



Riverbank Walk

THREE & FOUR BEDROOM HOMES | UCKFIELD | EAST SUSSEX

Riverbank Walk is a collection of seven homes tucked away in a delightful riverside setting





A small development of three and four bedroom homes close to amenities, the beautiful Sussex countryside and with an area of private land in a riverside setting

Located close to Uckfield and its range of amenities, Riverbank Walk consists of just seven family homes that feature hand crafted kitchens, contemporary bathroom suites, underfloor heating and a host of luxury finishes. These homes have been designed to benefit from an area of adjoining land that runs alongside part of the River Uck for the ownership and exclusive use of Riverbank Walk home owners, along with fishing rights to the river within the development boundaries, subject to obtaining a permit.

Uckfield offers a wide range of shopping and leisure facilities including eateries, supermarkets, a leisure centre and its own independently run cinema, established in 1916 and one of the oldest in England.

The popular annual Uckfield Festival features live performances, an art trail and a parade while Uckfield Carnival marks the launch of

East Sussex's county-wide bonfire celebrations. In addition, a day event celebrates local produce and street food, soundtracked by live music.

The surrounding area offers an abundance of picturesque villages and stunning National Trust gardens and properties. Relax and unwind at one of the many gastropubs dotted around or explore the beautiful Sussex countryside, including the spectacular South Downs National Park to the south and the equally stunning Ashdown Forest to the north, with miles of footpaths and bridleways for walkers, mountain bikers and horse riders. The East Sussex National Hotel, set in over 1000 acres to the south of the town, offers two stunning championship golf courses.

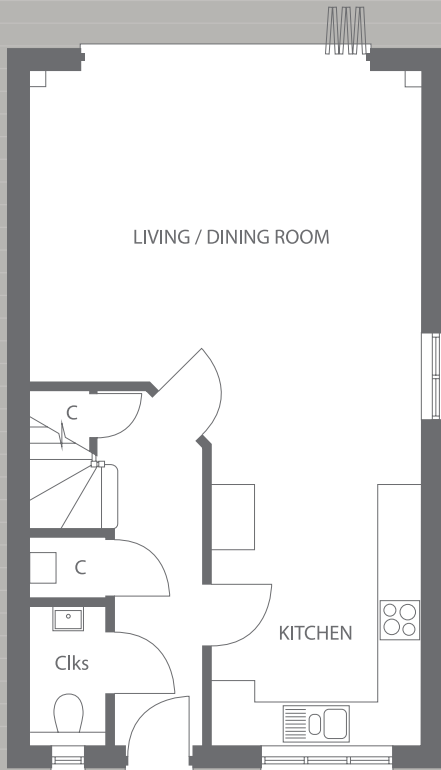
Further south, Glyndebourne House is host to the spectacular Glyndebourne Opera Festival, one of the world's oldest and most celebrated opera festivals. The county town of Lewes is steeped in

history with its Norman castle remains, medieval streets and tiny twittens and offers specialist and independent retailers, restaurants, cafés and pubs. On the south coast, Eastbourne is a great seaside escape with a long promenade, Victorian pier and colourful art scene. West along the coast lies the vibrant, bohemian and cosmopolitan City of Brighton & Hove which is home to a vast array of shops, entertainment and world class restaurants.

The area offers excellent independent and state schools and the town is home to several well regarded primary schools as well as Uckfield College offering secondary education. Uckfield's mainline railway station has regular direct hourly services to London Bridge and beyond. The main A22 and A26 are to the east of Uckfield running north to Tunbridge Wells with access to the A272 going west to the A23 / M23 and connecting north to the M25.



