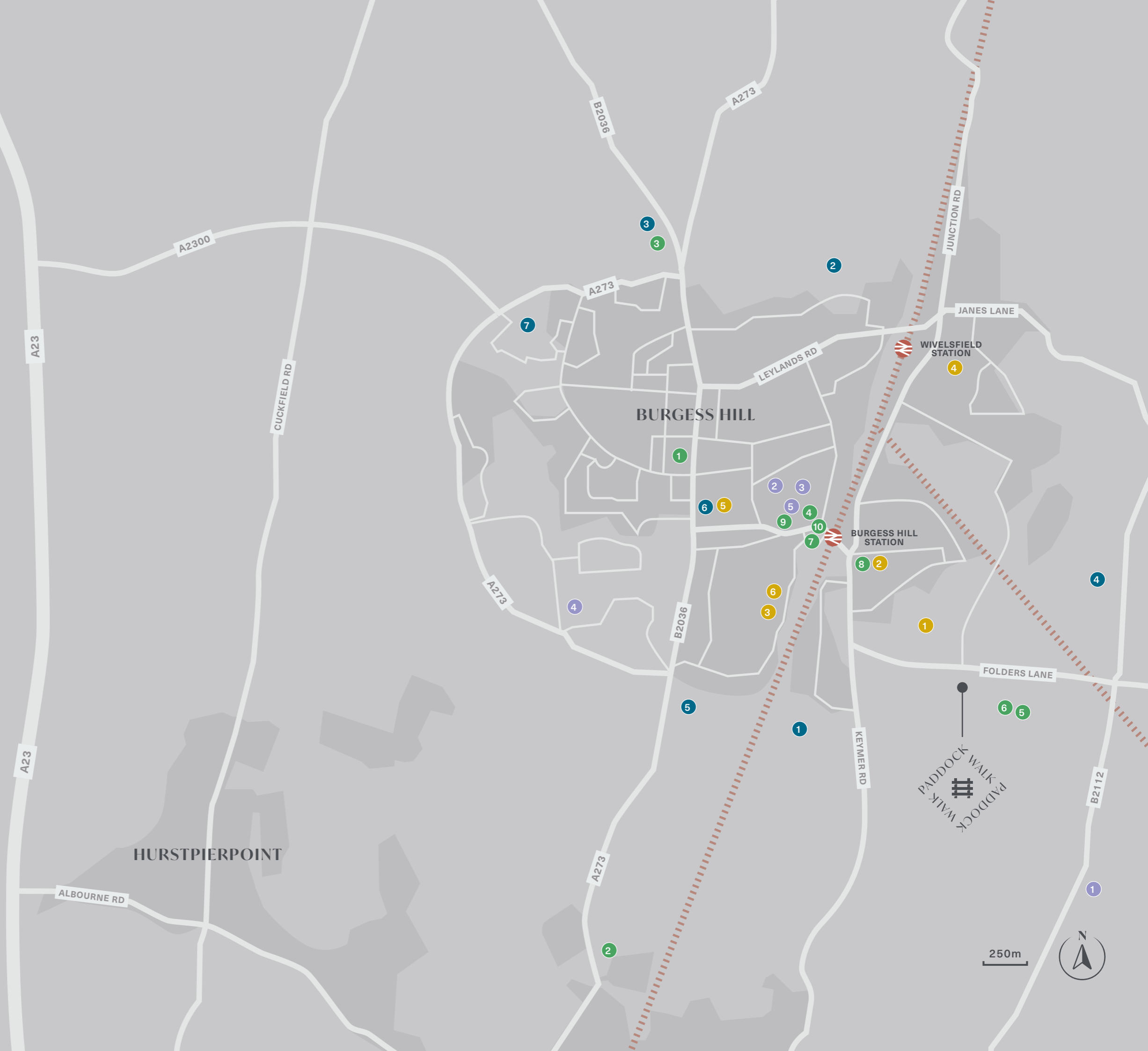
1. DITCHLING GARDEN CENTRE
2. THE MARTLETS
3. THE MERCANTILE ADVENTURERS
4. TESCO
5. WAITROSE

HEALTH & LEISURE

1. BATCHELORS FARM NATURE RESERVE
2. BEDELANDS NATURE RESERVE
3. THE BURGESS HILL GOLF CENTRE
4. DITCHLING COMMON COUNTRY PARK
5. NIGHTINGALE MEADOWS
6. PUREGYM BURGESS HILL
7. THE TRIANGLE

EDUCATION

1. BIRCHWOOD GROVE C.P SCHOOL
2. BURGESS HILL GIRLS SCHOOL
3. LONDON MEED PRIMARY SCHOOL
4. MANOR FIELD PRIMARY SCHOOL
5. ST WILFRID'S PRIMARY SCHOOL
6. WOODLANDS MEED COLLEGE



◆ THE DOWNS ◆

ADVENTURES IN THE SOUTH DOWNS NATIONAL PARK

Living at Paddock Walk, you can treat the South Downs National Park almost as your back garden, with nearly 700 acres to explore. In this diverse landscape you'll find yew forests, grasslands sewn with wild flowers, orchards, pastures and vineyards. Awe inspiring views are practically guaranteed at any point.

The South Downs Way is a gift to hikers, ramblers, horse riders and cyclists, with 100 miles of stunning vistas and natural highlights, all the way from Old Winchester Hill down to Beachy Head.

Closer to home, there are plenty of outdoor choices if you're feeling less energetic. Ditchling Common is just three minutes by car, a country park which envelops you in ancient woodlands with winding paths where rare wildlife can be seen. Other natural sites to visit nearby include Bedelands Nature Reserve, Chailey Common, Nightingale Meadows and Batchelors Farm, each offering a unique blend of unspoilt nature. Alternatively, you can enter a more exotic environment at Butterfly Gardens@Middleton Common Farm, created to be a haven for tropical butterflies and flowers.



