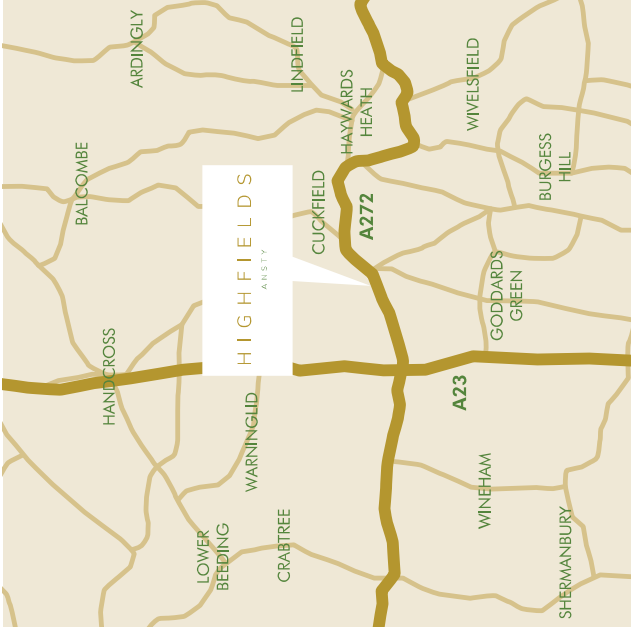
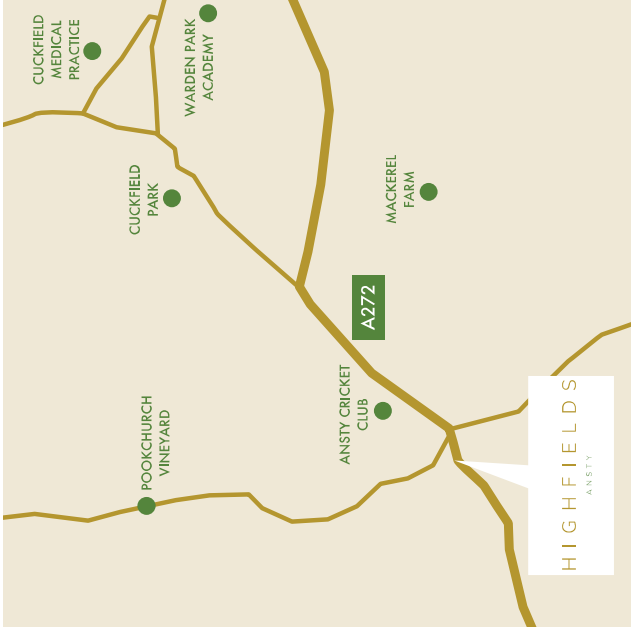


Highfields, Bolney Road, Ansty, Haywards Heath, RH17 5AN



Sigma Homes
LOCATION + QUALITY + DESIGN

www.sigmahomesgroup.co.uk

Sigma Homes Ltd, 44-46 Springfield Road, Horsham, West Sussex RH12 2PD
Tel: 0203 019 0741 Email: enquiries@sigmahomesgroup.co.uk

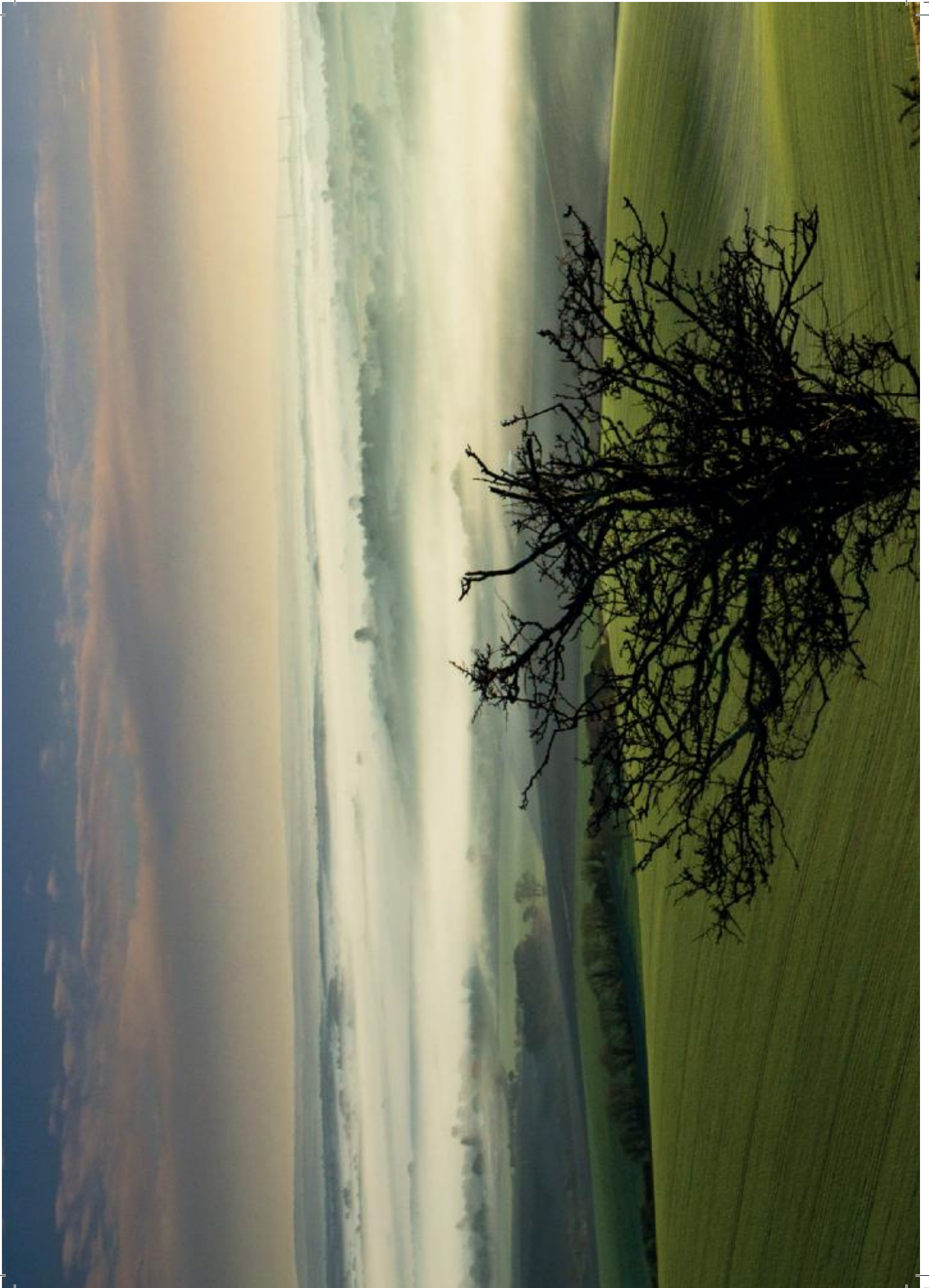


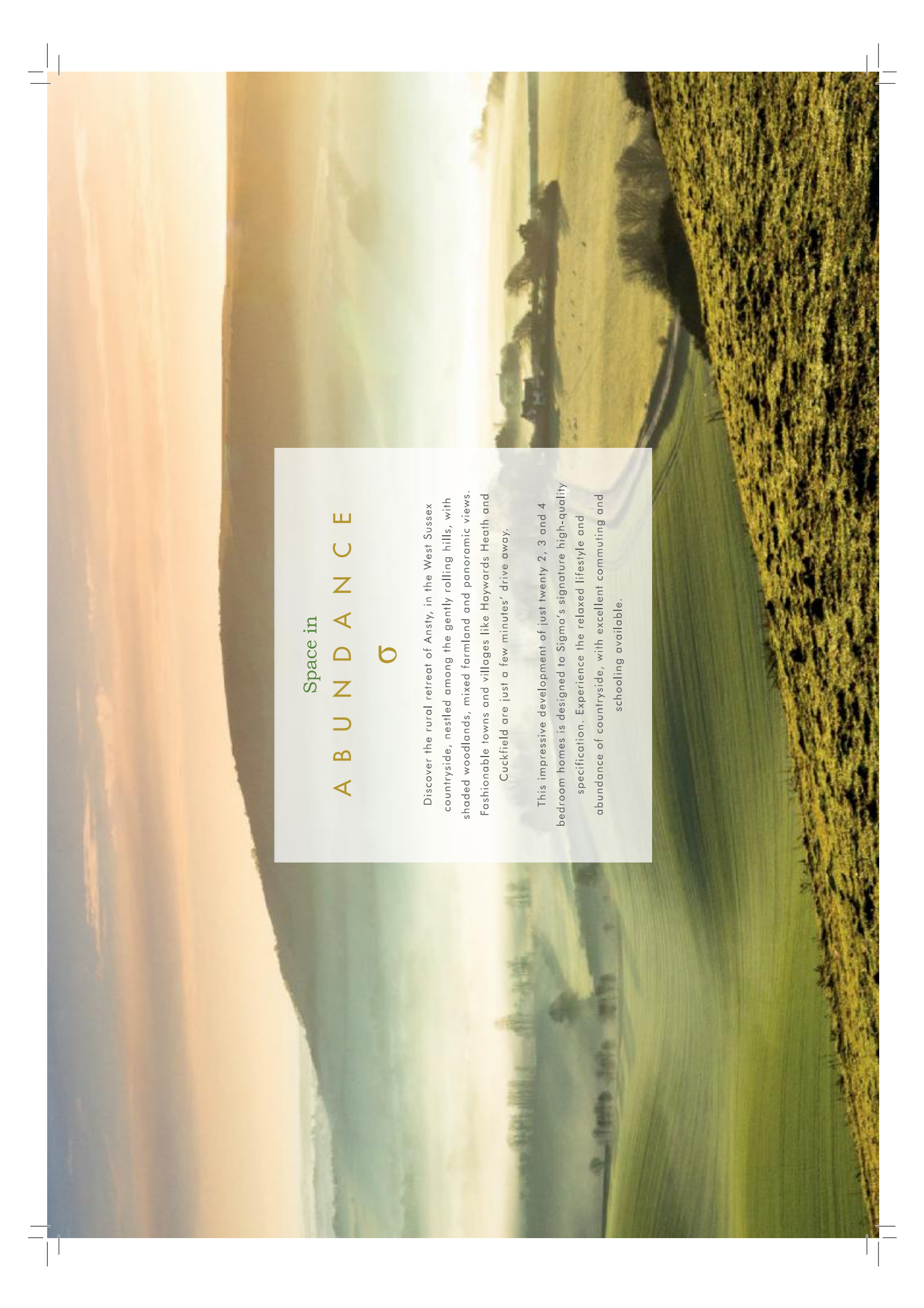
This brochure is intended as a sales aid and guide to Sigma Homes. The accuracy of any visual image, measurement, depiction of environment, plot position and home layout should be confirmed with the selling agent or through your solicitor. Purchasers or prospective purchasers (whether or not they enter into a contract to purchase a home within the development) should not rely on anything printed in this brochure or orally indicated by sales staff as forming any part of any contract to purchase a home. All photography in this brochure is indicative of the local area and does not represent the specific site surroundings or aspect. Photography and images are used for illustrative purposes only.