1 | 4 | 6



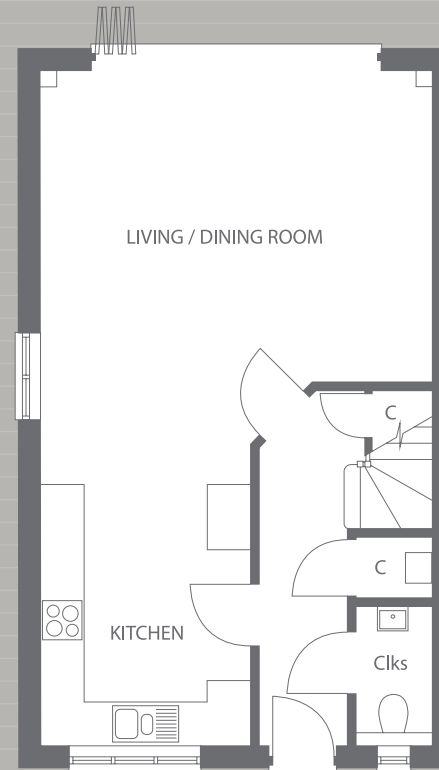
GROUND FLOOR

KITCHEN
13'5" x 9'4" 4.12m x 2.87m

LIVING / DINING ROOM
17'8" x 16'8" 5.42m x 5.12m

CLOAKROOM

2 | 5 | 7

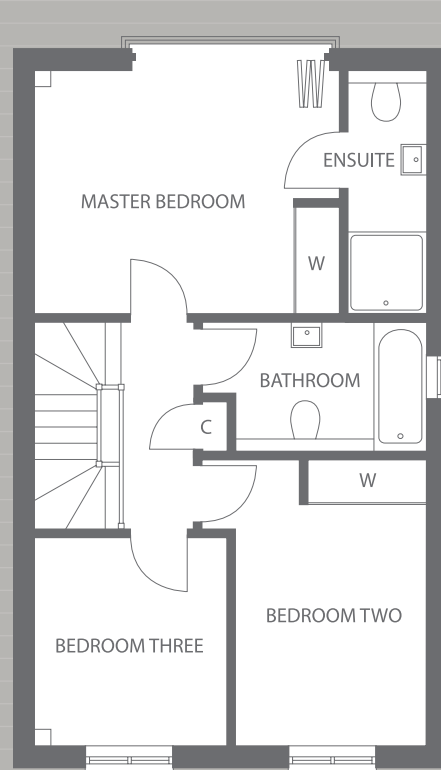


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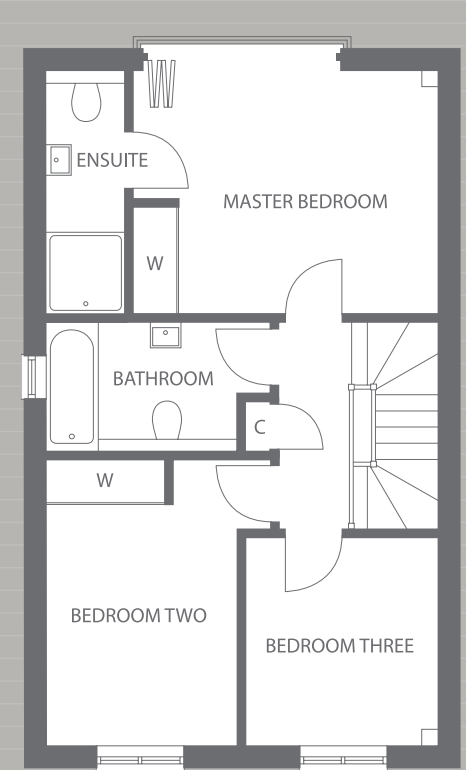
FIRST FLOOR

MASTER BEDROOM
13'8" x 10'8" 4.20m x 3.31m
ENSUITE

BEDROOM TWO
12'9"max x 8'7" 3.93m x 2.65m

BEDROOM THREE
9'5" x 8'7" 2.89m x 2.65m

FAMILY BATHROOM



FIRST FLOOR

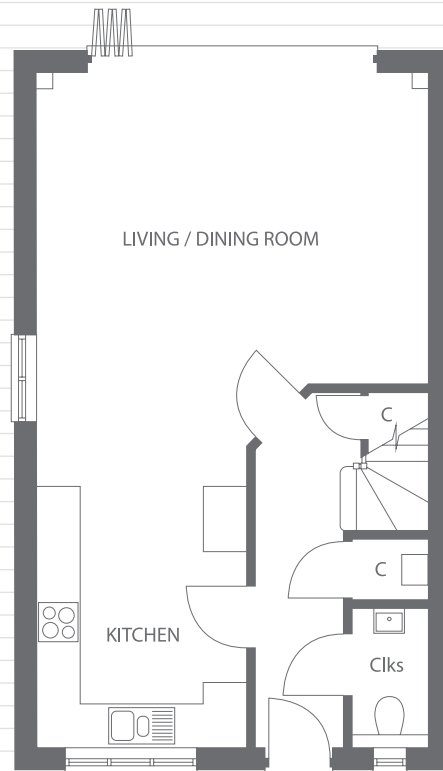
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3

