



Find your sanctuary at

Chapel Green

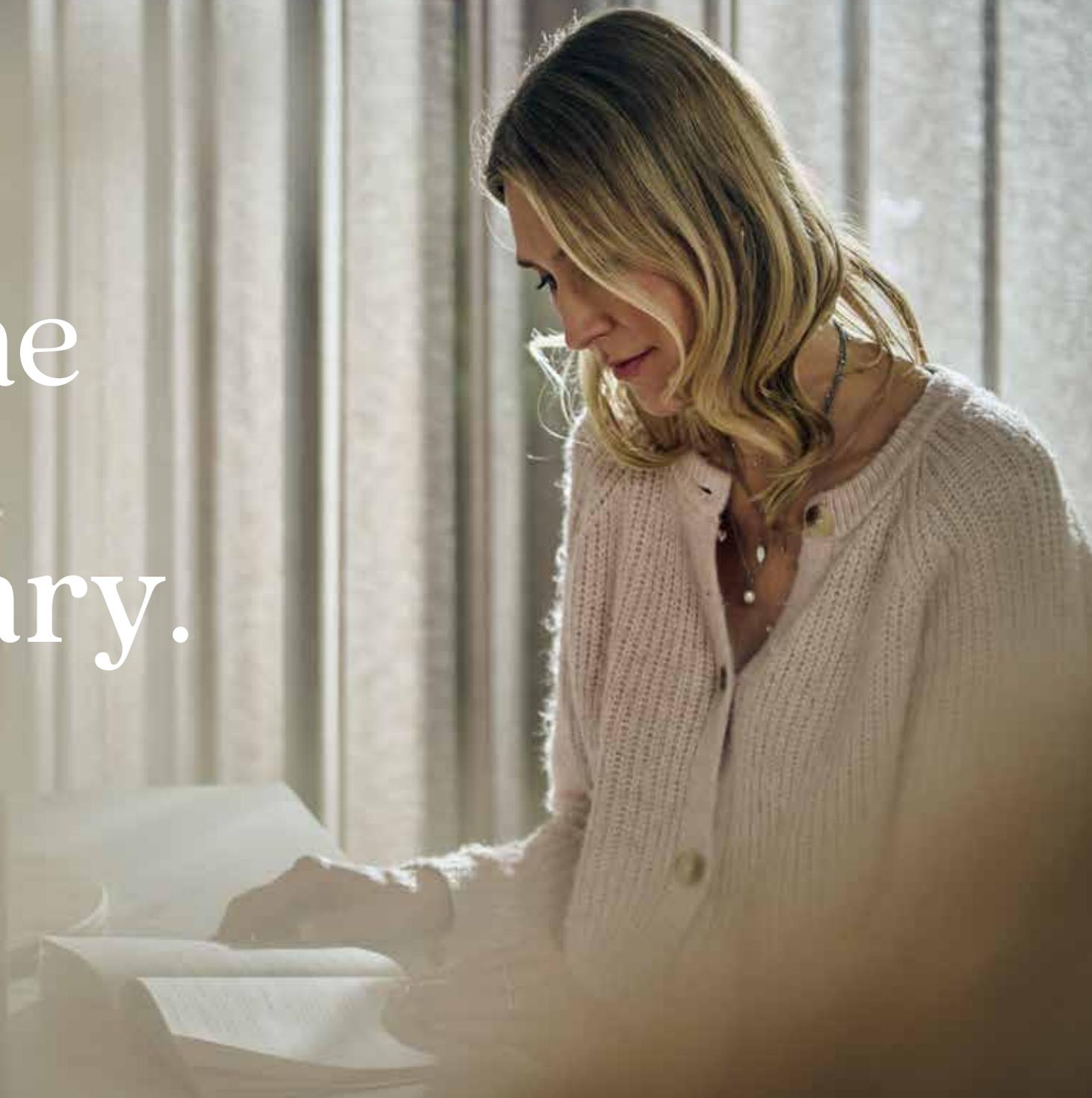
Herstmonceux, East Sussex

2, 3 & 4 bedroom homes



Charles Church

Welcome
to your
sanctuary.



At Charles Church,
we know what
makes a house
a home. It's a
feeling of comfort,
belonging
and connection.

Chapel Green is our stunning collection of two, three, four-bedroom homes situated in East Sussex.

The development has plenty of rural walks on your doorstep with all the amenities you need close-by.



Building your world since 1965.

We've been creating exceptional homes for over 60 years, evolving from a small family-run business in the South East to one of the UK's leading premium housebuilders. Today, with locations across the country, we continue to deliver high-quality homes and customer service to our ever-growing Charles Church community.

We pride ourselves on building desirable homes with high specification inside and out, in sought-after locations using a mix of traditional and modern techniques.

A pleasure in everyday living

Every Charles Church home is designed to make everyday living a pleasure. Carefully considered layouts that can flex and adapt to how you live your life – it's your sanctuary after all.

Every touch, every turn

High quality specification comes as standard, so every surface you touch, every switch you flick, every handle you turn, and every door you close makes you feel reassured, comforted, safe and relaxed.

A sense of place

Finding somewhere we can call home is about more than bricks and mortar, it's about a sense of place and of belonging, too. Well-designed street scenes, gardens and green open spaces will evolve naturally over time, embedding your Charles Church home deeper into its landscape with each year that passes.