HIGHFIELDS

ANSTY


Sigma Homes
LOCATION + QUALITY + DESIGN





Space in A B U N D A N C E

Discover the rural retreat of Ansty, in the West Sussex countryside, nestled among the gently rolling hills, with shaded woodlands, mixed farmland and panoramic views. Fashionable towns and villages like Haywards Heath and Cuckfield are just a few minutes' drive away.

This impressive development of just twenty 2, 3 and 4 bedroom homes is designed to Sigma's signature high-quality specification. Experience the relaxed lifestyle and abundance of countryside, with excellent commuting and schooling available.

Rural living at its most C I V I L I S E D

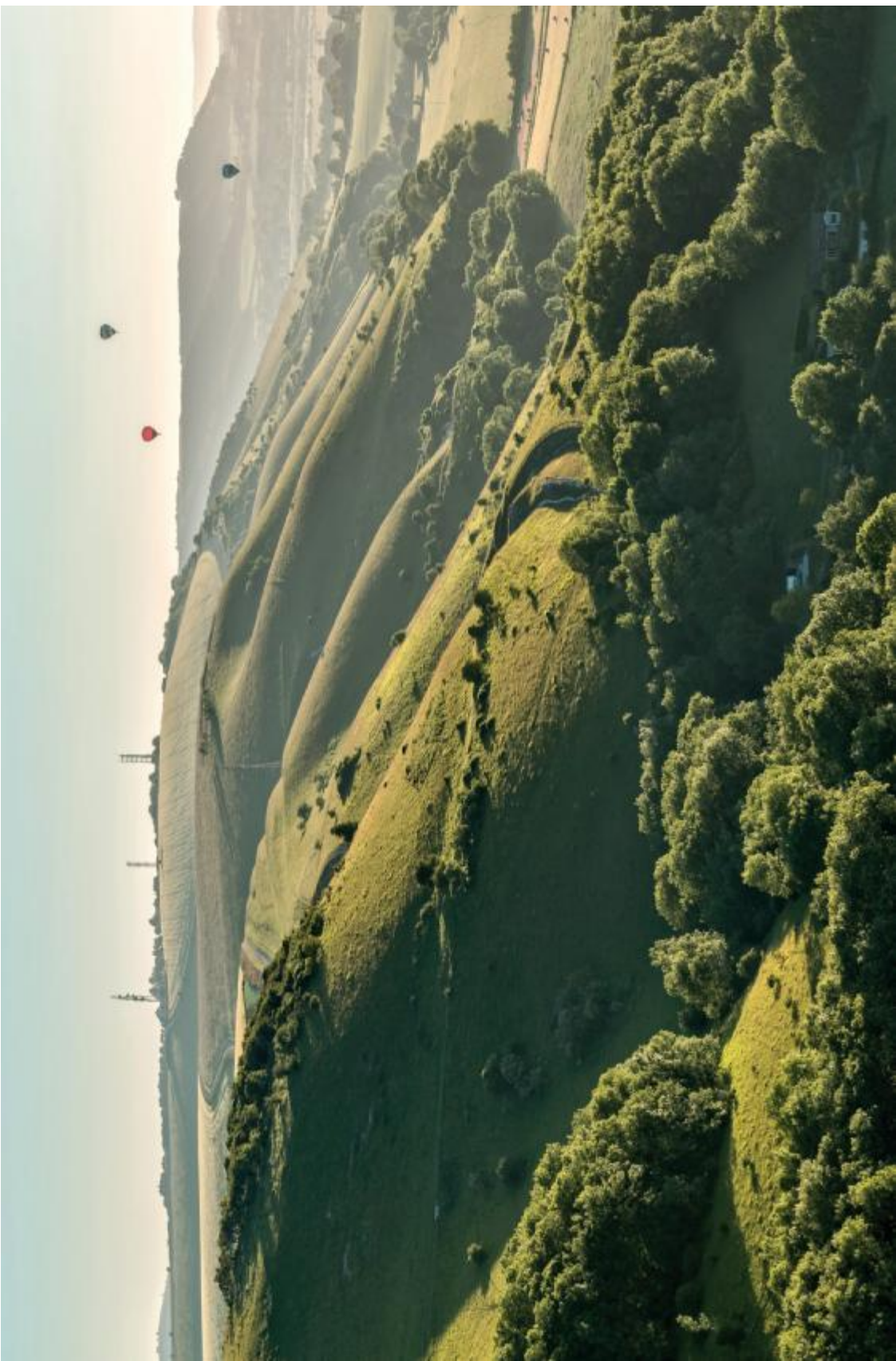
6

Traditionally a farming community, Ansty is a village of attractive homes, pretty rambles and walks, with an active social scene. The landscape is dominated by the High Weald Area of Outstanding Natural Beauty. Its village sign, situated at the old Ansty Cross, was painted by the renowned local artist James Forsyth.

From Highfields, you are never far away from the seaside or city, with easy access to both Brighton and London. Enjoy the thriving sports and social clubs, many of which (including the Ansty Cricket Club) meet at the village hall, with its adjacent recreation ground – or discover the highly active equestrian scene.

Excellent schools, both private and state, with Ofsted ratings of 'outstanding' and 'good', are available in Haywards Heath, Burgess Hill and Cuckfield. Three train stations provide great rail links to both the coast and London.







An unfettered L I F E S T Y L E σ

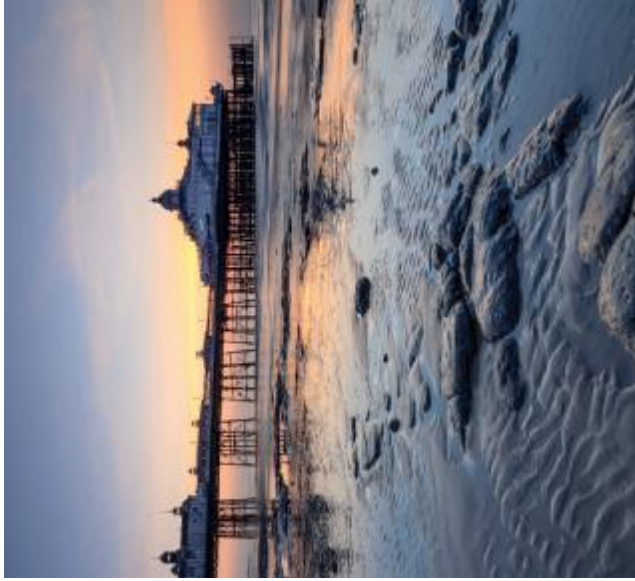
This is a great district for foodies, families, outdoor adventurers and culture fans. Taste your way through the 20 Michelin Guide restaurants within a 30-minute drive of Highfields. The two local leisure centres, The Triangle and The Dolphin, offer a dazzling array of activities and facilities for the entire family, from exercise classes and soft play to swimming and climbing. Spend an afternoon at the Orchards Shopping Centre (Haywards Heath) for retail therapy with your favourite high-street retailers or revel in the ready access to the surrounding countryside and seaside – the best which Mid Sussex has to offer.

