



# Normandy Rise

Netherfield, TN33 9FS

# Start building your future

at Normandy Rise

# The best of both worlds

Embrace the peace and wellbeing found in village life; but still be within easy reach of bustling and vibrant towns.

Located in the quaint village of Netherfield, Normandy Rise is a brand-new development offering a selection of 2, 3 & 4 bedroom homes, ideal for first time buyers and growing families.

Situated only 10 miles\* from the coastal town of Hastings and surrounded by the South Downs countryside and unspoilt scenery; discover quality homes that fit your budget with Shared Ownership.

\*Distances are taken from [google.co.uk/maps](https://www.google.co.uk/maps).



# Site Plan

## Key

### 2 Bedroom House

- The Collington  
Plots 7, 18, 19, 20 & 22

### 3 Bedroom House

- The Heathfield  
Plot 6
- The Darwell  
Plot 1
- The Westham  
Plots 2 & 5
- The Ninfield  
Plots 3 & 4
- The Sidley  
Plots 13, 14, 16 & 17
- The Crowborough  
Plot 21
- The Hailsham  
Plot 15

### 4 Bedroom House

- The Beckley  
Plot 8



## Specification



### General

- Flooring provided throughout
- Turfed gardens
- Allocated parking
- Walls & ceilings in Dulux Ash White
- Premier Guarantee new home warranty
- LED downlights to kitchen, bathroom, entrance hall
- Door entry system



### Kitchen & Appliances

- Symphony Konzept range kitchen units
- 40mm worktop with matching upstand
- Zanussi single oven, hob & cooker hood
- Glass splash-back to hob
- Zanussi washing machine
- Zanussi fridge freezer
- Zanussi dishwasher



### Bathroom & En suites

- Heated towel rail
- White steel bath
- Monoblock mixer tap/s
- Wall mounted shower
- Glass shower screen
- Flooring and wall tiles





Battle Abbey

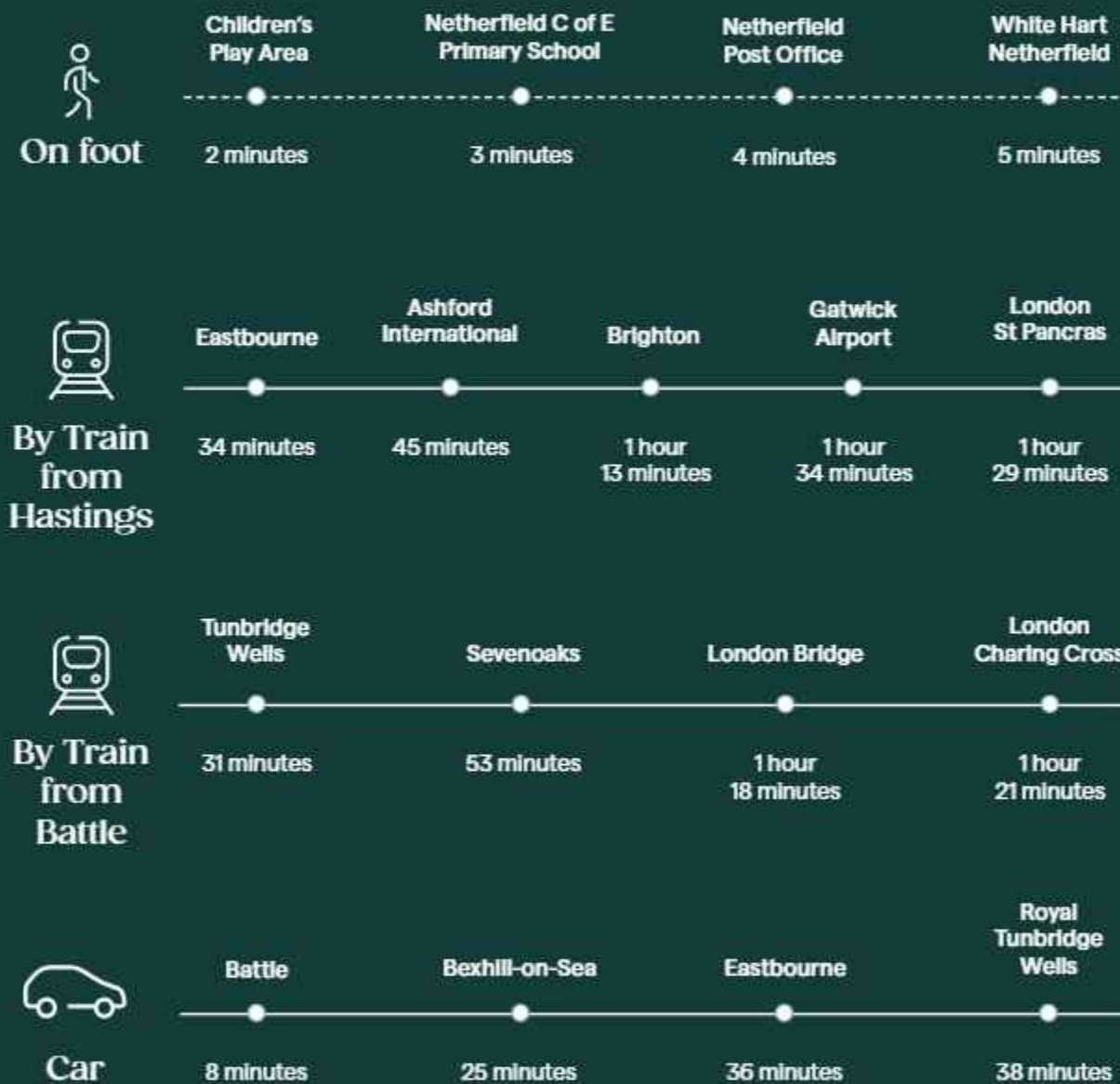


Bexhill-on-Sea

# Everything on your doorstep

Netherfield offers a café, post office, local primary school as well as some eateries. Battle, located just an 8 minute drive away, has even more to offer with a selection of retail outlets, supermarkets, Battle Abbey and much more.

Royal Tunbridge Wells is 38 minutes away from Normandy Rise by car and has an even better selection of amenities as well as a train station that services the Hastings and London Charing Cross routes. You can get to London Bridge in as little as 50 minutes.



Car travel & walking times taken from google.co.uk/maps and are approximate only. Rail times taken from nationalrail.co.uk and are approximate only.

## How it works

Property Value	£200,000	£250,000	£300,000	£350,000	£400,000
Share <sup>1</sup>	50%	50%	50%	50%	50%
Deposit (5% of share)	£5,000	£6,250	£7,500	£8,750	£10,000
Mortgage rate <sup>2</sup> (30 years)	5%	5%	5%	5%	5%
Monthly payment (rent <sup>3</sup> 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.

<sup>1</sup>Share options available from 25%-75%, to suit your affordability. <sup>2</sup>Prices based on mortgage rate of 5% over a 30-year term. <sup>3</sup>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



# 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

# 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





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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. April 2024.