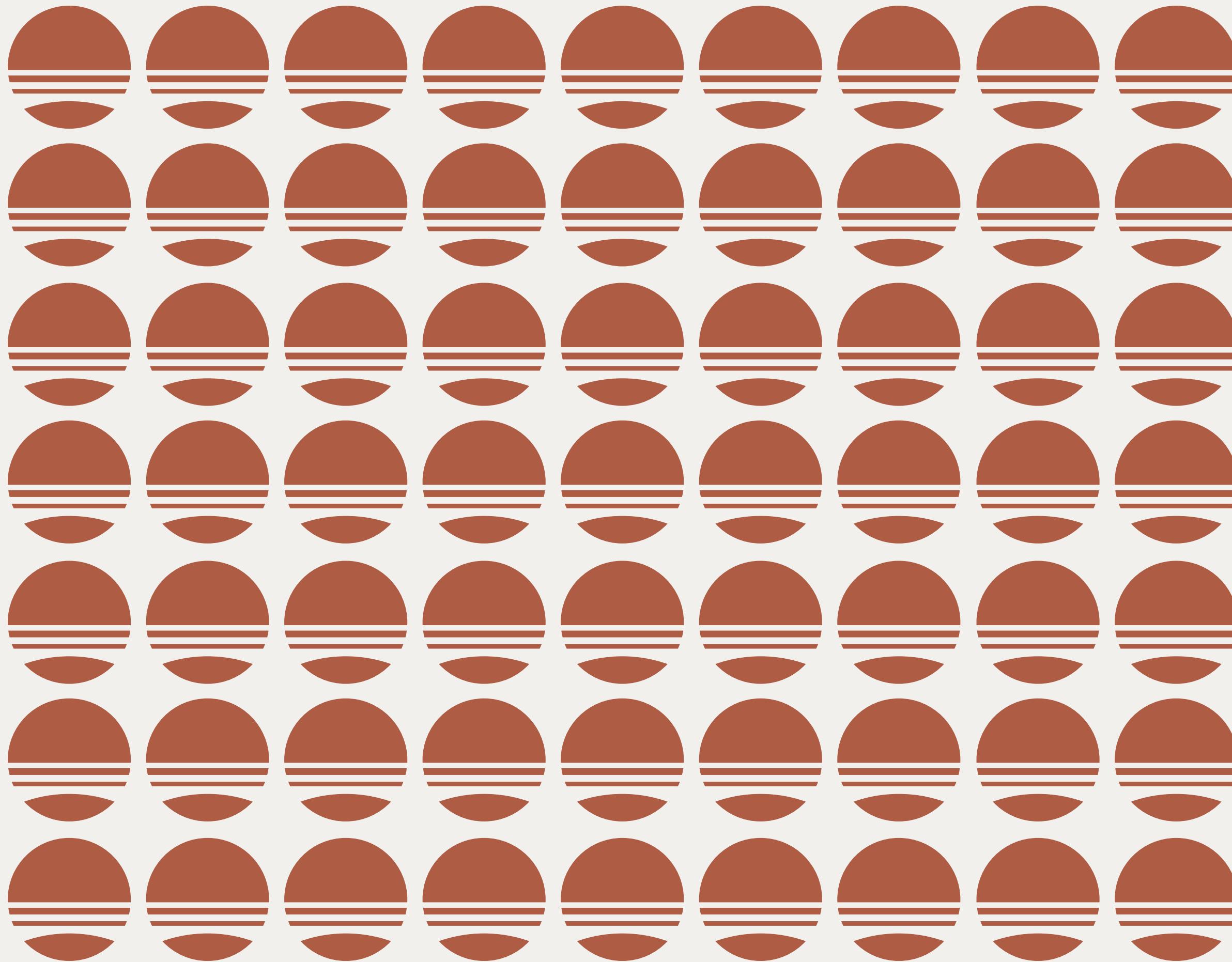




FAIRWAYS

BURGESS HILL

BROOKWORTH
HOMES

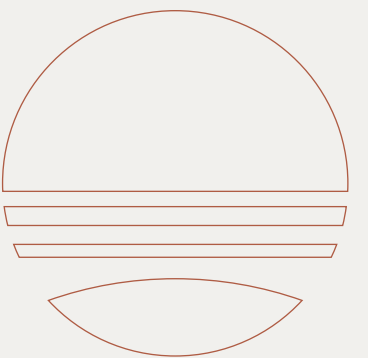


BURGESS HILL
- RH15 8RE

Comfortable
countryside living
on the outskirts
of picturesque
Burgess Hill

FAIRWAYS

BURGESS HILL





Find the perfect balance between small-town serenity & big-city access in Burgess Hill

BURGESS HILL

A welcoming town perfectly located on the border between East and West Sussex. Settle into a historic town set a stone's throw from the beautiful South Downs National Park, less than 40 miles from London, and half an hour from vibrant Brighton. For those looking to put down roots in a tight-knit community while dipping their toe into the sights and amenities of the city, Burgess Hill is the perfect place to be.

The Fairways development is nestled among the rolling green hills of the West Sussex countryside, with abundant parks and country walks mere moments away.

But you'll never feel cut off from the outside world; a whirlwind of indulgent restaurants, unique shops and stimulating events are always close at hand in nearby Brighton.

As a resident of Fairways, you'll have great transport links to the bright lights of London or the breathtaking Sussex countryside - and still come home to a luxury modern property designed with ease and elegance in mind.





Site Plan

PLOTS 1 & 2
2 Bedroom Terraced Houses

PLOTS 3, 4, 5, 6, 7 & 8
4 Bedroom Terraced Houses

PLOTS 21
2 Bedroom Apartment

PLOTS 22, 23, 24, 25, 26 & 27
2 Bedroom Apartments

PLOTS 28, 29, 30, 31, 32, 33, 34 & 35
3 Bedroom Semi Detached Houses

ABOUT

Fairways is a modern luxury development set between Burgess Hill and Haywards Heath that welcomes those looking to settle down in a tight-knit community.

Combining sleek style with luxurious comfort, Fairways properties are for those in search of a home where every detail has been considered - and every design choice made to provide elegance, comfort, and ease.