“ Our innovative new homes are renowned for their award-winning design, high-specification features, and contemporary finishes. ”

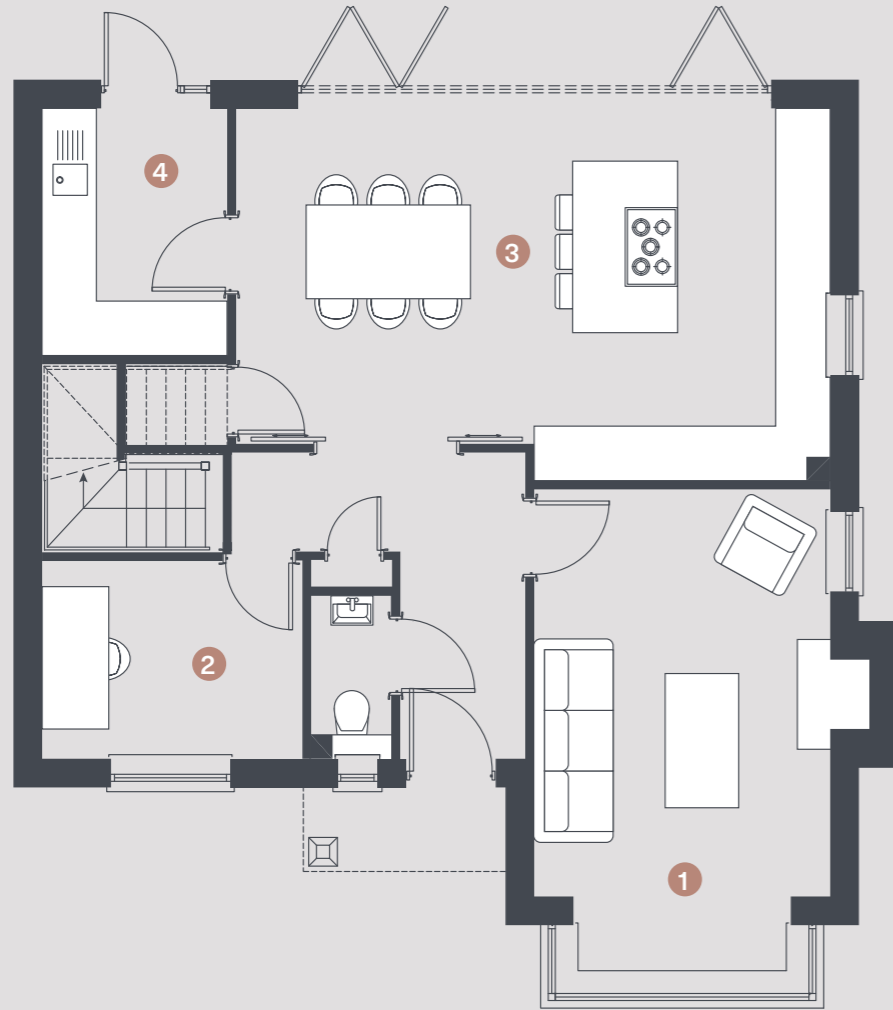
— REMMUS DESIGNER HOMES

◆ THE DEVELOPMENT ◆

THE BEACON

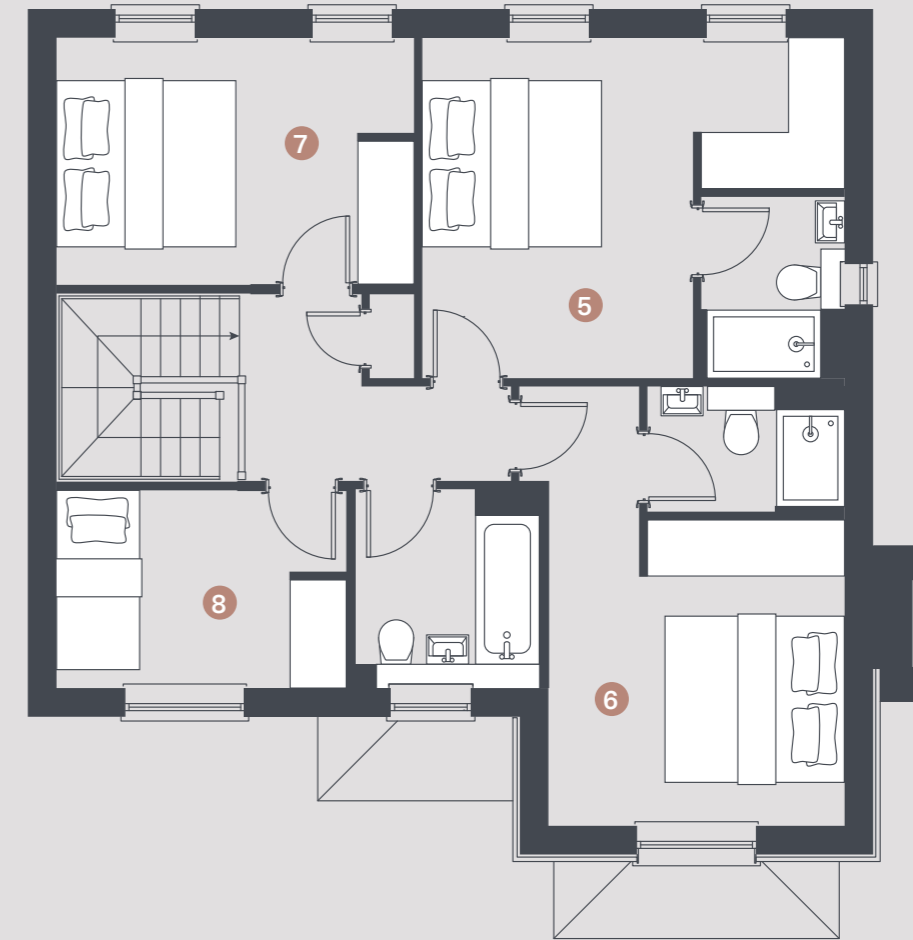
4 BEDROOM HOME
Plots: 2 & 5





GROUND FLOOR

1.	LIVING	4.7M X 3.4M (15'3" X 11'1")
2.	STUDY	3.0M X 2.3M (9'8" X 7'4")
3.	KITCHEN/DINING	6.8M X 4.3M (22'3" X 13'11")
4.	UTILITY	2.1M X 2.8M (6'1" X 9'2")



