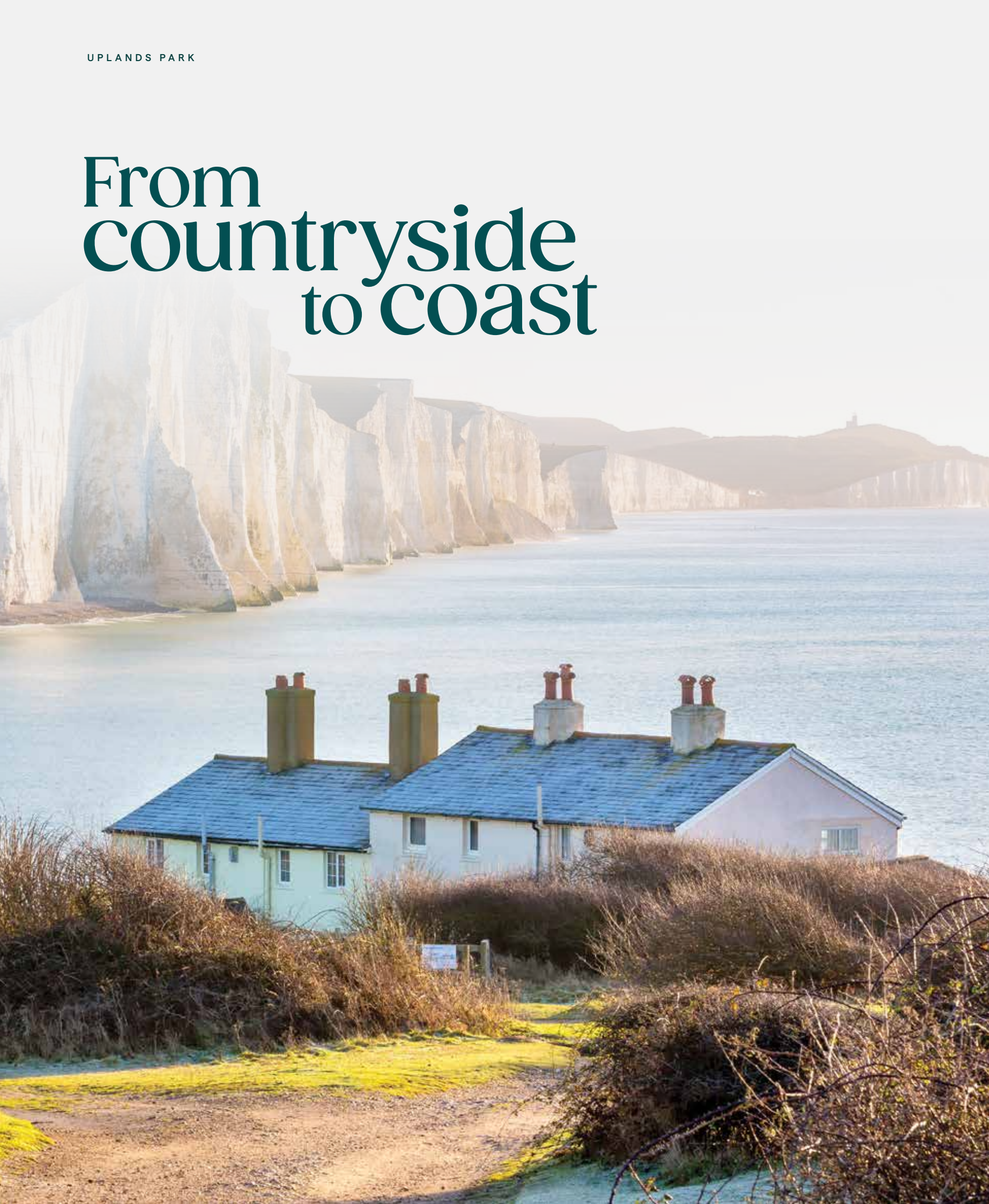


Uplands Park

Hornbeam Avenue, Hellingly
Hailsham, BN27 1GU

From countryside to coast



...and breathe

Embrace the peace and wellbeing found in village life, within easy reach of bustling and vibrant towns.

Uplands Park combines the best of both worlds for you as you take the first steps to owning your own home. Whether it's hiking through the rolling hills of High Weald or strolling on Eastbourne's sandy beaches, Uplands Park will give you the space to choose how to live your life. You'll be surrounded by the lush greenery and cool mindfulness of Hellingly's slower-paced life while able to be in buzzing towns with an array of amenities, within half an hour's drive.

This is a fabulous area close to woodlands, coasts and even the capital is just a train ride away.



Site Plan



Uplands Park

Site plan | Final Phase

- Key**
- Show Home
 - Sales Suite
 - 5 Bedroom Homes
 - Cherry
 - Victoria
 - 4 Bedroom Homes
 - Highbury
 - Denham
 - 3 Bedroom Homes
 - Holland
 - Stoneley Bungalow
 - Hawthorne Bungalow
 - Kelsey
 - Richmond
 - Mayesbrook
 - Magwick
 - 2 Bedroom Homes
 - Hanstead
 - Gadebridge Bungalow
 - Sunbury
 - Affordable rent



Right at home



Sage Homes are delighted to introduce the final phase of 2, 3 & 4 bedroom homes at Uplands Park. Spacious houses & bungalows with high quality specification, on the Shared Ownership scheme. When you are here you are at home.



Specification

Appliances

- Zanussi single oven
- Zanussi ceramic hob
- Zanussi stainless steel chimney hood
- Zanussi integrated fridge freezer
- Zanussi integrated washing machine
- Zanussi dishwasher

Bathrooms, Ensuites

- Glass shower screen
- Shower over bath
- Tiled floors and walls
- Single lever mixer tap

Flooring

- Karndean tiles to kitchen, bathrooms & WC
- Carpet to all other rooms & halls

Lighting and Electrical

- LED downlights to kitchen & bathroom/s
- Bathroom and kitchen extraction fans
- External light to front & rear

Kitchen

- Symphony Konzept Excel Soft Plus doors
- Symphony 40mm square edge worktops
- Glass splash-back
- Envoy lever monoblock mixer tap
- 1.5 bowl one hole stainless steel Blanco sink with basket strainer waste

