



Your place  
to grow at

Orbit Homes at Swingate Park





Hailsham Town Centre



Hailsham Pavilion Theatre



Arlington Bluebell Walk



Brighton Pier

# Find your place to thrive at Swingate Park

Swingate Park is a desirable collection of 2 and 3 bedroom homes in the village of Hellingly, perfectly positioned on the outskirts of Hailsham. Surrounded by the beautiful East Sussex countryside, this desirable location strikes a balance between rural serenity and the vibrancy of a market town.

You'll find a range of essentials on your doorstep, with the village convenience store, pharmacy, medical centre and community hub all within reach. Additionally, a choice of local schools, ranging from primary right through to sixth form, sit no more than five minutes away by car.

All this is perfectly balanced with the idyllic Hellingly Country Park, which provides an abundance of beautiful green space. Whether it's a walk along one of the footpaths, lunch in the picnic area or fun and games at the sports courts, pitches and play area, there's something for the whole family to enjoy.

For more excitement, the centre of Hailsham is a short drive away. This historic market town offers a great variety of shopping, from unique independent retailers and services to a monthly Farmers Market and national supermarket chains.

There are also a number of pubs and restaurants for nights out. These combine perfectly with a trip to the Hailsham Pavilion, where you can enjoy a variety of entertainment including theatre, music, comedy and cinema.

Moving further afield, the buzzing night life and eclectic shopping of Brighton city centre is an easy train journey from nearby Polegate Station. Alternatively, the bright lights of London can be reached in less than an hour-and-a-half.

## Get Connected

Swingate Park enjoys outstanding transport connections, with a number of routes nearby. The A27, A26 and A22 between them provide access to Eastbourne, Brighton, Bexhill, Hastings and Tunbridge Wells. Alternatively, Polegate Station offers the nearest rail access and operates regular direct services to London and Brighton. International travel is also made easy via Ashford International Station or Gatwick Airport with its hundreds of worldwide destinations.



By car from Swingate Park



By train from Polegate station





# Specification

## Kitchen

- Paula Rosa range of wall & base units, with laminate worktop
- 1.5 bowl stainless steel sink with chrome mixer tap
- Integrated stainless steel oven & induction hob
- Integrated recirculating extractor
- Stainless steel splashback
- Integrated fridge/freezer
- Integrated dishwasher

## Bathrooms

- Bath with thermostatic shower on height adjustable rail
- Glass shower screen
- Full-height tiling around bath
- Lockable vanity unit with shaver socket
- Chrome heated towel radiator
- Thermostatic shower cubicle to en suite with full-height tiling (The Hove only)

## Plumbing & Electrical

- Combi boiler
- Thermostatically controlled radiators
- Mixture of downlights & pendant lighting
- PIR operated light to front entrance
- Media plates to living area and main bedroom
- TV & data point to all other bedrooms
- Mains-powered heat/carbon monoxide alarm with battery back-up

## Internal

- White emulsion to walls
- Flat white finish to ceilings
- Satinwood white woodwork
- Fitted sliding-door wardrobe to main bedroom
- Space & plumbing for washer/dryer to kitchen (The Hove) or cloakroom/utility (all other house-types)
- Vinyl flooring to wet-rooms
- Carpet to all other rooms

## Window and Doors

- Multipoint locking front door with key/thumb-turn cylinder
- Triple glazed windows
- White internal doors with chrome ironmongery

## General

- Landscaping to front gardens as per Landscaping Plan
- Turf to rear gardens as per Landscaping Plan
- Outside tap (excluding The Hove)
- Cycle shed, patio and timber boundary fence as per External Works Plan
- Electrical vehicle charging points
- PV panels
- 12-year NHBC warranty





# Homes to be proud of



"Shared Ownership is a brilliant opportunity for young people like me to get a chance to get on the property ladder. I have achieved my life goal of getting a house."

- Dominic Owen-Smith

Here at Orbit Homes, not only do we believe in building quality homes, we also believe in making them accessible.

Our mission is to create welcoming communities that provide residents with a great place to live, work and play. Diversity is a big part of this and that's why at Orbit Homes at Swingate Park we're proud to offer a mixture of Shared Ownership and rented housing through the local council.

If you're looking to take your first steps on the property ladder, Shared Ownership allows you to purchase a proportion of your home and pay a subsidised rent on the rest. You can choose the size of this share depending on your circumstances – usually between 25% and 75%. As time goes on, it is possible to buy additional shares in your home and in doing so, your rent will reduce, until you own your home outright\* and rent becomes a thing of the past.

With Shared Ownership your deposit is based on the share you are buying rather than the full purchase price, which means a smaller mortgage and a smaller deposit. This means the idea of owning your own home in today's challenging market is not so crazy after all.

Just ask Dominic Owen-Smith who, by taking advantage of the Orbit Homes Shared Ownership Scheme, was able to buy his first home at the age of just 21.

"I heard about Shared Ownership through word of mouth and online," said Dominic. "I could not afford to own a house outright. My financial situation was a bit on the tight side."

After viewing the perfect Orbit Homes property and speaking to our friendly team, who provided guidance every step of the way, Dominic's mind was made up. Using a deposit of just £8,400, he was able to buy a two-bedroom home with integrated appliances, fitted carpets, private drive and a large south-facing garden.

