

# Templegate

Burgess Hill | West Sussex



CHARLES CHURCH



# The name on the finest homes

What is the indefinable quality about a Charles Church home that makes it so special, and makes so many aspire to owning one?

When Charles and Susanna Church laid the foundations of their first home in 1965, they were doing more than building a desirable residence. They were turning their vision of the perfect home into a benchmark for quality and a legacy for future generations to appreciate.

Over five decades later, their principles remain the cornerstone of every home we build and it is the firm emphasis of the Group to combine quality with aesthetically pleasing designs and traditional building techniques.

This philosophy has led us to enjoy an unrivalled reputation for over fifty years. We pride ourselves not only on providing excellent examples of traditional construction and craftsmanship but also on the elegance and character of our homes which are designed to harmonise with their natural surroundings.

We fully use the interior space of our homes combining every modern and efficient convenience within classic, timeless and elegant exteriors.

We recognise the importance of providing our customers with the opportunity to add character to their home through a wide choice of colour schemes, making certain that quality, service and value are inherent in all we undertake.

We also have a clear and practical approach to sustainability and fully support the Government's Code for Sustainable Homes. The national code standards are an important factor in the way we build and design both our developments and our homes.

Our exacting standards and attention to detail at every stage of the construction process play an integral part in achieving a totally unmistakable quality and sense of style. This unique combination of principles ensures that our homes and developments continue to win an ever increasing number of prestigious consumer, industry and media awards.

The ultimate winner however, is the buyer of a Charles Church home.

## Our star rating.

We've been awarded a five star rating by the Home Builders Federation in their 2024 survey.





CHARLES CHURCH



## Our commitment to you.

We believe keeping you fully informed throughout the home-buying process is key to making the whole experience enjoyably simple. That's why we created The Charles Church Commitment. It's our way of making sure you receive exceptional customer service and relevant communications before, during and after you've moved in.

As part of our commitment, we carry out comprehensive inspections of all key build stages on every new home we build to ensure everything meets our exacting standards. Once you've picked up the keys, we'll give you a few days to settle in before getting in touch to check everything's okay and to answer any questions you may have. We're happy to hear from you at any point however, so always contact us if you have any issues.

## Becoming part of the scenery.

While we may have over 60 locations around the UK, we go to great lengths to adopt a local approach when it comes to building your home. So when we provide you with the local specification, you can be confident it'll be a perfect fit for the area in terms of the style of architecture and choice of materials. We also incorporate local scenery such as trees and lakes, and work with ecologists to protect the landscape and biodiversity.

## Always by your side.

Your safety will always be our priority, which is why we'll give you an exclusive emergency cover number when you move in which you can call in the unlikely event of a complete power failure, gas leak, water escape or severe drain blockage. And don't forget, when you buy a new home with us you'll benefit from our two-year Charles Church warranty, plus a ten-year insurance-backed warranty.



1



1. Templegate development
2. Enjoy breakfast in style
3. The perfect place to rest and restore
4. Ditchling Beacon - South Downs
5. Enjoy the views of Brighton

2



3



4



# Welcome to Templegate

New homes in Burgess Hill, West Sussex, a desirable semi-rural setting with excellent transport links.

Charles Church is pleased to present Templegate, a collection of energy-efficient new homes in Burgess Hill. With house styles ranging from one-bedroom starter homes to four-bedroom family homes, there's a home to suit your needs perfectly.

Burgess Hill is a well-appointed, bustling town situated around 10 miles north of Brighton and the sunny Sussex coastline. A new home at Templegate will place you on the southern edge of the town, within walking distance of excellent local facilities including a train station, shopping centre, eateries, essential services and schools. You'll also have peaceful countryside on your doorstep, with a nature reserve next door and the rolling hills and woodlands of the South Downs National Park just a stone's throw away.

For the buzz of city life and a day out at the seaside you can make the half-hour drive or 12-minute train journey to vibrant Brighton, or London Victoria is less than an hour away by train.

Families with children will benefit from the selection of local education options. Birchwood Grove County Primary School is just over half a mile from Templegate, while older pupils can attend Burgess Hill Academy and Oakmeeds Community College, both around a mile away.

## Always in reach



This is a superb location if you're looking for a semi-rural setting with great southeast commuter links. Burgess Hill Train Station, approximately 0.7 miles away, operates 12-minute routes to Brighton departing every 15 minutes, and routes to London Victoria taking just under an hour. You'll also be a short journey from nearby towns such as Haywards Heath, Uckfield and Crawley, while Gatwick Airport is around 17.5 miles away.

## Approximate travel distance by car to:



Burgess Hill Town Centre:	<b>0.8 miles</b>
Brighton:	<b>7.8 miles</b>
Crawley:	<b>14.9 miles</b>
Worthing:	<b>17.9 miles</b>
Eastbourne:	<b>28.5 miles</b>

5







# Templegate

## Site plan

### KEY

- The Apartments (1/2)
- The Danbury (2 + Study)
- The Galloway (3)
- The Sherwood (3)
- The Charnwood (3)
- The Barnwood (3)
- The Marston (4 + Study)
- The Bampton (4)
- The Kielder (4 + Study)
- The Turnberry (4)
- The Lancombe (4 + Study)
- The Seacombe (4)
- Affordable Housing
- ★ First Homes

(3) indicates number of bedrooms



CHARLES CHURCH

This site layout is intended for illustrative purposes only, and may be subject to change, for example, in response to market demand, ground conditions or technical and planning reasons. Trees, planting and public open space shown are indicative, actual numbers and positions may vary. This site plan does not form any part of a warranty or contract. Further information is available from a site sales executive.





# The Apartments II





# 📍 The Apartments II

Perfectly designed, our apartments offer a stylish open plan kitchen, living, and dining room, creating a spacious and modern living area. Available in one or two-bedroom layouts, each apartment includes ample cupboard storage. Ideal for first-time buyers, these apartments provide a fresh, contemporary home you can truly make your own.