Where sustainability matters

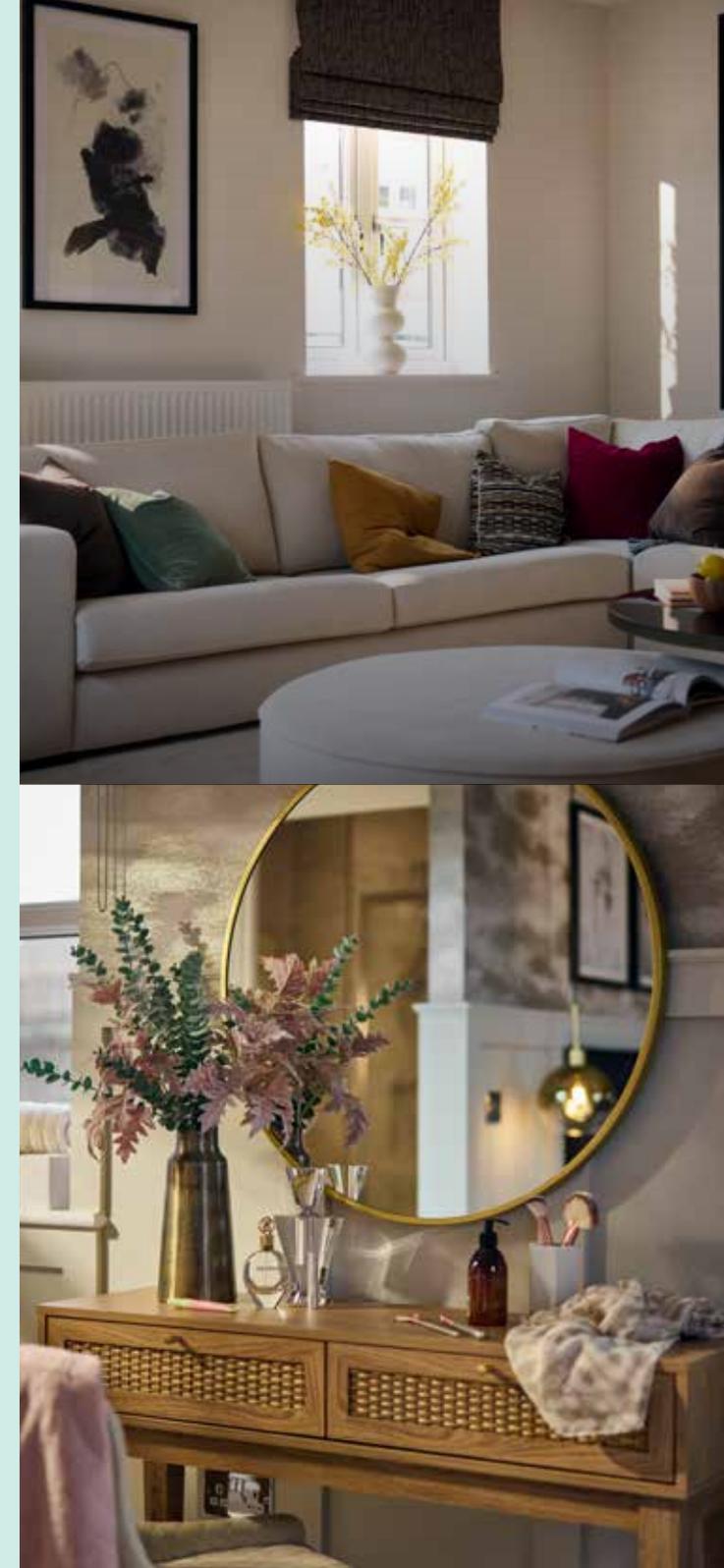
Sustainability is integral to how we design and build our developments and our homes. At every stage, our exacting standards and attention to detail ensures we create homes where quality, style and energy efficiency are seamlessly integrated.

5-star customer satisfaction

We're proud to carry the distinction of a 5-star customer satisfaction rating from the Home Builders Federation, meaning over 90% of our homebuyers would recommend us to a friend.

Building your sanctuary

Ready to find your sanctuary? We're here for you.







Our dedication goes beyond building houses. We craft spaces where you can thrive.

With a legacy of building homes that combine timeless design, fine craftsmanship, and modern living, we're committed to building more than just houses.

Homes personalised to you, built to the highest standards. Fashioned and fitted with luxurious touches to enhance your lifestyle. Each detail tailored to elevate your every day, be it working, relaxing or entertaining.