Floor Plans



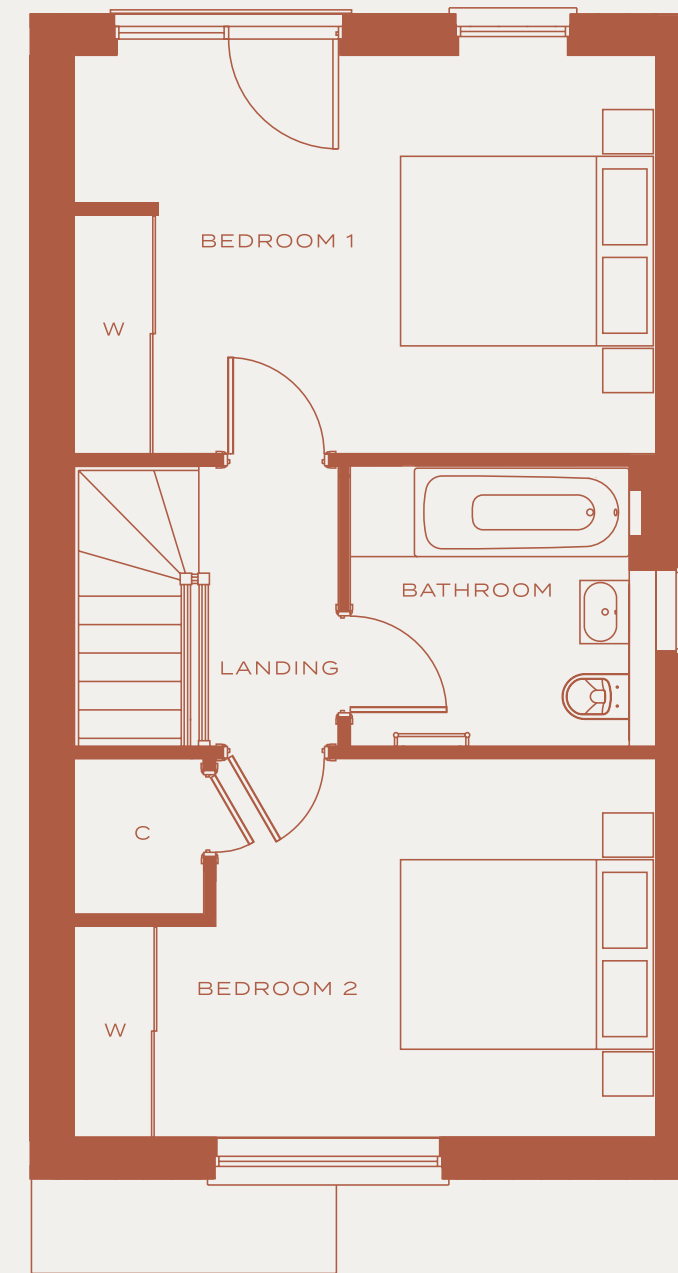
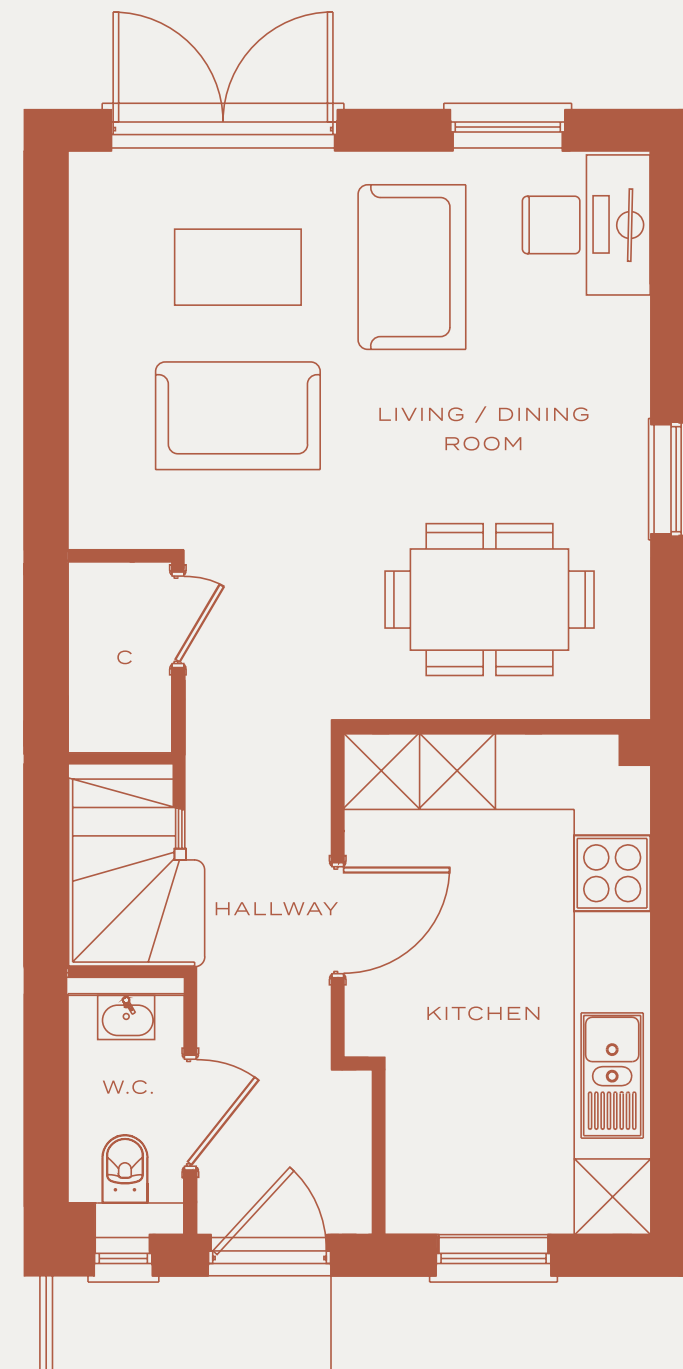


PLOTS 1 & 2

Two Bedroom Terraced Houses



PLOT 1



Ground Floor

Living / Dining
4.61 m x 4.50 m / 15'1" x 14'9"

Kitchen
2.43 m x 3.96 m / 8' x 13'

First Floor

Bedroom 1
4.61 m x 3.17 m / 15'1" x 10'5"

Bedroom 2
3.00m x 4.61m / 9'10" x 15'1"

(PLOT 2 IS HANDED)



PLOTS 3, 4, 5, 6, 7 & 8

Four Bedroom Terraced Houses



Ground Floor

Living Room
4.82 m x 3.50 m / 15'10" x 11'6"

Kitchen / Dining Room
2.61 m x 5.82 m / 8'7" x 19'1"

First Floor

Bedroom 1
4.82 m x 3.50 m / 15'10" x 11'6"