## QUICK OVERVIEW



x1/2 Bedrooms



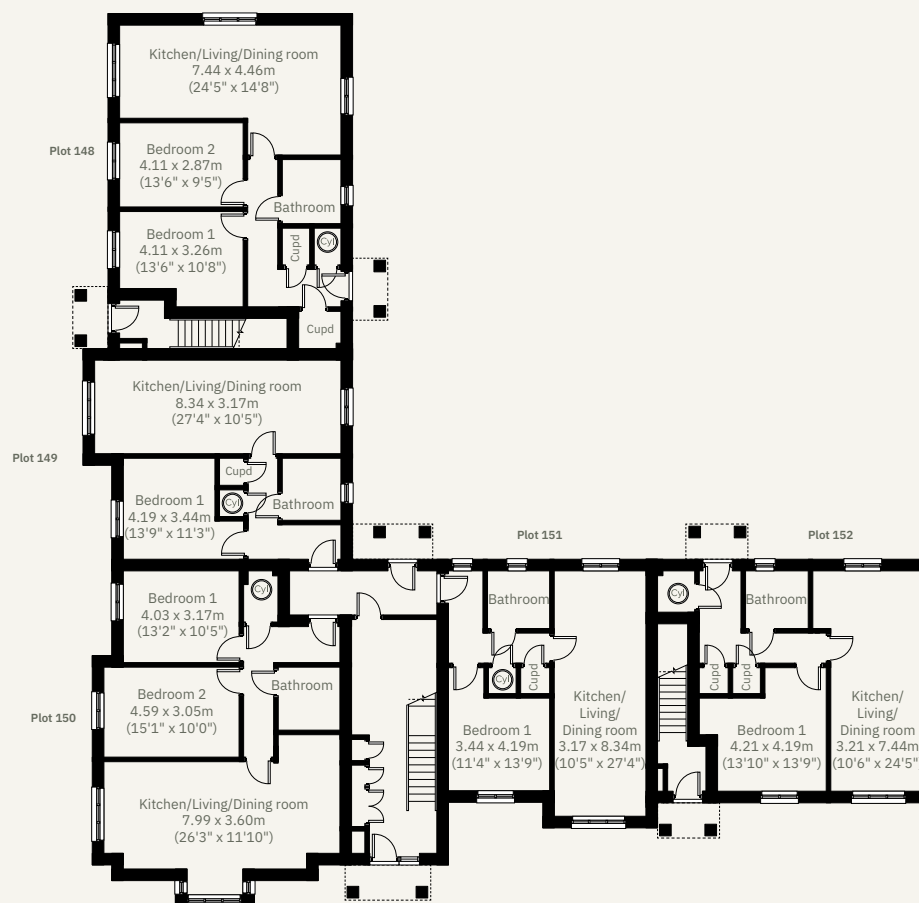
x1 Bathroom



**C** Energy Efficiency Rating



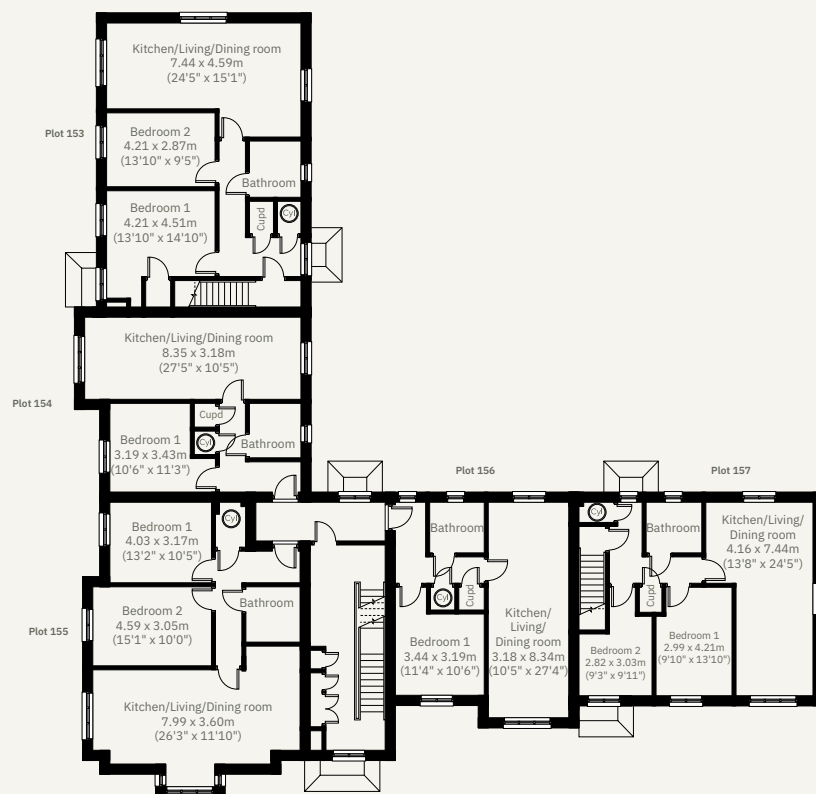
Allocated parking



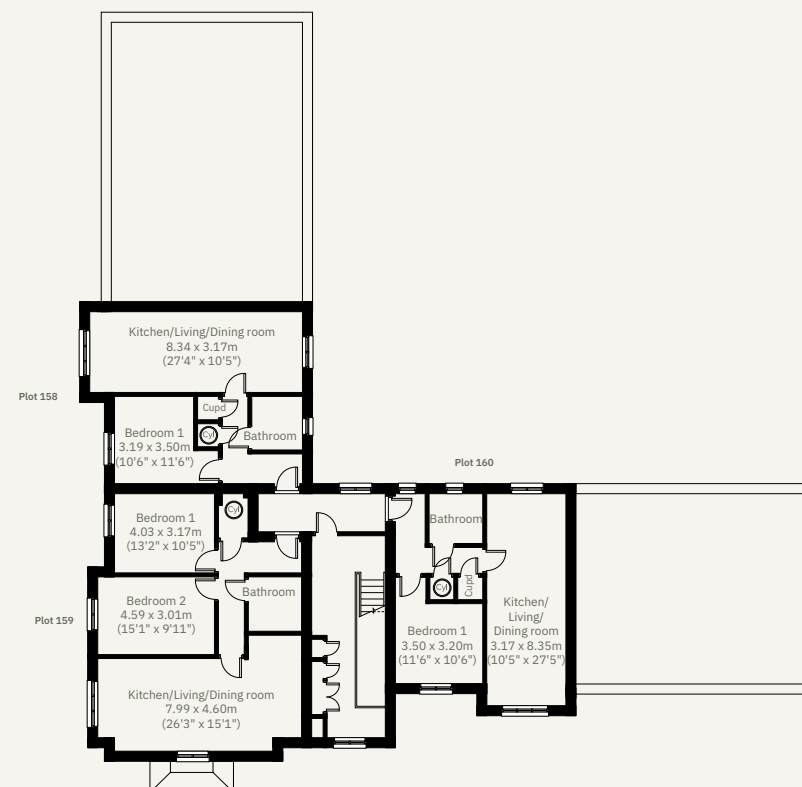
Ground floor

Please note that elevation treatments and window/door positions may vary from plot to plot. Plot specific information will be confirmed on your reservation checklist. This information is for guidance only and does not form any part of any contract or constitute a warranty. Illustrations are of typical elevations and may vary. Floor plans are not drawn to scale and window positions may vary. Room dimensions are subject to a +/- 50mm (2") tolerance and are based on the maximum dimensions in each room. Please consult your sales advisor on site for specific elevations, room dimensions and external finishes. The EPC ratings are estimated and vary between home types, orientation and developments. Accessible and adaptable dwelling requirements are based upon the internal arrangements only. External requirements may vary between local authority and developments.

# The Apartments II



First floor



Second floor

Please note that elevation treatments and window/door positions may vary from plot to plot. Plot specific information will be confirmed on your reservation checklist. This information is for guidance only and does not form any part of any contract or constitute a warranty. Illustrations are of typical elevations and may vary. Floor plans are not drawn to scale and window positions may vary. Room dimensions are subject to a +/- 50mm (2") tolerance and are based on the maximum dimensions in each room. Please consult your sales advisor on site for specific elevations, room dimensions and external finishes. The EPC ratings are estimated and vary between home types, orientation and developments. Accessible and adaptable dwelling requirements are based upon the internal arrangements only. External requirements may vary between local authority and developments.







# The Danbury





# The Danbury

Perfect for the way we live today, the Danbury has a modern open plan kitchen/dining room with garden access and a spacious front-aspect living room that's ideal for entertaining. Upstairs there are 2 bedrooms and a study / office – bedroom one has an en suite - and a family-sized bathroom. Appealing to families, first-time buyers and young professionals.