There is an abundance of local attractions, such as The National Trust Nymans gardens, Sheffield Park and The Bluebell Railway, to mention but a few. If grapes are more your passion, find out why Sussex's sparkling wines give Champagne a run for its money at award-winning Bolney Wine Estate or pioneering Ridgeview Wine Estate. Alternatively, if you want to improve your handicap, there are many great golf clubs nearby, including Cuckfield and Haywards Heath, along with The Burgess Hill Golf Centre.



CITY OR SEASIDE

Adjacent to the A272, Ansty is well-connected to Sussex and beyond by the A27 and A23. Haywards Heath is just seven minutes by car, with its train station providing frequent rail connections to London (Victoria and London Bridge stations), as well as to Eastbourne and Brighton – excellent for those seeking an easier commute. Trains can also be caught from Burgess Hill or Wivelsfield, under 10 minutes to the southeast. For those travelling further afield, Gatwick Airport is just 16 miles away (22 minutes by train).



 **8 mins**
DRIVE TO HAYWARDS HEATH
STATION

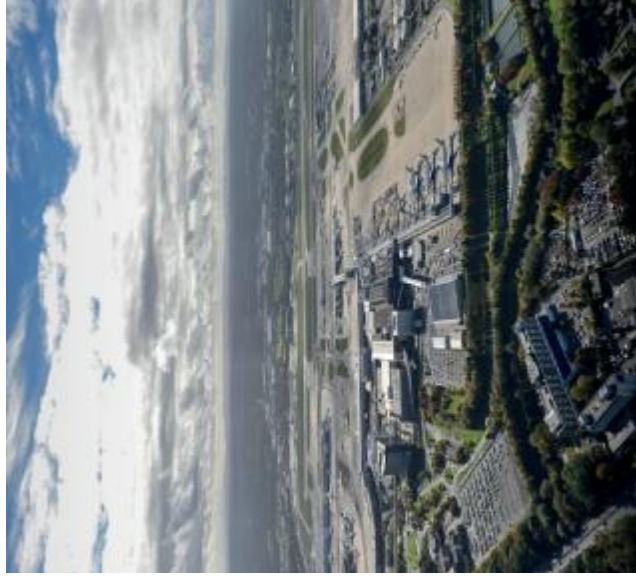
 **7 mins**
DRIVE TO WIVELSFIELD TRAIN
STATION

 **44 mins**
BY TRAIN TO LONDON VICTORIA



 **18 mins**
DRIVE TO GATWICK

 **3 mins**
TO THE A23



Distances and times are approximate and should not be relied upon.



A computer-generated image of Highfields street scene.

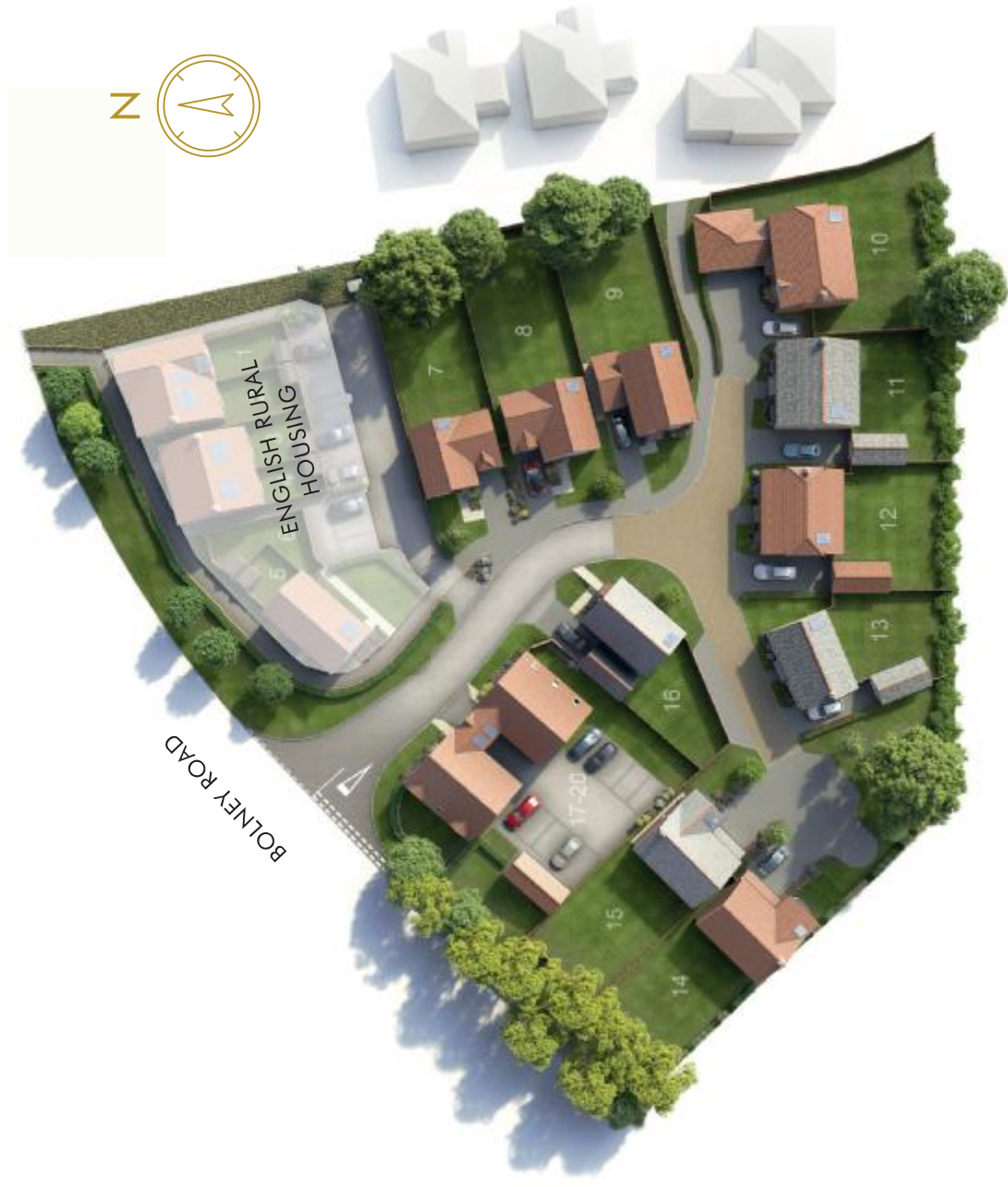




An impressive NEW COLLECTION

Tucked into the picturesque countryside of Ansty, this distinctive development offers 2, 3 and 4 bedroom homes, ideal for a variety of lifestyles. From Highfields, enjoy the peace of the country, with all the ease of town living, including smooth travel and a vast assortment of shops and activities.





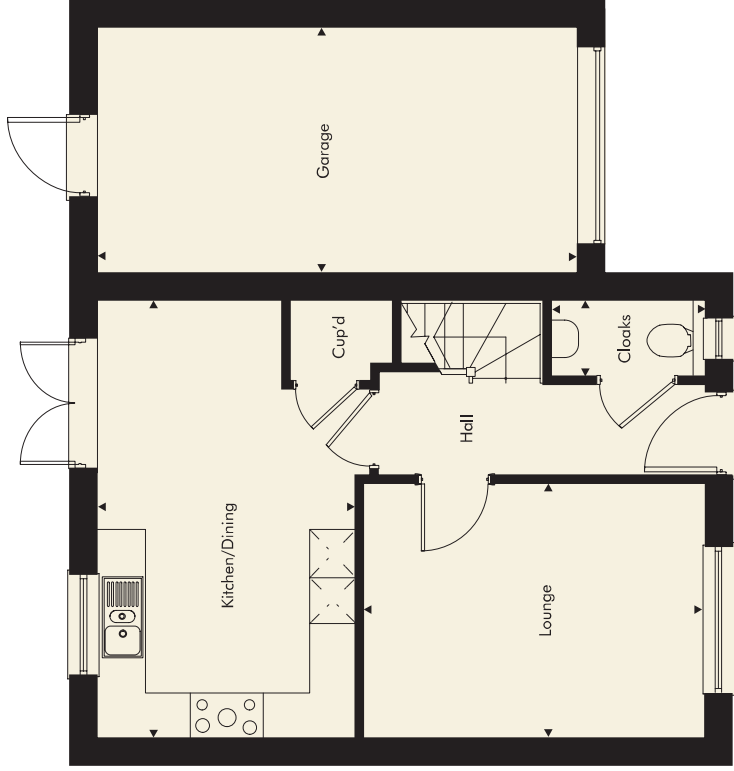
A computer-generated image of Highfields.