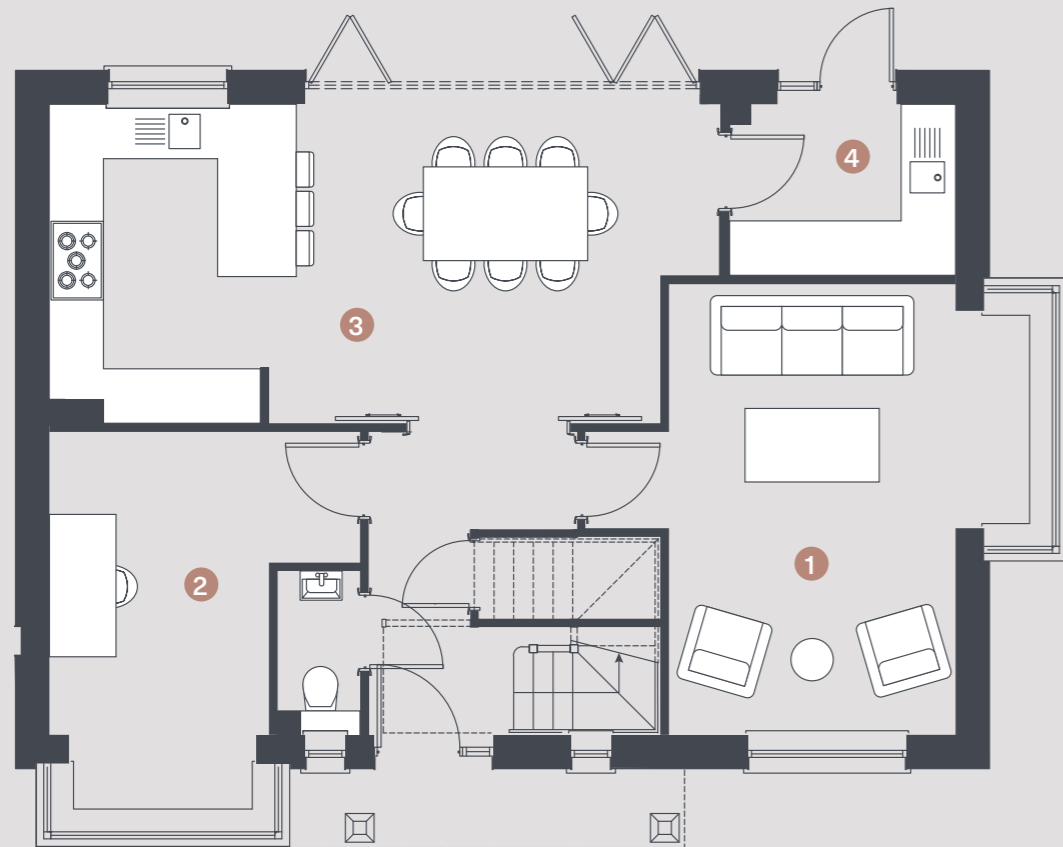
FIRST FLOOR

5.	BEDROOM 1	3.9M X 4.8M (12'9" X 15'8")
6.	BEDROOM 2	3.4M X 5.0M (11'0" X 16'4")
7.	BEDROOM 3	4.0M X 2.8M (13'1" X 9'2")
8.	BEDROOM 4	3.3M X 2.3M (10'9" X 7'4")

THE CHANCTONBURY

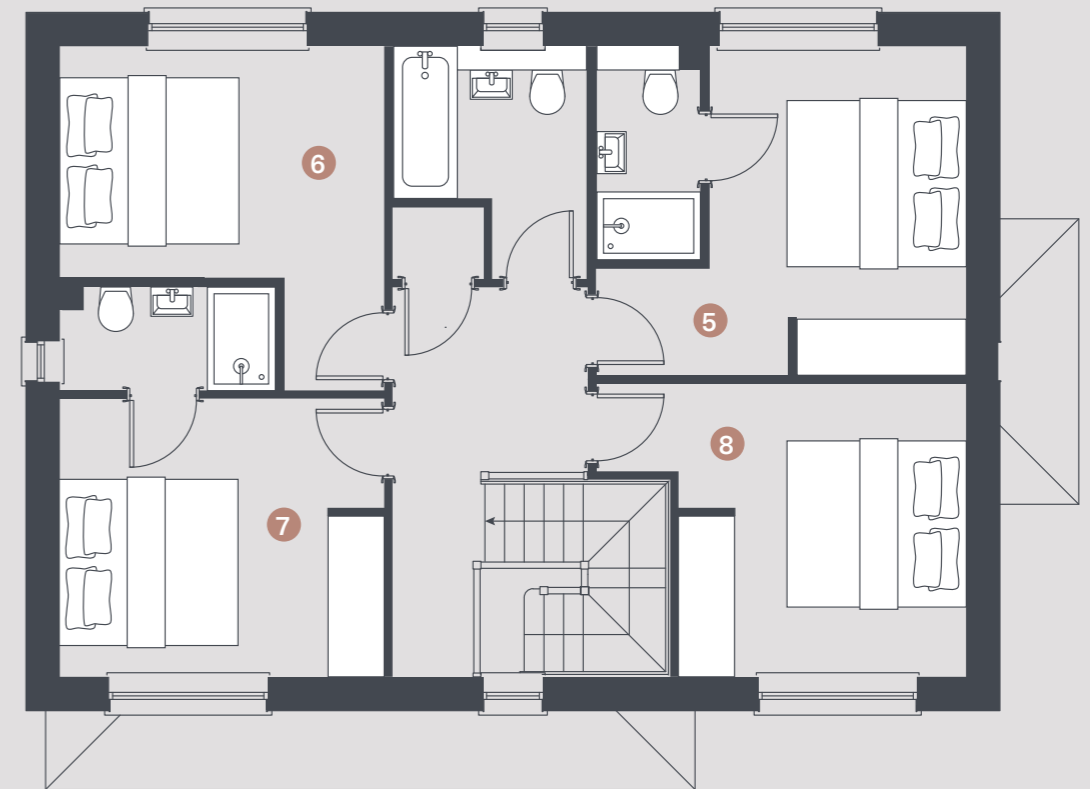
4 BEDROOM HOME
Plot: 7





GROUND FLOOR

1.	LIVING	5.1M X 3.3M (16' 10" X 10' 8")
2.	STUDY/SNUG	3.5M X 3.6M (11' 4" X 11' 7")
3.	KITCHEN/DINING	7.6M X 2.0M (25' 0" X 11' 11")
4.	UTILITY	2.6M X 3.7M (8' 6" X 6' 4")