## QUICK OVERVIEW



x2 Bedrooms + study



x1 Bathroom



x1 En suite



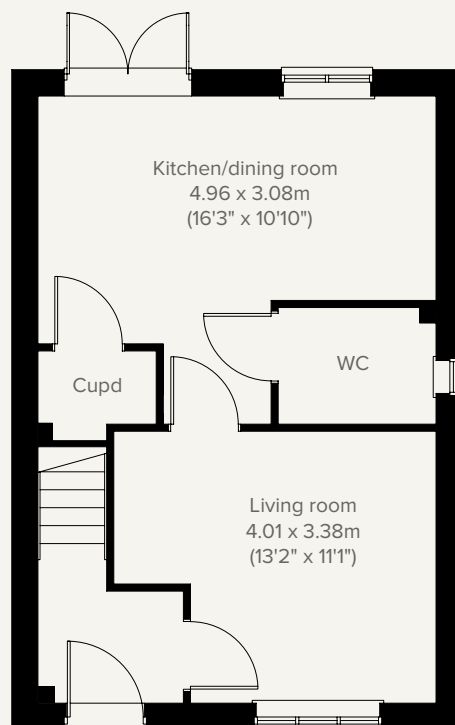
x2 Parking spaces



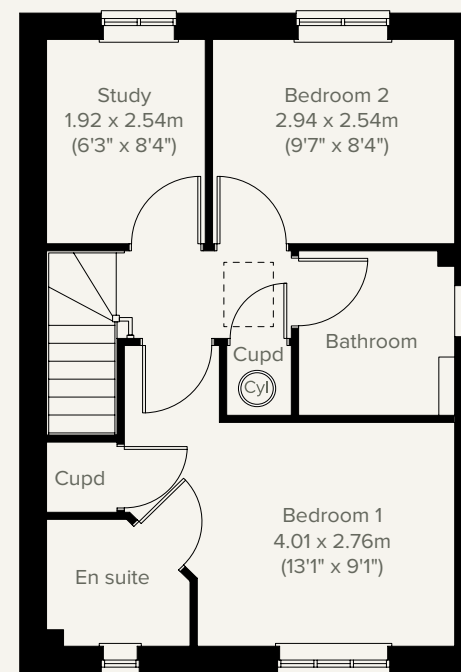
EV charging point



**A** Energy Efficiency Rating



Ground floor



First floor

Please note that elevation treatments and window/door positions may vary from plot to plot. Plot specific information will be confirmed on your reservation checklist. This information is for guidance only and does not form any part of any contract or constitute a warranty. Illustrations are of typical elevations and may vary. Floor plans are not drawn to scale and window positions may vary. Room dimensions are subject to a +/- 50mm (2") tolerance and are based on the maximum dimensions in each room. Please consult your sales advisor on site for specific elevations, room dimensions and external finishes. The EPC ratings are estimated and vary between home types, orientation and developments. Accessible and adaptable dwelling requirements are based upon the internal arrangements only. External requirements may vary between local authority and developments.

# The Galloway





# The Galloway

The popular Galloway is a three-bedroom family home with bright and modern open plan kitchen/dining room with French doors leading into the garden. The downstairs WC, two handy storage cupboards and en suite to bedroom one means it ticks all the boxes for practical family living.

## QUICK OVERVIEW



x3 Bedrooms



x1 Bathroom



x1 En suite



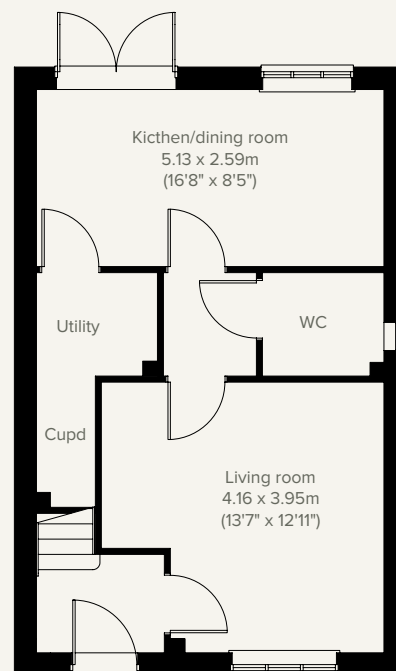
x2 Parking spaces



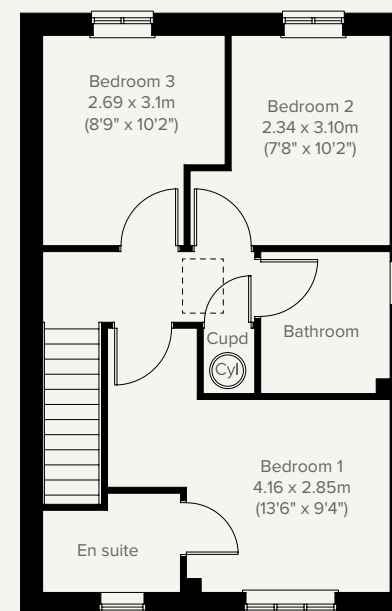
EV charging point



**A** Energy  
Efficiency Rating



Ground floor



First floor

Please note that elevation treatments and window/door positions may vary from plot to plot. Plot specific information will be confirmed on your reservation checklist. This information is for guidance only and does not form any part of any contract or constitute a warranty. Illustrations are of typical elevations and may vary. Floor plans are not drawn to scale and window positions may vary. Room dimensions are subject to a +/- 50mm (2") tolerance and are based on the maximum dimensions in each room. Please consult your sales advisor on site for specific elevations, room dimensions and external finishes. The EPC ratings are estimated and vary between home types, orientation and developments. Accessible and adaptable dwelling requirements are based upon the internal arrangements only. External requirements may vary between local authority and developments.

# The Sherwood





# The Sherwood

The Sherwood is a modern home ideal for family life. This three-bedroom home features an open plan kitchen/dining room with French doors leading into the garden, a handy utility room, a front-aspect living room, plus under-stairs storage and a WC. The first floor has three good-sized bedrooms, one with an en suite, and the main family bathroom.

## QUICK OVERVIEW



x3 Bedrooms



x1 Bathroom



x1 En suite



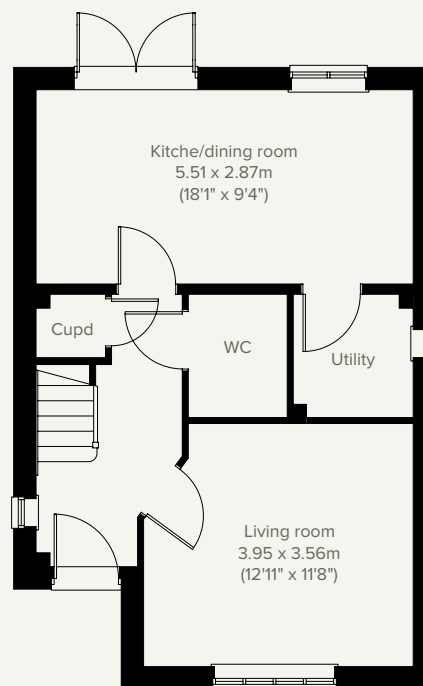
Single garage  
and x2 parking spaces



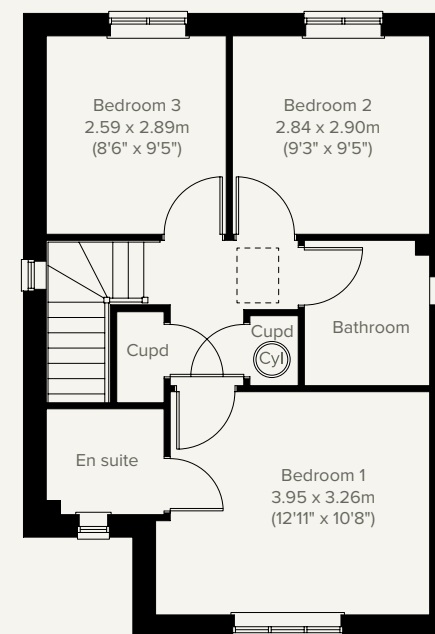
EV charging point



**A** Energy  
Efficiency Rating



Ground floor



First floor

Please note that elevation treatments and window/door positions may vary from plot to plot. Plot specific information will be confirmed on your reservation checklist. This information is for guidance only and does not form any part of any contract or constitute a warranty. Illustrations are of typical elevations and may vary. Floor plans are not drawn to scale and window positions may vary. Room dimensions are subject to a +/- 50mm (2") tolerance and are based on the maximum dimensions in each room. Please consult your sales advisor on site for specific elevations, room dimensions and external finishes. The EPC ratings are estimated and vary between home types, orientation and developments. Accessible and adaptable dwelling requirements are based upon the internal arrangements only. External requirements may vary between local authority and developments.