HOME 7

6

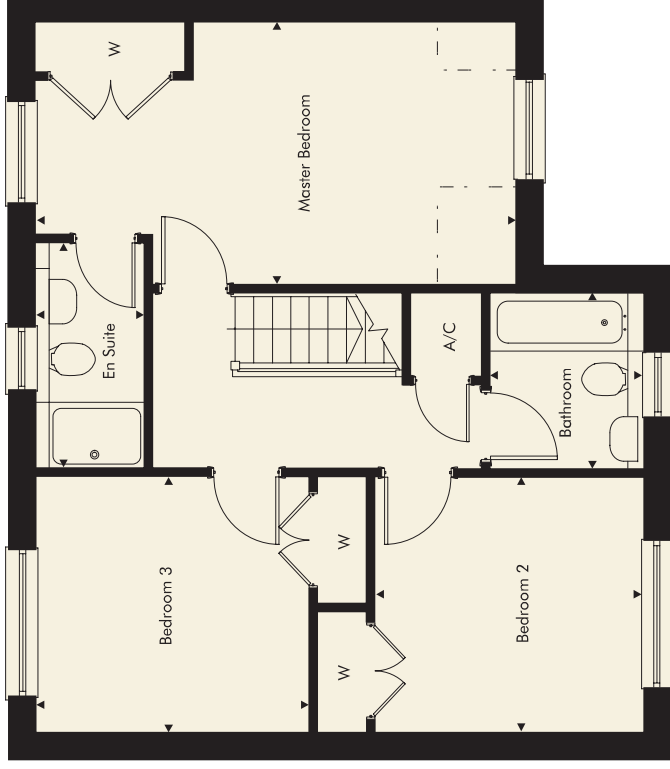


A computer-generated image of home 7.



Ground floor

Lounge	4.24m x 3.18m	13'11" x 10'5"
Kitchen/Dining	5.44m x 3.22m	17'10" x 10'7"
Cloaks	1.93m x 0.92m	6'4" x 3'0"
Garage	6.00m x 3.06m	19'8" x 10'0"



First floor

Master Bedroom	6.00m x 3.21m	19'8" x 10'6"
En Suite	2.78m x 1.38m	9'1"x 4'6"
Bedroom 2	3.35m x 3.18m	11'0" x 10'5"
Bedroom 3	3.40m x 3.18m	11'2" x 10'5"
Bathroom	2.15m x 1.93m	7'1" x 6'4"

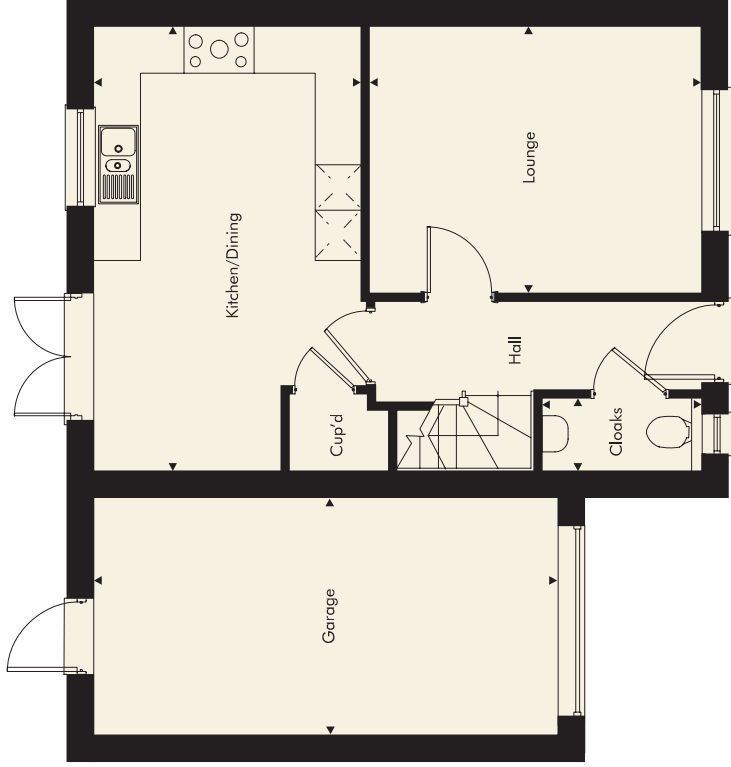
Measured at 1.5m. All dimensions are accurate to within 50mm. Furnishings on the above floor plans, including but not exclusive to kitchens, bathrooms, en suites and cloaks layouts are indicative only and should not be relied upon.

HOME 8

6

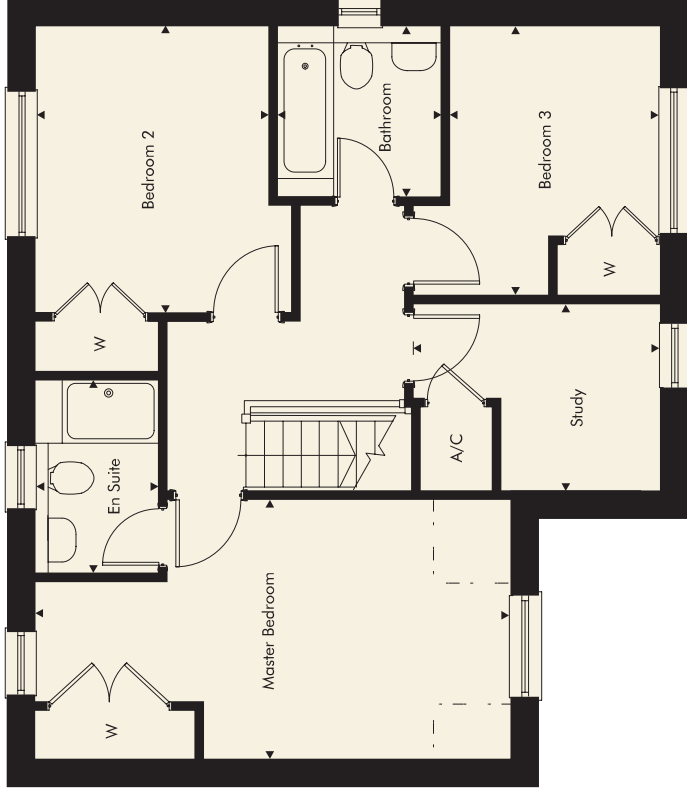


A computer-generated image of home 8.



Ground floor

Lounge	4.29m x 3.40m	14'1" x 11'2"
Kitchen/Dining	5.78m x 3.51m	19'0" x 11'6"
Cloaks	2.08m x 0.92m	6'10" x 3'0"
Garage	6.00m x 3.06m	19'8" x 10'0"



First floor

Master Bedroom	6.00m x 3.21m	19'8" x 10'6"
En Suite	2.42m x 1.56m	7'11" x 5'1"
Bedroom 2	3.60m x 2.92m	11'10" x 9'7"
Bedroom 3	3.35m x 2.70m	11'0" x 8'10"
Study	3.19m x 2.31m	10'6" x 7'7"
Bathroom	2.13m x 2.06m	7'0" x 6'9"

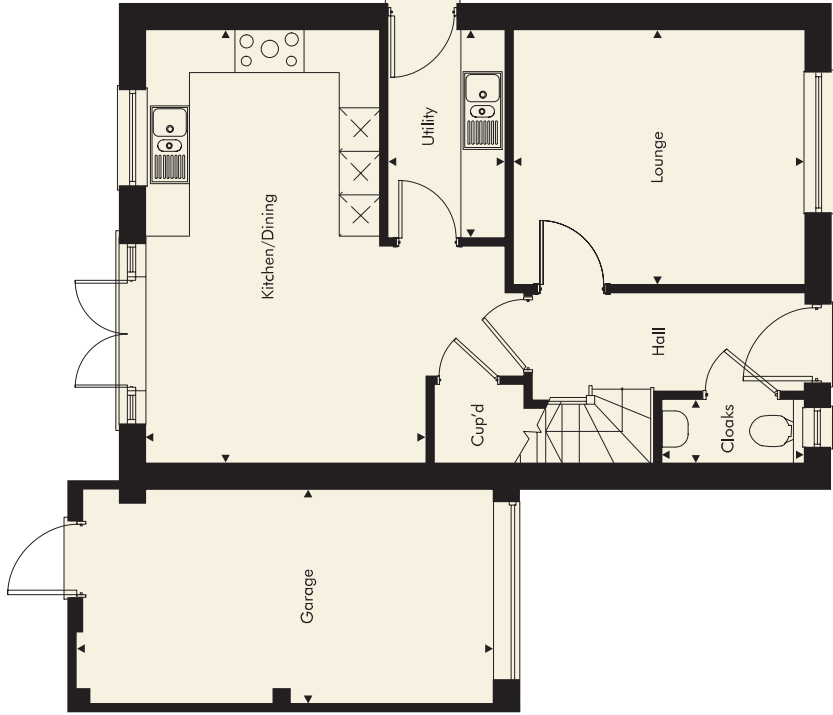
Measured at 1:5m. All dimensions are accurate to within 50mm. Furnishings on the above floor plans, including but not exclusive to kitchens, bathrooms, en suites and cloaks layouts are indicative only and should not be relied upon.