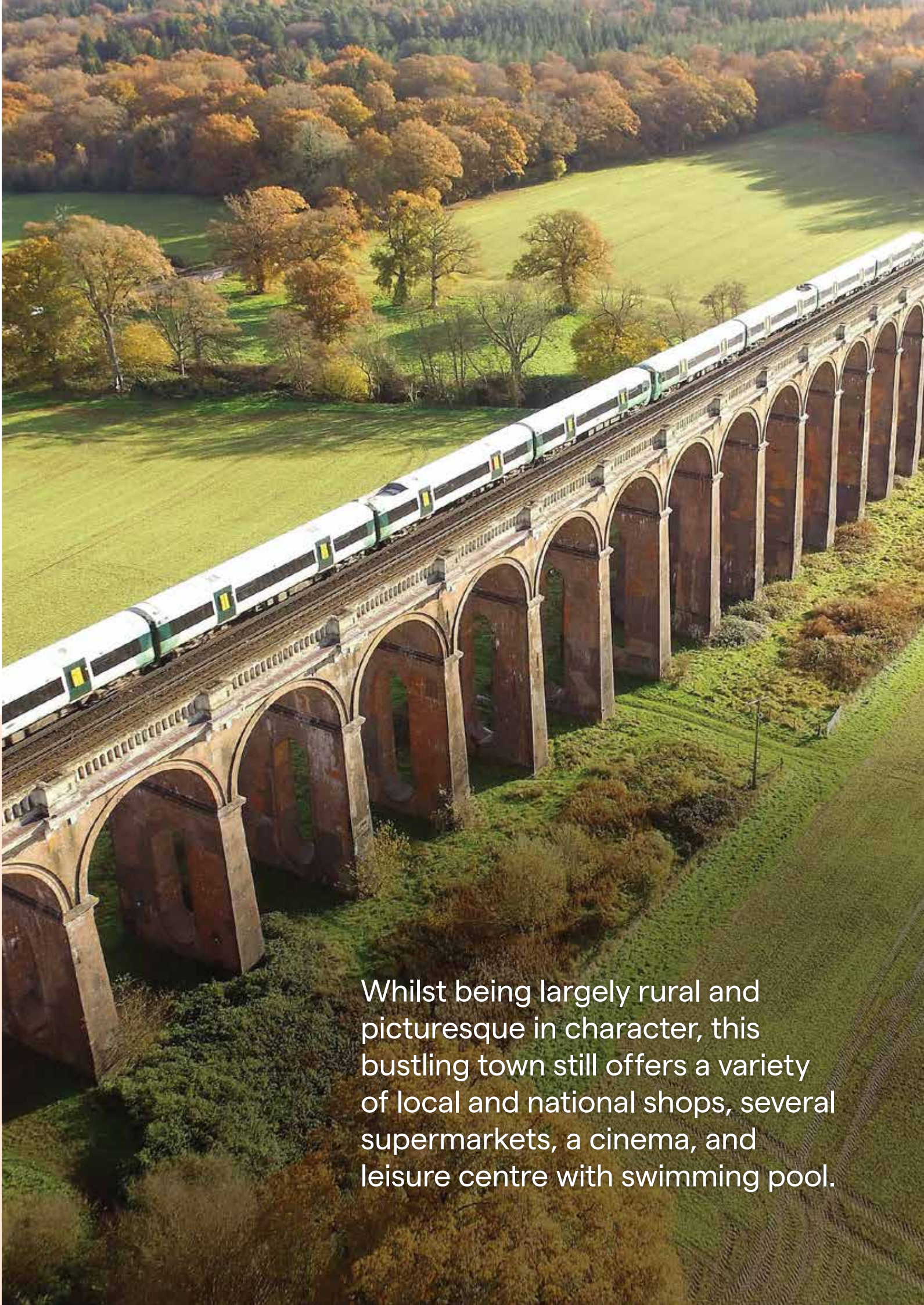


Transport

Located in the south east of Sussex, around seven miles from the coast and situated between the hills of the southern Forest Ridge and the undulating chalk countryside of the South Downs, Hailsham is surrounded by very appealing and unspoilt scenery.

Hailsham is ideally positioned for ease of access to many of the larger towns of Sussex and the south coast. Many of these surrounding towns and cities with their more extensive shopping centres and entertainment facilities including: Eastbourne, Hastings and Tunbridge Wells. Polegate station is a 10 minute drive with trains to Eastbourne, Brighton and London Victoria. It is also within easy reach of Gatwick airport, Channel ferry terminals, the Channel Tunnel and London.

		
Walking	Train	Car
Bus Stop 2 mins	Polegate to Eastbourne 9 mins	Amberstone Hospital 3 mins
Hailsham Primary School 3 mins	Polegate to Brighton 38 mins	Tesco Superstore 5 mins
Hellingly Country Park 5 mins	Eastbourne to London Victoria 1hr 30mins	White House Academy 10 mins
Co-op Food 13 mins		Eastbourne 19 mins



Whilst being largely rural and picturesque in character, this bustling town still offers a variety of local and national shops, several supermarkets, a cinema, and leisure centre with swimming pool.



What is Shared Ownership?

Shared Ownership with Sage Homes means that you can buy a percentage of a new home from Sage Homes. The lease for the portion of the home you don't purchase will be with Sage Homes.

Shared Ownership means:

- You can buy shares up to 75%
- A smaller-than-average deposit is needed and is based on the share of the home you're buying
- Your monthly mortgage payments will be based on the share of the home you purchase
- Your monthly rent payments are paid to Sage Homes
- You can buy more shares, or take your ownership to 100% at a later date, also known as staircasing