# The Charnwood





# The Charnwood



Enjoy the best of modern living in this popular three-bedroom home which features a stylish open plan kitchen/dining room and utility room. The Charnwood features a bright dual-aspect living room with French doors leading into the garden, handy storage cupboards and downstairs WC. Upstairs there are three good-sized bedrooms - bedroom one with an en suite, and a good-sized family bathroom..

## QUICK OVERVIEW



x3 Bedrooms



x1 Bathroom



x1 En suite



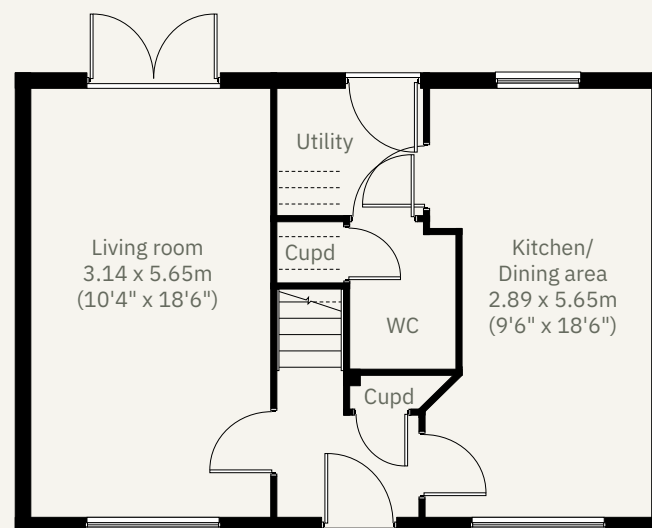
Single garage  
and x2 parking spaces



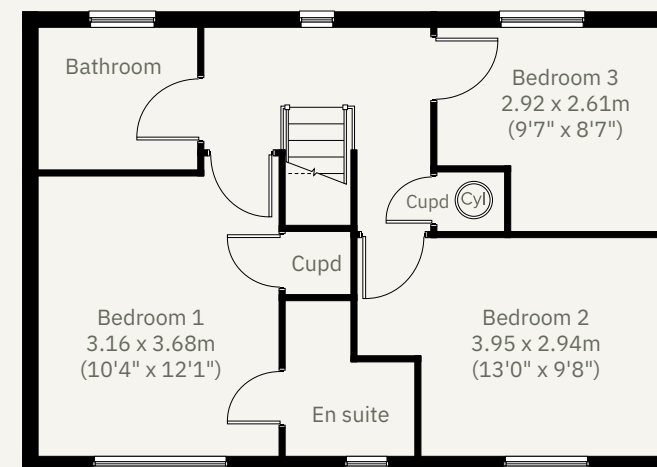
EV charging point



**B** Energy  
Efficiency Rating



Ground floor



First floor

Please note that elevation treatments and window/door positions may vary from plot to plot. Plot specific information will be confirmed on your reservation checklist. This information is for guidance only and does not form any part of any contract or constitute a warranty. Illustrations are of typical elevations and may vary. Floor plans are not drawn to scale and window positions may vary. Room dimensions are subject to a +/- 50mm (2") tolerance and are based on the maximum dimensions in each room. Please consult your sales advisor on site for specific elevations, room dimensions and external finishes. The EPC ratings are estimated and vary between home types, orientation and developments. Accessible and adaptable dwelling requirements are based upon the internal arrangements only. External requirements may vary between local authority and developments.

# The Barnwood








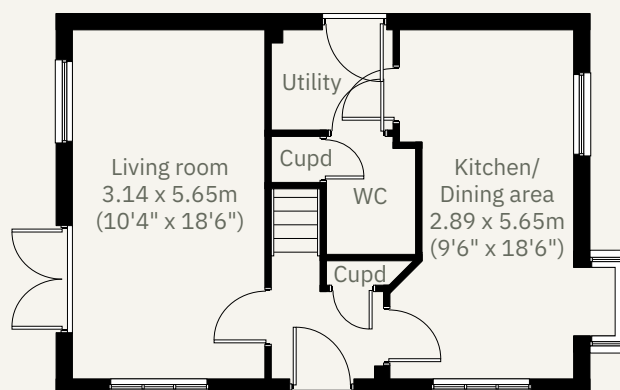
# The Barnwood



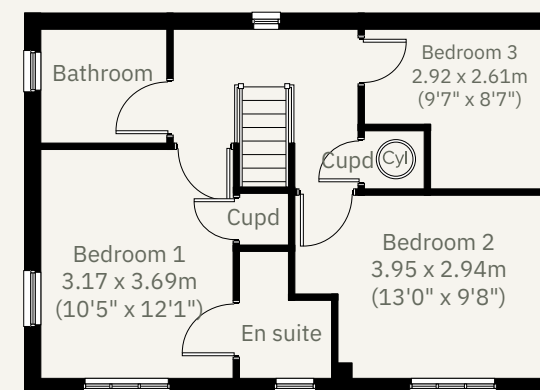
A thoughtfully-designed three-bedroom family home with much to offer, the Barnwood has a bright and modern open plan kitchen/dining room leading to a handy utility room. The spacious living room has French doors leading into the garden. The inner hallway, downstairs WC and cupboards take care of everyday storage. Plus there's an en suite to bedroom one and a family bathroom.

## QUICK OVERVIEW

-  **x3 Bedrooms**
-  **x1 Bathroom**
-  **x1 En suite**
-  **Single garage and x2 parking spaces**
-  **EV charging point**
-  **B** **Energy Efficiency Rating**



Ground floor



First floor

Please note that elevation treatments and window/door positions may vary from plot to plot. Plot specific information will be confirmed on your reservation checklist. This information is for guidance only and does not form any part of any contract or constitute a warranty. Illustrations are of typical elevations and may vary. Floor plans are not drawn to scale and window positions may vary. Room dimensions are subject to a +/- 50mm (2") tolerance and are based on the maximum dimensions in each room. Please consult your sales advisor on site for specific elevations, room dimensions and external finishes. The EPC ratings are estimated and vary between home types, orientation and developments. Accessible and adaptable dwelling requirements are based upon the internal arrangements only. External requirements may vary between local authority and developments.

# The Marston






# The Marston


A popular family home, the Marston ticks all the boxes. The modern and stylish open plan kitchen/dining room is perfect for spending time as a family and entertaining. There's also a well-proportioned living room, downstairs WC and handy utility. Upstairs there are four bedrooms - bedroom one has an en suite plus a wardrobe - a large family-sized bathroom, a study and further storage.