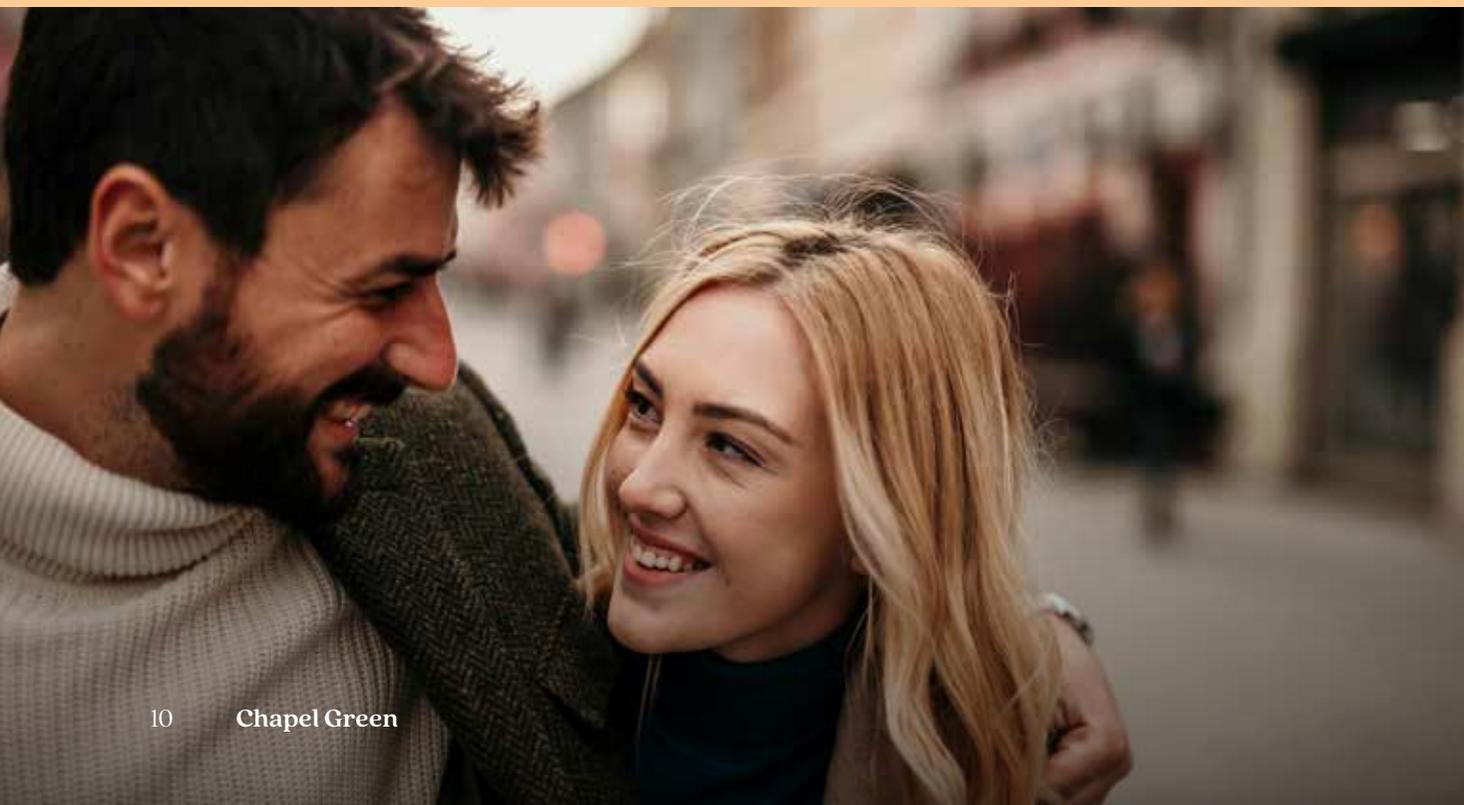






Notice
that feeling.
That's the
feeling
of home.

Discover
your happy
place.



Chapel Green The perfect place to live and grow.

Discover Chapel Green in Herstmonceux, where a stylishly crafted collection of two, three and four-bedroom homes creates an inspiring countryside retreat. These energy-efficient homes are perfect for families, first-time buyers and downsizers seeking elegance, space and serenity in a peaceful East Sussex setting.

Surrounded by ample green space, framed by two recreation grounds and complemented by a pond, woodland walks and play areas, Chapel Green offers a perfectly balanced lifestyle experience.



Please do
make yourself
at home.



The best of both worlds.

Herstmonceux lies roughly 5 miles from Hailsham town centre. The vibrant town of Brighton is under an hour away by car and is also reachable by train from Polegate station, which offers East Coastway services east and west for weekend fun or weekday commutes.

For your day-to-day needs, Chapel Green is well-placed. Supermarkets such as Waitrose, Sainsbury's and M&S are within easy reach. Shopping is varied, with Hailsham High Street's boutique offerings and the nearby retail parks for bigger weekly shops.

The development is also just a stone's throw from the charming coastal towns of Eastbourne, Bexhill-on-Sea and Hastings. Other nearby attractions include Herstmonceux Castle, the Observatory Science Centre, and Sovereign Harbour's waterfront castle. Run by English Heritage and complete with a gift shop and ice creams, it's a great day out for all the family.



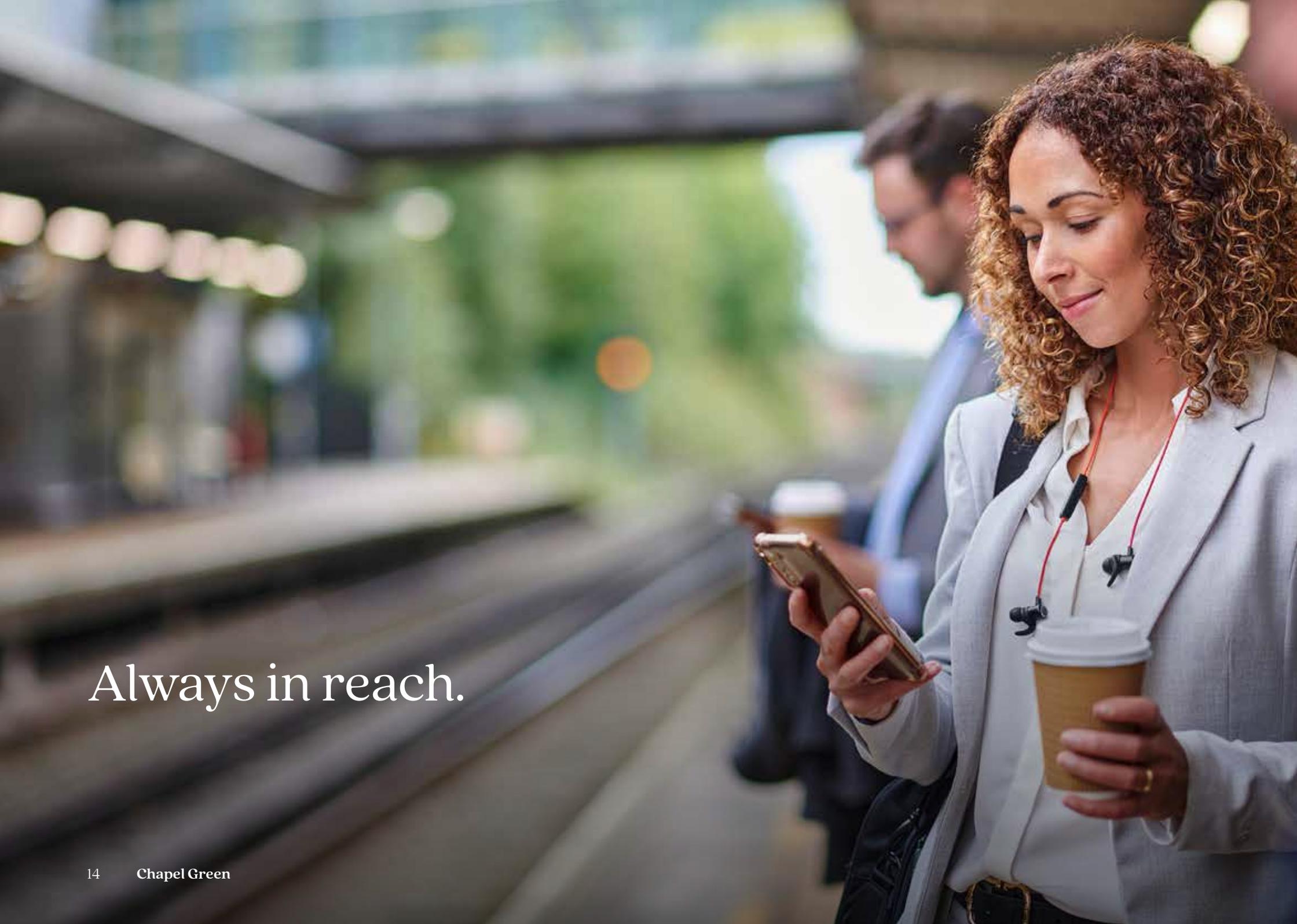
- 1 Windmill Hill
- 2 Herstmonceux Castle
- 3 Countryside walks
- 4 Herstmonceux
- 5 Herstmonceux Castle Grounds