How it works

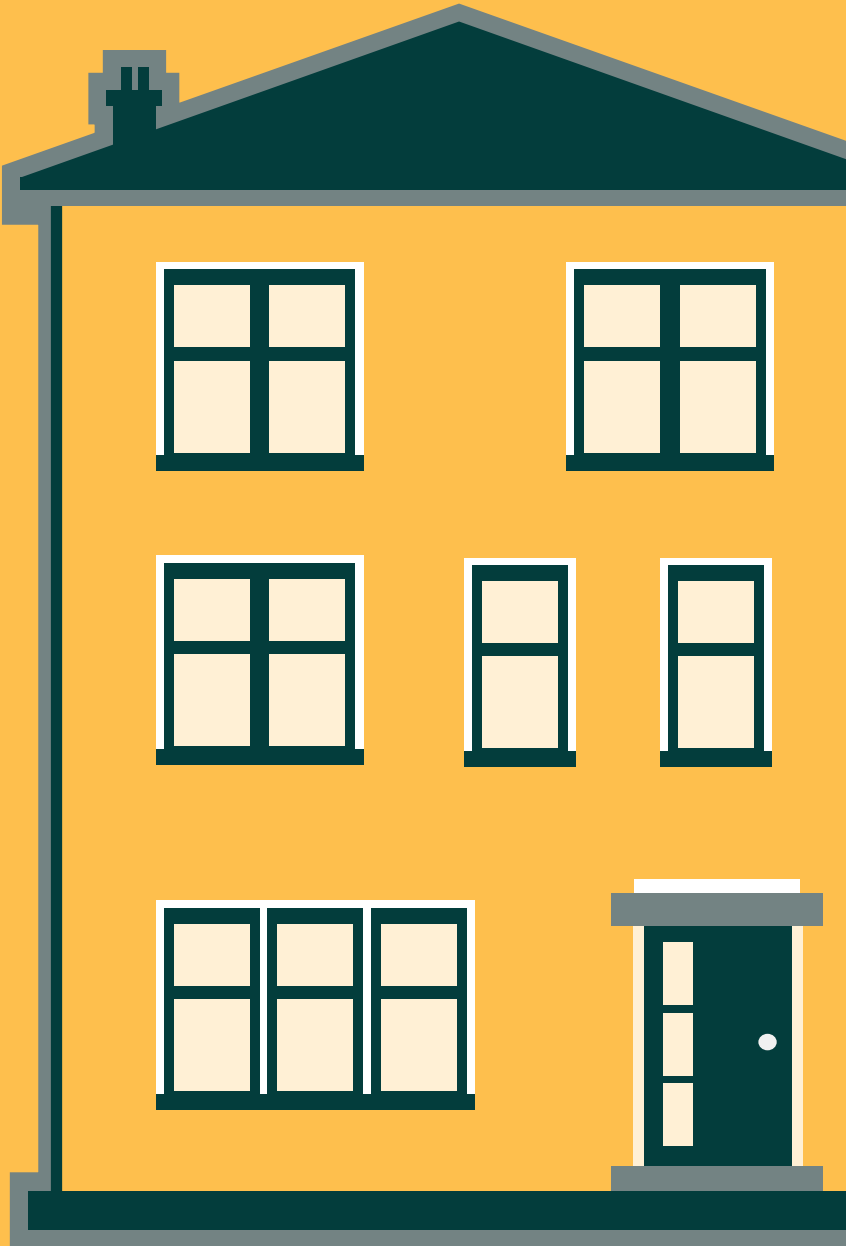
Property Value	£200,000	£250,000	£300,000	£350,000	£400,000
Share [†]	50%	50%	50%	50%	50%
Deposit (5% of share)	£5,000	£6,250	£7,500	£8,750	£10,000
Mortgage rate [‡] (30 years)	5%	5%	5%	5%	5%
Monthly payment (rent [§] and mortgage)	£784	£980	£1,176	£1,370	£1,565
Household income (approx required)	£27,493	£34,374	£41,247	£48,140	£55,000

Other costs such as service charges may be applicable. Speak to your Sales Team to find out more.
[†]Share options available from 25%–75%, to suit your affordability. [‡]Prices based on mortgage rate of 5% over a 30-year term. [§]Buyer rent is reviewed yearly on 1st April and may increase in line with RPI+0.5%.

Am I eligible?

You're eligible for the Shared Ownership scheme if:

- ✓ Your household income is less than £80,000 per year
- ✓ You have at least a 5% deposit
- ✓ You've passed a full financial assessment
- ✓ You have never owned a home, or you're an existing homeowner who has sold subject to contract
- ✓ The home is your principal home, and you do not own any other property





Meet Sage Homes

We're delighted to meet you.

We provide good quality affordable housing across England. Working with the largest house builders, we offer brand-new Shared Ownership homes and low-cost rental homes.

We've handed over the keys to 5,000 homes in the last five years and have over 14,000 future homes under contract. We're focused on making sure there are homes available to as many people as possible.

We're a registered provider of social housing and became an investment partner of Homes England in 2019, helping us offer grant funding for affordable homes.

We're always looking at how to improve the service we offer to the customers at the heart of our business.

Want to find out more?

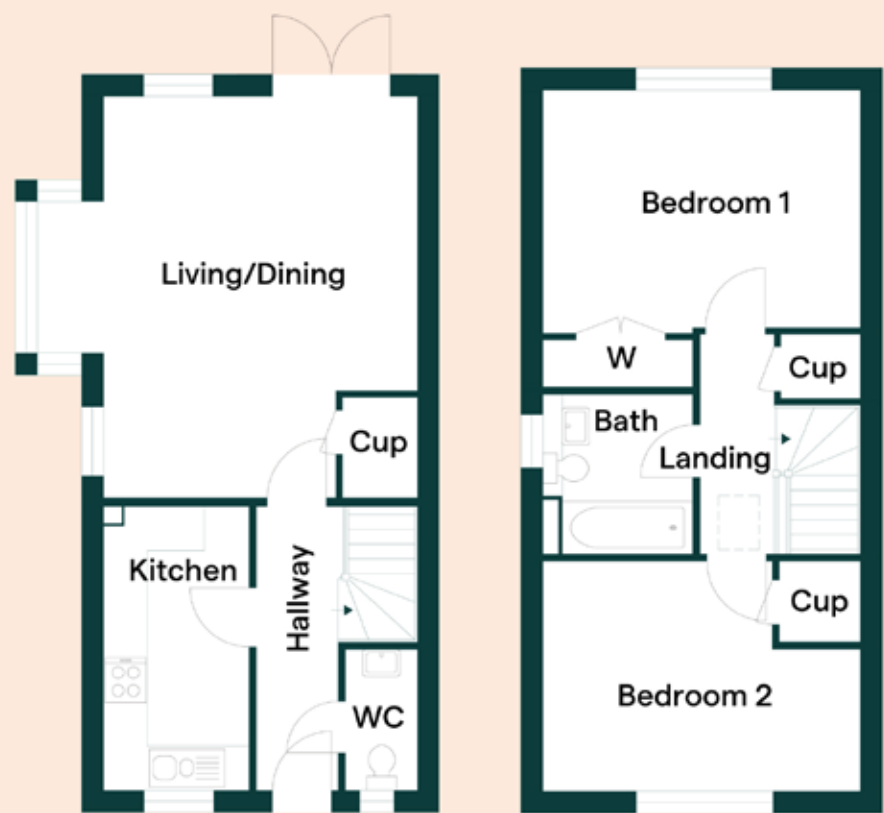


Scan the QR code
to find out more

2 Bed House

Hanstead - Plots 6 (OPP) 7 (AS)