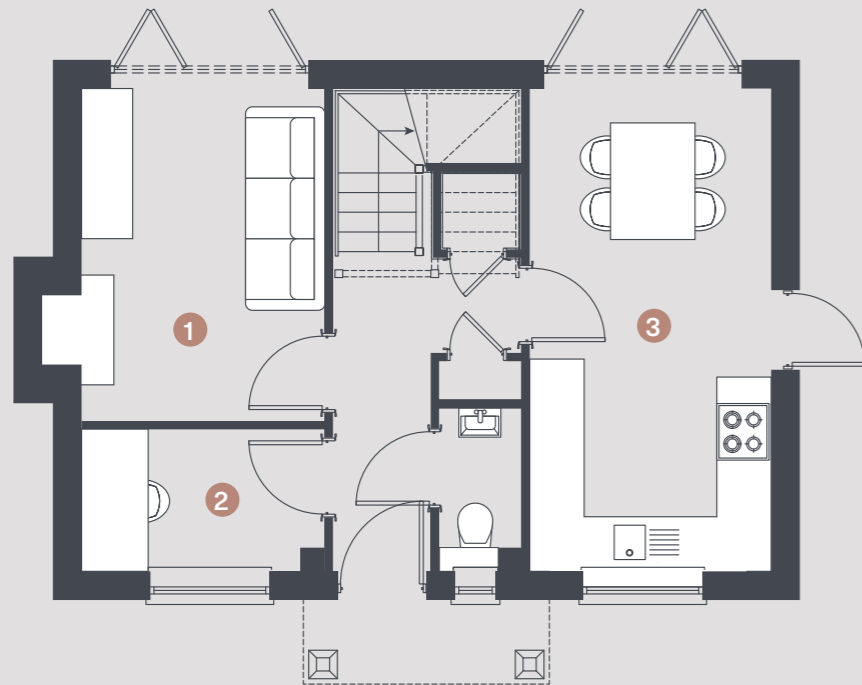
FIRST FLOOR

5.	BEDROOM 1	3.9M X 3.8M (12' 9" X 12' 4")
6.	BEDROOM 3	3.7M X 3.1M (12' 1" X 10' 2")
7.	BEDROOM 2	4.2M X 3.3M (13' 9" X 10' 9")
8.	BEDROOM 4	3.7M X 4.0M (12' 1" X 13' 1")