4



5



Always in reach.

Travel by **foot** from Chapel Green



- The Sundial pub 3 minutes
- The Brewers Arms bus stop 3 minutes
- Budgens 3 minutes
- The Brewers Arms pub 3 minutes
- Geo's Coffee House 5 minutes
- Hertsmonceux C of E Primary School 5 minutes
- Hertsmonceux Recreation Ground 5 minutes
- Warwick + Radcliffe Pharmacy 10 minutes

Travel by **car** from Chapel Green



- Jet petrol station 2 minutes
- Amberstone Hospital 6 minutes
- Hailsham 10 minutes
- Eastbourne 26 minutes

Travel by **train** from Polegate



- Eastbourne 8 minutes
- Bexhill-on-Sea 31 minutes
- Brighton and Hove 32 minutes
- London Victoria 1 hour 23 minutes

For your convenience, travel times are sourced from Google Maps and are provided as a guide. Actual journey times may vary due to traffic and other factors.

Find your sanctuary at
Chapel Green.

Chapel Green site plan.

2 Bedroom Homes

-  The Sandham
-  The Sandham Special
-  The Arundel

3 Bedroom Homes

-  The Augustine
-  The Chichester

4 Bedroom Homes

-  The Winchester
-  The Winchester Special
-  The Dorchester

 Affordable housing

CS Cycle Store

BS Bin Store

SS Sub Station

V Visitor Parking Space

BCP Bin Collection Point

Existing
Housing

Gardner Street

Play
Area

Public
Open
Area

Herstmonceux
Cricket Club

62

61

59

60

63

70

2

1

Open Field

SS



64

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Public
Open
Area

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Pump
Station

Open Field

SuDS

Existing
Housing

Chapel
Row

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 advisor.



The Sandham

Detached Home



Features

 2 x Bedrooms

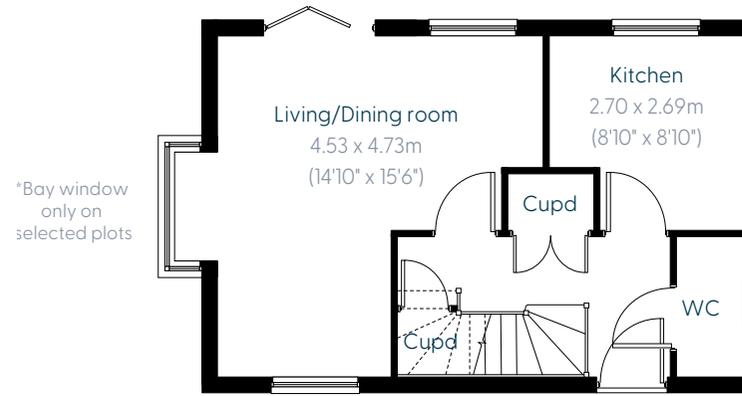
 1 x Bathroom

 2 x parking spaces

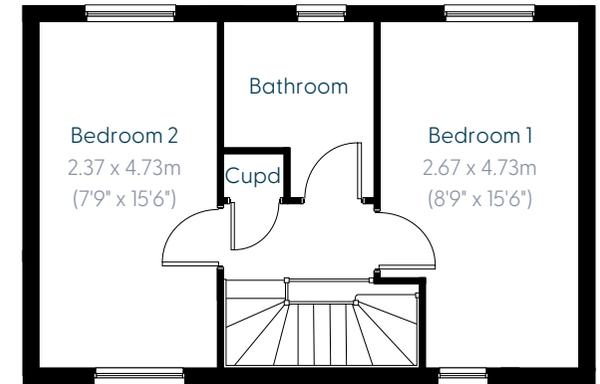
 EV charging point

Perfectly-proportioned, the Sandham has a stylish open plan living/dining room with bi-folding doors leading into the garden and a separate kitchen. It also features two good-sized bedrooms, a family bathroom and off-road parking. Ideal if you're a first-time buyer looking for a fresh modern home you can make your own.