79.94 m²
860.0ft²



Living/Dining	5.46m x 4.27m (17'10" x 16'11")
Kitchen	3.88m x 1.98m (12'8" x 6'5")
Bedroom 1	4.27m x 4.01m (14'0" x 13'1")
Bedroom 2	4.27m x 3.11m (14'0" x 10'2")

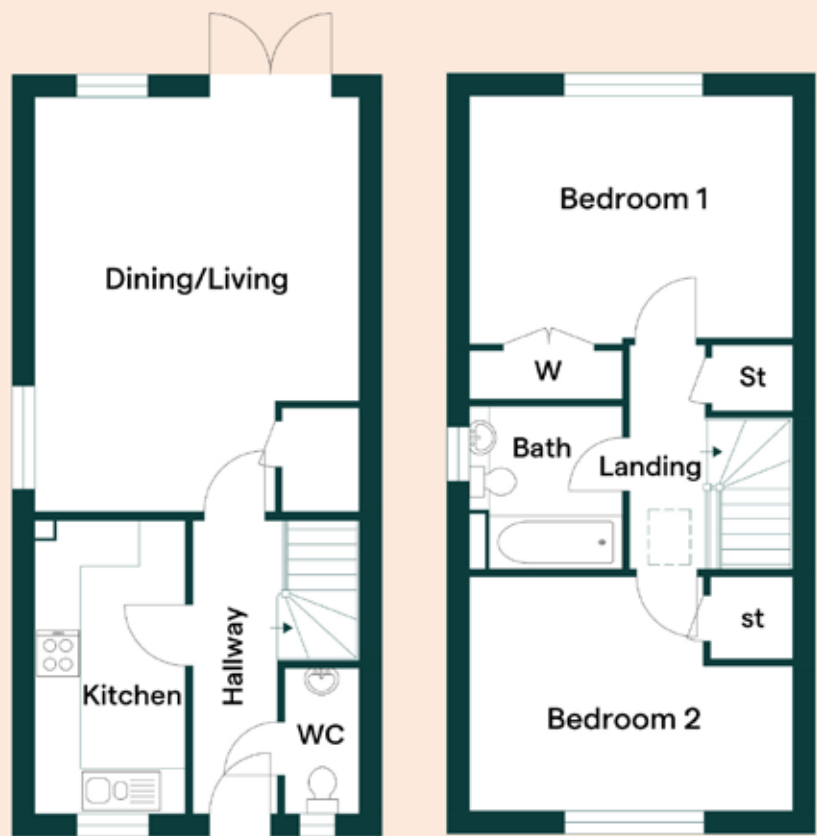


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2 Bed House

Sunbury - Plots 18, 24 (AS) 17, 23 (OPP)

79.94 m²
860.0ft²



Dining/Living	5.46m x 4.27m (17'10" x 14'0")
Kitchen	3.88m x 1.98m (12'8" x 6'5")
Bedroom 1	4.27m x 4.01m (14'0" x 13'1")
Bedroom 2	4.27m x 3.11m (14'0" x 10'2")



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2 Bed Bungalow

Plots 20 (AS) & 21 (OPP) - Gadebridge

85.8 m²
923 ft²



Kitchen/Dining/Living Area	7.11m x 4.11m (23'3" x 13'5")
Bedroom 1	4.36m x 3.66m (14'3" x 12'0")
Bedroom 2	4.73m x 3.09m (15'6" x 10'1")

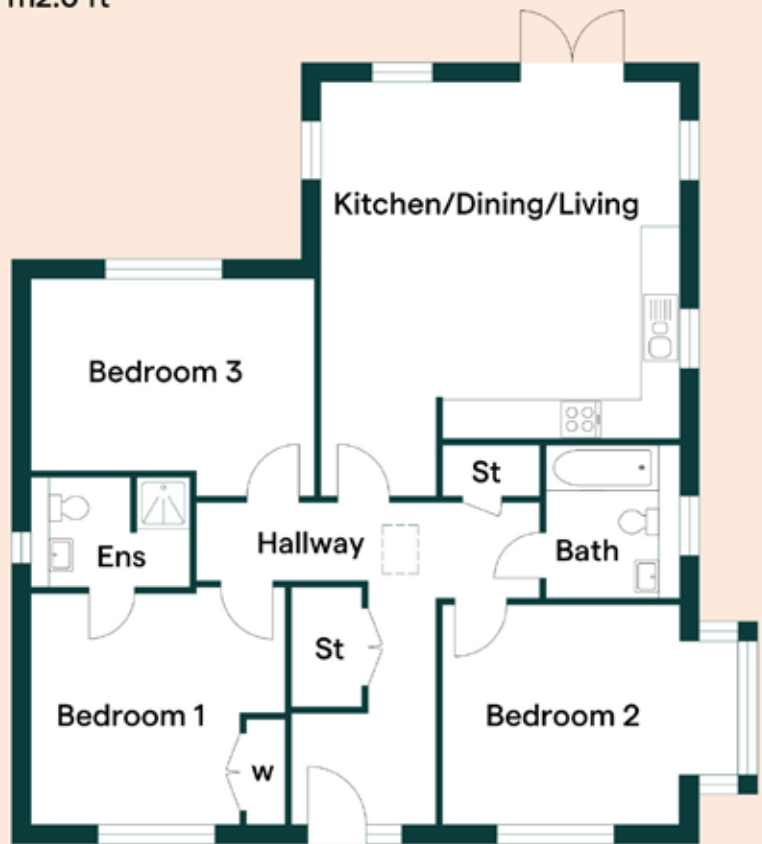


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3 Bed Bungalow

Hawthorne - Plots 38 (AS) 41 (OPP)

103.30 m²
1112.0 ft²



Kitchen/Dining/Living	6.40m x 5.55m (20'11" x 18'2")
Bedroom 1	3.95m x 3.58m (12'11" x 11'8")
Bedroom 2	3.68m x 3.40m (12'0" x 11'1")
Bedroom 3	4.41m x 3.37m (14'5" x 11'0")



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3 Bed House

Richmond - plots 9, 12, 15, 34, 36 (AS) 8, 11, 14, 33, 35 (OPP)

95.08m²
1023.43 ft²



Kitchen/Dining	5.40 x 2.67m (17'8" x 8'9")
Living Room	4.95m x 4.20m (16'2" x 13'9")
Bedroom 1	3.96m x 2.77m (12'11" x 9'1")
Bedroom 2	4.31m x 2.81m (14'1" x 9'2")
Bedroom 3	4.48m x 2.19m (14'8" x 7'2")

