



THE
ARTISAN
COLLECTION

Fallow Wood View at Brookleigh

BURGESS HILL, WEST SUSSEX RH15 8RA

Bellway

WELCOME TO | Fallow Wood View





The best of town, city and country

ENJOY RURAL BEAUTY WITHOUT SACRIFICING CITY CONNECTIONS

Fallow Wood View is a collection of 1 and 2 bedroom apartments and 2, 3 and 4 bedroom homes located on the outskirts of Burgess Hill. This attractive development is set within the lush greens of the rolling West Sussex Countryside, yet only a short drive from charming town-centre amenities and direct rail connections to the cities of London and Brighton. Each home has been designed to cater for ever-changing modern lifestyles, with an electric vehicle charging point, high energy efficiency and versatile interior spaces that will ensure your home evolves as you do. With such a diverse range of properties on offer, Fallow Wood View is sure to appeal to everyone from first-time buyers to growing families and downsizers.

Despite being surrounded by beautiful open countryside, Fallow Wood View has all the essentials nearby. The town of Burgess Hill is located seven minutes away by road and offers a selection of leading supermarkets, banks, pharmacies and more. The nearest medical and dental surgeries are just three minutes away and education is also well taken care of, with a selection of primary and secondary schools all within a 10-minute drive. You can also find a great choice of retail and leisure in the town centre. The Martlets and Market Place shopping centres between them have many of the high-street favourites covered, plus a range of cafés, bars and restaurants where you can enjoy anything from coffee and cake, to dinner and drinks.

The Orion independent cinema shows films for all ages and tastes, along with National Theatre Live screenings if you're a fan of the stage. There's also plenty of family fun to be had at Beech Hurst Park Miniature Railway, which is a seven-minute drive away. For staying active, the Sidney West Sports and Community Centre, St John's Park and Fairfield Recreation Ground make fantastic islands of green near the town centre. Alternatively, The Triangle leisure centre can be reached in five minutes by car and offers fitness and leisure pools, a gym, sports hall, climbing and more. If you simply love being outdoors, there are a number of country parks located on the outskirts of the town. For example, Bedelands Farm Nature Reserve is an eight-minute cycle ride away and consists of 33 acres of meadows and woodland. Furthermore, the borders of the spectacular South Downs National Park and High Weald AONB can both be reached in less than 10 minutes by car and promise seemingly endless walking and cycling trails to explore.

Travel further afield is made easy through great road and rail connections. It's six minutes north along the A273 to Haywards Heath, while the A23 puts both Brighton and Gatwick Airport within half an hour. Additionally, from nearby Wivelsfield Station you can be in Brighton and Gatwick in 17 minutes and London Victoria in less than an hour.



For Think Online screen in 1:1 box.