 **B**
Energy
Efficiency Rating



Ground floor



First floor

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. Some plots are handed. 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 PEA ratings are estimated and vary between house types, orientation and developments.



The Sandham Special

Detached Home



Features

 2 x Bedrooms

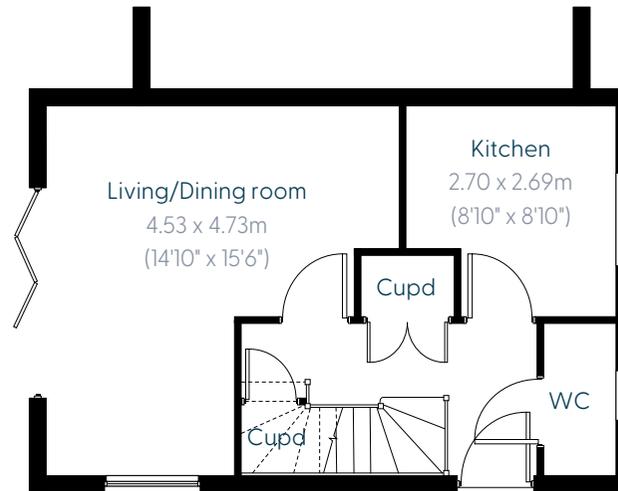
 1 x Bathroom

 2 x parking spaces

 EV charging point

The Sandham Special is a beautiful two-bedroom modern home. This home has a stylish open plan living/dining room with bi-folding doors to the side, leading into the garden and a separate kitchen. It also features two good-sized bedrooms, a family bathroom and off-road parking. Ideal if you're a first-time buyer looking for a fresh modern home you can make your own.

 **B**
Energy
Efficiency Rating



Ground floor



First floor

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The Arundel

Semi-Detached Home



Features

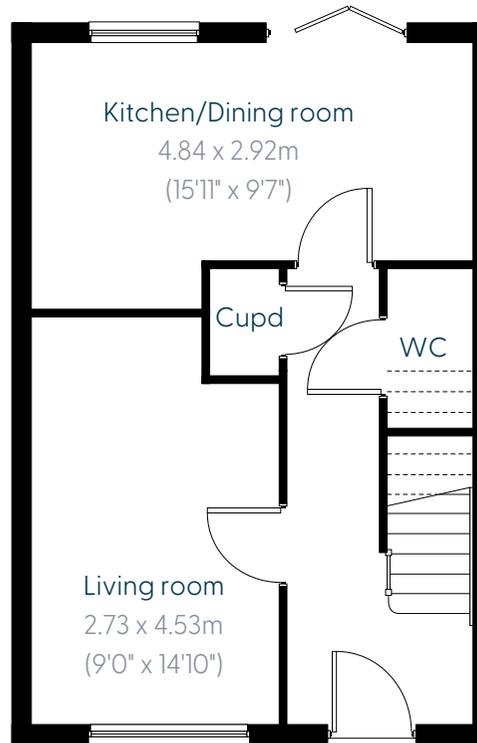
 2 x Bedrooms

 1 x Bathroom

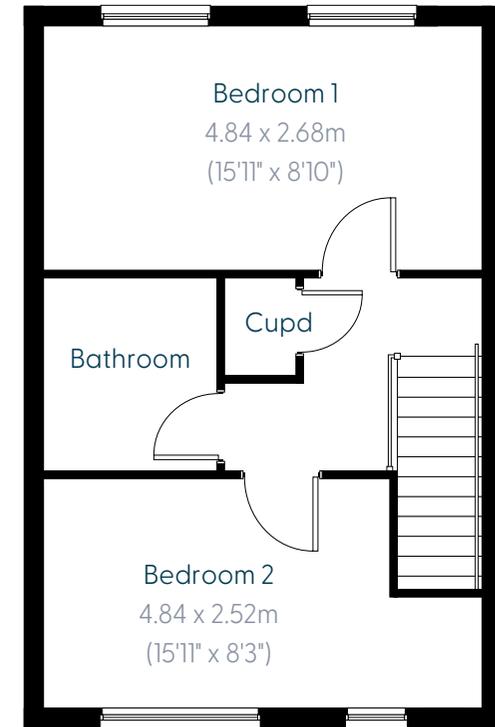
 2 x parking spaces

 EV charging point

The two-bedroom Arundel has a natural flow that will appeal to many. At the front of the home is the living room, while the kitchen/dining room features bi-fold doors leading to the rear garden. There's also a practical storage cupboard and downstairs WC. Upstairs, there are two well-proportioned bedrooms, a family bathroom and further storage space.



Ground floor



First floor

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 **B**
Energy
Efficiency Rating