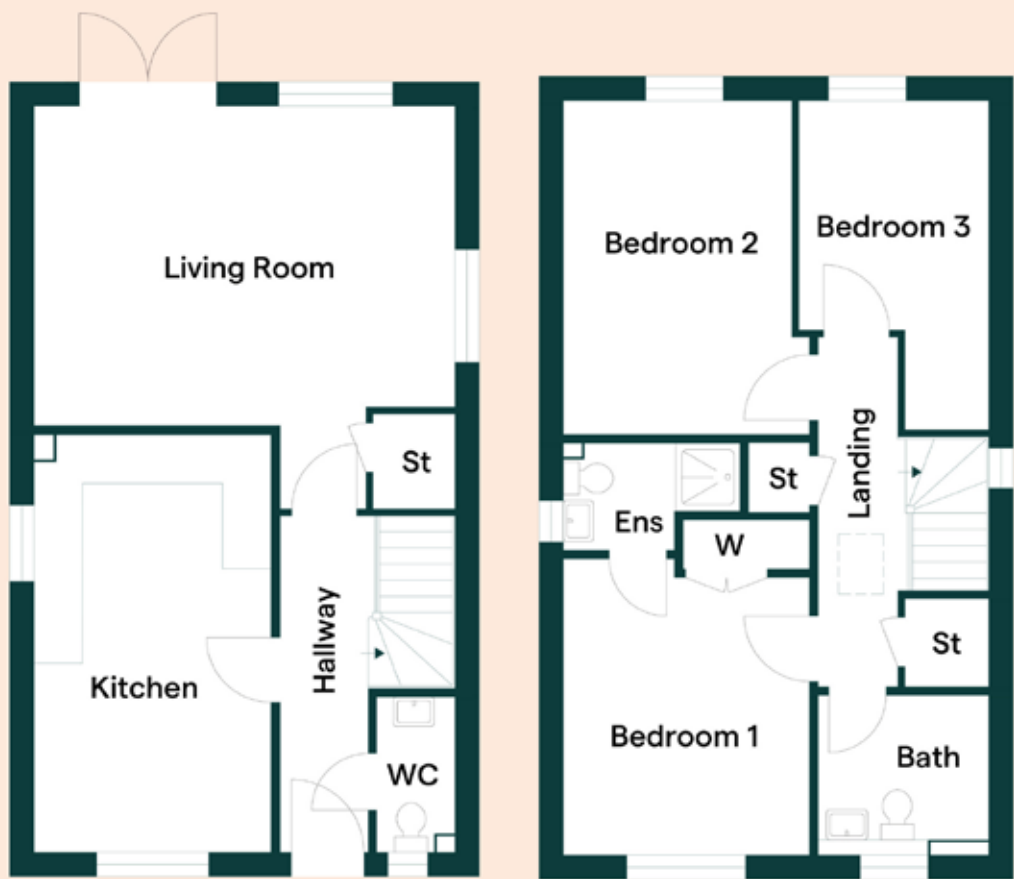


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3 Bed House

Holland - Plot 13 (AS) 10, 30, 37 (OPP)

95.60 m²
1039.03 ft²



Living Room	5.21m x 3.96m (17'1" x 12'11")
Kitchen	5.16m x 2.93m (16'11" x 9'7")
Bedroom 1	3.63m x 3.01m (11'10" x 9'10")
Bedroom 2	4.09m x 2.80m (13'5" x 9'2")
Bedroom 3	4.03m x 2.32m (13'2" x 7'7")

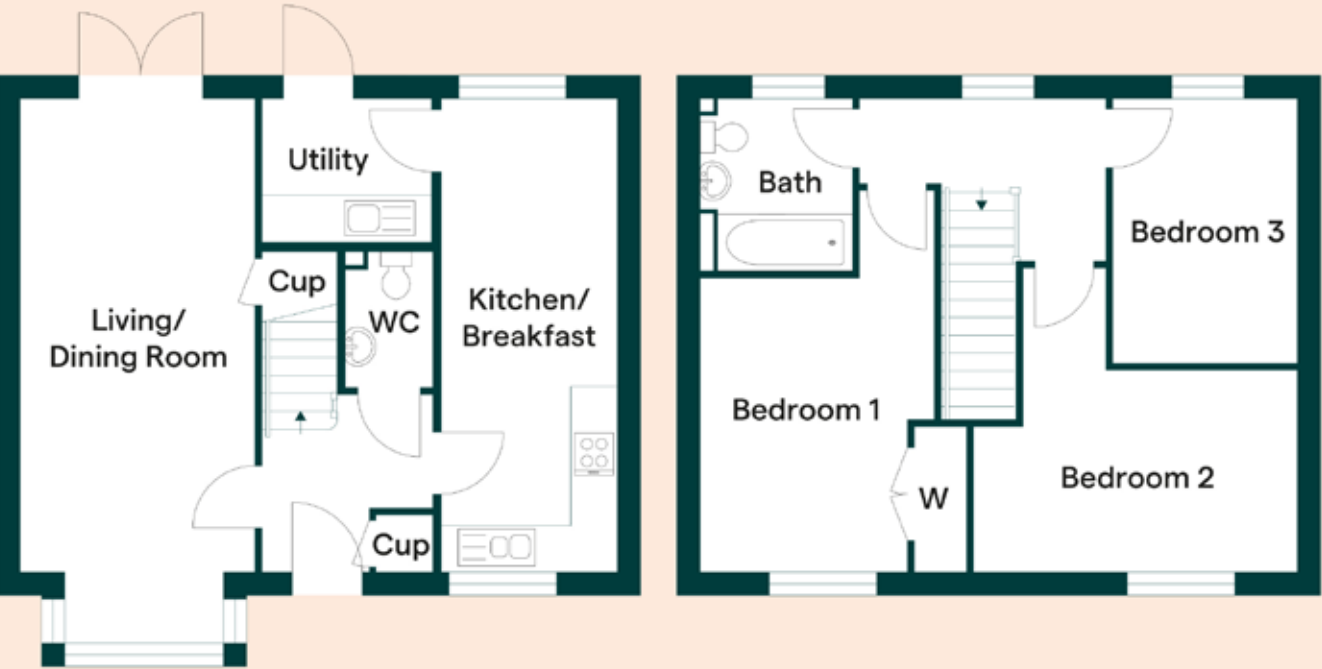


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3 Bed House

Plot 16 (AS) - HT Magwick

95.2 m²
1024 ft²



Kitchen/Breakfast	6.11m x 2.28m (20'0" x 7'5")
Living/Dining Room	6.11m x 3.02m (20'0" x 9'10")
Bedroom 1	3.80m x 3.02m (12'5" x 9'10")
Bedroom 2	4.16m x 2.61m (13'7" x 8'6")
Bedroom 3	3.41m x 2.37m (11'2" x 7'9")