## QUICK OVERVIEW


 x4 Bedrooms + study

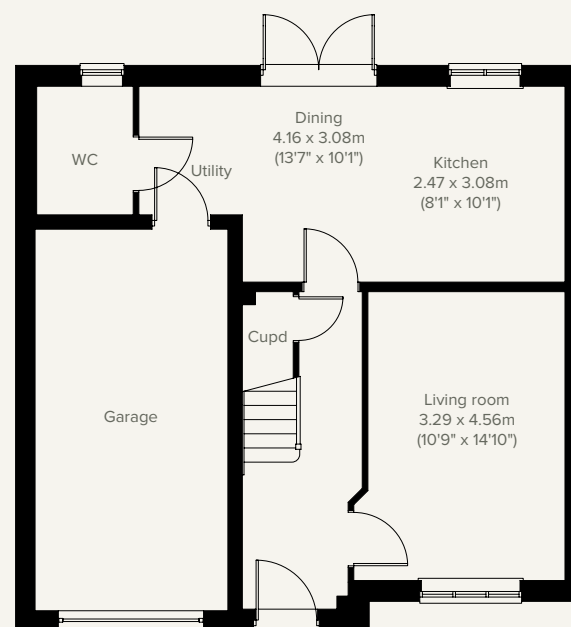
 x1 Bathroom

 x1 En suite

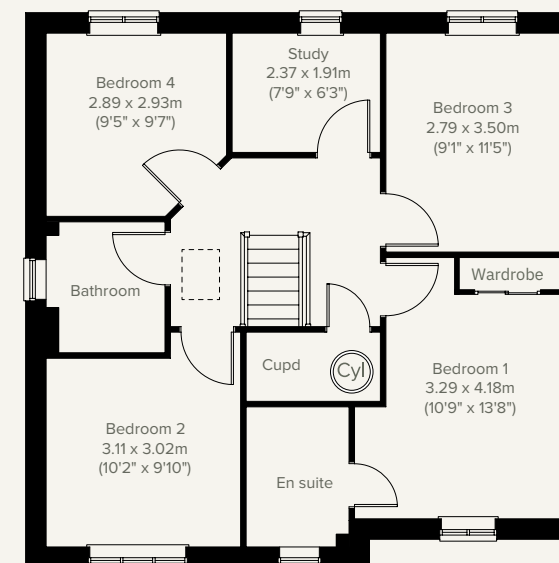
 Integral garage and x2 parking spaces

 EV charging point

 **A** Energy Efficiency Rating



Ground floor



First floor

Please note that elevation treatments and window/door positions may vary from plot to plot. Plot specific information will be confirmed on your reservation checklist. This information is for guidance only and does not form any part of any contract or constitute a warranty. Illustrations are of typical elevations and may vary. Floor plans are not drawn to scale and window positions may vary. Room dimensions are subject to a +/- 50mm (2") tolerance and are based on the maximum dimensions in each room. Please consult your sales advisor on site for specific elevations, room dimensions and external finishes. The EPC ratings are estimated and vary between home types, orientation and developments. Accessible and adaptable dwelling requirements are based upon the internal arrangements only. External requirements may vary between local authority and developments.

# The Brampton









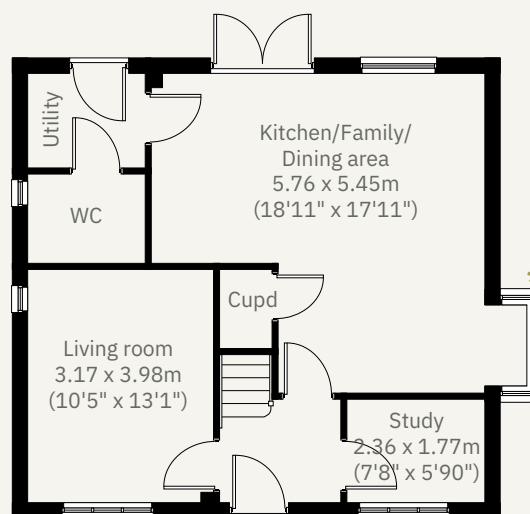


# The Brampton

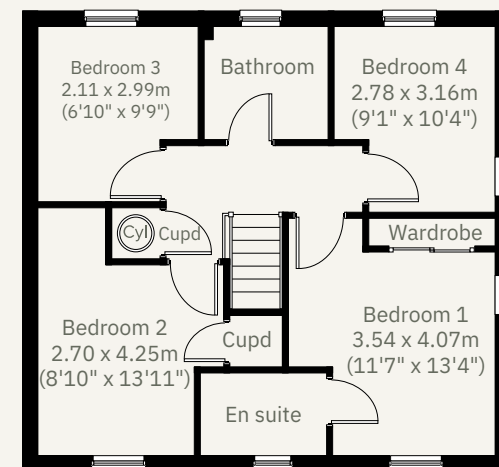
A beautifully-designed four-bedroom detached home, the Brampton has everything you need for modern living. Downstairs there's a front-aspect living room, a spacious kitchen/dining/family room with French doors leading into the rear garden, and a separate study. The first floor is home to a generous bedroom one with en suite and a wardrobe plus plenty of storage cupboards and the family bathroom.

## QUICK OVERVIEW

	x4 Bedrooms
	x1 Bathroom
	x1 En suite
	Single garage and x2 parking spaces
	EV charging point
	<b>A</b> Energy Efficiency Rating



Ground floor



First floor

\* Ground floor - bay window to plot 258 only  
First floor - windows to plot 258 only

Please note that elevation treatments and window/door positions may vary from plot to plot. Plot specific information will be confirmed on your reservation checklist. This information is for guidance only and does not form any part of any contract or constitute a warranty. Illustrations are of typical elevations and may vary. Floor plans are not drawn to scale and window positions may vary. Room dimensions are subject to a +/- 50mm (2") tolerance and are based on the maximum dimensions in each room. Please consult your sales advisor on site for specific elevations, room dimensions and external finishes. The EPC ratings are estimated and vary between home types, orientation and developments. Accessible and adaptable dwelling requirements are based upon the internal arrangements only. External requirements may vary between local authority and developments.

# The Kielder





# The Kielder

The Kielder is a superb detached home with a good-sized living room, and a bright open plan kitchen/dining room with double doors leading onto the garden - perfect for family life and entertaining. It's practical too, with a utility, downstairs WC and two storage cupboards. The large bedroom one has an en suite with the spacious landing leading on to three further bedrooms, a study and the main family bathroom.

## QUICK OVERVIEW



x4 Bedrooms + study



x1 Bathroom



x1 En suite



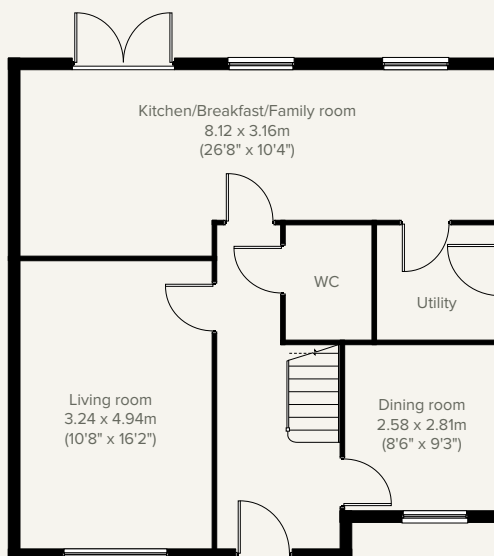
Single garage  
and x2 parking spaces



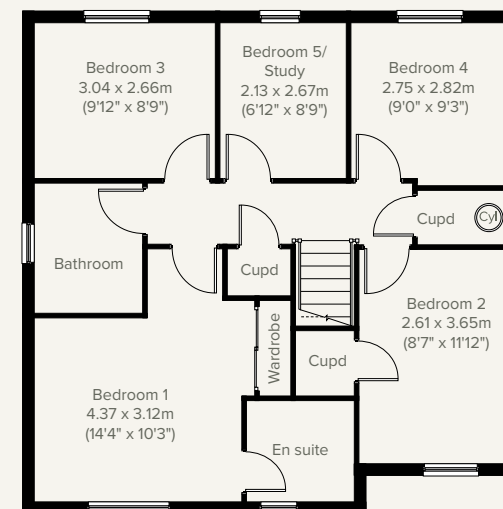
EV charging point



**A** Energy  
Efficiency Rating



Ground floor



First floor

Please note that elevation treatments and window/door positions may vary from plot to plot. Plot specific information will be confirmed on your reservation checklist. This information is for guidance only and does not form any part of any contract or constitute a warranty. Illustrations are of typical elevations and may vary. Floor plans are not drawn to scale and window positions may vary. Room dimensions are subject to a +/- 50mm (2") tolerance and are based on the maximum dimensions in each room. Please consult your sales advisor on site for specific elevations, room dimensions and external finishes. The EPC ratings are estimated and vary between home types, orientation and developments. Accessible and adaptable dwelling requirements are based upon the internal arrangements only. External requirements may vary between local authority and developments.