THE CLAYTON

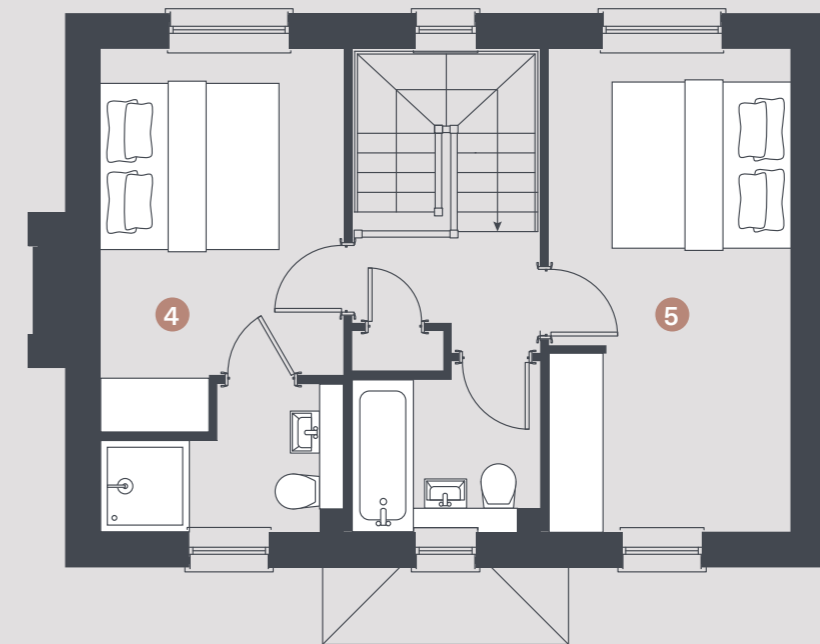
2 BEDROOM HOME
Plot: 1





GROUND FLOOR

1.	LIVING	3.8M X 2.8M (12'5" X 9'1")
2.	STUDY	1.6M X 2.8M (5'2" X 9'1")
3.	KITCHEN/DINING	5.5M X 2.8M (18'0" X 9'1")



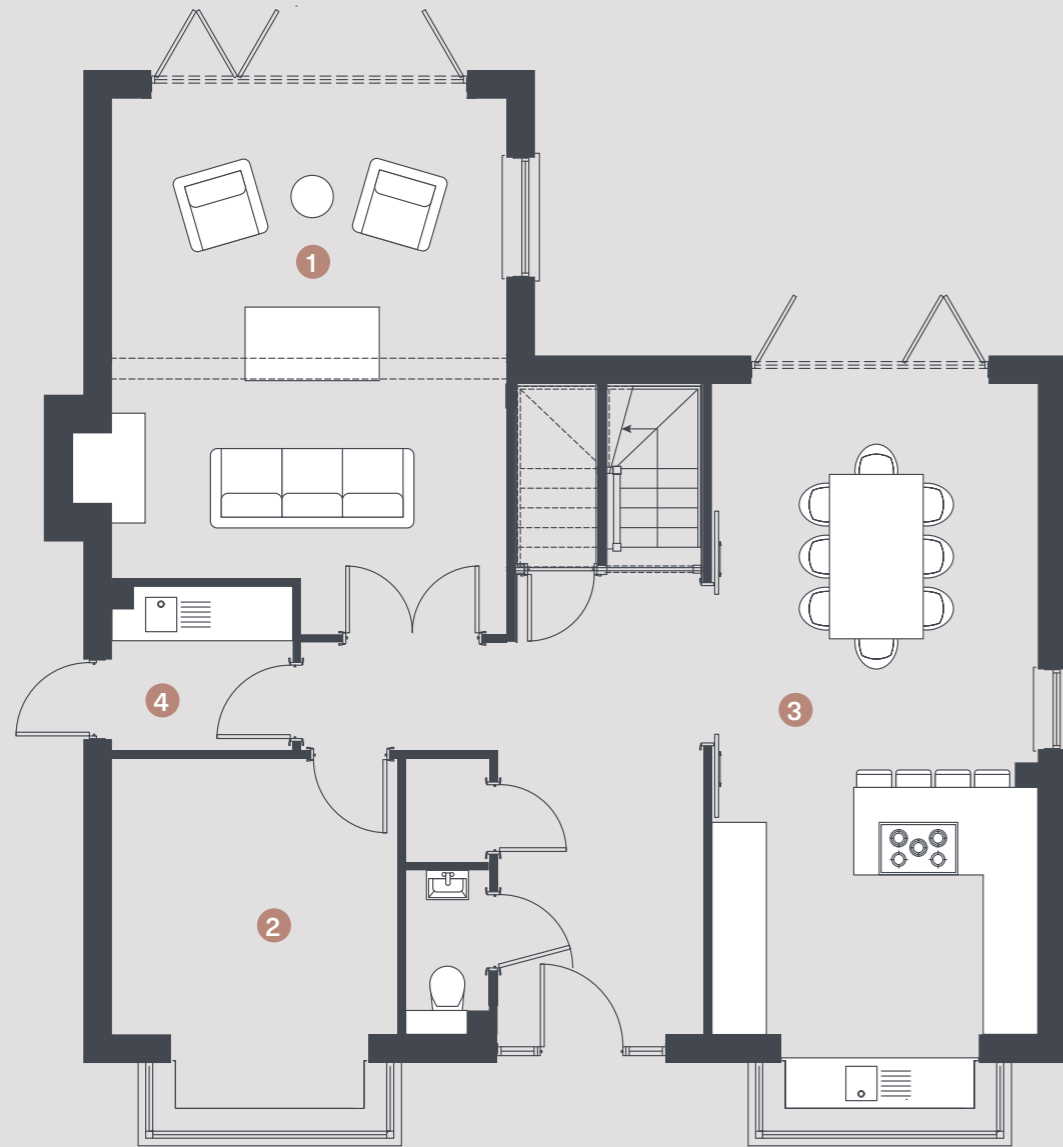
FIRST FLOOR

4.	BEDROOM 1	4.4M X 2.8M (14'4" X 9'1")
5.	BEDROOM 2	5.5M X 2.8M (18'0" X 9'1")

THE DITCHLING

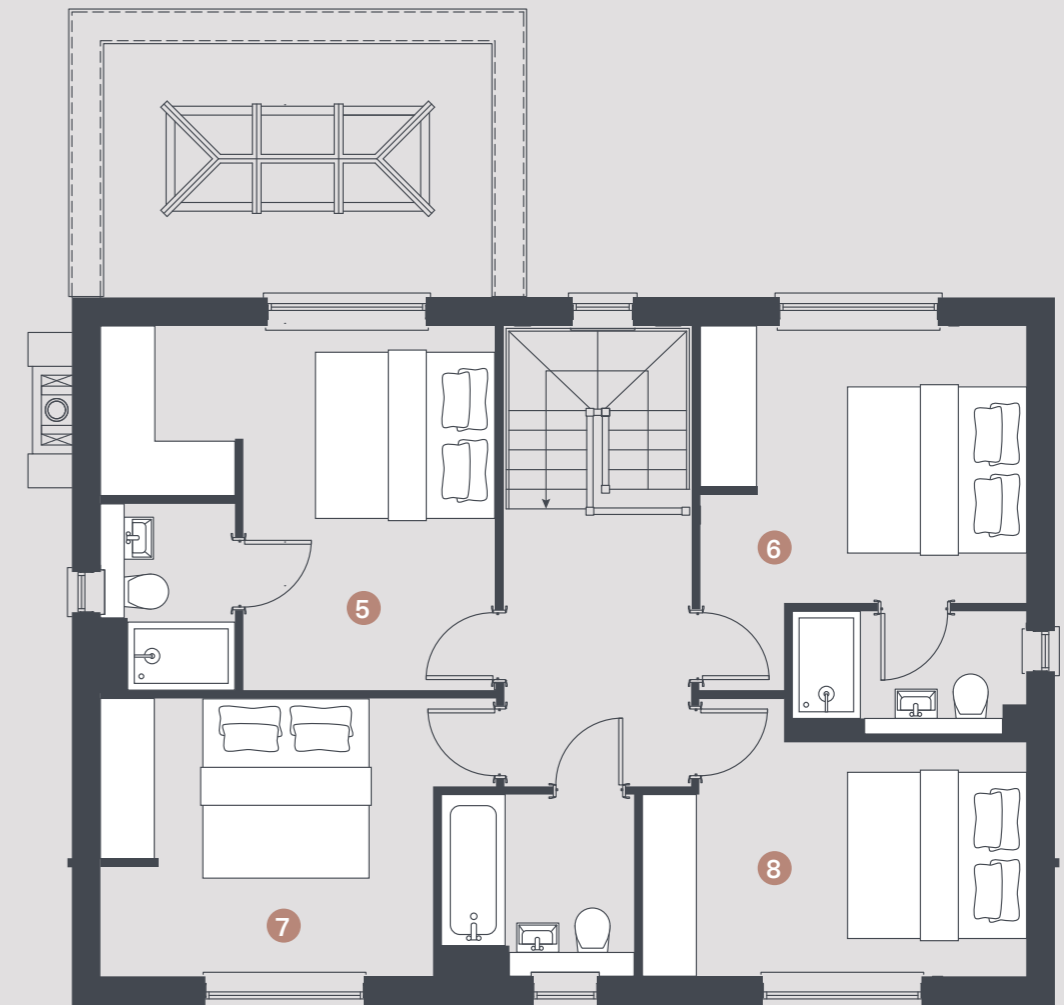
4 BEDROOM HOME
Plot: 6





GROUND FLOOR

1.	LIVING	6.1M X 4.5M (20'0" X 14'9")
2.	STUDY/SNUG	3.1M X 3.2M (10'2" X 10'2")
3.	KITCHEN/DINING	7.4M X 3.7M (24'3" X 12'1")
4.	UTILITY	1.9M X 2.0M (6'1" X 6'6")