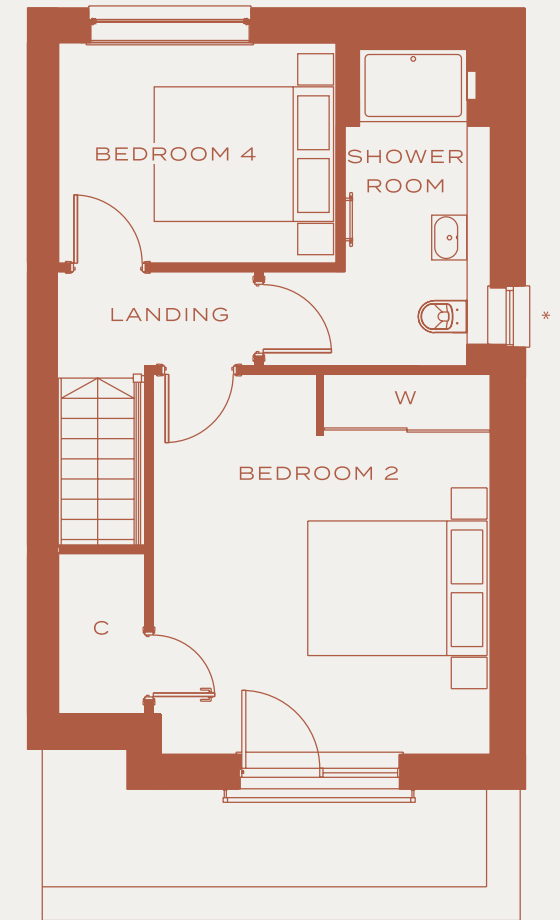
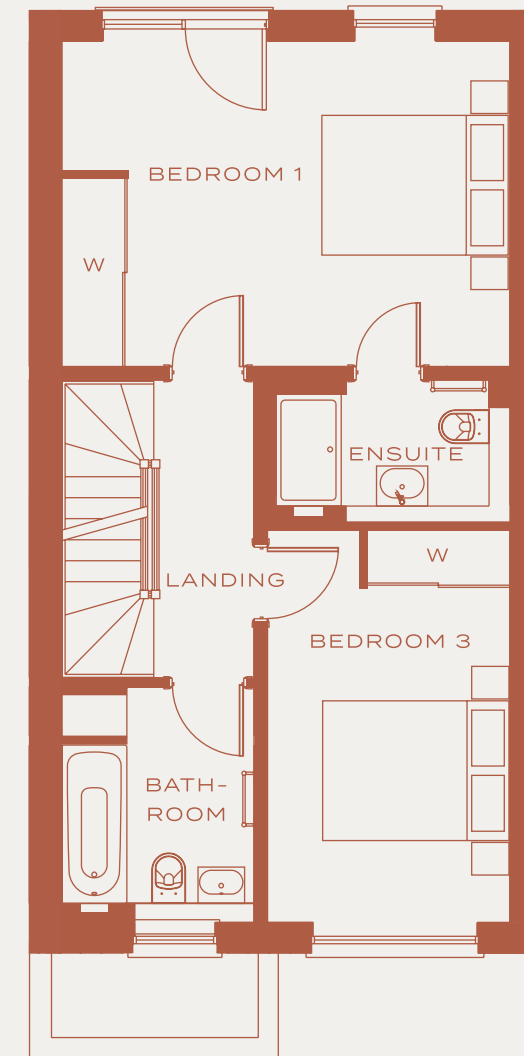
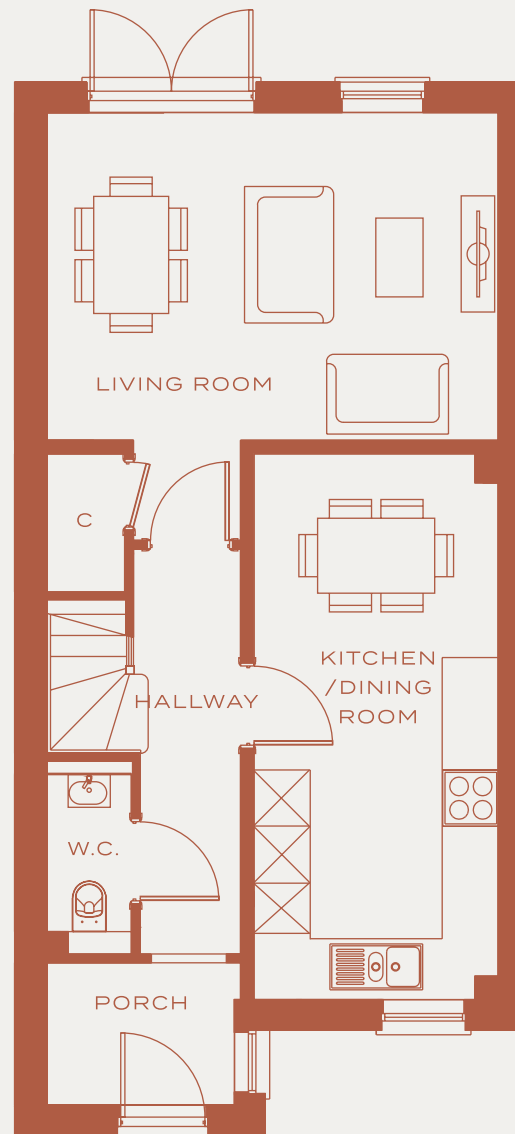
Bedroom 3
2.61 m x 4.21 m / 8'7" x 13'10"

Second Floor

Bedroom 2
4.24 m x 3.76 m / 13'11" x 12'4"

Bedroom 4
2.46 m x 3.10 m / 8'1" x 10'2"

3, 5 & 7 (Plots 4, 6 & 8 are handed)



*Window only on plot 3 & 8
Maximum dimensions provided.

