

# Swingate Park

HELLINGLY, EAST SUSSEX

A beautiful collection of two, three and four bedroom homes nestled in the new village of Hellingly, East Sussex.

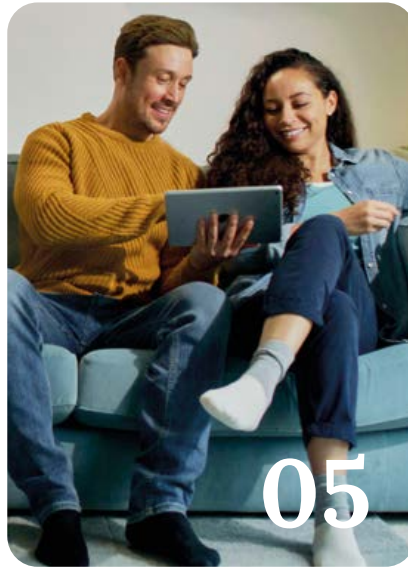
**Taylor**  
**Wimpey**

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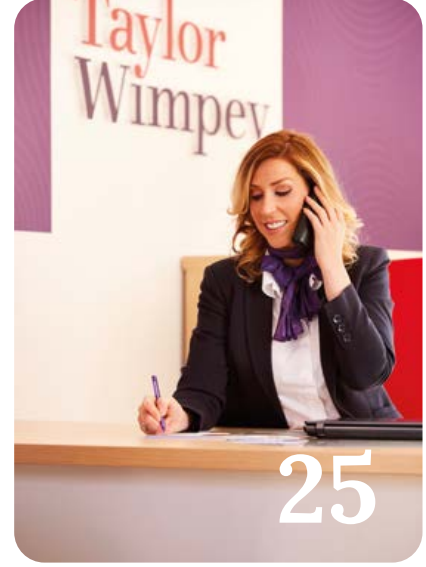
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# Welcome to Swingate Park

Nestled within the beautiful East Sussex countryside, Swingate Park finds its home in the picturesque community of Hellingly, Hailsham.

The development is embraced by expansive green open spaces, with the homes featuring contemporary designs and interior layouts tailored to cater to a variety of needs.



[→ View the site plan](#)



# Love village life

Located in the tranquil village of Hellingly, Swingate Park is conveniently positioned within walking distance of local conveniences and only a short drive away from the bustling town of Eastbourne.

The upcoming village hub in Hellingly showcases charming boutique stores, eateries, a primary school, and a medical centre.

Local countryside



Watch development video

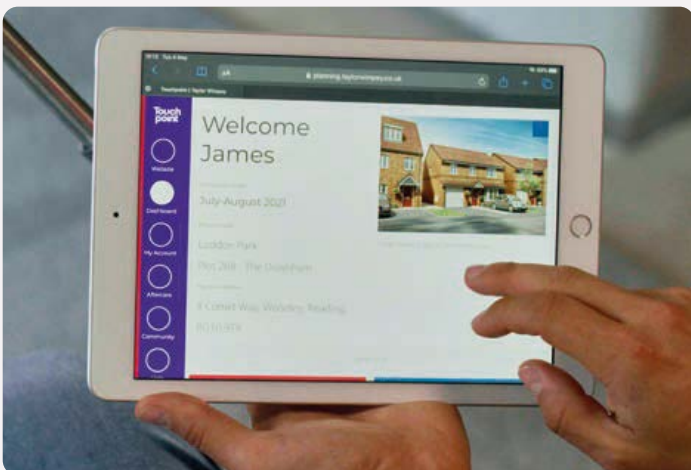




# Personalise your home

A new Taylor Wimpey home is a blank canvas, ready for you to put your stamp on even before you move in. We offer a range of options for each room in your home, so whatever your preferred style we've got you covered. Using our innovative Options Online tool, you can visualise your new home room-by-room and customise each as you go. You can also choose your options with the help of your Sales Executive if you'd prefer. Our customers have created some fantastic spaces in their homes and you can get inspiration from their choices by following us on Instagram. You can also check out a host of interior design tips on our website.

[→ Find out more](#)



Options availability is subject to build stage of plots and options won't be available if plots have reached a certain build stage. Please contact the Sales Executive for further information.