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Specification



Houses Specification

		2 Bedroom Homes	3 Bedroom Homes	4 Bedroom Homes
FINISHES	Entrance Doors	GRP Insulated Door		
	Loft Hatch	Loft Hatch - Hinged Drop Down ** ††		
	Ceilings	Crown White Matt Emulsion		
	Walls	Crown White Matt Emulsion		
	Floors	Concrete Ground Floor / Chipboard First Floor		
	Window Cills	White Satin MDF		
	Stairs	Timber Stair - White Satin MDF Strings		
	Balusters	White Satin Stop Chamfered Balusters		
	Newel Posts	White Satin Stop Chamfered Newels		
	Newel Caps	White Satin Flat Top Newel Caps		
	Handrail	White Satin Heavy Duty Handrail		
	Skirting	White Satin 94x14 MDF Grooved & Chamfered		
		White Satin 120x14 MDF Grooved & Chamfered		
	Architrave	White Satin 69x18 MDF Grooved & Chamfered		
	Internal Doors	White Pre Finished Vertical Panel Internal Doors		
	Ironmongery	Chrome SR100 Door Furniture		
	Wardrobes	Sliding Fitted Wardrobes to Bed 1		
KITCHEN	Carcass	Premium Grade 18mm thk Colour Matched Carcass		
	Frontals	Bellway Band C options ~		
	Units	Frontal Matching Table Ends		
		Unit Framing		
	Worktops	40mm Square Edge Worktops with upstand		
	Kitchen Sink	Leisure Eaton Single Bowl SS Sink & Aquamono Tap (inc Sink Liner)		
		Leisure Eaton Bowl & Half SS Sink & Aquamono Tap (inc Sink Liner)		
		Leisure Albion Bowl & Half SS Sink & Aquamono Tap (inc Sink Liner)		
	Utility Sink	Leisure Eaton Single Bowl SS Sink & Aquamono Tap (inc Sink Liner)		
		Leisure Albion Single Bowl SS Sink & Aquamono Tap (inc Sink Liner)		
	Appliances Oven	Zanussi Single Oven ZOHHE2X2		
		Zanussi Single Oven ZOHNX3X1		
	Appliances Hob	Zanussi 4 Burner Gas Hob ZGNN640X & SS Splashback		
		Zanussi 4 Burner Gas Hob ZGNN642X & SS Splashback		
	Appliances Extractor	Cooker Hood Extractor LFC316X		
	Appliances Microwave	Zanussi Combination Microwave ZVENM6X3		
	Appliances Fridge Freezer	Zanussi 70/30 Fridge Freezer ZBB28441SV		
		Zanussi 70/30 Fridge Freezer ZNFN18ES3		
	Appliance Dishwasher	Zanussi Dishwasher ZDLN1511		
		Zanussi Dishwasher ZDT21006FA		
		Zanussi Dishwasher ZDLN1521		
	Appliance Washing Machine	Washing Machine Space Only (inc Feed & Waste)		
WET ROOMS	Cloaks - WC	Roca CLARA WC with Concealed Cistern & PL2 Flush Plate ^^		
	Cloaks - Basin	Roca Wash Hand Basin - ‡‡		
	Cloaks - Brassware	Bristan PISA Small Basin Chrome Mixer Tap		
	Cloaks - Tiling	Band 3 Tiling to WC Boxing, Splashback Tiling to WHB, Flat Edge White Trim		
		Band 3 Tiling to WC Boxing, Splashback Tiling to WHB, Flat Edge Chrome Trim		
	Bathroom - WC	Roca CLARA WC with Concealed Cistern & PL2 Flush Plate ^^		
	Bathroom - Basin	Roca DEBBA 500 WHB with Full Pedestal ###		
		Roca DEBBA 550 WHB with Semi Pedestal ###		
	Bathroom - Bath	Roca OSLO Acrylic Bath & Rigid Bath Panel		
	Bathroom - Brassware	Bristan PISA Chrome Bath & Basin Mixer Taps		
		Bristan SAIL Chrome Bath & Basin Mixer Taps		
	Bathroom - Shower Tray	Mira FLIGHT Low Shower Tray with Mira ELEVATE Enclosure - ‡‡		
	Bathroom - Shower	Over Bath Mira MINIMAL Single Thermostatic Shower - ^		
	Bathroom - Tiling	1/2 Height Tiling (Band 3) to Wet Walls with Flat Edged Chrome Trim *** †††		
	En-Suite - WC	Roca CLARA WC with Concealed Cistern & PL2 Flush Plate ^^		