# The Turnberry





# The Turnberry



The ground floor of the Turnberry has a great balance of traditional and contemporary living space. There are separate living and dining rooms, and a wonderful open-plan kitchen/family room with a breakfast bar and bi-fold doors to the garden. It's a great entertaining space for friends and family. Four good-sized bedrooms and two bathrooms, a utility room and a garage complete this family-friendly home.

## QUICK OVERVIEW



x4 Bedrooms



x1 Bathroom



x1 En suite



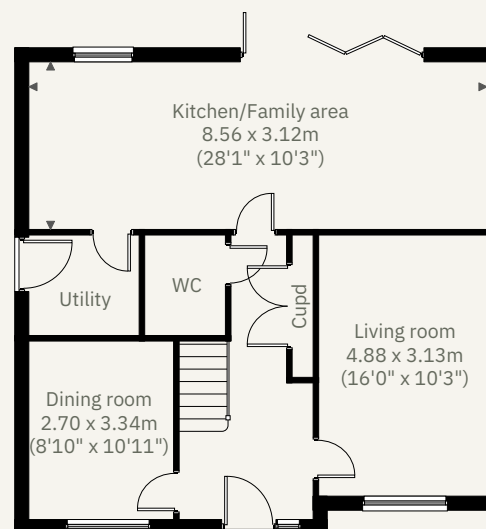
Single garage  
and x2 parking spaces



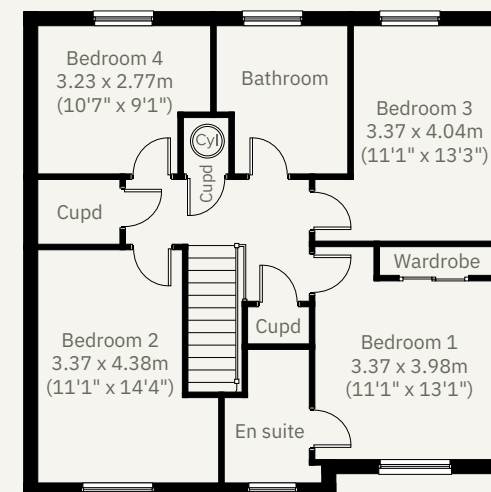
EV charging point



**A** Energy  
Efficiency Rating



Ground floor



First floor

Please note that elevation treatments and window/door positions may vary from plot to plot. Plot specific information will be confirmed on your reservation checklist. This information is for guidance only and does not form any part of any contract or constitute a warranty. Illustrations are of typical elevations and may vary. Floor plans are not drawn to scale and window positions may vary. Room dimensions are subject to a +/- 50mm (2") tolerance and are based on the maximum dimensions in each room. Please consult your sales advisor on site for specific elevations, room dimensions and external finishes. The EPC ratings are estimated and vary between home types, orientation and developments. Accessible and adaptable dwelling requirements are based upon the internal arrangements only. External requirements may vary between local authority and developments.

# The Lancombe





# The Lancombe

The Lancombe has the contemporary features of an open-plan kitchen/family room and bi-fold doors to the garden, and the traditional features of a separate living room, dining room and garage. It offers the perfect balance for family life and for entertaining. The first-floor layout includes four bedrooms, a bathroom, en suite and a study.

## QUICK OVERVIEW



x4 Bedrooms + study



x1 Bathroom



x1 En suite



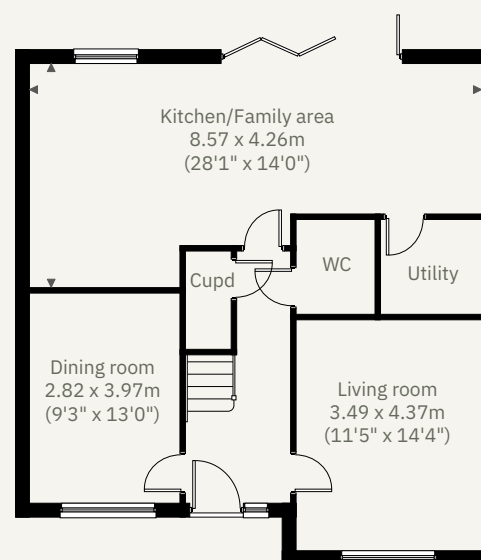
Single garage  
and x2 parking spaces



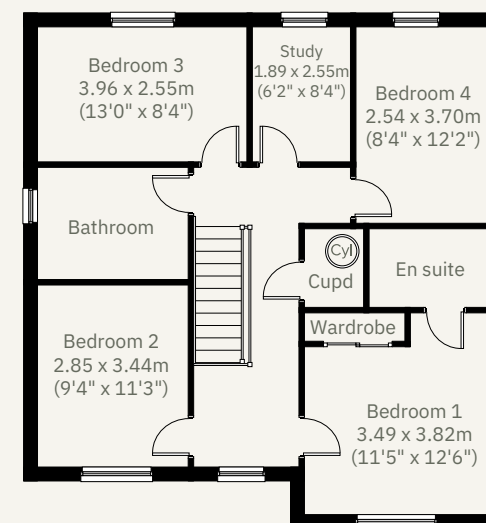
EV charging point



**A** Energy  
Efficiency Rating



Ground floor



First floor

Please note that elevation treatments and window/door positions may vary from plot to plot. Plot specific information will be confirmed on your reservation checklist. This information is for guidance only and does not form any part of any contract or constitute a warranty. Illustrations are of typical elevations and may vary. Floor plans are not drawn to scale and window positions may vary. Room dimensions are subject to a +/- 50mm (2") tolerance and are based on the maximum dimensions in each room. Please consult your sales advisor on site for specific elevations, room dimensions and external finishes. The EPC ratings are estimated and vary between home types, orientation and developments. Accessible and adaptable dwelling requirements are based upon the internal arrangements only. External requirements may vary between local authority and developments.

# The Seacombe





# The Seacombe



A huge open-plan kitchen/dining room that incorporates a snug, an island, and bi-fold doors to the garden is the jewel in the crown of this four-bedroom detached family home. The Seacombe doesn't stop there. There's a separate living room, a utility room with outside access, three bathrooms, a dressing room to bedroom one, and a garage. This is a wonderful new home for all aspects of family life.