# Included as standard

From the external features to the finishing touches, every detail of our homes is designed with our customers in mind.

While you'll have the choice to upgrade some of our standard offerings, all of our houses are fitted with a range of high-quality features at no extra cost to you.

You'll find a complete list of all items that come as standard in your house below.



## Kitchens

All of our kitchens are fitted with beautiful units and worktops and you can choose your preferred style and colour to create your perfect cooking and entertaining space.

A range of accessories including stylish splashbacks, a stainless steel sink and Taps, and lighting give your kitchen a clean, contemporary finish. You'll get a modern, energy efficient Zanussi oven with built-in gas hob and integrated hood and extractor fan too.

## Bathrooms, en suites\* and shower rooms\*

Modern white sanitaryware, including a toilet, basin and bath with chrome Ideal Standard taps, give your main bathroom a clean look. The same sanitaryware is fitted in en suites and shower rooms which also benefit from an Aqualisa shower and glass enclosure. For a distinct look, we offer a varied range of Porcelanosa ceramic wall tiles for you to choose† from to make your bathroom and en suite stand out from the crowd.



## Garden\*

The outside of your home is just as carefully considered as the inside. You'll get a fully turfed and landscaped front garden – including plants. The back garden includes a slabbed area and your privacy is protected by a garden fence.



All of the specification listed is included in our houses as standard. For the specification included in our apartments, please see the separate apartment specification list. Standard specifications are correct at time of going to print, but are subject to change without notice. Please contact the Sales Executive for further information.  
\* = Where applicable. † = Options, upgrades and colour choices are available subject to stage of construction.

# Specification of our houses

Kitchens	
Fitted kitchen with choice of door fronts*	✓
Choice of post formed laminate worktops with matching upstand*	✓
Chrome 1.5 bowl sink and tap†/1 bowl	✓
Stainless steel electric oven and built-in gas hob	✓
Integrated hood	✓
Stainless steel splashback above hob	✓
Bathrooms, en suites, utility and cloakrooms	
Chrome taps and fittings	✓
Choice of splashback tiling from selected range*	✓
Modern white sanitaryware	✓
Central heating/hot water system	
Fully programmable gas central heating providing hot water†	✓
White thermostatic controlled radiators	✓
Mains pressure hot water system providing plumbing free roof space*	✓
Cavity wall insulation	✓
Air Source Heat Pump†	✓
Loft insulation in line with building regulations	✓
Electrical features	
Power points in line with NHBC requirements	✓
TV socket to living room/area and bedroom one (if indicated on service layout)	✓
Master telephone socket to lounge	✓
CAT 5 Data Cabling	✓
One double socket in kitchen to incorporate USB charging points	✓
Light and power socket to detached garages within curtilage area (site layout dictates)	✓

✓ = Standard features \* = Options, upgrades and colour choices are available subject to stage of construction † = Where applicable

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# Specification of our houses

Finishing touches	
Flat white finish to ceilings	✓
White emulsion to walls	✓
White paint to woodwork	✓
White four panel doors with chrome ironmongery	✓
External features	
Smooth finish buff concrete slabs to pathways and patios	✓
Wiring provided to loft space, buyer to install aerial or satellite	✓
Polished chrome door numerals	✓
Wiring for outside rear light	✓
Outside tap to rear garden	✓
Doorbell	✓
Security and safety	
Mains operated Smoke and Heat detectors supplied in line with building regulations	✓
Gardens, paths and drives	
Turfed and landscaped as shown on the Landscape Plan	✓
Timber boundary fencing or brick wall as per the External Works Plan	✓
NHBC 10-year warranty	
NHBC 10-year Buildmark policy	✓
Taylor Wimpey 2-year warranty from date of legal completion	✓



[Find out more](#)

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# Our homes

→ 2 bedroom homes



→ 3 bedroom homes



→ 4 bedroom homes



→ View the site plan



# The Clayton

2 BEDROOM HOME, TOTAL 752 sq.ft. / 69.89m<sup>2</sup>



## FIRST FLOOR

### Kitchen/Dining Area

3.67m × 2.65m      12'0" × 8'8"

