



# PARK LANE HEIGHTS



LUXURY HOMES FOR PRIVATE OWNERSHIP



THE  
PARK LANE GROUP

# EXCLUSIVE NEW HOMES



## DESIGNER LIVING

Park Lane Heights is a collection of luxury homes. The development is set beyond a pillared entrance in landscaped grounds in a sought-after location. High on The Ridge in Hastings, it boasts far reaching views across to the South Coast and Beachy Head as well out towards the North Downs.

We are delighted to release the first phase of homes: The Henley 2 bedroom homes, The Fairview and The Winchester 3 bedroom homes and The Calverley 5 bedroom homes.

Unlike other housebuilders, we include a substantial package of fixtures and fittings in the price of every property. This means our beautifully appointed homes are ready to furnish and move into with no hidden costs.

Our homes feature contemporary open plan layouts and spacious bedrooms with a host of optional extras available for early reservations.

You will find designer kitchens with high quality integrated appliances with extended warranties and a lighting scheme. We have included gorgeous bathrooms complete with porcelain tiling, upgraded chrome fittings, fitted mirrors and vanity units. The Fairview, The Winchester and The Calverley also benefit from an ensuite to the master bedroom.

Energy efficiency has been considered too, with the installation of air source heating and hot water systems in every home to save you money.

## TRANQUIL SETTING

We have taken the same care and attention to the exteriors, which combines a brick and render finish, along with detailed stonework. Each home will have a lawned garden complete with a patio, shed, tap and powerpoint. There is also allocated parking, as well as ample visitors spaces.

A blockpaved road serves the development which has been sensitively landscaped around a green. Connected by footpaths, a seating area provides somewhere to sit and relax. As part of our commitment to nurture the environment, we have also installed hedgehog boxes, bird boxes and bat boxes to create a haven for wildlife.



## QUIET & CONVENIENT

Park Lane Heights has been designed to take advantage of its elevated location on The Ridge which offers fabulous views to the south west as far as Beachy Head. The homes are also ideally positioned for the surrounding road, rail and local bus services.

All the essentials are right on your doorstep, including The Conquest Hospital, Post Office, supermarkets and several schools.

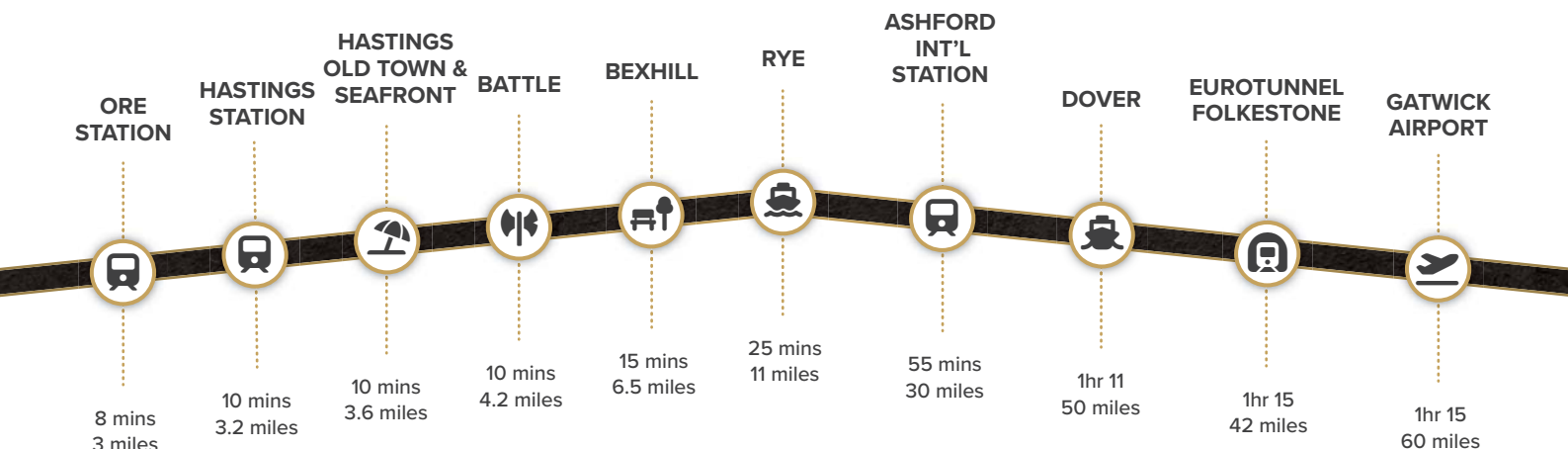
You are conveniently located for The Priory Meadow Shopping centre, town centre and the seafront which is minutes away.