## QUICK OVERVIEW



x4 Bedrooms



x1 Bathroom



x2 En suite



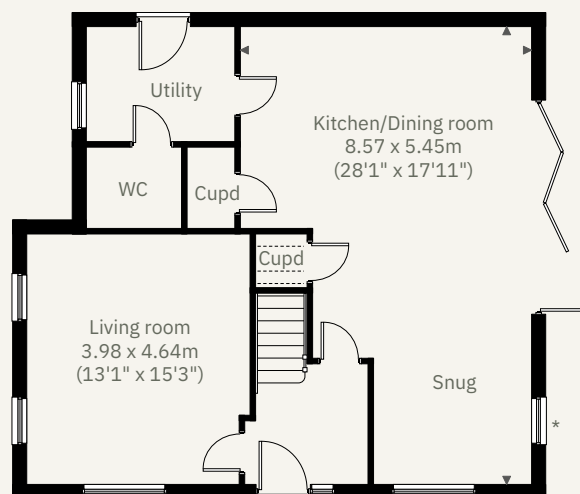
Single garage  
and x2 parking spaces



EV charging point

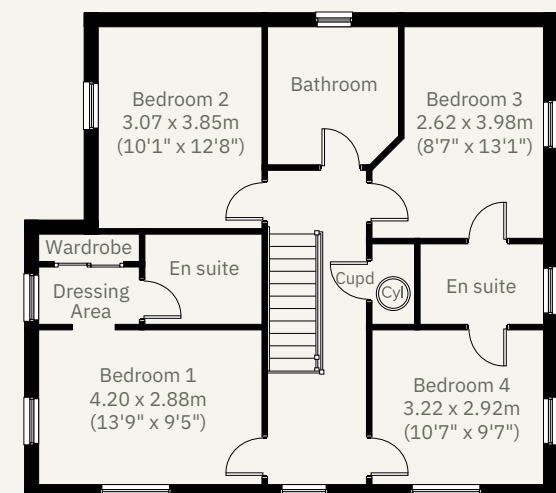


Energy  
Efficiency Rating



\* Side window to plot 126 only

Ground floor



\* Side window to plot 126 only

First floor

Please note that elevation treatments and window/door positions may vary from plot to plot. Plot specific information will be confirmed on your reservation checklist. This information is for guidance only and does not form any part of any contract or constitute a warranty. Illustrations are of typical elevations and may vary. Floor plans are not drawn to scale and window positions may vary. Room dimensions are subject to a +/- 50mm (2") tolerance and are based on the maximum dimensions in each room. Please consult your sales advisor on site for specific elevations, room dimensions and external finishes. The EPC ratings are estimated and vary between home types, orientation and developments. Accessible and adaptable dwelling requirements are based upon the internal arrangements only. External requirements may vary between local authority and developments.







# Enhance your new home

Whatever your aspirations, individual tastes or creative ideas our **Select Options** will help you enhance your beautiful new Charles Church home. It's your chance to create the dream home you've always wanted.

You want your new home to reflect your taste and personality. After all, that's how to feel truly comfortable in the most important place to you – your own home. We all dream of owning a home that reflects our individual tastes and personality. And at Charles Church we believe in giving every house buyer that special privilege. That's why we build an impressive range of house types beautifully designed for modern living.

But choosing a home to suit you down to the ground is only the start. Our **Select Options** range offers you the finest interior and exterior options so you can enhance it by adding or upgrading selected items from an extensive range. And you can be confident that each item has been carefully chosen to complement the style and immaculate finish of your new home.

## > The choice is all yours.

Your choices from the **Select Options** range collection include carpet, curtain and lighting packages; wardrobes, kitchen and bathroom upgrades; fixtures and appliances as well as a multitude of other popular fixtures and fittings. There are also **Select Options** for your garden so you can create a space which is practical, secure and stylish - somewhere to relax in from day one. So you can begin to see just how much you can personalise your home.

Choose from our extensive range of carefully-selected products and services from leading suppliers and manufacturers. We are one of the UK's major house builders, and with our buying power we can offer you our range of **Select Options** at highly competitive prices. What's more, it can all be done from the comfort and convenience of the marketing suite with experienced sales advisors on hand to help you.

## > Reserve early for more options.

Providing your property is at a suitable stage of construction, we'll be delighted to add the **Select Options** items that will make your home a place you can truly call your own. It's worth remembering, the earlier you reserve your home, the more **Select Options** choices you'll have available to you.

Adding items from our **Select Options** range means you get all of the benefits with none of the inconvenience. It makes home buying easier than ever because when you move in, all of those special details will have been taken care of for you. Then all you have to do is sit back and enjoy all the comforts of your new home right from day one. Your new, enhanced Charles Church home, styled by you, ready to move into.



# Specification

## GENERAL

- Video/Audio door entry system – apartments only
- Bi-Fold doors – house type dependent
- UPVC double glazed lockable windows
- Walls & ceilings painted white
- Ladder smooth pre-finished satin door
- White finish downlighters to kitchen
- White finish downlighters to bathroom & en suite to houses only
- Rose & pendant or batten type lighting
- Fibre Optic broadband enabled
- Waste water heat recovery to houses only
- Heat pump interface
- Wardrobe fitted to master bedroom, dependent on house type

## Kitchen

- Choice of kitchen units/worktop (subject to build stage)
- Worktop with upstand to kitchen and utility
- Glass splashback
- AEG stainless steel single oven
- AEG Combination oven/microwave - plot specific
- AEG 4 or 5 zone Induction hob dependent on house type
- AEG re-circulating integrated hood
- AEG fully integrated fridge freezer, dishwasher and washing machine to houses only
- AEG fully integrated dryer dependent on house type

## Bathrooms and en suites

- Villeroy & Boch sanitaryware
- Thermostatic shower to main bathroom dependent on house/apartment type
- Soft close toilet seat
- Chrome towel rails to houses only
- Half height tiling to sanitaryware walls
- Full height to shower enclosure in en suites
- Full height around bath to apartments only

## Exterior

- External light to houses only
- Power & lighting to garages where applicable
- Outside tap to houses only
- Solar Panels (please refer to your sales advisor to confirm details)
- Smoke detectors wired to mains
- Smoke detectors to hall and landing
- 1.8m high fence to houses only
- EV charging point

## Warranty

- 10 year new homes warranty







*Unmistakable  
quality and style*



“

We've actively enhanced biodiversity at Templegate.

# Proud to be building communities.

When creating Templegate, not only did we create a lovely local environment for you and your family, we also contributed to the wider community.

Throughout the development process, we proactively engage with local communities and work closely with planning authorities. Templegate has achieved the right balance of homes and open space and the right mix of house types for a thriving community.

We also include much-needed homes for our Housing Association partners. Our plan enhances local facilities too, providing investment in local infrastructure such as transport, education, retail and recreation facilities, as well as initiatives to generate biodiversity.

## Education

A financial contribution towards additional facilities at primary and secondary schools in the local area.





## Healthcare

Charles Church will contribute towards increasing capacity at local GP practices within the Burgess Hill area.

## Community Facility

Templegate site will be making a contribution towards improvements to various community facilities in the Burgess Hill area.

## Sports

A contribution towards formal sports and ancillary facilities at the centre for outdoor sport at Burgess Hill.

## Housing

Charles Church are committed to delivering a minimum of 30% of the development as affordable housing, made up of a mix of tenure split rented as well as first homes.