HOME 9

6

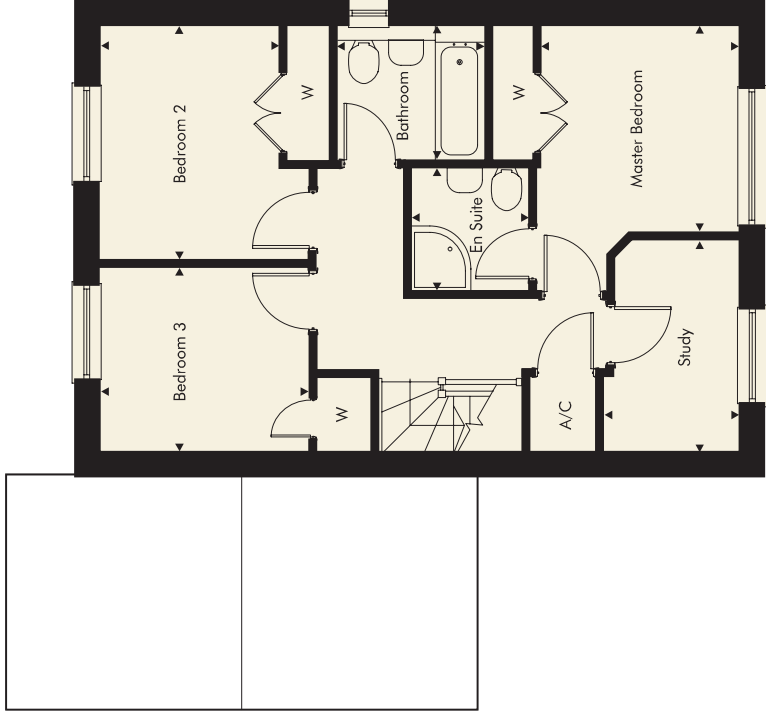


A computer-generated image of home 9.



Ground floor

Lounge	4.08m x 3.62m	13'5" x 11'11"
Kitchen/Dining	6.12m x 3.89m	20'1" x 12'9"
Utility	2.96m x 1.58m	9'9" x 5'2"
Cloaks	1.99m x 0.92m	6'6" x 3'0"
Garage	6.00m x 3.06m	19'8" x 10'0"



First floor

Master Bedroom	2.92m x 2.81m	9'7" x 9'3"
En Suite	1.75m x 1.66m	5'9" x 5'5"
Bedroom 2	3.32m x 2.59m	10'11" x 8'6"
Bedroom 3	3.01m x 2.69m	9'11" x 8'10"
Study	3.08m x 1.99m	10'1" x 6'6"
Bathroom	2.09m x 1.92m	6'10" x 6'4"

HOME 10

6



A computer-generated image of home 10.



Ground floor

Lounge	8.03m x 3.98m	26'4" x 13'1"
Kitchen	3.49m x 3.07m	11'5" x 10'1"
Family/Dining	6.30m x 2.74m	20'8" x 9'0"
Study	3.20m x 2.05m	10'6" x 6'9"
Cloaks	2.47m x 1.00m	8'1" x 3'3"
Utility	1.91m x 1.66m	6'3" x 5'5"
Garage	6.09m x 6.09m	20'0" x 20'0"



First floor

Master Bedroom	6.00m x 3.08m	19'8" x 10'1"
En Suite 1	3.07m x 1.92m	10'1" x 6'4"
Bedroom 2	3.41m x 3.32m	11'2" x 10'11"
En Suite 2	2.47m x 1.43m	8'1" x 4'8"
Bedroom 3	3.41m x 3.04m	11'2" x 10'0"
Bedroom 4	2.96m x 2.71m	9'9" x 8'11"
Bathroom	3.68m x 1.92m	12'1" x 6'4"

Measured at 1.5m. All dimensions are accurate to within 50mm. Furnishings on the above floor plans, including but not exclusive to kitchens, bathrooms, en suites and cloaks layouts are indicative only and should not be relied upon.

HOME 11

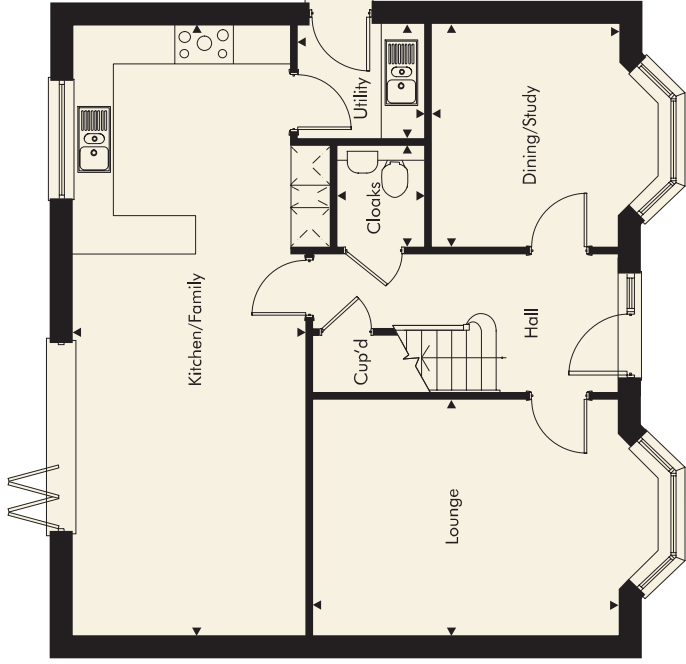
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A computer-generated image of home 11.

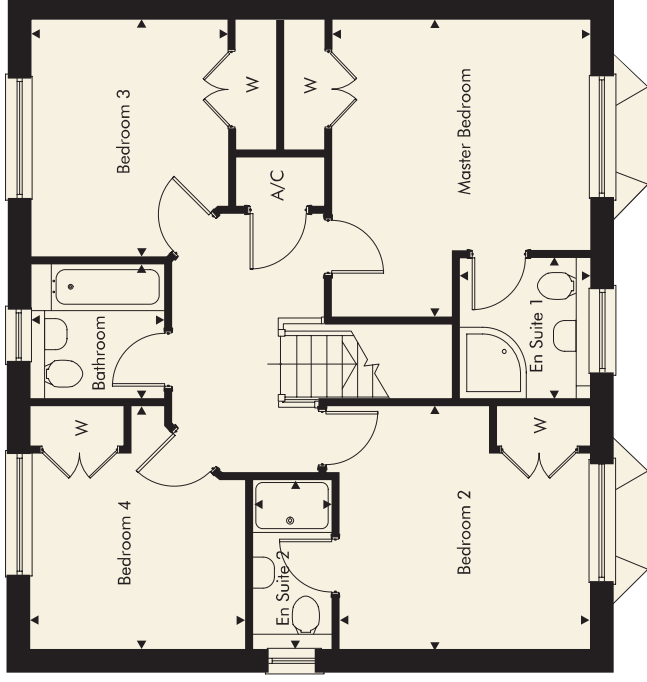
Ground floor

Lounge	4.69m x 3.62m	15'5" x 11'11"
Kitchen/Family	9.37m x 3.56m	30'9" x 11'8"
Dining/Study	3.41m x 2.87m	11'2" x 9'5"
Cloaks	1.54m x 1.33m	5'1" x 4'4"
Utility	1.94m x 1.76m	6'4" x 5'9"
Garage	6.00m x 3.10m	19'8" x 10'2"



First floor

Master Bedroom	4.42m x 3.86m	14'6" x 12'8"
En Suite 1	2.11m x 1.97m	6'11" x 6'6"
Bedroom 2	3.74m x 3.62m	12'3" x 11'11"
En Suite 2	2.53m x 1.20m	8'4" x 3'11"
Bedroom 3	3.50m x 2.95m	11'6" x 9'8"
Bedroom 4	3.62m x 3.19m	11'11" x 10'6"
Family Bathroom	2.03m x 1.99m	6'8" x 6'6"



Measured at 1.5m. All dimensions are accurate to within 50mm. Furnishings on the above floor plans, including but not exclusive to kitchens, bathrooms, en suites and cloaks layouts are indicative only and should not be relied upon.

HOME 12

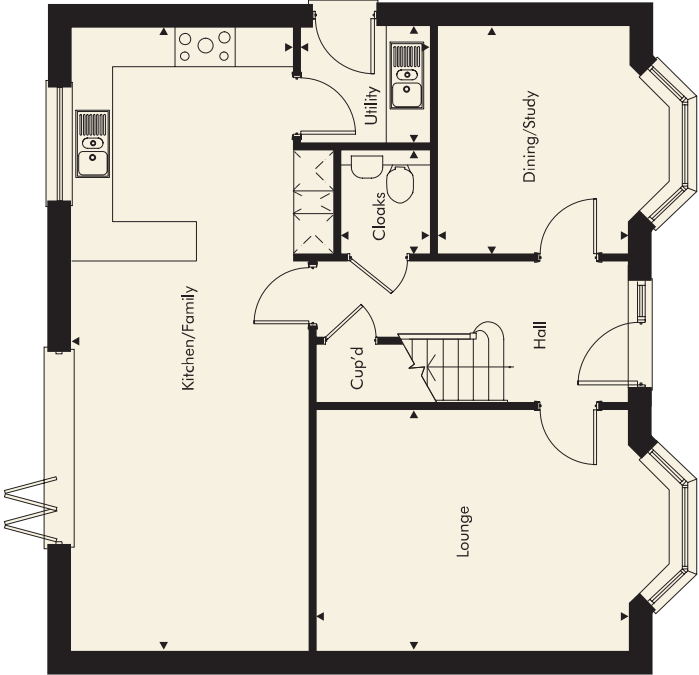
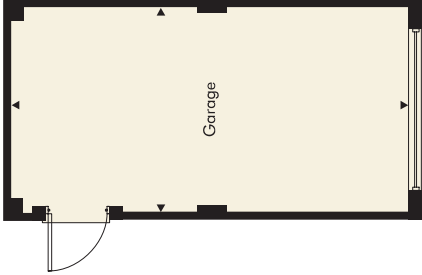
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A computer-generated image of home 12.