The Augustine

Detached Home



Features

 3 x Bedrooms

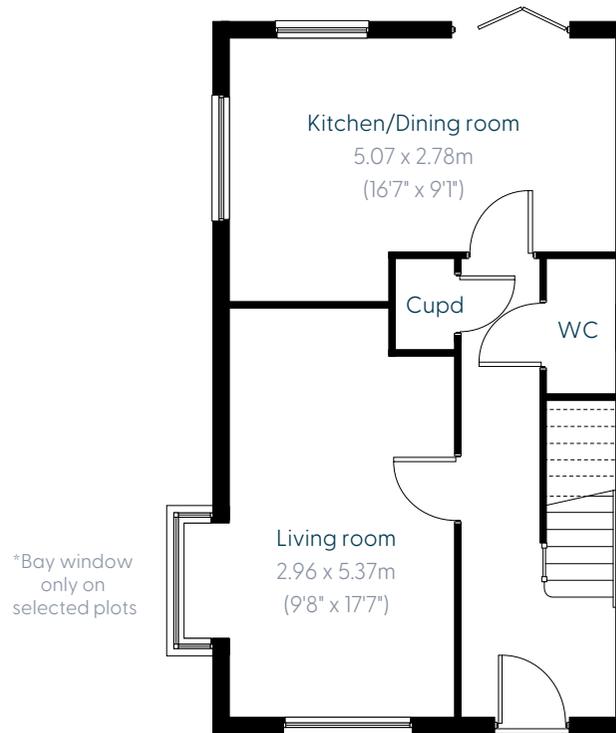
 1 x Bathroom

 1 x En suite

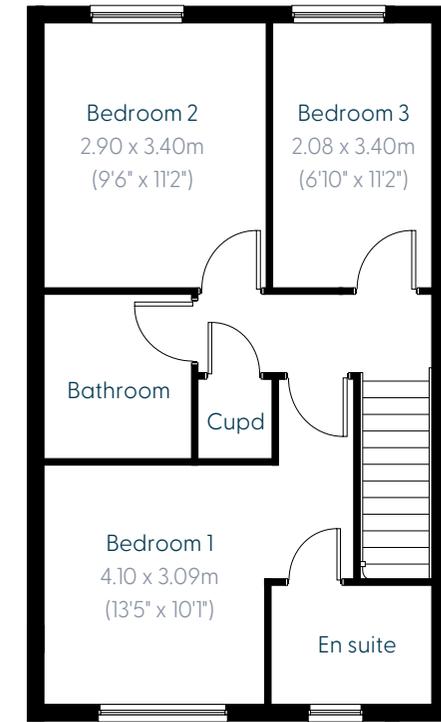
 2 x parking spaces

 EV charging point

The Augustine is thoughtfully-designed to be a practical as well as an attractive living space. The kitchen/dining room has bi-fold doors to the garden, while the dual-aspect living room features an attractive bay window. With a family bathroom and three bedrooms – one of which benefits from an en suite – there's plenty of space upstairs to spread out as well as to store items.



Ground floor



First floor

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 **B**
Energy
Efficiency Rating



The Chichester

Detached Home



Features

 3 x Bedrooms

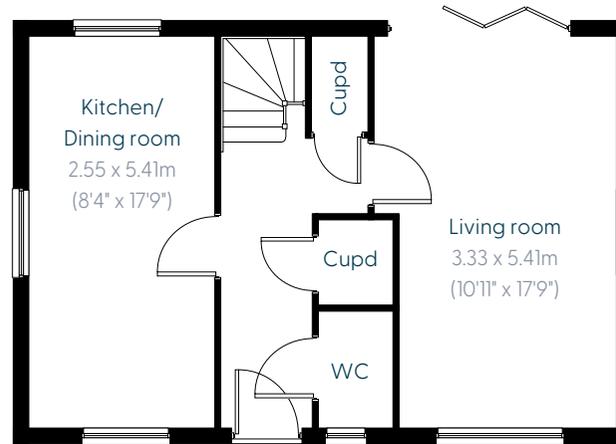
 1 x Bathroom

 1 x En suite

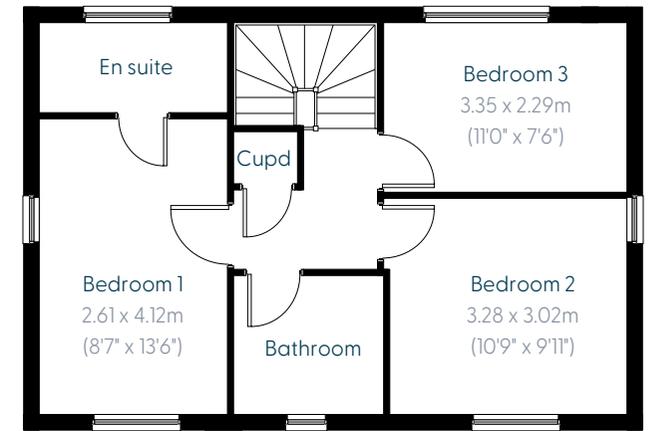
 2 x parking spaces

 EV charging point

The bright living room is the spacious heart of this home, with bi-fold doors opening into the garden. The Chichester also features an open plan kitchen/dining room, downstairs WC, and both understairs and hallway storage. Upstairs there are three well-proportioned bedrooms with an en suite to bedroom one and a family bathroom.



Ground floor



First floor

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 **B**
Energy
Efficiency Rating