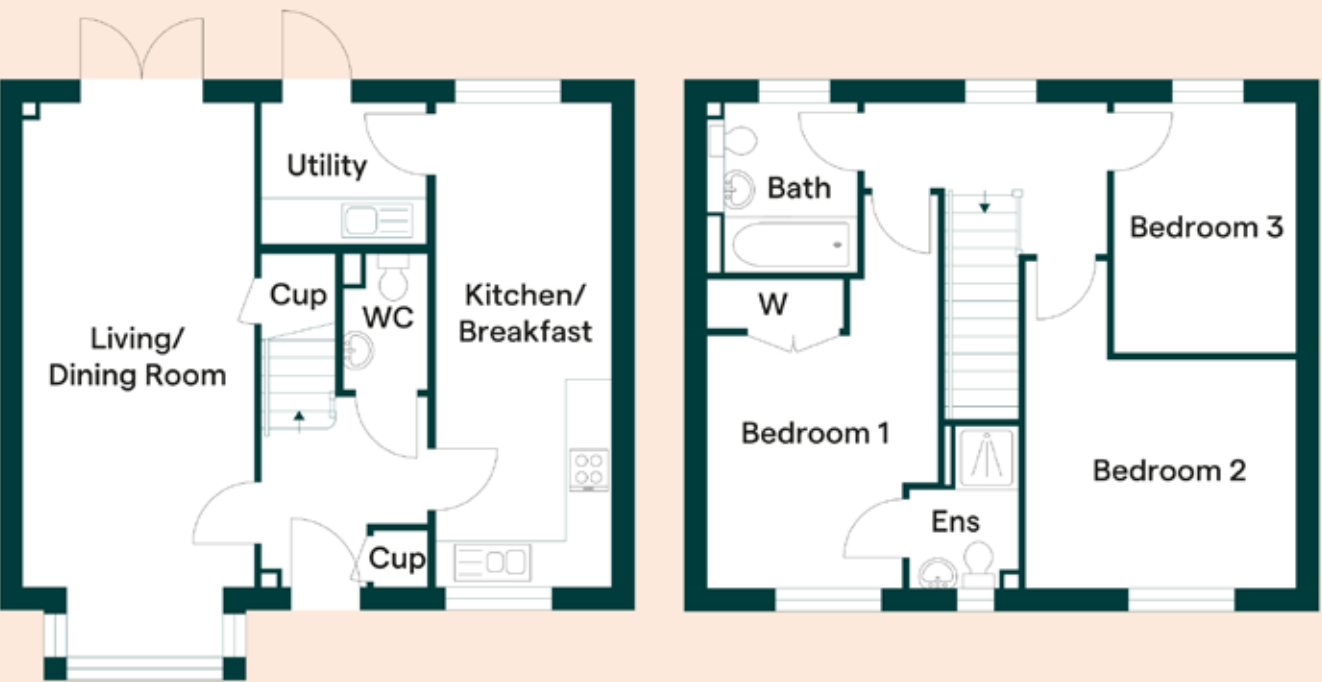


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3 Bed House

Plots 26 (AS) & 25 (OPP) - Mayesbrook

98.5 m²
1060 ft²



Kitchen/Breakfast	6.34m x 2.30m (20'9" x 7'6")
Living/Dining Room	6.34m x 3.02m (20'9" x 9'10")
Bedroom 1	4.03m x 3.02m (13'2" x 9'10")
Bedroom 2	3.54m x 2.98m (11'7" x 9'9")
Bedroom 3	3.26m x 2.41m (10'8" x 7'10")



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3 Bed Bungalow

Stonely - Plots 39, 40 (AS) 1 (OPP)

103.15 m²
1110.29 ft²



Kitchen/Dining/Living	7.01m x 5.56m (22'11" x 19'3")
Bedroom 1	4.68m x 3.02m (15'3" x 9'10")
Bedroom 2	4.30m x 3.02m (14'1" x 12'6")
Bedroom 3	3.84m x 3.09m (12'7" x 10'1")

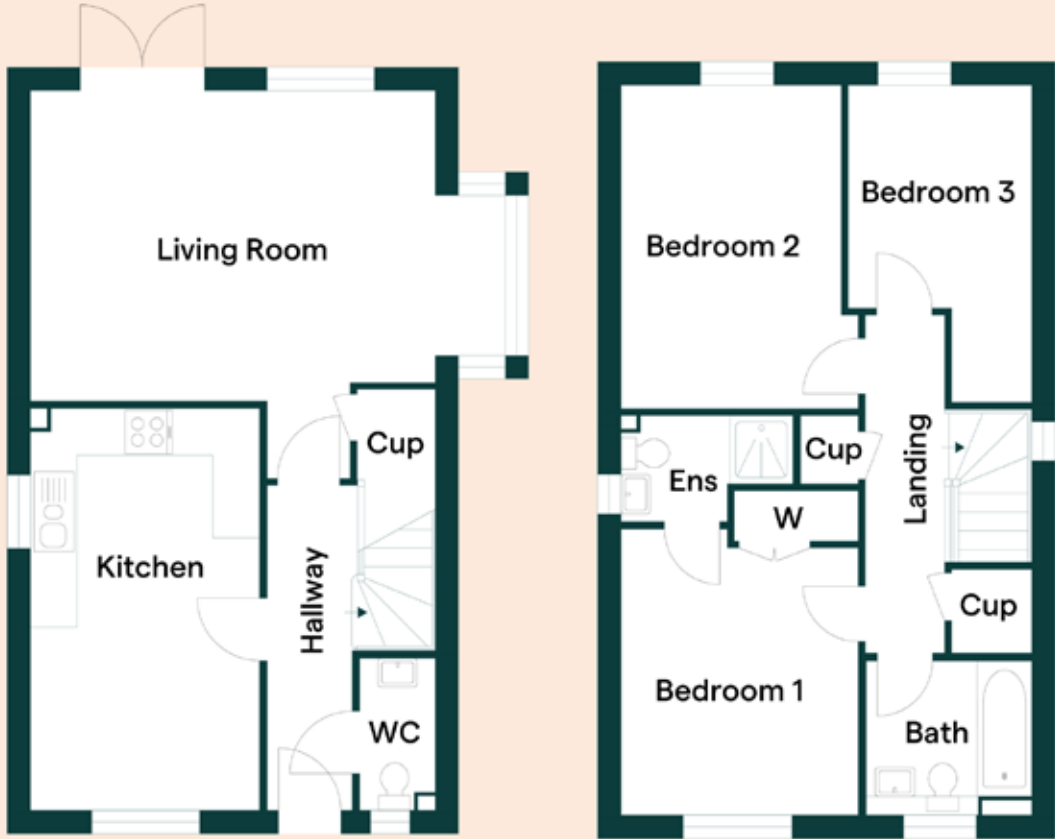


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3 Bed House

Kelsey - Plots 22 (AS) 19 (OPP)