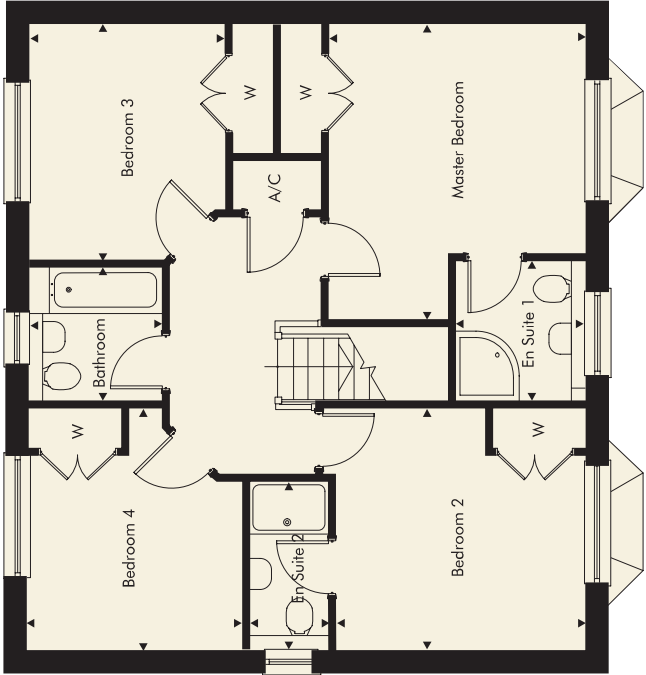
Ground floor

Lounge	4.69m x 3.62m	15'5" x 11'11"
Kitchen/Family	9.37m x 3.56m	30'9" x 11'8"
Dining/Study	3.41m x 2.87m	11'2" x 9'5"
Cloaks	1.54m x 1.33m	5'1" x 4'4"
Utility	1.94m x 1.76m	6'4" x 5'9"
Garage	6.00m x 3.10m	19'8" x 10'2"



First floor

Master Bedroom	4.42m x 3.86m	14'6" x 12'8"
En Suite 1	2.11m x 1.97m	6'11" x 6'6"
Bedroom 2	3.74m x 3.62m	12'3" x 11'11"
En Suite 2	2.53m x 1.20m	8'4" x 3'11"
Bedroom 3	3.50m x 2.95m	11'6" x 9'8"
Bedroom 4	3.62m x 3.19m	11'11" x 10'6"
Bathroom	2.03m x 1.99m	6'8" x 6'6"



Measured at 1.5m. All dimensions are accurate to within 50mm. Furnishings on the above floor plans, including but not exclusive to kitchens, bathrooms, en suites and cloaks layouts are indicative only and should not be relied upon.

HOME 13

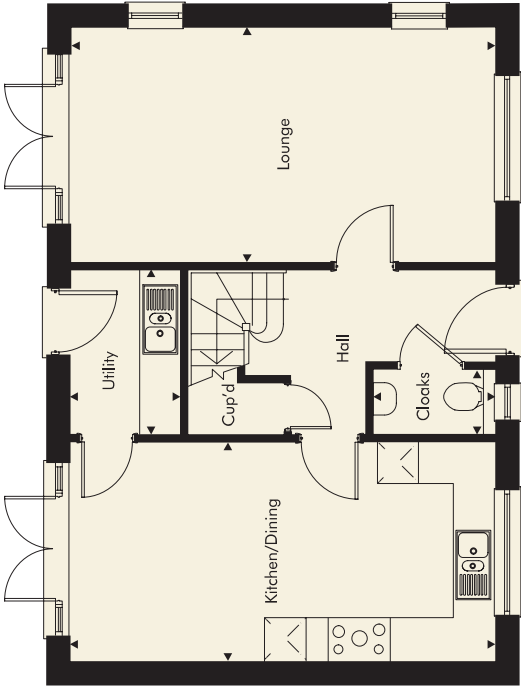
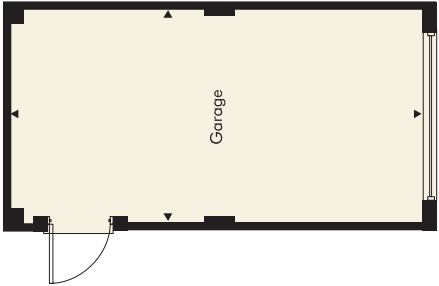
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A computer-generated image of home 13.

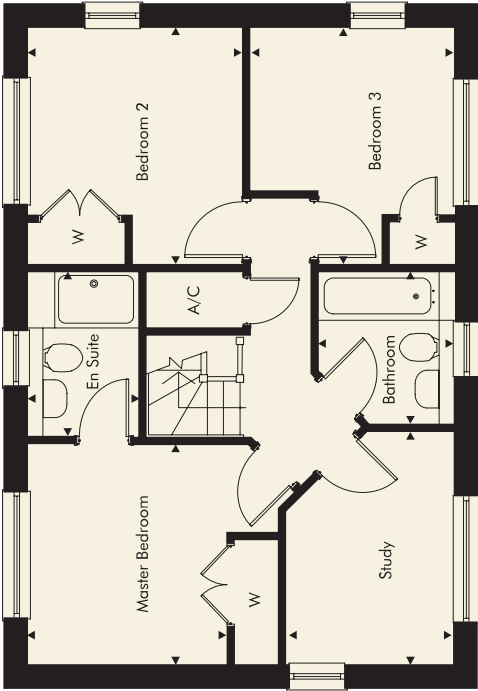
Ground floor

Lounge	6.11m x 3.40m	20'1" x 11'2"
Kitchen/Dining	6.11m x 3.15m	20'1" x 10'4"
Utility	2.73m x 1.58m	8'11" x 5'2"
Cloaks	1.76m x 0.92m	5'9" x 3'0"
Garage	6.00m x 3.06m	19'8" x 10'1"



First floor

Master Bedroom	3.15m x 2.87m	10'4" x 9'5"
En Suite	2.37m x 1.58m	7'9" x 5'2"
Bedroom 2	3.34m x 3.08m	10'11" x 10'1"
Bedroom 3	3.34m x 2.92m	10'11" x 9'7"
Study	3.36m x 2.41m	11'0" x 7'11"
Bathroom	2.16m x 1.93m	7'1" x 6'4"

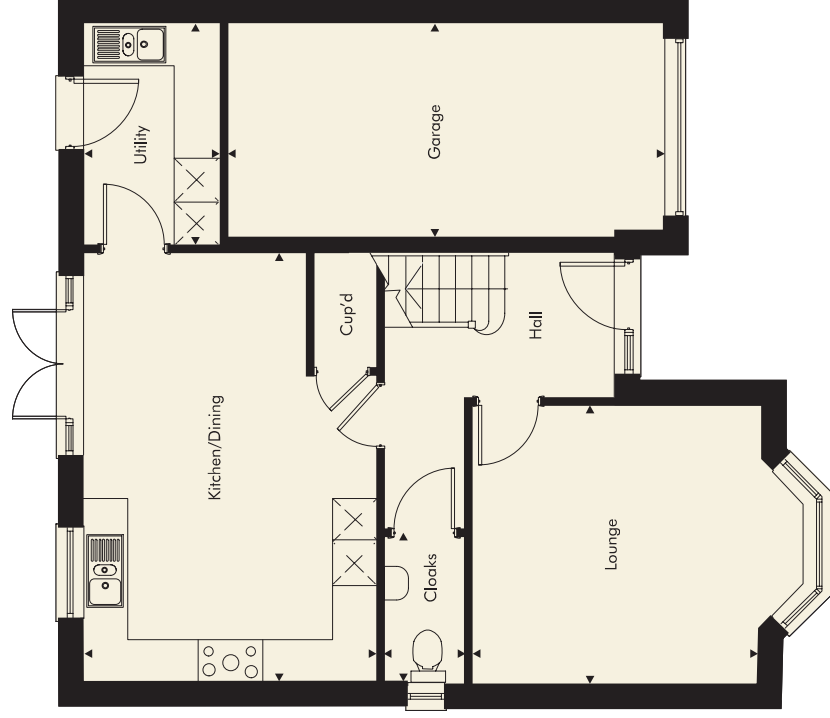


HOME 14

6

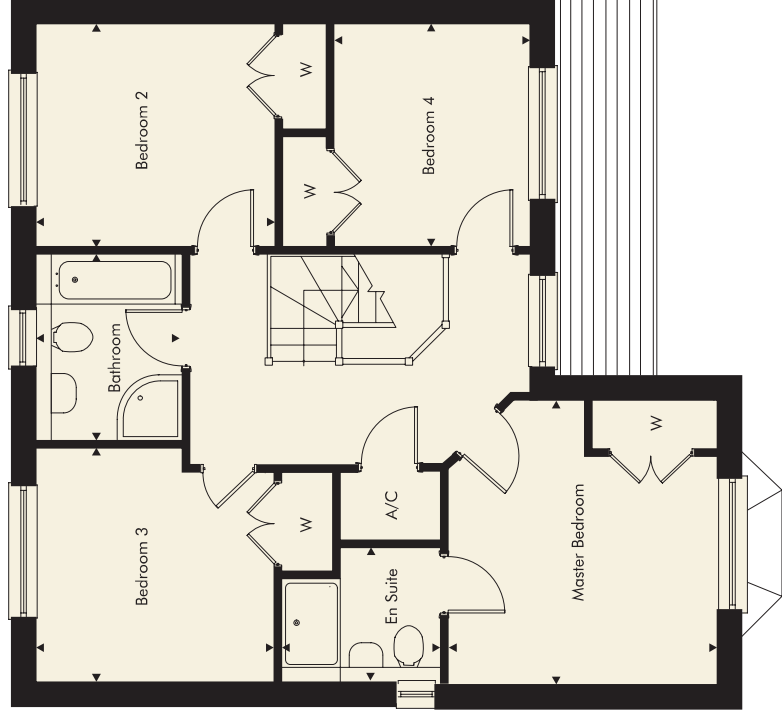


A computer-generated image of home 14.