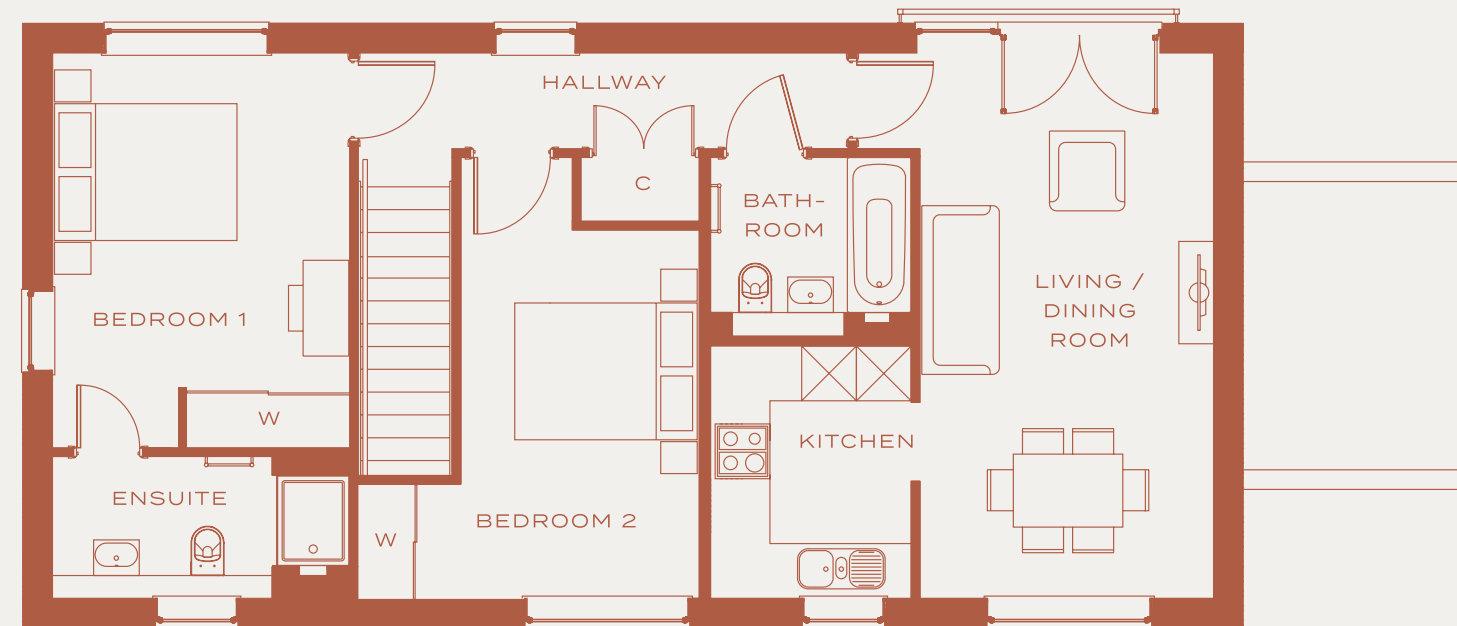
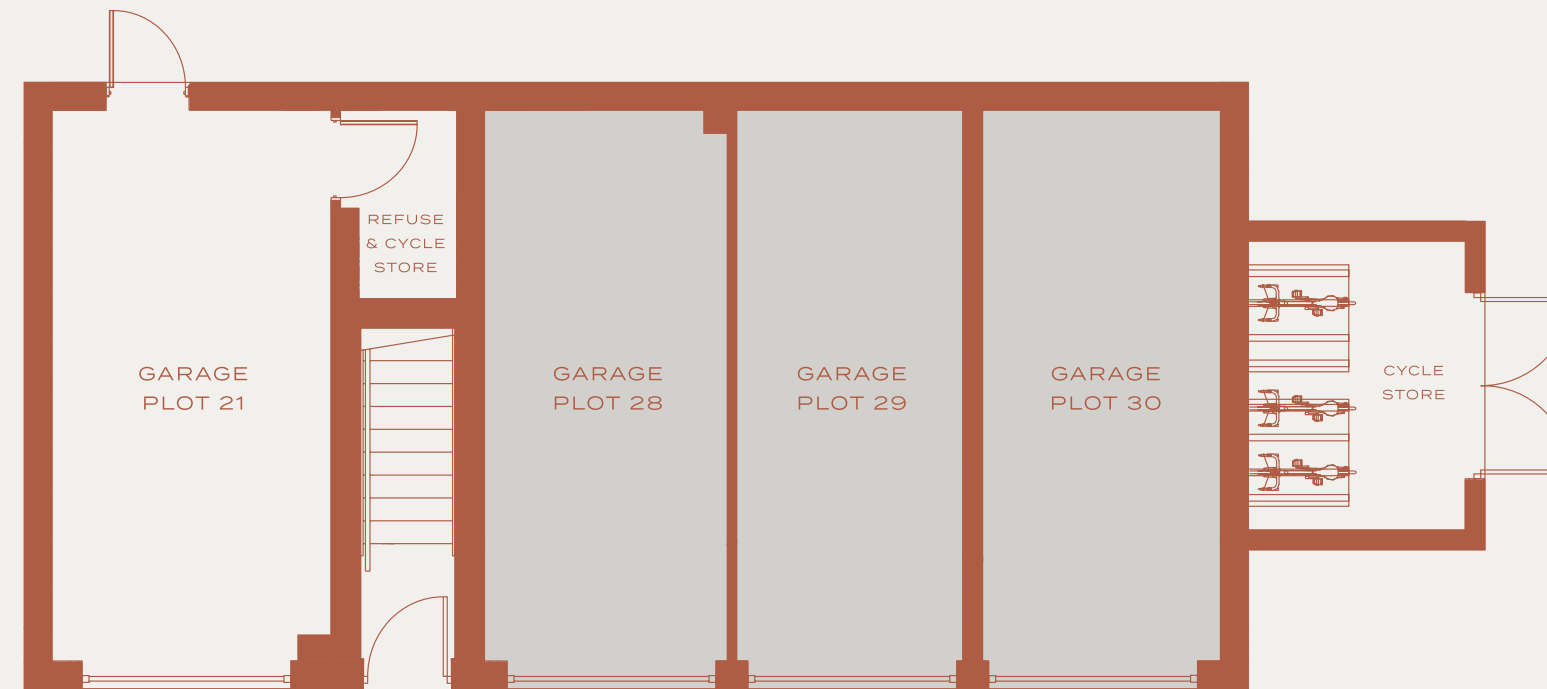


PLOT 21

Two Bedroom Apartment



PLOT 21





PLOTS 22, 23, 24, 25, 26 & 27

Two Bedroom Apartments



PLOTS 22 & 23

PLOT 22 - Ground Floor

Kitchen / Living / Dining
4.37 m x 6.32 m / 14'4" x 20'9"

Bedroom 1
2.85 m x 5.00 m / 9'4" x 16'5"

Bedroom 2
4.09 m x 5.00 m / 13'5" x 16'5"

PLOT 23 - Ground Floor

Kitchen / Living / Dining
4.25 m x 6.31 m / 13'11" x 20'9"

Bedroom 1
2.87 m x 4.21 m / 9'5" x 13'10"

Bedroom 2
4.07 m x 3.68 m / 13'4" x 12'1"

PLOT 22



PLOT 23

Maximum dimensions provided.



PLOTS 24 & 25

PLOT 24 - First Floor

Kitchen / Living / Dining
4.37 m x 6.32 m / 14'4" x 20'9"

Bedroom 1
2.85 m x 5.00 m / 9'4" x 16'5"

Bedroom 2
4.09 m x 5.00 m / 13'5" x 16'5"

PLOT 25 - First Floor

Kitchen / Living / Dining
4.33 m x 6.32 m / 14'3" x 20'9"

Bedroom 1
2.85 m x 5.01 m / 9'4" x 16'5"

Bedroom 2
4.08 m x 5.01 m / 13'4" x 16'5"

PLOTS 26 & 27

PLOT 26 - Second Floor

Kitchen / Living / Dining
5.36 m x 7.75 m / 17'7" x 25'5"

Bedroom 1
4.42 m x 4.66 m / 14'6" x 15'3"

Bedroom 2
2.31 m x 3.22 m / 7'7" x 10'7"

PLOT 27 - Second Floor

Kitchen / Living / Dining
5.31 m x 7.75 m / 17'5" x 25'5"