98.34 m²
1058.52ft²



Living Room	3.96m x 5.21m (12'11" x 17'1")
Kitchen	5.16m x 2.93m (16'11" x 9'7")
Bedroom 1	3.63m x 3.01m (11'10" x 9'10")
Bedroom 2	4.09m x 2.80m (13'9" x 9'2")
Bedroom 3	4.03m x 2.32m (13'2" x 7'7")

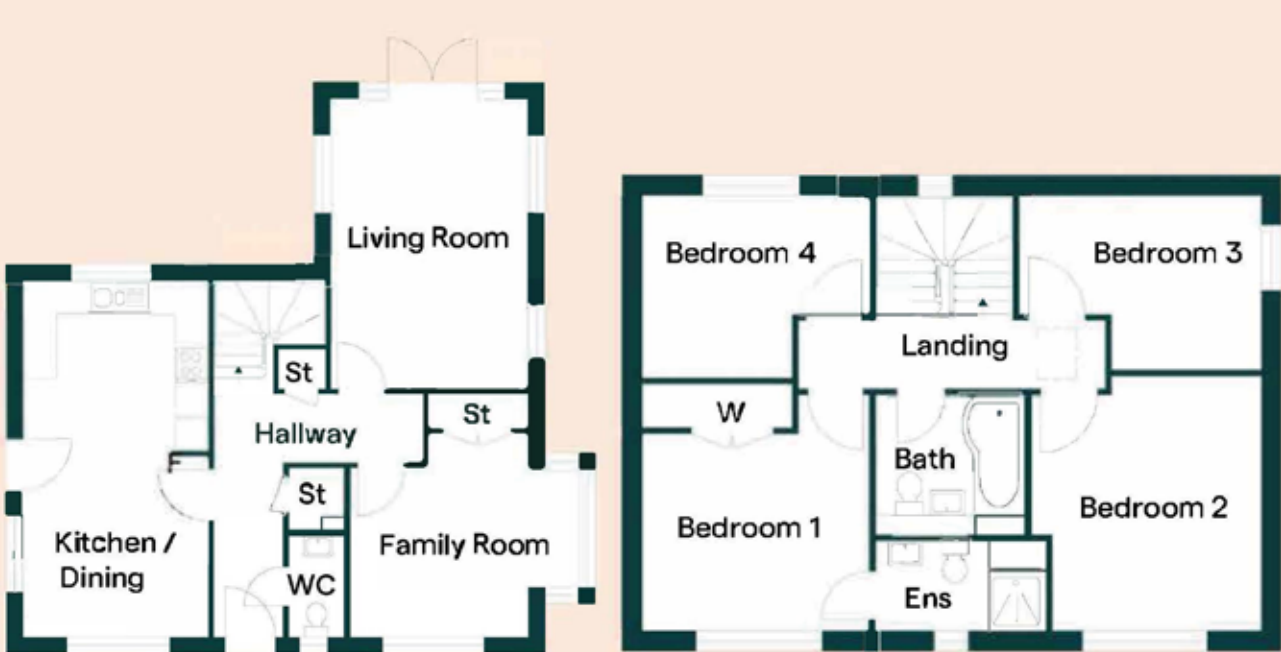


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4 Bed House

Highbury - Plot 28

127.02 m²
1367.23 ft²



Kitchen/Dining	6.34m x 3.31m (20'9" x 10'10")
Living Room	5.18m x 3.53m (16'11" x 11'6")
Family Room	3.61m x 3.18m (11'10" x 10'5")
Bedroom 1	3.42m x 3.37m (11'2" x 11'0")
Bedroom 2	3.69m x 3.35m (12'1" x 10'11")
Bedroom 3	3.54m x 2.55m (11'7" x 8'4")
Bedroom 4	3.32m x 2.66m (10'10" x 8'8")



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4 Bed House

Denham - plots 3, 27 (AS) 4 (OPP)

135.80m²
1461.73 ft²



Kitchen/Dining	7.58m x 4.18m (24'10" x 13'8")
Living Room	4.58m x 4.32m (15'0" x 14'2")
Family Room	3.10m x 3.02m (10'2" x 9'10")
Bedroom 1	3.37m x 3.15m (11'0" x 10'4")
Bedroom 2	4.15m x 3.12m (37'7" x 10'2")
Bedroom 3	3.33m x 3.12m (10'11" x 10'2")
Bedroom 4	3.15m x 2.44m (10'4" x 8'0")