### Living Room

3.67m × 3.34m      11'0" × 12'0"

### Bedroom 1

4.48m min. × 3.21m      14'9" min. × 10'7"

### Bedroom 2 max.

4.38m × 2.85m      14'5" × 9'5"

[→ Discover more about this home](#)

[→ View our current availability](#)

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# The Mapleford

2 BEDROOM HOME, TOTAL 864 sq.ft. / 80.26m<sup>2</sup>



## GROUND FLOOR

### Kitchen

4.02m × 2.45m      13'2" × 8'0"

### Living/Dining Area

4.78m × 4.51m      15'9" × 14'10"



## FIRST FLOOR

### Bedroom 1 max.

3.73m × 3.32m      12'3" × 10'11"

### Bedroom 2 max.

4.51m × 2.75m      14'10" × 9'0"

[→ Discover more about this home](#)

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# The Eynsford

3 BEDROOM HOME, TOTAL 972 sq.ft. / 90.26m<sup>2</sup>



## GROUND FLOOR

### Kitchen/Dining Area

5.07m × 3.80m      16'8" × 12'6"

### Living Room max.

4.17m × 3.43m      13'8" × 11'3"



## FIRST FLOOR

### Bedroom 1 max.

4.03m × 4.03m      13'3" × 13'3"

### Bedroom 2

3.47m × 2.15m      11'5" × 7'1"

### Bedroom 3 max.

2.92m × 2.83m      9'7" × 9'4"



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# The Aynesdale

3 BEDROOM HOME, TOTAL 1,057 sq.ft. / 98.27m<sup>2</sup>



## GROUND FLOOR

### Kitchen/Dining Area

5.52m × 3.21m      18'1" × 10'6"

### Living Room/Study

5.52m × 3.19m      18'1" × 10'6"



## FIRST FLOOR

### Bedroom 1 max.

4.51m × 2.76m      14'10" × 11'2"

### Bedroom 2

3.27m × 3.23m      10'9" × 10'7"

### Bedroom 3

2.80m × 2.66m      9'2" × 8'9"



[Discover more about this home](#)



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# The Carrdale

3 BEDROOM HOME, TOTAL 1,057 sq.ft. / 98.28m<sup>2</sup>



## GROUND FLOOR

### Kitchen/Dining Area

5.52m × 3.21m      18'1" × 10'6"

### Living Room/Study

5.52m × 3.19m      18'1" × 10'6"



## FIRST FLOOR

### Bedroom 1 min.

3.36m × 2.75m      11'0" × 9'0"

### Bedroom 2 max.

4.21m × 3.27m      13'10" × 10'9"

### Bedroom 3

2.80m × 2.68m      9'2" × 8'10"



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# The Hartton

3 BEDROOM HOME, TOTAL 1,140 sq.ft. / 105.93m<sup>2</sup>



## GROUND FLOOR

**Kitchen**  
3.37m x 3.17m      11'1" x 10'5"

**Living/Dining Area max.**  
4.09m x 4.39m      13'5" x 14'5"

## FIRST FLOOR

**Bedroom 1**  
4.39m x 3.16m      14'5" x 10'5"

**Bedroom 3**  
3.31m x 2.40m      10'11" x 7'10"

## SECOND FLOOR

**Bedroom 2 max.**  
3.41m x 3.34m      11'2" x 11'0"

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# The Owlton

3 BEDROOM HOME, TOTAL 1,225 sq.ft. / 113.82m<sup>2</sup>



## GROUND FLOOR

### Kitchen

4.79m x 2.50m      15'9" x 8'2"

### Living/Dining Area max.

4.73m x 4.10m      15'6" x 13'5"

## FIRST FLOOR

### Bedroom 1

4.73m x 3.16m      15'6" x 10'5"

### Bedroom 3

3.31m x 2.57m      10'11" x 8'5"

## SECOND FLOOR

### Bedroom 2

3.65m x 3.41m      12'0" x 11'2"

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# The Densdale

3 BEDROOM HOME, TOTAL 1,390 sq.ft. / 129.14m<sup>2</sup>



## GROUND FLOOR

### Kitchen/Dining Area

5.02m x 3.32m      16'6" x 10'11"