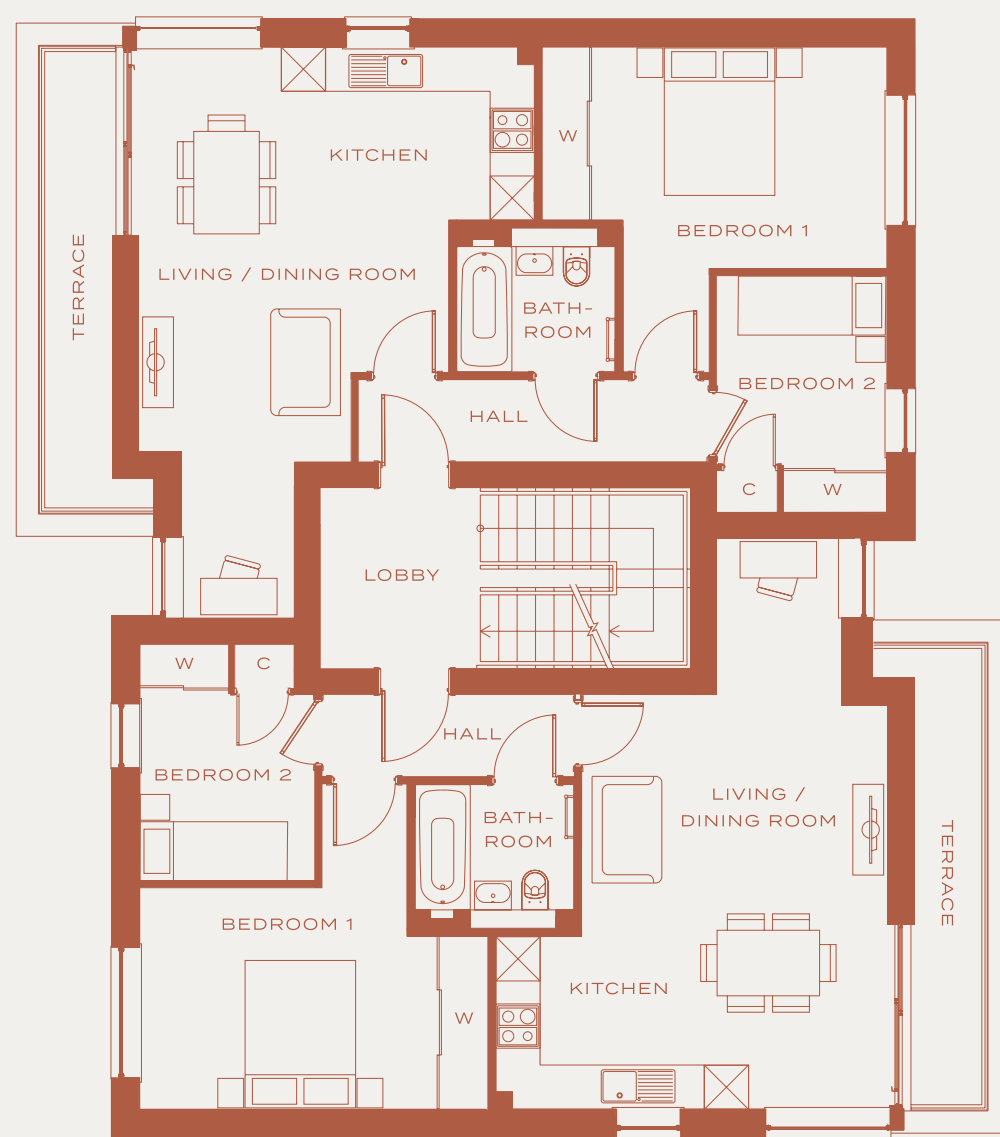
Bedroom 1
3.01 m x 4.71 m / 9'10" x 15'5"

Bedroom 2
2.38 m x 3.22 m / 7'10" x 10'7"

PLOT 24



PLOT 26



PLOT 25

PLOT 27





PLOTS 28, 29, 30, 31, 32, 33, 34 & 35

Three Bedroom Semi-Detached Houses



Ground Floor

Living Room
4.83 m x 3.95 m / 15'10" x 12'11"

Kitchen / Dining Room
2.65m x 5.60m / 8'8" x 18'4"