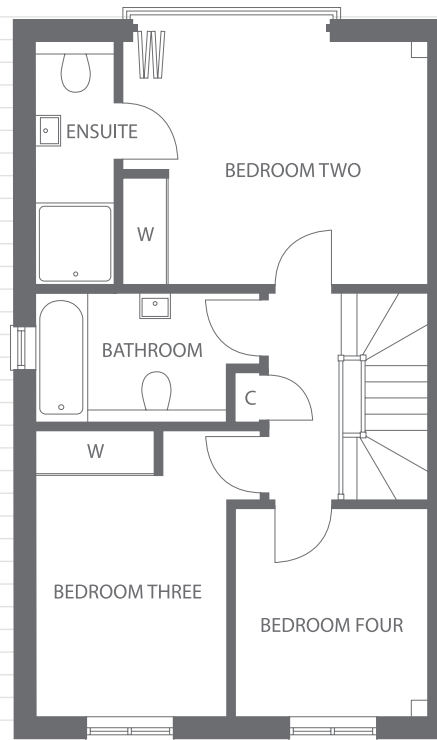


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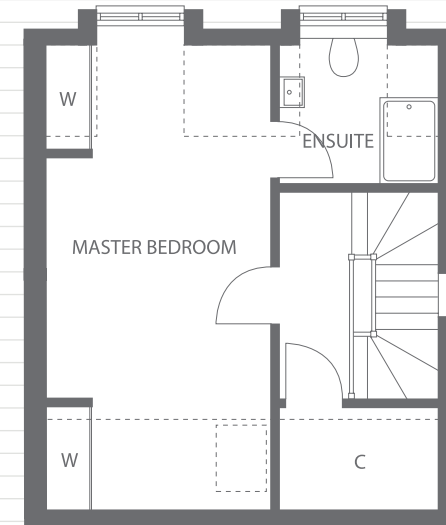
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ENSUITE

BEDROOM THREE
12'9"max x 8'7" 3.93m max x 2.65m

BEDROOM FOUR
9'5" x 8'7" 2.89m x 2.65m

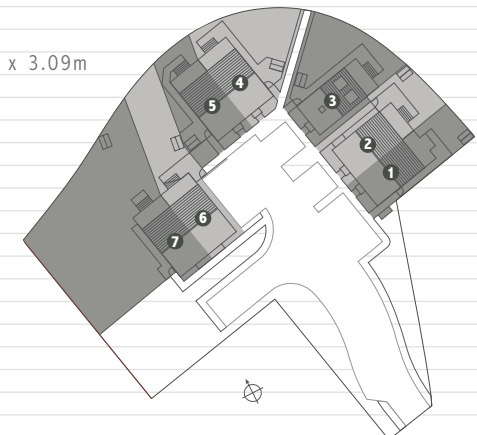
FAMILY BATHROOM



SECOND FLOOR

MASTER BEDROOM
22'6"max x 10'1" 6.88m max x 3.09m

ENSUITE



Home comforts include anti-glare lighting and underfloor heating to the ground floor



KITCHEN | UTILITY

- Sussex handmade bespoke in-frame 'Shaker' style kitchen painted in **Farrow & Ball** 'Pavilion Gray' and **Dulux** 'White Mist'
- Quartz **Nile** marble worktop with draining grooves
- Ceramic **Denby** undermounted one and a half bowl sink
- **Clearwater** Victorian style twin lever mono sink mixer with swivel spout kitchen tap
- **Indesit** Ecotime 13 place fully integrated dishwasher
- **Neff** 'slide and hide' single oven
- **Neff** four ring induction hob with Quartz **Nile** marble splashback
- **Neff** canopy hood
- **Neff** microwave
- **Neff** 70/30 integrated fridge/freezer and spice rack in larder unit
- **Indesit** 7kg 12000rpm integrated A++ rated washing machine
- LED under lighting to wall units

BATHROOMS | ENSUITES | CLOAKROOM

- Contemporary LED underlit bathroom suites from **Ideal Standard**
- Concealed **Aqualisa** shower to all Ensuites
- Glazed porcelain floor tiling and full height wall tiling to wet areas
- Low profile shower trays
- Heated polished chrome towel rails
- Shaver socket
- Bathroom mirrors

HEATING | VENTILATION

- **Alpha** gas boiler system delivering high efficiency precise control
- **Nest** wireless thermostatic boiler control panel with app for remote control
- Underfloor heating system to ground floor with two individual zone thermostats

- Thermostatically controlled radiators to the first floors and to second floor in Plot Three