### Study max.

3.10m x 2.83m      10'2" x 9'4"



## FIRST FLOOR

### Living Room

5.02m x 3.32m      16'6" x 10'11"

### Bedroom 1

5.02m x 3.07m      16'6" x 10'1"



## SECOND FLOOR

### Bedroom 2

4.40m x 3.35m      14'5" x 11'0"

### Bedroom 3

4.40m x 3.11m      14'5" x 10'2"

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# The Tewksdale

4 BEDROOM HOME, TOTAL 1,252 sq.ft. / 116.30m<sup>2</sup>



## GROUND FLOOR

### Kitchen/Dining Area

6.53m x 3.29m

21'5" x 10'10"

### Living Room

6.53m x 3.25m

21'5" x 10'8"



## FIRST FLOOR

### Bedroom 1 max.

3.54m x 3.38m

11'8" x 11'1"

### Bedroom 2 max.

4.32m x 3.00m

14'2" x 9'10"

### Bedroom 3

3.44m x 2.17m

11'4" x 7'2"

### Bedroom 4

3.06m max. x 2.16m min.

10'1" max. x 7'1" min.



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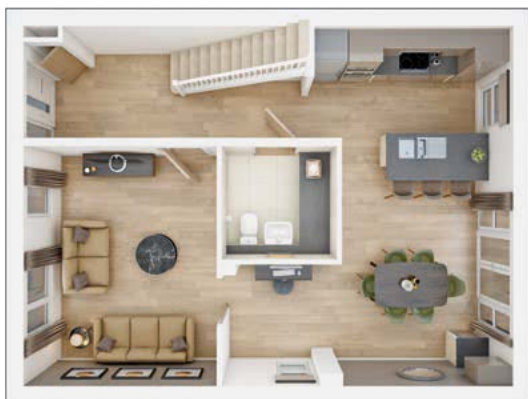
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# The Colford

4 BEDROOM HOME, TOTAL 1,252 sq.ft. / 116.29m<sup>2</sup>



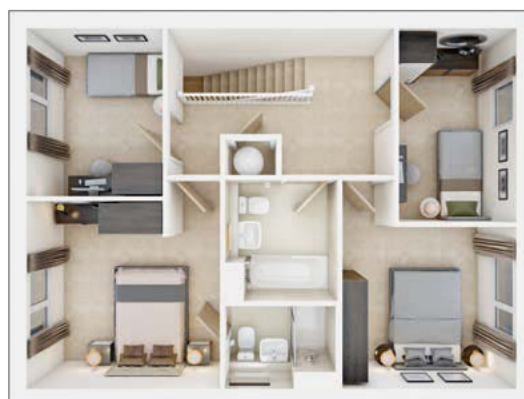
## GROUND FLOOR

### Kitchen/Dining Area

6.53m × 3.11m      21'5" × 10'3"

### Living Room

4.35m × 3.50m      14'4" × 11'6"



## FIRST FLOOR

### Bedroom 1 max.

3.51m × 3.40m min.      11'6" × 11'2" min.

### Bedroom 2 max.

3.16m × 2.93m min.      10'4" × 9'8" min.

### Bedroom 3

3.04m × 2.46m      10'0" × 8'1"

### Bedroom 4

3.51m × 2.13m      11'6" × 7'0"

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# The Trelton

4 BEDROOM HOME, TOTAL 1,260 sq.ft / 117.11m<sup>2</sup>



## GROUND FLOOR

### Kitchen

3.20m x 2.85m      10'6" x 9'4"

### Living/Dining Area

4.96m x 3.37m      11'1" x 16'3"



## FIRST FLOOR

### Bedroom 1 max.

4.69m x 3.42m      15'5" x 11'3"

### Bedroom 2 max.

3.06m x 2.81m      10'0" x 9'3"



## SECOND FLOOR

### Bedroom 3

3.88m x 2.73m      12'9" x 8'11"

### Bedroom 4

3.09m x 2.54m      10'2" x 8'4"