First Floor

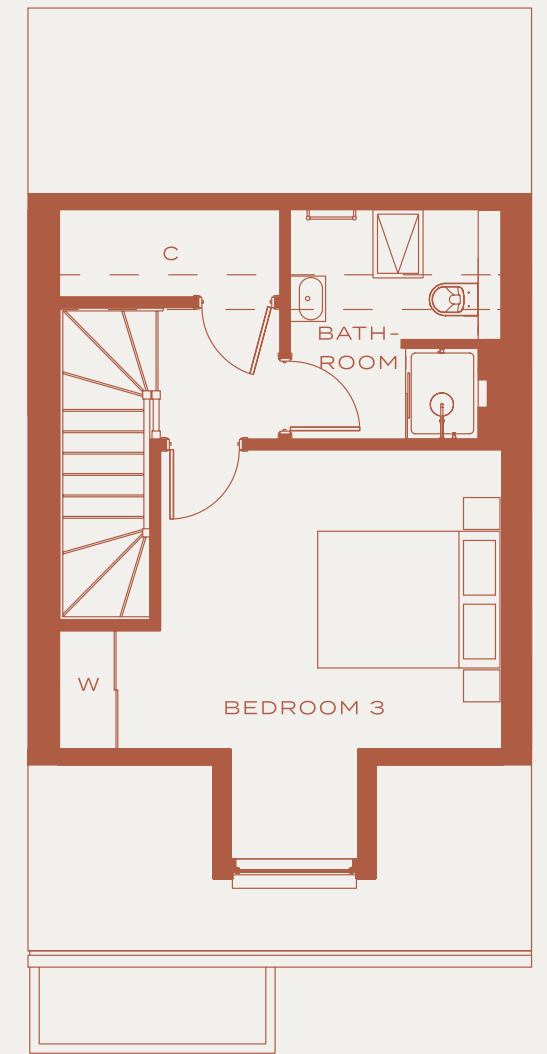
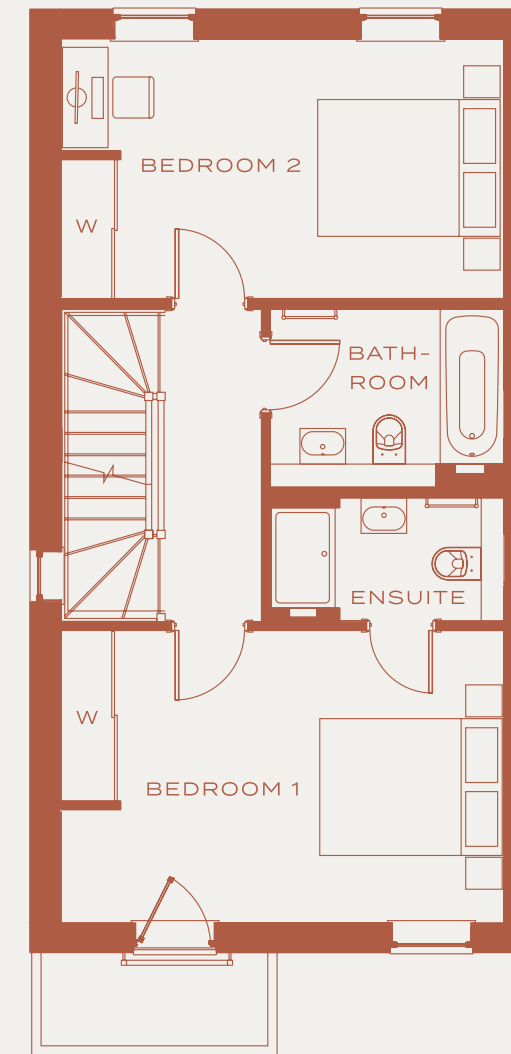
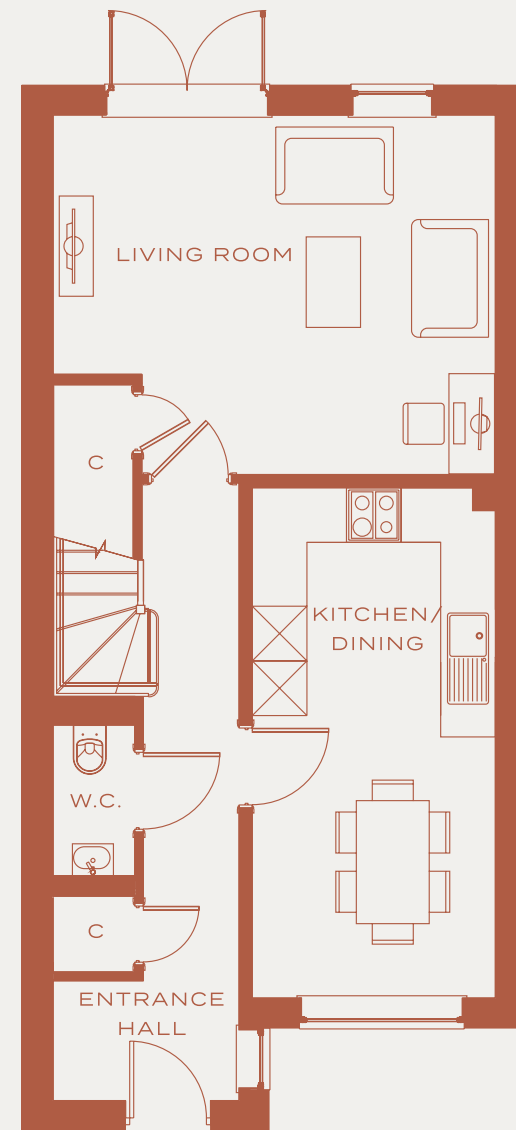
Bedroom 1
4.83 m x 3.21 m / 15'10" x 10'6"

Bedroom 2
4.83 m x 2.85 m / 15'11" x 9'4"

Second Floor

Bedroom 3
4.83 m x 3.29 m / 15'10" x 10'9"

28, 29, 32, 33 (PLOTS 30, 31, 34 & 35 are handed)



Maximum dimensions provided.



Specification



Every Fairways home is designed with effortless functionality & elegance in mind.



BATHROOM

Each bathroom is outfitted in shades of gleaming chrome, brilliant white and contemporary colour palette for a truly elegant finish.

KITCHEN

From advanced, fully-integrated Siemens appliances, to beautifully polished stone worktops. Even the smallest design elements - down to the satin nickel brass knurled handles - have been chosen with the utmost care. Whether you are hosting family, entertaining friends, or having a cosy night in, you'll find everything you need to make cooking, eating and socialising a sumptuous experience.

- Slab style doors and drawers in matt lacquered finish
- Polished composite stone worktops with square edge finish
- Satin nickel finish knurled handles
- Blanco sink
- Quooker Flex all-in-one Tap with boiling, hot & cold water
- Waste separation recycling bins

Fully integrated Siemens appliances including:

- Multi-function Oven
- Microwave oven with hot air
- Glass-ceramic induction hob
- Integrated cooker hood
- Fridge freezer
- Dishwasher
- Washer dryer

CLOAKROOM (HOUSES)

- Villeroy & Boch WC with soft close seat and cover and Grohe dual flush cistern
- Dansani wall hung basin and vanity unit with hinged door
- Vado polished chrome mixer tap
- Full width and height mirror above basin
- All walls part tiled in Minoli feature tile

FAMILY BATHROOM (3 PIECE)

- Villeroy & Boch WC with soft close seat and cover and Grohe dual flush cistern
- R2 wall hung basin and two drawer vanity unit
- Vado polished chrome mixer tap
- Full width and height mirror above or adjacent to basin
- Kaldewei enamelled steel bath
- Vado hand shower with hose on slide rail in polished chrome
- Vado concealed thermostatic bath / shower controls in polished chrome
- Merlyn bath screen
- Chrome ladder towel rail

Family Bathroom Wall and Floor Finishes:

- Porcelain floor tiles
- Feature Metro ceramic tiles to rear wall of bath with porcelain wall tiles to remaining areas around bath and to vanity unit boxing and top, with tiled skirting and paint finish to remainder of walls (excluding mirror location)

ADDITIONAL FITTINGS IN ENSUITE SHOWER & SHOWER ROOM (3 PIECE)

- Kaldewei enamelled steel low profile shower tray
- Vado wall mounted shower head in polished chrome
- Vado wall mounted hand shower with integral outlet in polished chrome
- Vado concealed thermostatic shower controls in polished chrome
- Merlyn shower screen
- Full width and height mirror above or adjacent to basin

Master Ensuite Wall and Floor Finishes:

- Porcelain floor tiles
- Feature Metro ceramic tiles to rear wall of shower with porcelain tiles to all walls (excluding mirror location) and vanity unit boxing and top

Shower Room Wall and Floor Finishes:

- Feature Metro ceramic tiles to rear wall of shower with porcelain wall tiles to remaining areas around shower and to vanity unit boxing and top, with tiled skirting and paint finish to remainder of walls (excluding mirror location)



BEDROOM

Settle in for a night's rest in the peace and quiet of the West Sussex countryside

In a room designed for elevated comfort and sophistication.

- Cloudy Bay Cormar carpet
- Full-aperture, fully carcassed wardrobes with soft close doors in master bedroom and bedroom two, including shelving, full and half-height hanging rails and a drawer unit.
- Wardrobe with soft close sliding satin glass doors in silver frames in bedroom three, complete with high-level shelf, panel divider, plus high and half level hanging rails.