The Winchester

Detached Home



Features

 4 x Bedrooms

 1 x Bathroom

 1 x En suite

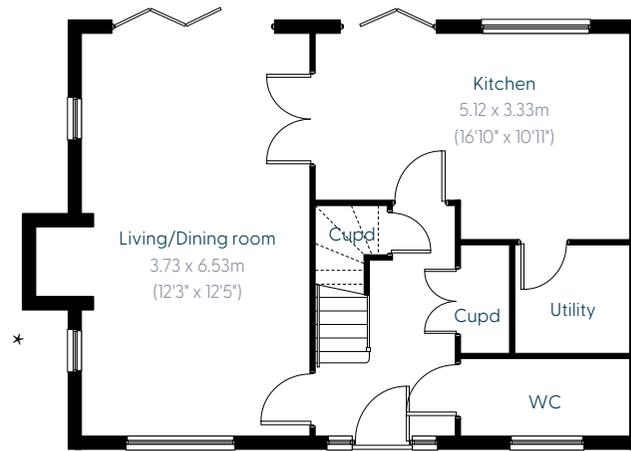
 Single garage and 2 x parking spaces

 EV charging point

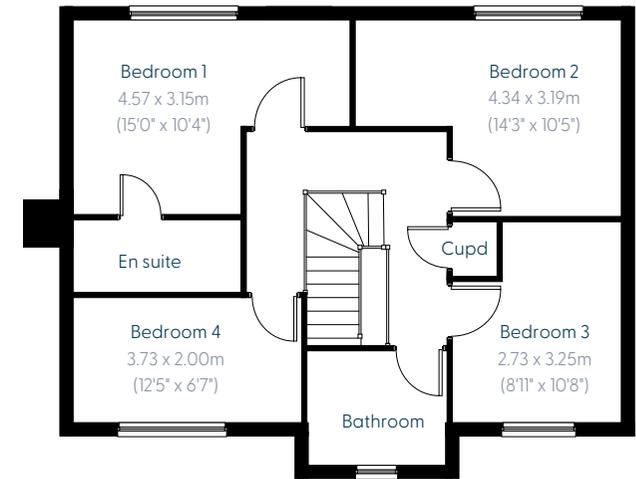
The ground floor of the Winchester has a great balance of traditional and contemporary living space. There is a large kitchen with double doors opening onto the spacious living/dining room that benefits from bi-fold doors, a great space for entertaining friends and family. Four good-sized bedrooms, a family bathroom, and an en suite to bedroom one complete the first floor.

*Chimney shown in CGI is plot specific, please speak to a Sales Executive for further details

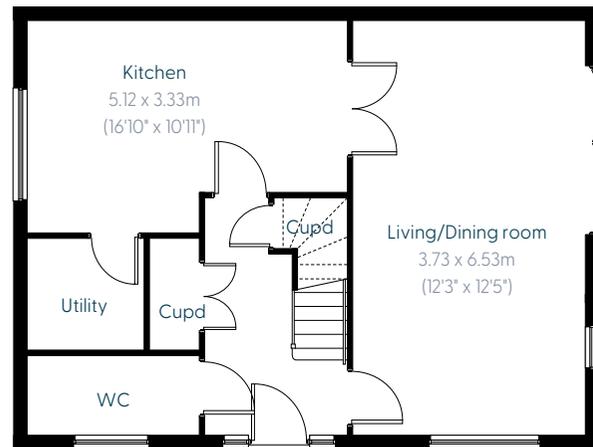
 **B**
Energy
Efficiency Rating



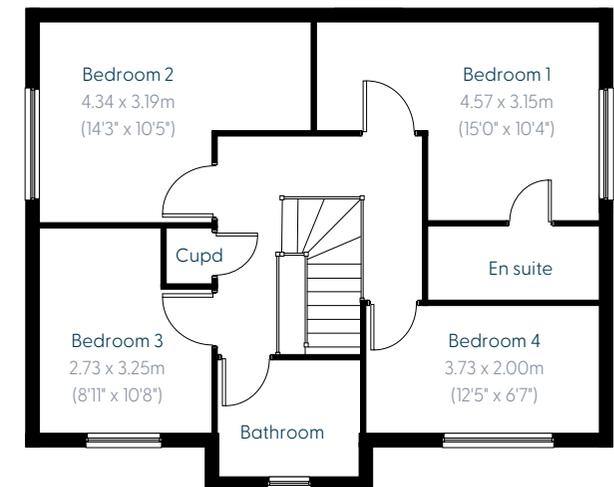
Ground floor



First floor



Ground floor V2



First floor V2

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The Winchester Special

Detached Home



Features

 4 x Bedrooms

 1 x Bathroom

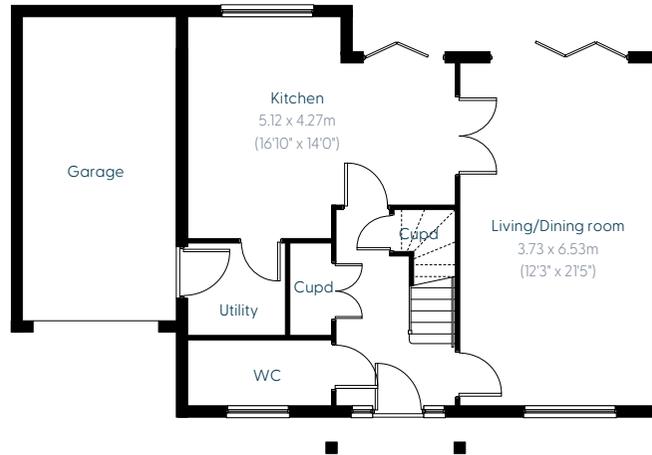
 1 x En suite

 Integral single garage and 2 x parking spaces

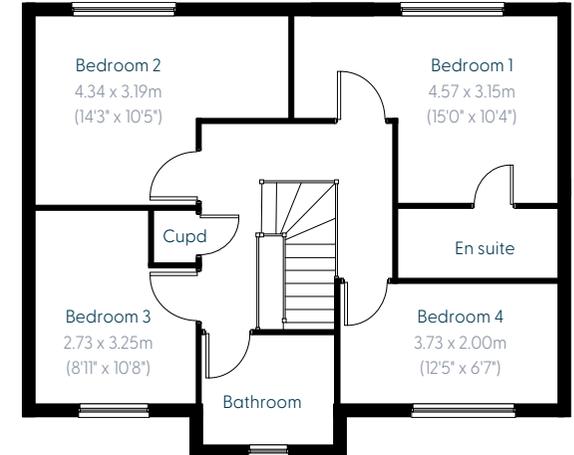
 EV charging point

The Winchester Special is a new home that offers plenty of flexibility to a growing family. Whether it's the four bedrooms and two bathrooms, the utility room, the open-plan living/dining room, or the separate kitchen, this is a home with a carefully considered layout. The bi-fold doors to the garden let the outside in, and internal access to the integral garage is a practical feature.