WET ROOMS	En-Suite - Basin	Roca DEBBA 450 WHB with Full Pedestal	●	●	
		Roca DEBBA 550 WHB with Semi Pedestal			●
	En-Suite - Brassware	Bristan PISA Chrome Bath & Basin Mixer Taps	●	●	
		Bristan SAIL Chrome Bath & Basin Mixer Taps			●
	En-Suite - Shower Tray	Mira FLIGHT Low Shower Tray with Mira ELEVATE Enclosure - ‡‡	●	●	●
MECHANICAL	En-Suite - Shower	Mira MINIMAL Single Thermostatic Shower - ‡	●	●	●
	En-Suite - Tiling	1/2 Height Tiling (Band 3) to Wet Walls with Flat Edged Chrome Trim †††	●	●	●
	Waste Water Heat Recovery	Waste Water Heat Recovery System - ‡‡		●	●
	Boiler	Ideal LOGIC Combination Boiler (Cb) - ‡‡‡	●	●	
		Ideal LOGIC Boiler & ThermaQ Evocyl HW Cylinder (Hob) - ‡‡‡			●
ELECTRICS	Controls	Google Nest 3RD Gen Dual Zone Learning Thermostat	●	●	●
	Radiators	Stelrad Compact Low Surface Temperature Steel Panel Radiators with Grilles	●	●	●
	Towel Warmers	Flat Chrome to Bathroom	●	●	●
	Ventilation	Window Trickle Ventilators with Mechanical Extract Fans (system 3) dMEV	●	●	●
ELECTRICS	Home Working	Dedicated Power, USB & Data points	●	●	●
	Safety - Heat	Heat Detector DET ~ ~ ~	●	●	●
	PV Generation Optimiser	Marlec Solar iBoost - ‡‡			●
	Safety - Fire	Optical Smoke Detectors LD2 D2 DET	●	●	●
	Safety - Carbon	Fireblitz FHCO-BH Carbon Monoxide Detector	●	●	●
	Consumer Unit	Wylex Consumer Unit	●	●	●
	Sockets & Switches	Electrium CASA White Fittings	●	●	●
	USB Locations	Kitchen, Living Room & Bedroom 1 ONLY	●	●	●
	Shaver / Toothbrush Point	Bathroom & Ensuite 1 Only	●	●	●
	Lighting	Pendant Fitting to Habitable Rooms	●	●	●
	Lighting - Kitchen	White Recessed Spot Lights	●	●	●
EXTERNALS & MISC	Lighting - Bathroom & En-Suites	White Recessed Spot Lights	●	●	●
	Lighting - External	External Light Clifton Brushed Steel Up/Down (Front & Rear)	●	●	●
	Communications - TV	TV Point to Living Room, Family, Bedroom 1 & Study	●	●	●
	Communications - Voice	Telephone Point to Living Room	●	●	●
	Communications - Data	Cat 6 Network Point to Living Room, Family, Bedroom 1 & Study	●	●	●
	Communications - Satellite	Dual Connection Satellite Points to Living Room	●	●	●
	Broadband	Ultrafast Fibre Connectivity Openreach	●	●	●
	Build Method	Masonry - #	●	●	●
	Ecological	Hedgehog Highway fencing adaption	●	●	●
	Garages Electrics	Light & Power Point to incurtilage Garages - #	●	●	●
EXTERNALS & MISC	Maintenance	External Tap	●	●	●
	Number Plaque	Artisan Number Plaque	●	●	●
	Footpath & Patio	Buff PCC Flags 450x450x32's	●	●	●
	Garages	Steel Panel Up & Over Canopy Garage Door - #	●	●	●
	Drives	Bitmac Black - ^^ ^	●	●	●
	Landscaping - Front	Medallion Turf & Landscape Planting - ##	●	●	●
	Landscaping - Rear	Medalion Turf - ##	●	●	●
	Renewables	Photovoltaic Array - #	●	●	●
	EV Charging Terminal	Universal Socket 7kW * †	●	●	●