Smart Home & Security

Access an elevated way of living with smart home features that harnesses the latest connected technology. Use smart dimmable lighting to set the mood with pinpoint precision. Elevate your home security with a video doorbell. Or use the integrated ceiling speakers to relax and listen to your favourite music without lifting a finger.

SMART HOME

To all houses:

- Lutron RA2 wireless dimmable lighting with black polymer keypads
- Ceiling Speakers with Sonos amp in Kitchen area
- Ring Pro2 Video Doorbell with Internal Ring Chime
- FTTP Fibre to all plots (including apartments)

SECURITY

To all houses and ground floor apartments:

- Motion Sensors
- Door Contact
- Alarm Keypad
- Control Panel
- First and second floor apartments have a wall mounted audio-visual intercom with colour screen connected to external video entry system

GARDENS & GARAGES

Take advantage of Fairways' peaceful setting in your own tranquil garden.

- Large patio areas
- 1.8 x 1.2m timber shed with felt roof and secure locking with houses
- Automated sectional garage doors

EXTRAS

- Underfloor Heating to all apartments and ground floor of all houses
- Radiators to first and second floors of houses
- LED downlights throughout
- Low level LED lighting to stairs of houses
- Low level LED lighting to landings of houses
- Low level LED lighting to hallways of plot 21 and apartments

LOCATION

Looking to escape the city and build a new life in a tight-knit rural community?

Burgess Hill is just 39 miles south of London and only 30 minutes away from the gastronomic delights and seaside splendour of Brighton, making it the ideal choice for those who wish to escape the bustling urban environment without losing all the conveniences of city life.





Pubs & Bars

Cosy and comfortable The Fox and Hounds in Haywards Heath is a great spot for quality pub food and quality get-togethers. With a spacious beer garden and children's menu, you can enjoy a meal and a drink with all the family.

The Cock Inn is a friendly, family-run free house in Wivelsfield Green. There is something for everyone with a bar, restaurant and sports bar. And the recently updated sheltered seating area in the courtyard means you can enjoy al fresco dining year-round – weather permitting!

The Oak Barn nearby is a highly-rated, cosy pub and restaurant with a huge range of locally sourced, freshly cooked to order hot and cold-light bites menu, A' la carte menu and daily chefs' specials. The original 250 year old barn has been lovingly restored using old oak beams, many of which are salvaged from the great wooden ships of Nelson's day.

Shopping & Food

From local coffee bars and casual dining to gastropubs and Italian trattorias, a delicious meal is never far away for the residents of Burgess Hill. Head further towards the coast and you can take advantage of Brighton's thriving restaurant scene, too.

In a shopping mood? Take a stroll along Burgess Hill high street or head to the Market Place Shopping Centre. With London at your fingertips and Brighton a short distance away, you'll never need to go far afield to find what you're looking for.



Vineyards

Burgess Hill resides in the heart of English wine-making country. So it is no surprise to find several quality vineyards in the area offering tastings and tours.

Set amidst bluebell-strewn woods, family-run Bluebell Vineyard Estates produces only vintage wines – those that are made exclusively from grapes grown in a single year. Its range of 'Hindleap' sparkling wines has been awarded over 80 awards, nationally and internationally. For more than 25 years Ridgeview Wine Estate has been producing world-class sparkling wine and in 2018 it was the IWSC Winemaker of the Year.

Bolney Wine Estate is one of the oldest and most beautiful vineyards in England, producing award-winning still and sparkling wines – from Pinot Noir and Estate Bacchus to classic English sparkling wine, Bolney Bubbly and Blanc de Blancs. Albourne Estate is a family-owned vineyard overlooking the South Downs. It won UK Wine of the Year in 2015 with a Bacchus wine from only its second-ever harvest.





RIDGEVIEW WINE ESTATE

Sport & Leisure

Tennis and squash players will be in their element in Burgess Hill. Fancy a game? In just 15 minutes you'll be at the Weald Lawn Tennis and Squash Racquets Club equipped with four clay courts, seven hard courts and four squash courts.

Football fans will be delighted to find themselves close to the magnificent Amex Stadium. Just a 20-minute drive will see you taking your seat amid the roar of the fans in the home of Brighton & Hove Albion.

Those who like their sport with a touch of history will enjoy easy access to the 1st Central Country Cricket Ground in Hove - the home of Sussex Cricket since 1872 and the perfect place to take in a match.



Days Out

If you've found yourself with a free weekend, why not make your way to the family-owned, organic High Weald Dairy in Horsted Keynes for the ultimate cheese experience? Or see the breathtaking Sussex scenery in style from the carriage of a steam train with Bluebell Railway?

If you want to take advantage of the wide-open spaces of the Sussex countryside, you'll find yourself spoiled for choice. From Bedelands Farm Nature Reserve to the beautiful horticulture at Sheffield Park and Garden, the area around Burgess Hill is bursting with natural wonders.



Transport Links

- A23/M23
- M25
- Wivelsfield Train Station
- Gatwick Airport
- Heathrow Airport

Fishing

Wintons Fishery is a specimen big carp and big catfish venue. It has three lakes set within 33 acres of beautiful countryside overlooking the South Downs. Its members have enjoyed countless personal-best catches of both carp and catfish.

The rapidly expanding More House Farm Fishery in Wivelsfield Green has five lakes set in tranquil surroundings, bordered almost entirely by open countryside.



Find the perfect balance between small-town serenity and big-city access in Burgess Hill.

TRANSPORT LINKS

- A23/M23 - 10 minutes
- A27 - 20-25 minutes
- M25 - 25 minutes
- Wivelsfield Train Station - 5 minutes
- Gatwick - 25 minutes
- Heathrow - 1 hour

FIND US

Cuckfield Road
RH15 8RE

EDUCATION

- | | | |
|---|--|---|
| - Hassocks Infant School [Primary] | - Downlands Community School [Secondary] | - St. Pauls Catholic College [Secondary & 16 to 18] |
| - St Lawrence CofE Primary School [Primary] | - The Burgess Hill Academy [Secondary] | - Plumpton College [16 to 18] |
| - Blackthorns Community Primary Academy [Primary] | | |



BROOKWORTH EXPERIENCE

All Brookworth homes are sited in desirable locations and are carefully crafted to deliver an exceptional living experience.

We take great care to understand the lifestyle aspirations of our community and create exceptional residences in prime areas. Our attention to every detail ensures we deliver beautiful homes that enrich the quality of life at home, work, school, and play.

Brookworth Homes chooses development sites carefully to maximise transport links; proximity to vital local amenities; and a rich variety of sports, leisure, and recreational facilities.

Each home comes with a Brookworth Homes two-year warranty in addition to the standard NHBC Build Warranty. We require all our contractors and subcontractors to adhere to the Consumer Code for Homebuilders to ensure quality at every stage of the build process. Our Customer Care Team is on hand to quickly resolve any minor issues that may arise, so you can have complete confidence in our homes and customer service.