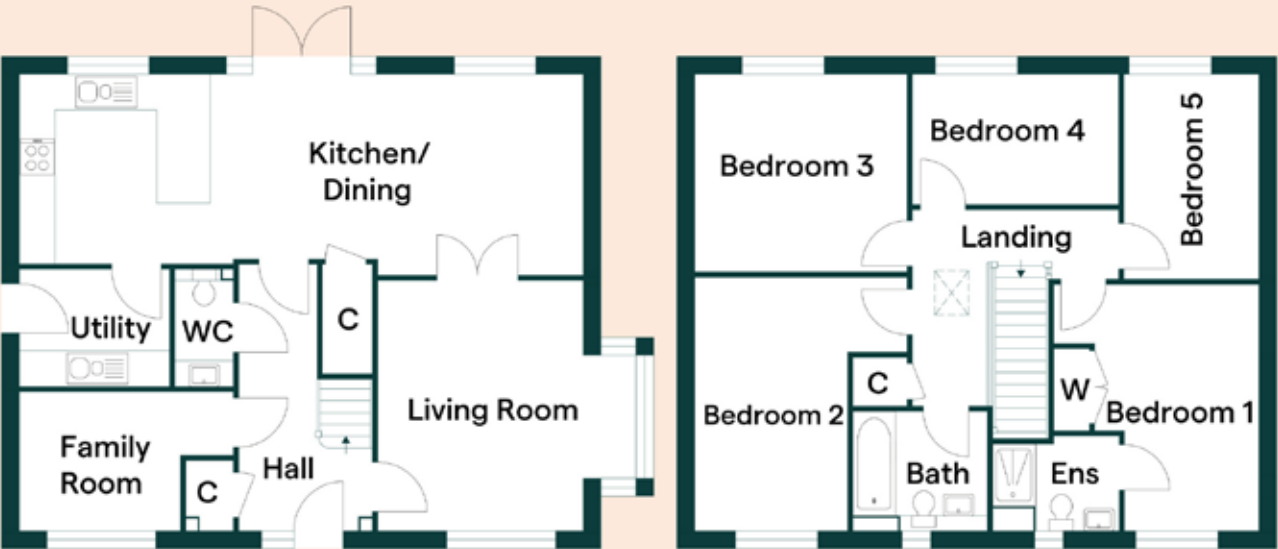


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5 Bed House

Victoria - plot 5

146.76 m²
1579.71 ft²



Kitchen/Dining	9.49m x 3.38m (31'1" x 11'1")
Living Room	4.36m x 4.21m (14'3" x 13'9")
Family Room	3.63m x 2.34m (11'10" x 7'8")
Bedroom 1	4.15m x 3.46m (13'7" x 11'4")
Bedroom 2	4.26m x 3.56m (13'11" x 11'8")
Bedroom 3	3.55m x 3.34m (11'7" x 10'11")
Bedroom 4	3.47m x 2.19m (11'4" x 7'2")
Bedroom 5	3.45m x 2.27m (11'3" x 7'5")

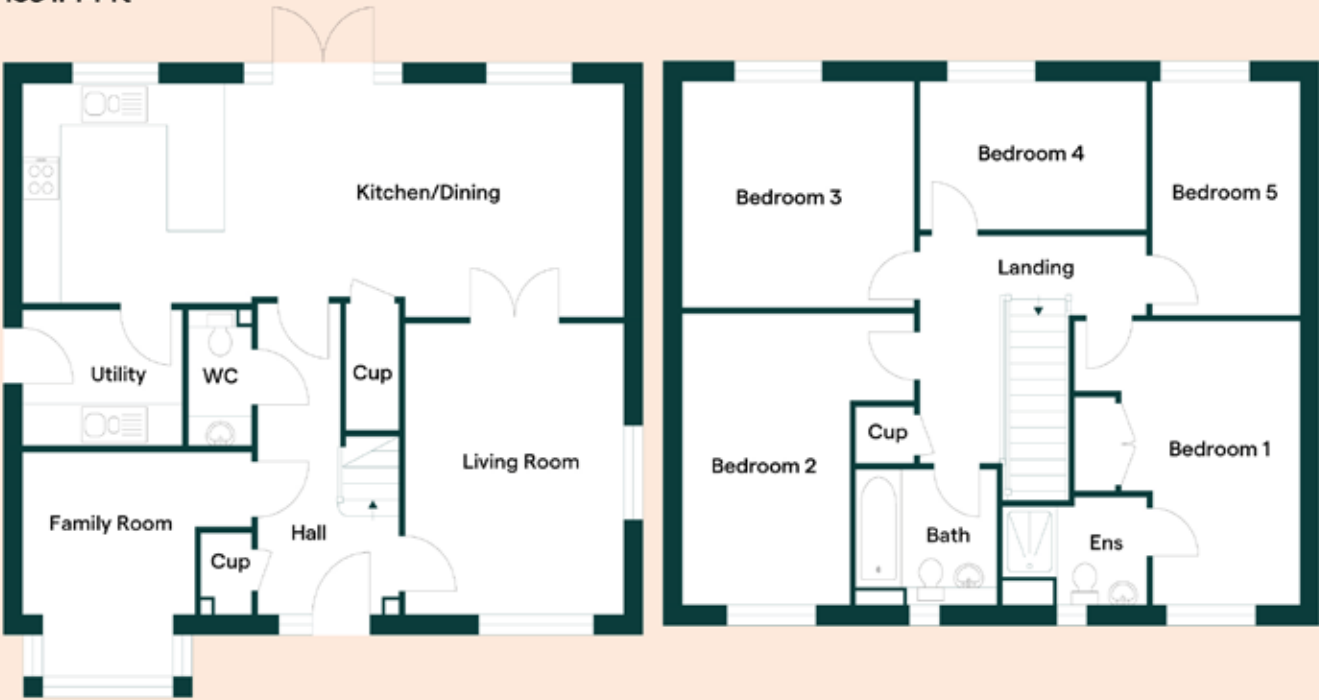


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5 Bed House

Cherry - Plot 2

147.85 m²
1591.44 ft²



Kitchen/Dining	9.49m x 3.38m (31'1" x 11'1")
Family Room	3.72m x 2.34m (12'2" x 7'8")
Living Room	4.21m x 3.44m (13'9" x 11'3")
Bedroom 1	4.15m x 3.46m (13'7" x 11'4")
Bedroom 2	4.26m x 3.56m (13'11" x 11'7")
Bedroom 3	3.55m x 3.34m (11'7" x 10'11")
Bedroom 4	3.47m x 2.19m (11'4" x 7'2")
Bedroom 5	3.45m x 2.27m (11'3" x 7'5")



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London WC2H 9EA

Call our sales team on 01323 800 325

sagehomes.co.uk/sales

uplandspark@sagehomes.co.uk



Protection for new-build home buyers

Sage Homes terms and conditions apply. Images are indicative and for illustrative purposes only. Prices are correct at time of print.

Shared Ownership – Terms and conditions apply. This scheme is subject to status and fitting criteria. Minimum and maximum share values will apply and rent is payable on the unsold share. Please speak to a member of our Sales Team for more details. Shared Ownership is subject to eligibility requirements. This brochure is for guidance only. PLANS The site plan is provided for illustration only. For specific house type dimensions please check the individual house sizes with the Sales Team. It is the intention to build in accordance with this plan, however, there may be occasions where boundaries and layouts can change as the site develops, so please check these details with the Sales Team. SPECIFICATION The specification set out in this brochure is applicable to this development. Care has been taken to ensure accuracy of the specification. However, this information does not form part of any contract. Please check the specification in relation to your individual plot at the time of reservation with the Sales Team. October 2024.