"I just fell in love with the house which Orbit offered and the services they provided. Orbit offered a lot of support for me. It was less daunting than I thought it would be. It was a good, clean buying experience from start to finish. I'm very happy with the property."

Dominic would recommend Orbit Homes Shared Ownership to anyone of his age. He believes you are never too young to step on to the property ladder.

"It's that one thing in life that seems unobtainable until you're a 'grown up'. But thanks to the Shared Ownership scheme, it's allowed me and many others to make their dream a reality."

Interested in Orbit Homes Shared Ownership? Contact the team today to find out how we can help you.





Cottington Gardens, Cliffsend

# The Orbit Difference

## The History of Orbit

Orbit was established in 1967 by a small but pioneering group of business people who wanted to make sure everyone could live in a good quality, affordable home. The passion they felt was channelled into positive action, and Orbit was created.

Our purpose today is every bit as important as it was when we were founded. We provide landlord services to over 45,000 properties and build around 1,500 quality new homes each year. Our aim is to ensure the homes we provide and the communities we create are high

quality, affordable, safe and sustainable and really become your place to thrive. In everything we do, we are committed to improving the long-term prospects of society. We do this through taking steps to protect our planet, investing in a range of projects to support communities, families and individuals, and ensuring we have in place sustainable working and excellent employment practices.

## Building For Good

When you buy from Orbit Homes, you're directly influencing the lives of thousands of individuals in the UK. Our impact far reaches beyond the homes we build and sell, as we aim to make a positive impact in the communities where we live and work too.

We put back into our communities and society in a big way. Not just through our work supporting our tenants, as a responsible landlord, but also by building a better planet for future generations. We are big on positive, greener actions, and have a dedicated programme called Orbit Earth to push our initiative further. So by buying from Orbit Homes, not only will you find your place to thrive, you will also help others do so too.



## Orbit in the community

We have invested around £25m into local community projects in the last six years through a range of local projects to improve the local community. This includes sensory gardens, skateboard parks, community farms and neighbourhood cinemas. We also provide help and support on wellbeing, employment and skills, digital inclusion and financial advice through our award-winning Better Days programme.

Alongside this, our employees are very active in the local community through our volunteering programme and contributed over 4,000 community hours in the last 12 months alone. Our employees have painted, decorated, planted and litter-picked their way to supporting our local communities, whilst raising over £45,000 for national and local charities including MIND, Shelter, Macmillan Cancer Support and Prostate Cancer Awareness UK.

## Orbit Earth

Orbit Earth was established to recognise the importance of protecting the environment and act in the protection of our planet. Our design standards set out the controls to ensure that the stunning new homes we build make a positive impact on the environment.

We have four main priorities:

- Climate action to become net zero carbon
- Ecological Resilience to enhance the quality of green spaces
- Responsible Partnerships and a sustainable supply chain
- Increasing biodiversity



Sanderling Mews, Herne Bay

## Design Standards

At Orbit our vision is to lead in building thriving communities and we recognise that in order to build a thriving community great care and attention needs to be taken to the way in which they are designed.

We know that communities are about people first and foremost but the design of the places we live can also have a huge impact on our lives.

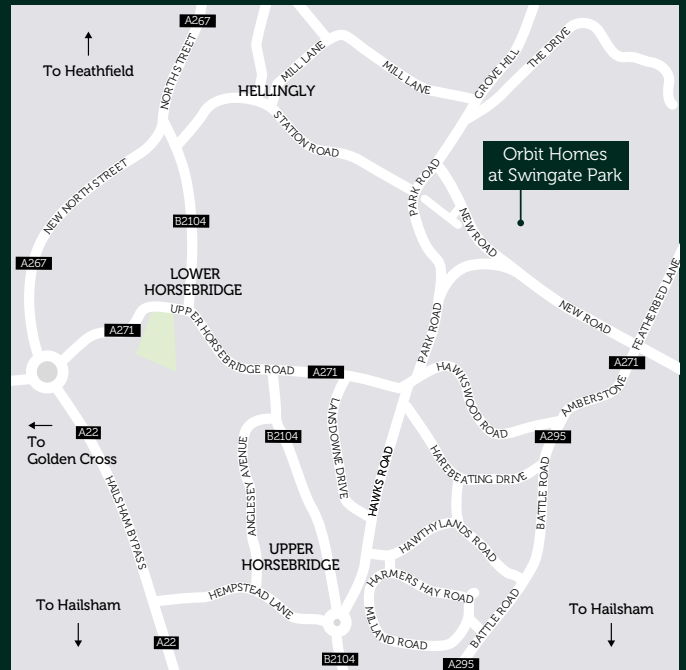
From the design of each individual home to the spaces in between that make up the public realm, great design can have a positive impact through its ability to 'surprise and delight'.

At Orbit we believe that good design is at the heart of delivering thriving communities and is fundamental to our mission. It is also essential, so that we can create your place to thrive.

Orbit Homes at Swingate Park  
New Road  
Hellingly  
Hailsham  
Kent  
BN27 4EW



Wider area



Local area



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Orbit has a policy of continuous improvement and reserves the right to alter plans, specification, elevational treatments and positions of doors and windows at any time. Orbit reserves the right to change the tenure of any of these homes subject to market conditions and without notice. Information contained within this brochure is a general indication of the development and is not intended to be construed as part of any legal contract or contain any representation of fact upon which any party is entitled to rely. Information correct at time of going to print in February 2024. 05382-01.