Discover a new way of life that creates fresh expectations in every way.

Discover Brookworth Homes.

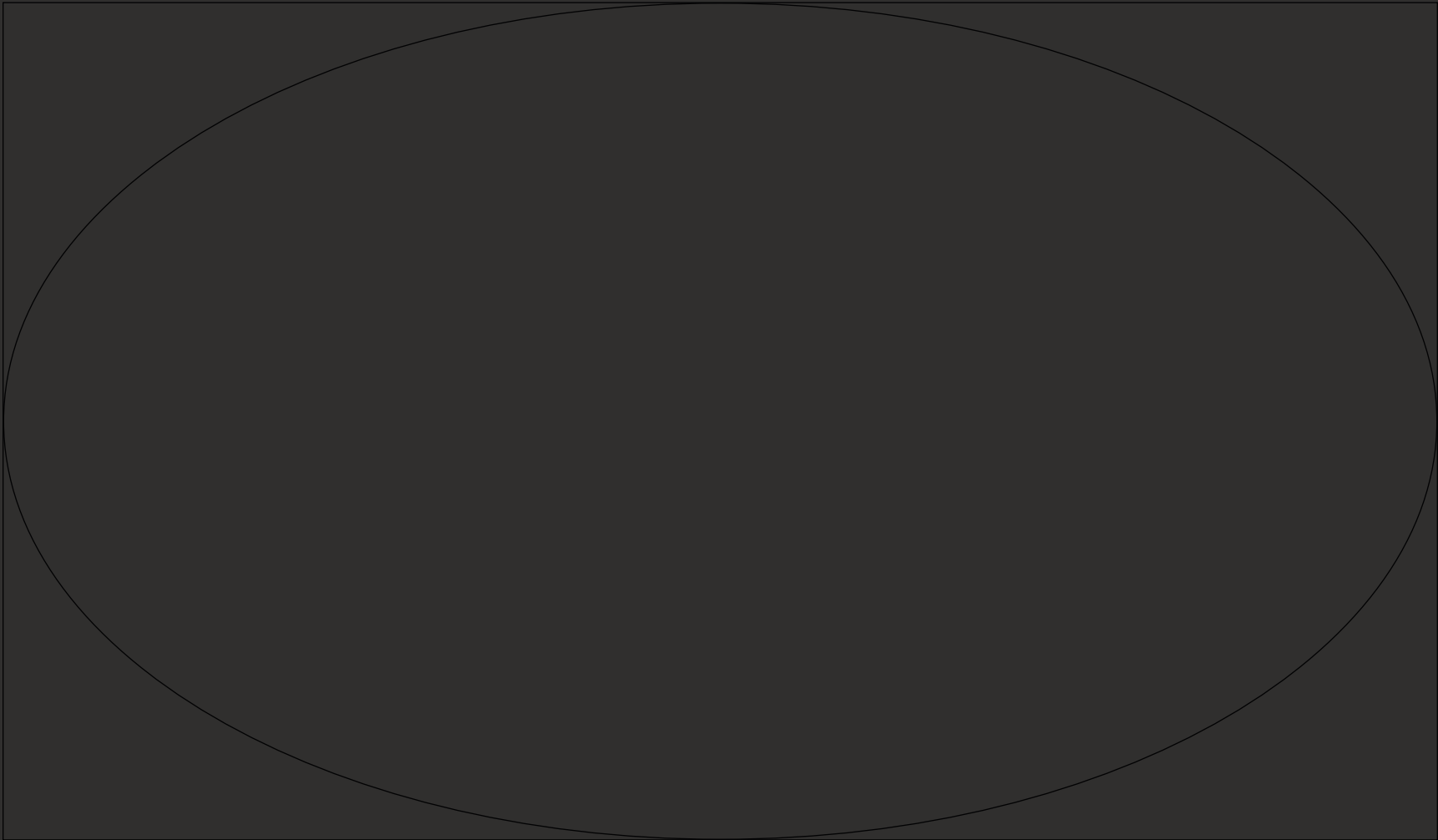
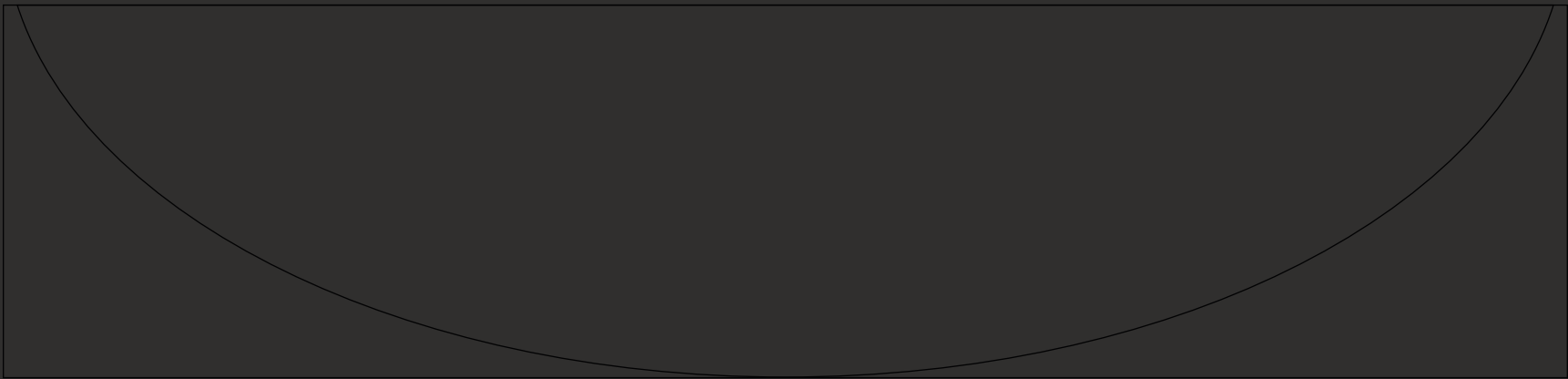


*A copy of the 'Consumer Code for Homebuilders' is available from our Head Office. For more information on the code which protects the rights of new homebuyers visit www.consumercode.co.uk. The information contained in this brochure is for general guidance only. The computer generated illustrations are intended to give an indication of what the properties will look like in a mature setting but are not necessarily representative in every respect. Purchasers are advised that floor layouts etc. may vary from plot to plot and the Company reserves the right to alter these details at any time and without prior notice. The dimensions given on plans are subject to minor variations and are not intended to be used for carpet sizes, appliance sizes or items of furniture. The interior photographs shown are from a typical Brookworth Homes show home and are not necessarily representative of the specification included at this development. Intending purchasers should satisfy themselves by inspection or otherwise of items and specification included. This information does not constitute a contract, part of a contract or warranty.

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