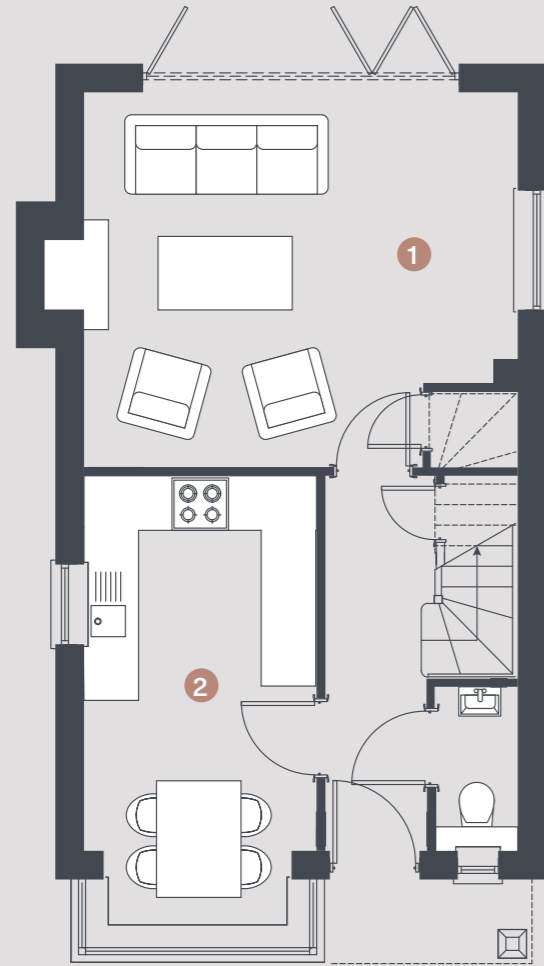
FIRST FLOOR

5.	BEDROOM 1	4.4M X 4.2M (14'5" X 13'7")
6.	BEDROOM 2	3.7M X 4.0M (12'1" X 13'1")
7.	BEDROOM 3	4.4M X 3.2M (14'5" X 10'5")
8.	BEDROOM 4	4.4M X 3.1M (14'4" X 10'2")