Hastings is steeped in medieval history. Castle ruins sit high above the town and can be reached via traditional, wooden Victorian coaches. From here, you can enjoy spectacular views out to sea and across the town.

Explore Hastings Old Town with its quirky boutiques, or visit The Stade, home to Britain's largest beach-launched fishing fleet and famous Grade II listed net huts.

Discover award-winning galleries and characterful seafront cafes and restaurants along this stunning stretch of coastline.

Park Lane Heights is ideally located for the A21 and A259 and served by frequent buses with a stop at the development entrance.



\*Travel times are by car & approximate. Source: Google maps.

# BENEFITS OF BUYING NEW



Budget is one of the biggest factors when it comes to buying a property. So, it's good to know that buying a new home is a great way to make your money go further. But that's not all, there are other benefits too.

## Energy Efficient



Saving you money on your bills and helping the environment at the same time.

## Warranty Protection



Our homes have a 10-year ICW structural warranty for added peace of mind.

## Low Maintenance



Existing, older properties tend to require ongoing maintenance. In contrast, a newly built home means you can relax without the worry or hassle of potential repairs.

## Chain-Free



With no onward chain, buying a new home can be quick and straightforward.

## Early Bird Choices



A choice of contemporary kitchen designs and finishes for early reservations.

## High Specification



Our homes benefit from a wide range of extras designed to save you money and create a home that's virtually ready to move straight into.

## No Hidden Costs



The sales price of each of our brand new homes reflects exactly what you'll get, with no hidden costs.

## Integrated Appliances



We include a range of high quality built-in appliances with extended warranties for a sleek, designer look that will save you money too.

## Private Off-Road Parking



No struggling to find a space, with private off-road allocated parking and visitor spaces too.

## Private Ownership



The homes at Park Lane Heights are being sold for private ownership.

## Modern Design



Our new homes are created for modern lifestyles, with light and airy living spaces and contemporary designs.

## Added Peace of Mind



Every new Park Lane Group home brings together expertise gained from over 36 years in housebuilding in East Sussex and Kent. We remain an independent, locally-based developer and, as such, are committed to the local communities we live and work in.

## Quality Homes



Our homes are built to the highest standards, in line with the latest building regulations and in response to our programme of continuous improvement.