INTERIOR

- **Cormar** Gemini carpets to Bedrooms, stairways and landings
- Luxury Amtico style flooring to remaining areas
- Grooved oak veneer doors and white painted staircase with oak handrails
- Double wardrobes with shelving provided to Master Bedroom and Bedroom Two and to Bedroom Three in Plot Three
- **Dulux** 'White Mist' finish to walls
- White eggshell finish to skirtings
- **Orlight** anti glare architectural LED downlights featuring anti-glare baffle and magnetic lamp change mechanism
- Satin finish stainless steel ironmongery
- Pre-wired for CAT5 data in Living Rooms and Master Bedrooms
- TV digital aerial and satellite dish supplied and installed
- Pre-wired for ample TV, telephone, light and power points
- USB plugs to selected locations
- Brushed stainless steel plates to electrical points at high level throughout the ground floor and landing spaces
- **Nest** 'Hello' smart video doorbell system with app for remote control
- Loft light

EXTERIOR

- Clay tiles to roof
- Brick and decorative clay tile hanging
- Slim profile uPVC double glazed lockable windows
- Victorian style front doors with three point locking system

- Anthracite panoramic sliding bifold doors to all Living/Dining Rooms and Master Bedrooms (Bedroom Two in Plot Three)
- Exterior light to front and rear
- Cycle shed
- Outside tap and power socket
- Each home provides parking for two cars
- Rolec 32amp 'rapid' electric car charging point to each property
- Landscaped front planting areas
- Rear garden laid to lawn
- A patio area finished with paviours to each rear garden of Plots Four and Five
- Composite coloured decking area to each rear garden of remaining plots
- Under joint ownership of all Riverbank Walk home owners, is an area of approximately two acres of riverside land (to be grass seeded) for the exclusive use of all Riverbank Walk residents with footbridge access to local footpaths
- Riverbank Walk residents have fishing rights to the river within the boundaries of the development (subject to obtaining the necessary permit)

SECURITY

- Individual mains powered fire alarm system
- High security three point locking system to all external doors
- Security locks to all windows

WARRANTY

- **Buildzone** 10 year warranty

FREEHOLD

- Each home is a freehold property

nest

NEFF

i indesit

ideal

AQUALISA

ROLEC

FARROW & BALL

BUILD-ZONE
INSURANCE

Imaginatively designed to maximise
a feeling of space and light



Photograph show previous Southbank Homes development.



TWO ACRES (APPROX) FOR THE EXCLUSIVE USE
OF ALL RIVERBANK WALK RESIDENTS

FOOTBRIDGE TO
PUBLIC FOOTPATH

RIVER UCK

AREA OF ANCIENT WOODLAND

Site layout is for illustrative purposes only.

Riverbank Walk

TN22 5BS

B2102

HIGH STREET

ROCKS ROAD

UCKFIELD
MAINLINE STATION

MILL DROVE

ALEXANDRA ROAD

KELD DRIVE

SELBY ROAD

B2102

NEW TOWN

MALLARD DRIVE

EASTBOURNE ROAD

Keld Drive to	
Lewes	8.7 miles
Haywards Heath	12.1 miles
Tunbridge Wells	15.4 miles
Brighton	17.9 miles
Easbourne	19.8 miles
M23 Pease Pottage	20.9 miles
Gatwick Airport	25.4 miles

Uckfield Mainline Station to	
London Bridge	80 mins
London Victoria	90 mins

Sources: www.theaa.com www.nationalrail.co.uk



DISTINCTIVE HOMES IN PRIME LOCATIONS

Southbank Homes Limited is purely family owned. This gives our property developments the edge, with hands-on attention to detail and quality craftsmanship throughout.

Established in 1962 and based in the UK, the company's first commercial office developments came about in the early 1960's, located on the South Bank of the River Thames in London. Since the mid 1970's, Southbank Homes has concentrated on luxury residential developments across the South East and its Coast, from contemporary high specification penthouses, apartments and mews houses to traditionally built family homes.





These particulars are for illustration only. All dimensions are approximate. We operate a policy of continuous improvement and individual features such as kitchen and bathroom layouts, doors, windows and elevational treatments may vary from time to time to those shown in this brochure. Consequently, these should be treated as general guidance only and cannot be relied upon as accurately describing the finished product under the terms of the Consumer Protection Regulations 2008. Nor do they constitute a contract or part of a contractor's warranty. External finishes and landscaping may vary. Please refer to Sales Advisors for further details. Riverbank Walk is a marketing name only. Brochure design and production: Keyline +44 (0)1403 700095.