Ground floor

Lounge	4.00m x 3.87m	13'2" x 12'8"
Kitchen/Dining	5.95m x 4.06m	19'6" x 13'4"
Cloaks	2.04m x 1.09m	6'8" x 3'7"
Utility	3.09m x 1.85m	10'2" x 6'1"
Garage	6.00m x 3.02m	19'8" x 9'11"



First floor

Master Bedroom	3.86m x 3.69m	12'8" x 12'2"
En Suite	2.19m x 1.86m	7'2" x 6'1"
Bedroom 2	3.28m x 3.09m	10'9" x 10'2"
Bedroom 3	3.26m x 3.28m	10'8" x 10'9"
Bedroom 4	3.09m x 2.68m	10'2" x 8'10"
Bathroom	2.57m x 2.00m	8'5" x 6'7"

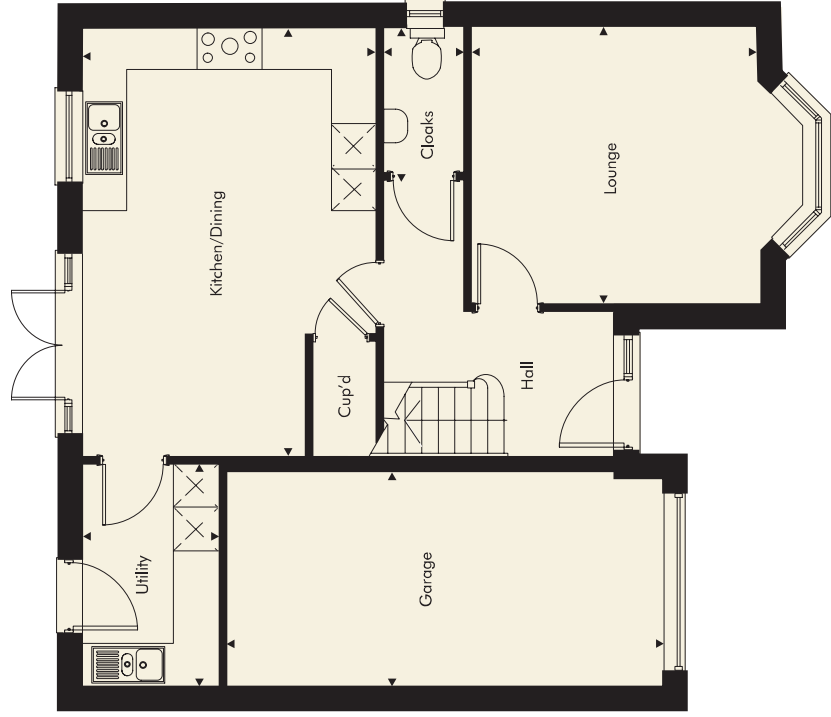
Measured at 1.5m. All dimensions are accurate to within 50mm. Furnishings on the above floor plans, including but not exclusive to kitchens, bathrooms, en suites and cloaks layouts are indicative only and should not be relied upon.

HOME 15

6

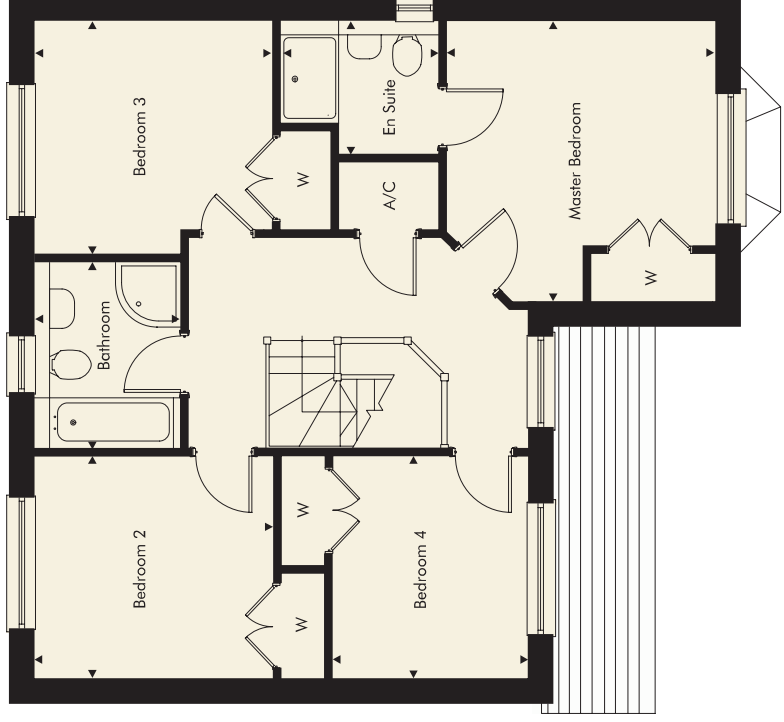


A computer-generated image of home 15.



Ground floor

Lounge	4.00m x 3.87m	13'2" x 12'8"
Kitchen/Family	5.95m x 4.06m	19'6" x 13'4"
Cloaks	2.04m x 1.09m	6'8" x 3'7"
Utility	3.09m x 1.85m	10'2" x 6'1"
Garage	6.00m x 3.02m	19'8" x 9'11"



First floor

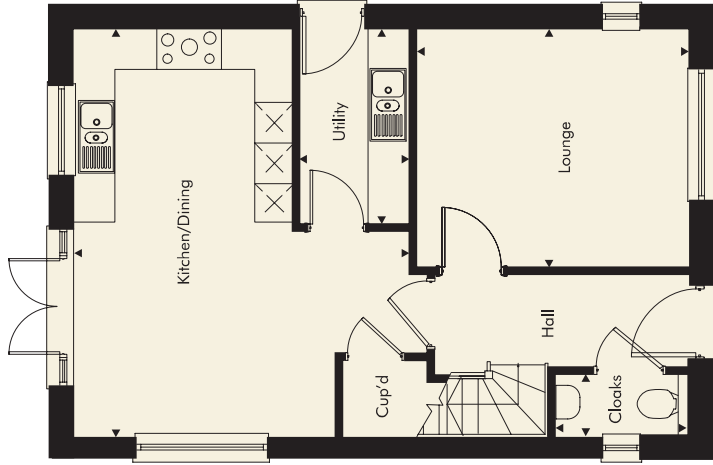
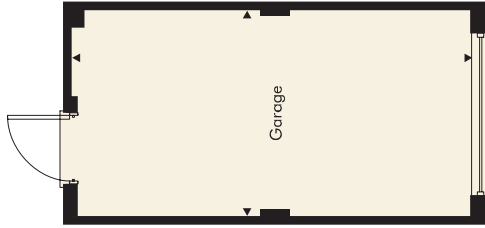
Master Bedroom	3.86m x 3.69m	12'8" x 12'2"
En Suite	2.19m x 1.86m	7'2" x 6'1"
Bedroom 2	3.28m x 3.09m	10'9" x 10'2"
Bedroom 3	3.26m x 3.28m	10'8" x 10'9"
Bedroom 4	3.09m x 2.68m	10'2" x 8'10"
Bathroom	2.57m x 2.00m	8'5" x 6'7"

HOME 16

6

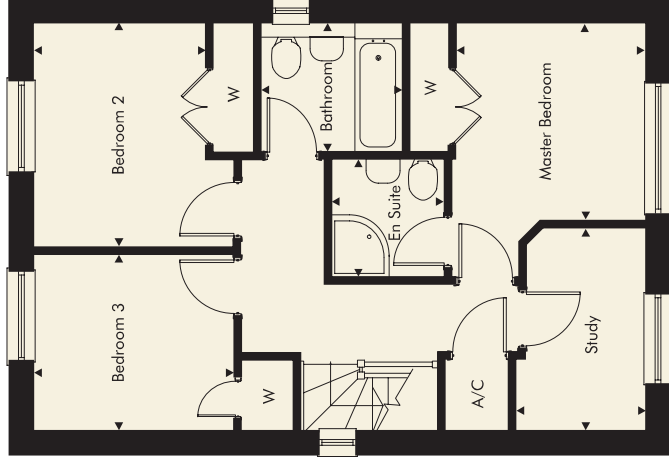


A computer-generated image of home 16.