Our sales team will be happy to discuss the range of extras available

|  | The Henley  | The Fairview  | The Winchester  | The Calverley   |
|--|---|---|---|---|
| <b>CONTEMPORARY KITCHEN AND LIVING</b>   |  (2) |  (3) |  (3)   |  (5)   |
| Choice of kitchen (doors, handles and worktops*) with soft-close doors   |      |      |    |    |
| Corner carousel unit, pan drawers and tall tower unit for optimum storage  |      |      |    |    |
| Composite 1½ bowl sink and drainer with chrome mixer tap   |      |      |    |    |
| Integrated soft-close utensil drawers  | 1   | 2   | 2   | 2   |
| Energy efficient integrated 70/30 fridge freezer, dishwasher, washer dryer, electric ceramic hob, extractor, glass splashback and double eye-level oven  |   |      |    |    |
| Energy efficient integrated 70/30 fridge freezer, dishwasher, washer dryer, electric ceramic hob, extractor, glass splashback and eye-level oven   |      |   |   |   |
| LED lighting under wall units and dimmer switches in the living room   |      |      |    |    |
| Spacious breakfast bar with ample seating space  |   |      |    |    |
| Luxury vinyl tiled oak flooring in the kitchen and hallway (option to extend into the living room*)  |      |      |    |    |
| Full width glazed sliding doors  |      |      |   |   |
| Full width bifold doors  |   |   |    |    |
| Spacious understairs cupboard with lighting  |      |      |    |    |
| <b>FABULOUS BEDROOMS AND BATHROOMS</b>   |   |   |   |   |
| Built-in double wardrobe with a rail, shelving and lighting in the master bedroom  |   |   |    |   |
| WC with chrome heated towel radiator, toilet roll holder, vanity unit, tiled splashback and mirror   |    |    |    |    |
| En-suite shower room with fully tiled shower, porcelain flooring, chrome heated towel radiator, door hook, vanity unit, LED mirror and integrated shaver socket (additional bath in 5 beds)                  |   |    |    |    |
| Main bathroom(s) with fully tiled corner shower, chrome heated towel radiator, shaver socket, door hook, full-sized bath with chrome mixer taps, fitted mirror, vanity unit and luxury wall and floor tiling |   |    |    |    |
| Main bathroom with fully tiled L shape bath, shower mixer, chrome heated towel radiator, door hook, toilet roll holder, LED mirror, shaver socket, vanity unit, luxury wall and floor tiling                 |    |   |   |   |
| <b>GENERAL FEATURES</b>  |   |   |   |   |
| Economical and eco-friendly air source heat pump heating and hot water system  |    |    |    |    |
| Energy efficient downlighters to the ground floor and bathrooms  |    |    |    |    |
| Energy efficient pendants to bedrooms  |    |    |    |    |
| Entrance mat in the entrance hallway   |    |    |    |    |
| Upgraded solid core oak doors and brushed chrome door furniture  |    |    |    |    |
| Provision for high-speed fibre internet  |    |    |    |    |
| Fitted TV and CAT 5 data sockets in the living room and bedrooms   |    |    |    |    |
| Power sockets with USB sockets to bedrooms and kitchen (chrome in kitchen)   |    |    |    |    |
| <b>EXQUISITE EXTERIORS</b>   |   |   |   |   |
| Canopied entrance porch with contemporary black front door, letterplate and mains doorbell   |    |    |    |    |
| Stone detailing and carved number plaque   |    |    |    |    |
| Enclosed landscaped garden and patio with full-height gate and shed  |    |    |    |    |
| Exterior lighting, double powerpoint and outside tap   |    |    |    |    |
| Private allocated parking space(s)   |    |    |   |   |
| *Although we make every effort to ensure that as many optional extras are available to you, please be aware that orders can only be accepted at certain stages of the construction process.                  |   |   |   |   |

# SITE PLAN

Walled brick and cast iron railing boundary for architectural interest

Pillared brick entrance

A block paved entrance road serves the development which has been sensitively landscaped around a green. Connected by footpaths, a seating area provides somewhere to sit and relax.



**The Henley**  
2 BEDROOM HOME



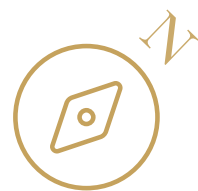
**The Fairview**  
3 BEDROOM HOME



**The Winchester**  
3 BEDROOM HOME



**The Calverley**  
5 BEDROOM HOME



Designated private parking and ample visitors spaces provided throughout the development

\*Site plan is indicative only. It is for general guidance and may be subject to change. The layout is not intended to indicate specific boundaries and is not necessarily to scale.



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HEIGHTS



Our friendly, expert team is on hand to help you every step of the way. From enquiry to move-in, we take care of all the details in-house so that you can benefit from dealing with the same personable team.



THE  
PARK LANE GROUP

Call 01424 448999  
to arrange a viewing

[ParkLaneHeights.co.uk](http://ParkLaneHeights.co.uk)

The Park Lane Group strives to constantly improve the design and construction of its properties. As a result, alterations take place from time to time which may lead to differences between the properties and brochure descriptions. Whilst we endeavour to be accurate, our marketing material does not provide an infallible guide to actual specifications. For sales purposes, the choice of kitchen finishes is only available for early reservations.

Distances and travelling times are for guidance only and should not be relied upon. Artists' impressions, illustrations and photographs are purely indicative and may not be wholly representative.

We therefore advise the interior and exterior specifications are verified with our representative or selling agent.

Please also note that this information does not constitute part of a contract or a warranty.