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# The Plumdale

4 BEDROOM HOME, TOTAL 1,260 sq.ft. / 117.11m<sup>2</sup>



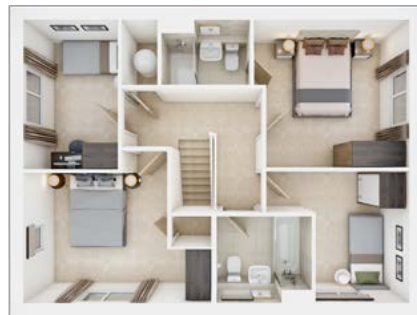
## GROUND FLOOR

### Kitchen/Dining Area

6.53m × 3.29m      21'5" × 10'10"

### Living Room/Study

6.53m × 3.25m      21'5" × 10'8"



\*

## FIRST FLOOR

### Bedroom 1 max.

3.58m × 3.40m      11'9" × 11'2"

### Bedroom 2 max.

4.32m × 3.00m      14'2" × 9'10"

### Bedroom 3

3.44m × 2.17m      11'4" × 7'2"

### Bedroom 4

3.04m × 2.15m min.      10'0" × 7'1" min.

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# The Rightford

4 BEDROOM HOME, TOTAL 1,374 sq.ft. / 127.67m<sup>2</sup>



## GROUND FLOOR

### Kitchen/Dining Area

8.33m × 3.31m      27'4" × 10'10"

### Living Room

4.19m × 3.19m      13'9" × 10'6"

### Study

2.81m × 2.14m min.    9'3" × 7'1" min.



## FIRST FLOOR

### Bedroom 1 max.

4.81m × 3.06m      15'9" × 10'1"

### Bedroom 2 max.

4.05m × 3.19m      13'4" × 10'6"

### Bedroom 3 max.

4.17m × 2.93m      13'8" × 9'7"

### Bedroom 4

3.02m × 2.22m min.    9'11" × 7'3" min.



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# The Shilford

4 BEDROOM HOME, TOTAL 1,448 sq.ft. / 134.61m<sup>2</sup>



## GROUND FLOOR

### Kitchen

4.84m x 3.33m      15'11" x 10'11"

### Dining Room

3.40m x 3.33m      11'2" x 10'11"

### Living Room

4.94m x 3.21m      16'2" x 10'6"

### Study

3.21m x 2.04m      10'6" x 6'8"



## FIRST FLOOR

### Bedroom 1

3.27m x 3.20m min.      10'9" x 10'6" min

### Bedroom 2

3.38m x 3.38m      11'1" x 11'1"

### Bedroom 3 max.

3.80m x 3.27m      12'6" x 10'9"

### Bedroom 4

3.34m x 2.56m      11'0" x 8'5"

[→ Discover more about this home](#)

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The floor plans depict a typical layout of this house type. For exact plot specification, details of external and internal finishes, dimensions and floor plan differences consult your Sales Executive. All dimensions are + or - 50mm and floor plans are not shown to scale. The kitchen layout and furniture positions are for indicative purposes only. The computer generated image is for illustrative purposes only and it is from an imaginary viewpoint within an open space area. Its purpose is to give a feel for the development, not an accurate description of each property. The illustration shows a typical Taylor Wimpey home of this type, but there are, however, variances from site to site. External materials, finishes, landscaping and the position of garages (where provided) may vary throughout the development. Properties may also be built handed (mirror image). Images may include optional upgrades at an additional cost. Please ask for further details. Please speak to our Sales Executives regarding the tenure of our new homes. <Job Number> / September 2023.



# Ways to buy

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Everyone knows buying a new home is an exciting time. But it can be a stressful one too, which is why our Sales Executives and customer relations managers are there to help every step of the way, from your initial enquiry right through to opening the front door of your new home for the first time.



## First time buyer?

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→ Here's how we can help

## Existing home owner?

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→ Here's how we can help



Please speak to your Sales Executive for further details.

# Take your next step



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Book an appointment to view our Show Homes.



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Find out how we can get you moving with our buying schemes.



**Book an appointment**



**How to buy a home**



**SWINGATE PARK** Park Farm, New Road, Hellingly, Hailsham, East Sussex, BN27 4EW

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# Taylor Wimpey