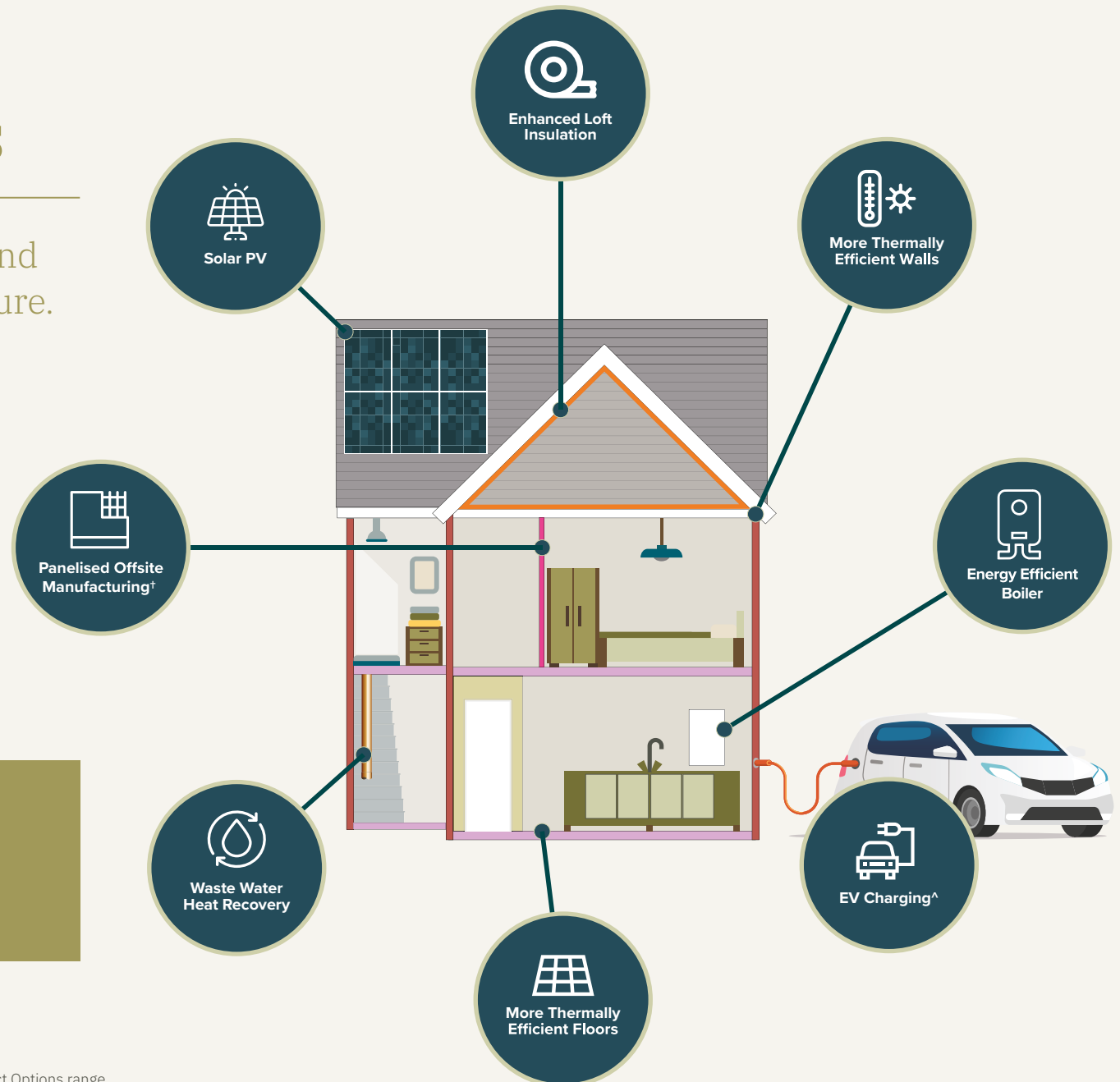
# Eco Range Homes

New build homes are changing, and together, we're embracing the future.

Recent updates to the Government's Part L building regulations mean from June 2023 our new Charles Church Eco Range homes will have a reduction of 31% in carbon emissions. This means a warmer, more energy-efficient home for you and the really cosy feeling of knowing it's better for the environment.

When compared to a Victorian-built equivalent, savings could be up to £31,640.

The £6,730 saving is in comparison to a Charles Church home built to current building regulations (2013).



NB: not all homes will be built using timber frame technology.

^NB: Not all homes will have EV Chargers, but they can be added from our Select Options range.



# 31% reduction in carbon emissions



**Solar panels** help boost your existing energy-efficient boiler using sustainable green energy. For full details of the number of solar panels (where applicable) and the location; please refer your sales advisor for details.

**EV charging** is a handy addition if you have an electric car, as you can charge it from the comfort of your own home. NB: Not all homes will have EV chargers as they're site and plot dependent. They can be added from our Finishing Touches range.

**Enhanced loft insulation** is a huge cosy blanket that slows down the transfer of heat between your home and the outside world. It not only warms your home in the winter but keeps it cooler in the summer.

**Waste water heat recovery** ensures the waste water from the shower heats the incoming cold water as it goes up the pipe so that the boiler doesn't have to work as hard to heat it.

**More thermally-efficient walls** mean less heat escaping, so you aren't as dependent on central heating, and whatever heat is generated is kept in your home.

Our **panelised off site-manufactured timber technology** uses a unique, sustainable panel system which adds to the thermal efficiency of your home. \*NB: not all homes will be built using timber frame technology.

**Energy-efficient boilers** use the latest technology to warm your already well-insulated home. The controls allow you to optimise your energy saving whilst keeping you comfortable.

**A more thermally-efficient ground floor** will mean you'll benefit from the additional insulation we're incorporating in the floor construction.

This means... a saving of up to £6,730\* over the lifetime of a 25 year mortgage.

# Top 10 reasons to buy a new home



## 1 Save money on bills.

New homes are more efficient — cost-effective heating systems, insulation and double glazed windows and doors mean more pounds in your pocket from day one.

## 2 More time, money and freedom.

With less time-consuming maintenance or repairs to do at weekends you'll have the freedom and extra cash to enjoy your spare time doing the things you love best.

## 3 Everything's new.

From your efficient modern central heating system, through to secure windows and doors, you're making use of all the newest technology and the manufacturers' warranties that come with it.

## 4 Warranty.

All our new homes come with a two-year Charles Church defects warranty, plus a 10-year insurance backed new homes warranty.

## 5 Modern living.

New homes are designed to use every inch of the space as effectively as is possible. Research shows that 17 per cent of living space in older properties often goes unused.

## 6 Great incentives.

There's a range of offers and promotions that can make it easier for you to buy your dream property including Part Exchange and Home Change.

## 7 A fresh start.

A new home offers you a completely blank canvas. Our homes come with fitted kitchens and bathrooms and depending on the stage of build, you have a choice of fittings and finishes.

## 8 No chain.

Buying a new home limits the chance of being caught in a time consuming and often disappointment ridden chain.

## 9 Security.

New homes are far safer and more secure than older buildings as many include security locks, security lighting, smoke alarms, fire doors (where applicable) and fire retardant materials.

## 10 High spec living.

When you buy a new Charles Church home you can expect a brand new fitted kitchen, bathroom suite, and in some cases an additional en-suite and dressing room.





Your home, better connected for a brighter future

Ultrafast 500Mb broadband is available  
on this development.



FibreNest provides you with high-speed, totally unlimited  
full-fibre broadband to your home, at great prices.

## Choose the best package for you

We know every household is different, that's why we've put together six amazing packages to suit everyone's needs. From surfing the net on the sofa to binge-watching the latest box set, streaming music with friends to ruling the galaxy in the latest must-have game - we've got the service for you.



Scan me!  
For packages  
& pricing.



0333 234 2220



support@fibre nest.com

## Get connected today!

To sign up you will need your Unique Customer Reference. Please ask your sales advisor for this:

C:

D:

P:



## Charles Church Templegate

Keymer Road  
Burgess Hill  
West Sussex  
RH15 0XT

t: 01444 275 215  
e: [templegate.tval@charleschurch.com](mailto:templegate.tval@charleschurch.com)  
w: [www.charleschurch.com/templegate](http://www.charleschurch.com/templegate)

## Head office

Charles Church Thames Valley  
Persimmon House  
Knoll Road  
Camberley  
GU15 3TQ

t: 01276 808 080  
e: [tval.sales@charleschurch.com](mailto:tval.sales@charleschurch.com)

Issue: October 2024 Ref: 340-A46

Charles Church Developments Limited, Registered office:  
Charles Church House, Fulford, York YO19 4FE

Registered in England no: 1182689

Templegate is a marketing name only. The copyright in this document and design is confidential to and the property of Charles Church Developments 2024. These details are intended to give a general idea of the type of home but they do not form part of any specification or contract. The dimensions are approximate and may vary depending on internal finish. By the time you read this some of the details may have changed because of the Charles Church policy of continually updating and improving design features. Therefore, please be sure to check the plan and specification in the sales office to keep you up-to-date with the latest improvements. The vendors of this property give notice that: (i) the particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract; (ii) no person in the employment of Charles Church or their authorised agents has any authority to make or give any representation or warranty whatever in relation to this property. Charles Church is compliant with the New Homes Quality Code and the Consumer Code for Home Builders. Please ask your Sales Executive to find out which Code your reservation is covered by.



[charleschurch.com](http://charleschurch.com)