THE FIRLE

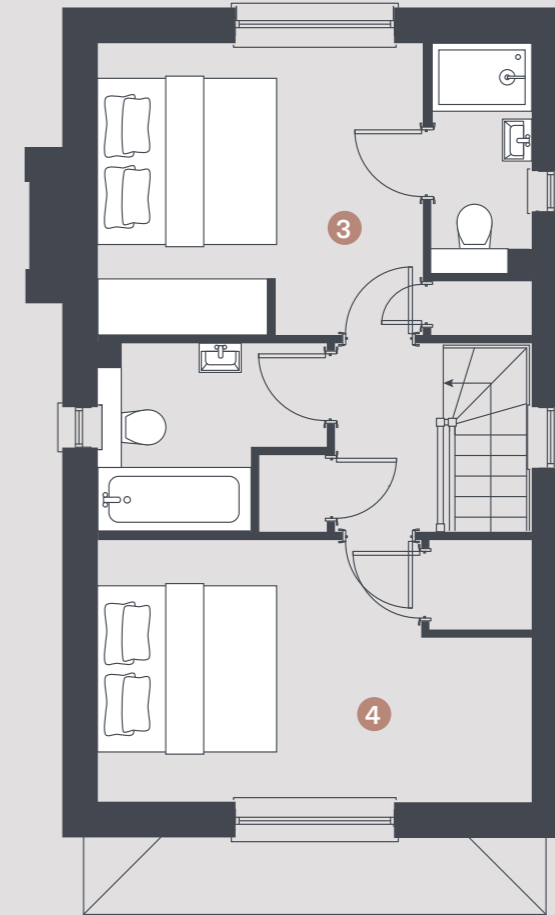
2 BEDROOM HOME
Plot: 8





GROUND FLOOR

1.	LIVING	4.8M X 4.3M (15' 10" X 14' 0")
2.	KITCHEN/BREAKFAST	4.3M X 2.7M (14' 0" X 8' 8")



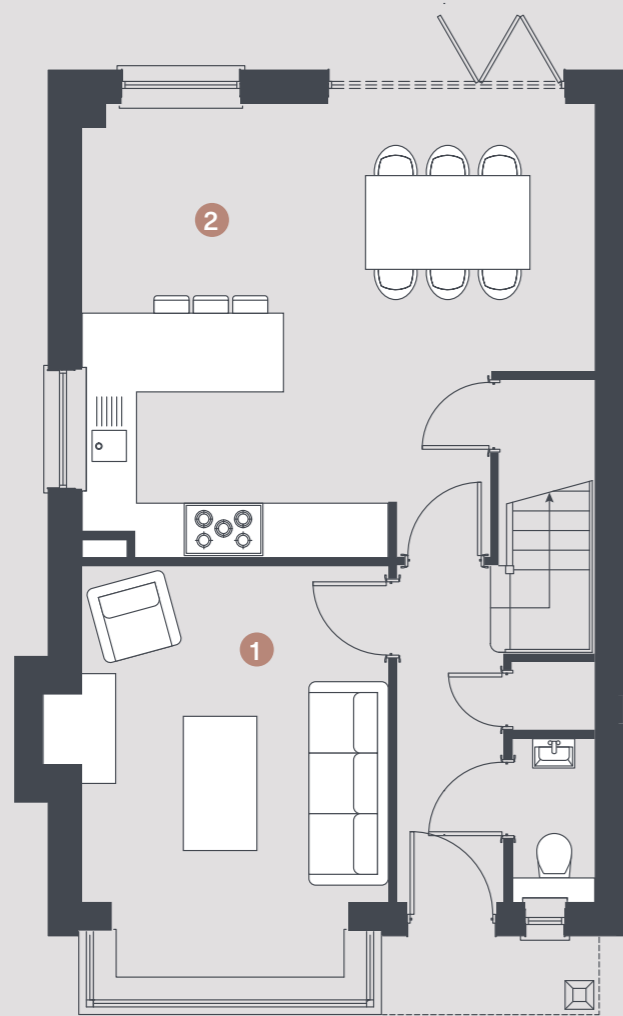
FIRST FLOOR

3.	BEDROOM 1	3.7M X 3.3M (12' 1" X 10' 11")
4.	BEDROOM 2	5.0M X 3.0M (16' 3" X 9' 9")

THE KINGSTON

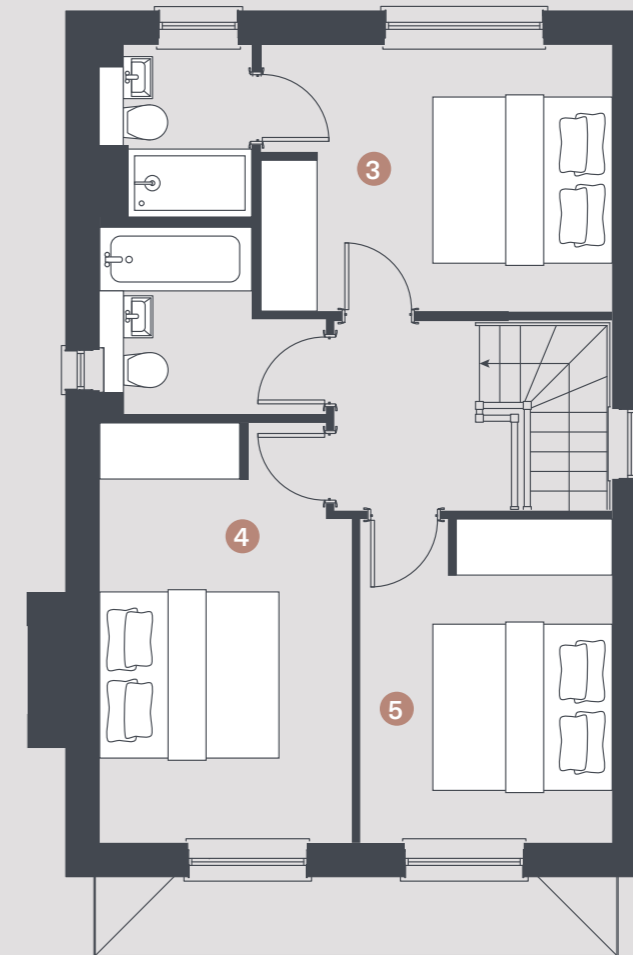
3 BEDROOM HOME
Plot: 3 & 4





GROUND FLOOR

1.	LIVING	3.8M X 3.5M (12'5" X 11'5")
2.	KITCHEN/DINING	5.9M X 5.2M (19'2" X 17'0")



FIRST FLOOR

3.	BEDROOM 1	3.0M X 4.0M (9'10" X 13'1")
4.	BEDROOM 2	4.8M X 2.9M (15'8" X 9'5")
5.	BEDROOM 3	3.7M X 2.9M (12'1" X 9'5")

SPECIFICATION

EXTERNAL FINISHES

MAIN HOUSE BRICK

- Plots 1,2,5,6 & 8 Wienerberger Rudgwick Multi Stock
- Plots 3,4 & 7 Wienerberger Maplehurst Light Multi Stock

FEATURE BRICK

- Plots 1,2,5,6 & 8 Wienerberger Olde Horsham Red Multi

CLADDING

- Plots 3,4 & 7 Hardie Plank Cedar Arctic White

ROOF TILES

- Plots 1,2,5 & 8 Sandtoft Kensington Humber Sandfaced
- Plots 3,4,6 & 7 Sandtoft Tuscan

TILE HANGING INCLUDING CLUB TILES

- Plots 1,2,5 & 8 Sandtoft Light Rusper

WINDOWS

- Kommerling UPVC White Ash inside and outside, Horizontal bar with Graphite lever

DOORS

- Solidor Composite Front Door Schwarz Braun outside White Ash inside
- Flint Beeston Composite Back Door Black outside White Ash inside

RAINWATER GOODS

- Brett Martin Cascade Cast Effect Guttering System
- Pathways & Patio's-
- Bradstone Natural Sandstone Fossil Buff Project Packs 15.3m²

FENCING

- 1.8m Close Board Fencing installed by OB Fencing
- 1.2m Chestnut Post & Rail with 600mm wire netting (At the end of the gardens) Installed by OB Fencing

LANDSCAPING

- Turf & planting to rear gardens & communal areas.

INTERNAL FINISHES-

FLOOR FINISHES

- Hawwoods 180mm Azur Petit Oak 1 Strip Character Brushed Stained Matt Lacquered – Entrance Hall,
- Downstairs WC, Utility, Kitchen/ Family Room, Study
- Pimlico Calico Carpet – Bedrooms, Lounge, Stairs & Landing installed by Station Road Carpets

SKIRTING & ARCHITRAVE

- 18mm x 168mm MDF Torus Skirting
- 18mm x 68mm MDF Torus Architrave

INTERNAL DOORS

- LPD London 4p Smooth

IRONMONGERY

- Frelan Three One Six Diamond Knurled Lever On Rose Gunmetal

STAIRCASE

- Multi Turn softwood staircase with Oak handrail, White painted risers, Softwood chamfered white painted spindles, White painted softwood newel & Oak newel caps.