- * refer site layout
- ** fire rated as necessary
- *** full height around bath where shower provided as standard
- † electrical infrastructure upgrade maybe required
- †† where layout allows
- ††† full height to shower enclosure
- ‡ flow regulator fitted to bath mixer if serving single thermostatic shower & fed via combination boiler
- ‡‡ housetype dependent - liaise with sales executive
- ‡‡‡ housetype dependent on particular 4 bed housetypes - liaise with Sales Advisor
- ^ inc MIRA bath screen 11863.004
- ^^ inc soft close mechanism seat on 4 & 5 Bedroom Homes ONLY
- ^^^ plot dependent
- # plot specific, refer site layout
- ## refer site landscape layout
- ### semi recessed basin if AD M4(ii) applicable
- ~ soft close mechanism to doors & drawers
- ~~ where provision of shower tray allows
- ~~~ where shown on layouts



Apartments Specification

FINISHES		1 Bedroom Apartments	2 Bedroom Apartments
Entrance Doors	Apartment Entrance Door White Gloss Fire Rated Solid Core	●	●
Ceilings	Crown White Matt Emulsion	●	●
Walls	Crown White Matt Emulsion	●	●
Floors	Laminate - Kitchen, Ceramic Tiles - Wet Rooms, Carpet - all other areas - Band 1	●	●
Window Cills	White Satin MDF	●	●
Skirting	White Satin 94x14 MDF Grooved & Chamfered	●	●
Architrave	White Satin 69x18 MDF Grooved & Chamfered	●	●
Internal Doors	White Pre Finished Vertical Panel Internal Doors	●	●
Ironmongery	Chrome SR100 Door Furniture	●	●
Wardrobes	Sliding Fitted Wardrobes to Bed 1	●	●

KITCHEN		1 Bedroom Apartments	2 Bedroom Apartments
Carcass	Premium Grade 18mm thk Colour Matched Carcass	●	●
Frontals	Bellway Band B options ^	●	●
Units	Frontal Matching Table Ends	●	●
Worktops	40mm Square Edge Worktops with upstand	●	●
Kitchen Sink	Leisure Linear Bowl & Half SS Sink & TCAF3 Tap (inc Sink Liner)	●	●
Appliances Oven	Zanussi Single Oven ZOB343X	●	●
Appliances Hob	Zanussi Induction Hob ZITN643K & SS Splashback	●	●
Appliances Extractor	Zanussi Cooker Hood Extractor ZHC60156X	●	●
Appliances Fridge Freezer	Zanussi 70/30 Fridge Freezer ZBB28441SV	●	●
Appliance Dishwasher	Zanussi Dishwasher ZDT21006FA	●	●
Appliance Washing Machine	Washing Machine Space within A/C (inc Feed & Waste)	●	●

WET ROOMS		1 Bedroom Apartments	2 Bedroom Apartments
Bathroom - Storage	Recessed Storage Shelving	●	●
Bathroom - WC	Roca DEBBA WC with Concealed Cistern & PL1 Flush Plate ‡	●	●
Bathroom - Basin	Roca Debba 520 Semi Recessed WHB no Pedestal M4(2)	●	●
Bathroom - Bath	Roca OSLO Acrylic Bath & Rigid Bath Panel	●	●
Bathroom - Brassware	Bristan PISA Chrome Bath & Basin Mixer Taps	●	●
Bathroom - Shower	Over Bath Mira MINIMAL Single Thermostatic Shower †††	●	●
Bathroom - Tiling	1/2 Height Tiling (Band 2) to Wet Walls with Flat Edged Chrome Trim * †	●	●