Ground floor

Lounge	4.08m x 3.62m	13'5" x 11'11"
Kitchen/Dining	6.12m x 3.89m	20'1" x 12'9"
Utility	2.96m x 1.58m	9'9" x 5'2"
Cloaks	1.99m x 0.92m	6'6" x 3'0"
Garage	6.00m x 3.06m	19'8" x 10'0"



First floor

Master Bedroom	2.92m x 2.81m	9'7" x 9'3"
En Suite	1.75m x 1.66m	5'9" x 5'5"
Bedroom 2	3.32m x 2.59m	10'11" x 8'6"
Bedroom 3	3.01m x 2.69m	9'11" x 8'10"
Study	3.08m x 1.99m	10'1" x 6'6"
Bathroom	2.09m x 1.92m	6'10" x 6'4"

Measured at 1.5m. All dimensions are accurate to within 50mm. Furnishings on the above floor plans, including but not exclusive to kitchens, bathrooms, en suites and cloaks layouts are indicative only and should not be relied upon.

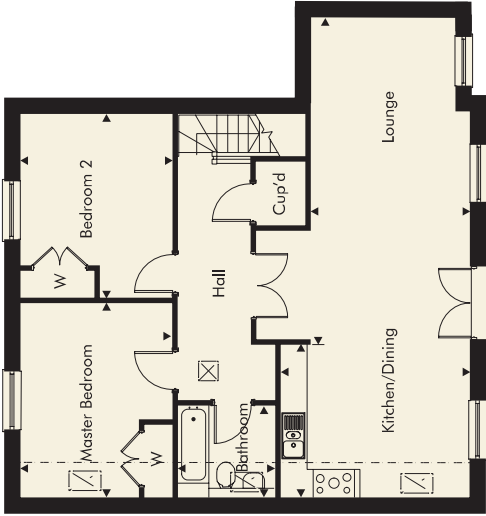
HOMES 17 - 20

6

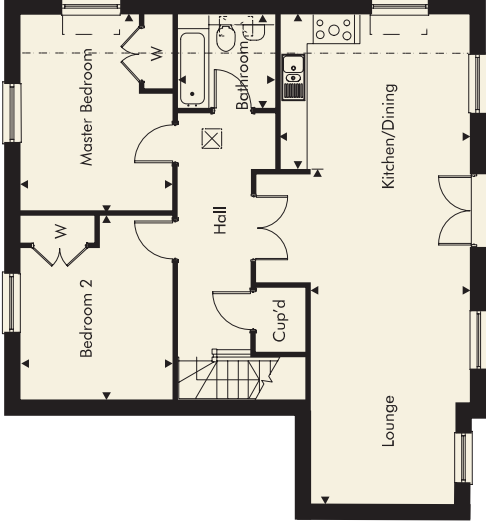


A computer-generated image of homes 17-20.

Home 18



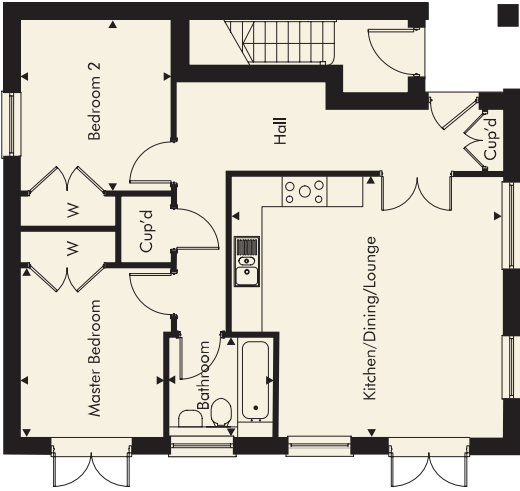
Home 20



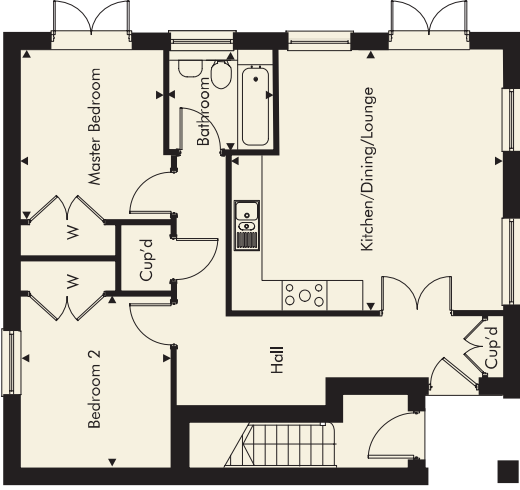
Home 18 & 20
First floor

Lounge	7.00m x 3.42m	23'0" x 11'3"
Kitchen Dining	4.12m x 3.32m	13'6" x 10'11"
Master Bedroom	4.23m x 3.26m	13'11" x 10'8"
Bedroom 2	4.02m x 3.26m	13'2" x 10'8"
Bathroom	2.10m x 2.00m	6'11" x 6'7"

Home 17



Home 19



Home 17 & 19
Ground floor

Kitchen/Dining/Lounge	5.45m x 5.23m	17'11" x 17'2"
Master Bedroom	3.41m x 2.91m	11'2" x 9'7"
Bedroom 2	3.41m x 3.06m	11'2" x 10'0"
Bathroom	2.08m x 1.99m	6'10" x 6'6"

Measured at 1.5m. All dimensions are accurate to within 50mm. Furnishings on the above floor plans, including but not exclusive to kitchens, bathrooms, en suites and cloaks layouts are indicative only and should not be relied upon.

Superior

SPECIFICATION

σ

KITCHEN

- Contemporary units
- Bosch single oven
- Bosch microwave combi oven to 3 and 4 bedroom homes
- Undercounter single oven to all apartments
- Bosch induction hob
- Integrated fridge-freezer
- Integrated dishwasher
- Wine cooler to all 4 bedroom homes
- Integrated washer-dryer to homes without a utility room
- Undercupboard lighting
- Silestone kitchen worktops and glass splashbacks to all 4 bedroom homes and show home
- Laminate worktops and glass splashback to remaining homes
- 1.5 bowl steel sink

BATHROOMS & EN SUITES

- Villeroy & Boch sanitary ware
- Chrome taps and shower fittings
- Pressurised shower
- Steel baths
- Vanity unit in en suite one to 3 and 4 bedroom homes and in family bathroom to 4 bedroom homes
- Mirror with demister
- Shaver socket

INTERNAL SPECIFICATION

- White vertical panel doors to 2 and 3 bedroom homes and oak vertical panel doors to 4 bedroom homes
- Built-in wardrobes in all bedrooms to 3 and 4 bedroom homes and in master bedroom to all apartments
- Satin chrome lever door furniture
- White staircase with oak handrail
- Brushed stainless steel light switches and sockets to all 4 bedroom homes, with remaining homes to have white sockets
- LED downlighters
- Multimedia plate with Sky+ and TV in living room, master bedroom and family room (satellite subject to homeowner subscription*)
- Stainless steel freestyle lamp at rear doors
- Loft access with 2m boarding around trap
- Ceramic floor tiling to kitchen/family room, utility and cloakroom to 4 bedroom homes
- Luxury vinyl cushion flooring to kitchen/family room, utilities and cloakroom to 2 and 3 bedroom homes
- Luxury vinyl cushion flooring to all bathrooms and en suites
- All other areas to be carpeted

SMART HUB

- Giving you the option to be in control via SMART app technology

HEATING & COMFORT

- LPG gas-fired underfloor heating to ground floor and radiators to first floor in all houses
- Underfloor heating in ground floor apartments, (17, 19) and radiators to the first floor apartments, (18, 20)
- Heated chrome towel rail to all bathrooms and en suites
- UPVC windows
- PV solar panels

EXTERNAL

- External tap (excluding apartments 18 & 20)
- Double power socket to garage
- Patio
- Landscaping to front areas
- Turf to front and rear gardens
- Provision for electric car-charging point

SECURITY & PEACE OF MIND

- Mains smoke detectors
- Security lighting
- External chrome bell push with internal chime
- Provision for wireless security system
- Multilocking-point front entrance doors
- 10-year ADVANTAGE warranty

*Does not indicate that such services are available locally.

We endeavour to improve our development; therefore, we may occasionally substitute items within this specification. Sigma Homes reserves the right to make these substitutions, as necessary. Please ask for further details. Images depict typical Sigma Homes interiors.



A vision of EXCLUSIVITY σ

Sigma Homes has a single-minded vision: to create stunning, individual developments for discerning buyers in southeast England. This approach is based on over 30 years' development experience in a region with some of the most discriminating and demanding purchasers, building thoughtfully designed residences which fuse local architectural vernacular with contemporary design and environmentally conscientious specification.



Image depicts typical Sigma Homes interior.