FITTED WARDROBES

- Bespoke fitted wardrobes

INTERNAL DECORATION

- Walls, Ceiling & Woodwork – Little Greene Slaked Lime (Johnstons colour match)

KITCHEN

- Individually designed & manufactured by Windmill Kitchens. Please refer to plan
- Worktop & Splashback – 30mm BQS Bianco Fontana (Utility - 38mm Egger Postformed Laminate White Sparkle Grained Worktop with matching upstands)

TAP

- Kitchen - Quooker Fusion instant hot water taps Gunmetal.
- Utility – Blanco Max II S/Steel

SINK

- Kitchen Sink – Blanco Supreme 533-U
- Utility Sink- Blanco Livit XL 5S

APPLIANCES

- Bosch Series 4 Built in oven
- Bosch Series 4 Built in microwave oven
- Bosch Series 4 Induction hob with integrated ventilation system (Plots 1,2 & 5)
- Bosch Series 6 Induction hob (Plots 3,4,6,7 & 8)
- Falmec Gruppo Incasso Slim Extractor (Plots 3,4,6,7 & 8)
- Hoover integrated fridge freezer
- Hoover Dishwasher
- Hoover Washer Dryer 300 PRO (Plots 1,2,3,4 & 8)
- Hoover Wine Cooler (Plots 1-7)
- Utility – Hoover undercounter freezer (Plots 2,5 & 7)

SANITARYWARE BATHROOM

- Saneux Stetson single Ended Gloss White Bath 1700 x 700
- Crosswater bath clicker waste & filler Brushed Brass
- Crosswater Flute 470 Wall Hung Drawer Unit Ice White
- Crosswater Glass Basin – No tap hole
- Crosswater MPRO Crosshead basin 3-hole tap set Brushed Brass with click clack waste.
- Crosswater Kai X BTW pan & soft close seat, Concealed cistern & Brushed Brass flush plate.
- Crosswater MPRO 2 handle 3 outlet valve, MPRO handheld shower Brushed Brass
- Crosswater MPRO Towel Rad 480 x 1380, MPRO Corner TRV, 600w heating element Brushed Brass

SANITARYWARE ENSUITE 1

- Crosswater Limit 500 wall Hung Drawer Unit Modern Oak
- Crosswater 500mm Basin – No tap hole
- Lusso Stone Urban Gunmetal Grey wall mounted basin mixer tap.
- Crosswater Kai X BTW pan & soft close seat, Concealed cistern & Black flush plate.
- Low profile shower tray with Black waste & Crosswater Black framed shower screen.
- Lusso Stone Urban Gunmetal Grey thermostatic shower & handheld shower
- Crosswater MPRO Towel Rad, MPRO Corner TRV, 600w heating element Black.

SANITARYWARE ENSUITE 2

- Crosswater Mada 500 Unit
- Crosswater Mineral Marble Basin White
- Crosswater MPRO Crosshead 3-hole basin set Brushed Stainless Steel with click clack waste.
- Crosswater Kai X BTW pan & soft close seat, Concealed cistern & Brushed Stainless Steel flush plate.
- Low profile shower tray with White waste & Crosswater frameless shower screen
- Crosswater Concealed shower valve Brushed Stainless Steel, MPRO 300 wall mounted shower arm,
- MPRO wall outlet & handset brushed Stainless Steel.
- Crosswater MPRO Towel Rad, MPRO Corner TRV, 600w heating element Brushed Stainless Steel.

SANITARYWARE WC

- Crosswater ALO Cloakroom Unit Black Rattan, 400mm stone resin basin.
- Crosswater 3one6 Lever Mini Basin Mono Brushed Stainless Steel.
- Crosswater Kai X BTW Pan & soft close seat, Concealed cistern front flush plate Brushed Stainless Steel.

PLUMBING & HEATING

- Samsung Air Source Heat Pump Heating System & Joule unvented hot water cylinder
- Joule Water Fed Underfloor Heating System to ground floor.
- Thermostatic radiators to first floor
- Outside tap

TILING

FAMILY BATHROOM

- Floor, Skirting, Boxing & Bath Panel – Mandarin Stone Fragmenta Ivory 600 x 600.
- Top of bath to ceiling – Mandarin Stone Zellige 2022 Sage 100 x 100.

ENSUITE 1

- Floor, Skirting – Mandarin Stone Violetta Nouveau Matt Marble Porcelain 600 x 600.
- Full Height Shower, Boxing & Splashback – Mandarin Stone Zellige 2022 White Gloss 100 x 100.

ENSUITE 2

- Floor, Skirting, Boxing & Niche – Mandarin Stone Riga Stone Effect Porcelain 600 x 600.
- Shower Walls – Mandarin Stone Riga Honey Slat 1000 x 333.

ELECTRICAL

- White fittings throughout
- Recessed LED downlighters to ground floor rooms & bathrooms
- Pendant lights to first floor rooms.
- CAT 5 Cabling to all living rooms, Bedrooms & study.
- Fibre installed to main hub in under stairs cupboard.
- Extractor fans to all wet rooms.
- Mains wired smoke detectors.
- Light to loft space.
- Outside lights.
- Outside socket.
- Electric car charging point.

LOFT SPACE

- Fully insulated loft space
- Fully insulated loft hatch with 3 section fold down ladder

SECURITY & PEACE OF MIND-

- Multi Point locking system to all doors.
- Lockable windows
- New 10-year structural warranty provided by Global Home Warranties
- Brand new home with high quality finishes and specifications
- Construction completed by Remmus Designer Homes – Multi award winning house builders.



◆ ABOUT US ◆

BESPOKE HOMES DESIGNED FOR EACH LOCATION

Remmus Designer Homes were founded in 2016 with a focus on building one-off new homes, developments, and communities in the most desirable places in Sussex.

Our homes are bespoke and designed for each specific location – you will never find a duplicate house design on any of our future developments.

We are innovative with the utmost attention to detail in the design and specifications of our developments. Each of our homes is heated by renewables, and all of our developments are designed to provide a positive BNG (biodiversity net gain), to ensure that not only are our new homeowners feeling the benefit, but so is our environment.



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