En-Suite - WC	Roca DEBBA WC with Concealed Cistern & PL1 Flush Plate ‡		●
En-Suite - Basin	Roca Debba 520 Semi Recessed WHB no Pedestal M4(2)		●
En-Suite - Brassware	Bristan PISA Chrome Basin Mixer Taps		●
En-Suite - Shower Tray	Mira FLIGHT Low Shower Tray with Mira ELEVATE Enclosure ††		●
En-Suite - Shower	Mira MINIMAL Single Thermostatic Shower ***		●
En-Suite - Tiling	1/2 Height Tiling (Band 2) to Wet Walls with Flat Edged Chrome Trim †		●

MECHANICAL		1 Bedroom Apartments	2 Bedroom Apartments
Boiler	Ideal LOGIC Combination Boiler (Cb)	●	●
Controls	Dual Zoned 3 way Heating Programmer & Room Thermostat Cb	●	●
Radiators	Stelrad Compact Steel Panel Radiators with Grilles	●	●
Towel Warmers	Flat Chrome to Bathroom Only	●	
	Flat Chrome to Bathroom & En-Suite 1 Only		●
Ventilation	Window Trickle Ventilators with Mechanical Extract Fans (system 3) MEV	●	●

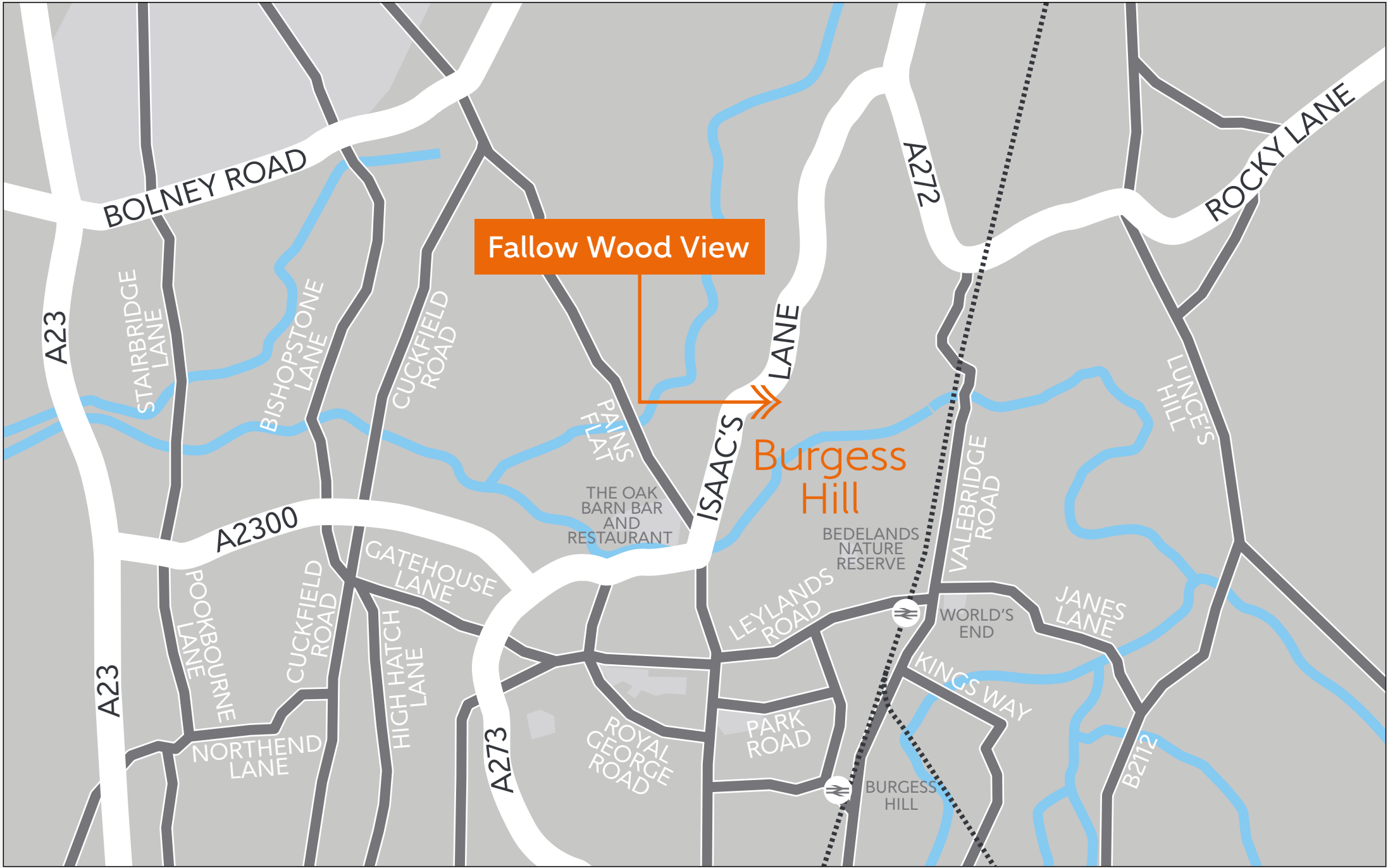
ELECTRICS		1 Bedroom Apartments	2 Bedroom Apartments
Communications - Access	Video Entry System	●	●
Home Working	Dedicated Power, USB & Data Points	●	●
Safety - Fire	Optical Smoke Detector LD3 D2 DET	●	●
Safety - Carbon	Honeywell XC100 Carbon Monoxide Detector	●	●
Consumer Unit	Wylex Consumer Unit	●	●
Sockets & Switches	Electrium CASA White Fittings	●	●
USB Locations	Kitchen, Living Room & Bedroom 1 ONLY	●	●
Shaver / Toothbrush Point	Bathroom ONLY	●	
	Bathroom & Ensuite 1 Only		●
Lighting	Pendant Fitting to Habitable Rooms	●	●
Lighting - Kitchen	White Recessed Spot Lights	●	●
Lighting - Kitchen Under Unit	High Output Tri-Light	●	●
Lighting - Bathroom & En-Suites	White Recessed Spot Lights	●	●
Communications - TV	TV Point to Living Room & Bedroom 1	●	●
Communications - Voice	Telephone Point to Living Room	●	●
Communications - Data	Cat 6 Network Point to Living Room & Bedroom 1	●	●
Communications - Satellite	Dual Connection Satellite Points to Living Room	●	●
Broadband	Ultrafast Fibre Connectivity Openreach	●	●

EXTERNALS & MISC		1 Bedroom Apartments	2 Bedroom Apartments
Shared Parking Areas	Bitmac Black ‡‡	●	●
Balcony	Balcony ^^	●	●
Build Method	Masonry †††	●	●

* full height around bath where shower provided as standard
** at build stage
*** flow regulator fitted to bath mixer if serving single thermostatic shower & fed via combination boiler
† full height to shower enclosure
†† housetype dependent - liaise with sales executive
††† inc MIRA bath screen 11863.004
‡ inc soft close mechanism seat on 4 & 5 Bedroom Homes ONLY
‡‡ plot dependent
‡‡‡ plot specific, refer site layout
^ soft close mechanism to doors & drawers
^^ where shown on layouts



How to find us





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