 **B**
Energy
Efficiency Rating



Ground floor



First floor

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The Dorchester

Detached Home



Features

 4 x Bedrooms

 1 x Bathroom

 1 x En suite

 1 x Study

 Single garage and 2 x parking spaces

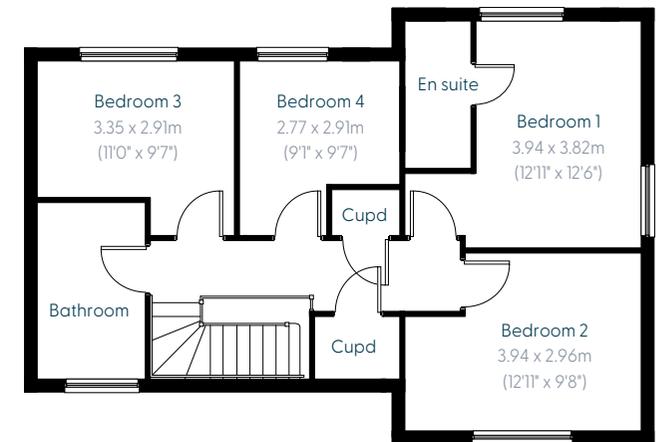
 EV charging point

The stunning Dorchester is a spacious new home that's perfect for a growing family. Featuring four bedrooms and two bathrooms including an en suite, you have potential guest space. On the ground floor, a relaxed, open-plan living/dining room with bi-fold doors that open onto the back garden, and the separate kitchen also has bi-fold doors. A study, utility room and WC are practical features of this home.

 **B**
Energy
Efficiency Rating



Ground floor



First floor

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Specification.

General

- Brushed steel sockets and light switches throughout
- Brushed aluminium downlighters to kitchen, utility, WC, bathroom and en suite(s)
- Emulsion finish in white to walls and ceilings
- Oak 5 panel vertical internal doors
- Satin Nickel door handles
- Air Source Heat Pump - Samsung
- Wired doorbell
- UPVC double glazed lockable windows

Kitchen

- Choice of kitchen units/worktop
- Worktop upstand to kitchen and utility
- Soft close door and drawers
- Built in single oven*
- Induction hob*
- Integrated fridge/freezer*
- Integrated washer (when located in kitchen)
- Integrated dishwasher*
- Built in microwave (4 beds only)

*As per individual kitchen drawings.

Bathrooms and en suites

- Soft close toilet seat
- Contemporary style sanitaryware
- Choice of wall tiling (dependent on build stage)
- Electric shower to family bathroom (4 beds only)
- Chrome towel radiators in main bathroom and en suite(s)
- Thermostatic shower to en suite(s) and main bathroom of 2 bedroom homes

Exterior

- Outside tap
- Turf to the rear garden
- EV Charging point 7KWh Mode 3
- Smoke detectors to hall and landing
- Power and light to garage
- 1.8-metre high fence
- Single external socket
- External wall lights:
 - Front - coach light
 - Rear - floodlight

Warranty

- 10 year new homes warranty
- 2 year Charles Church warranty





This is your
world, we
just built it.

Charles Church



10 reasons to buy a new home.



01. Cheaper bills.

Because new homes are designed with efficiency in mind – cost-effective heating systems, advanced insulation, double-glazed windows and doors – you'll start saving money on your energy bills from the moment you move in.

02. Moving schemes.

Think you can't afford to move home? Think again. From Part Exchange and Own New Rate Reducer to Armed Forces and Key Worker Discounts, there's a host of offers and incentives that make buying a brand new home a little bit easier.



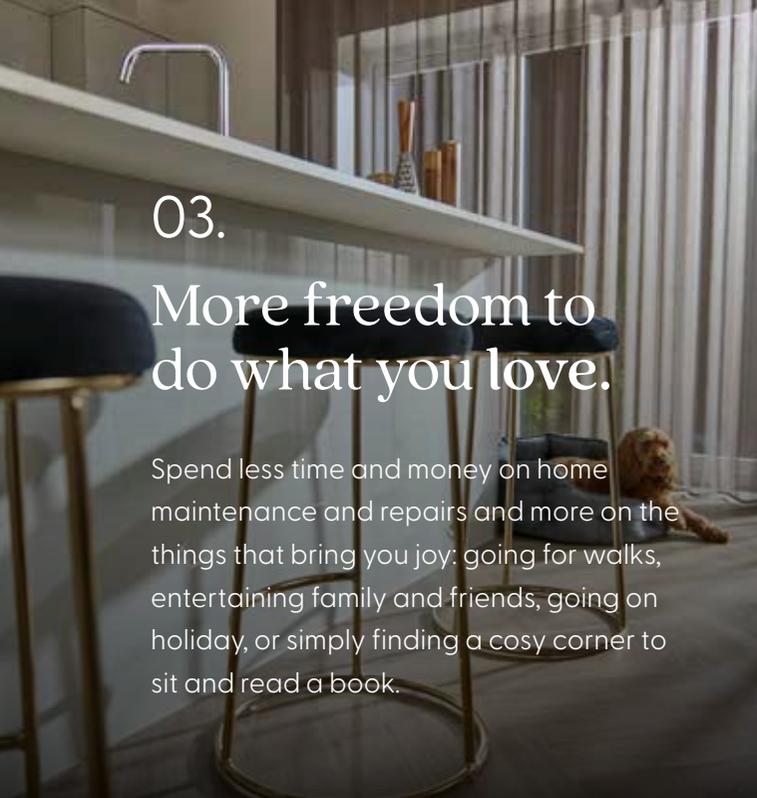
06. Peace of mind.

Your Charles Church home is backed by a 10-year new homes warranty, plus two-year Charles Church defects warranty. Should you need to make a claim, our Customer Care Team will be on hand to help.



07. Designed for modern living.

Considered, flexible room design and spaces that can be adapted for life how you choose to live it, now and in the future.



03.

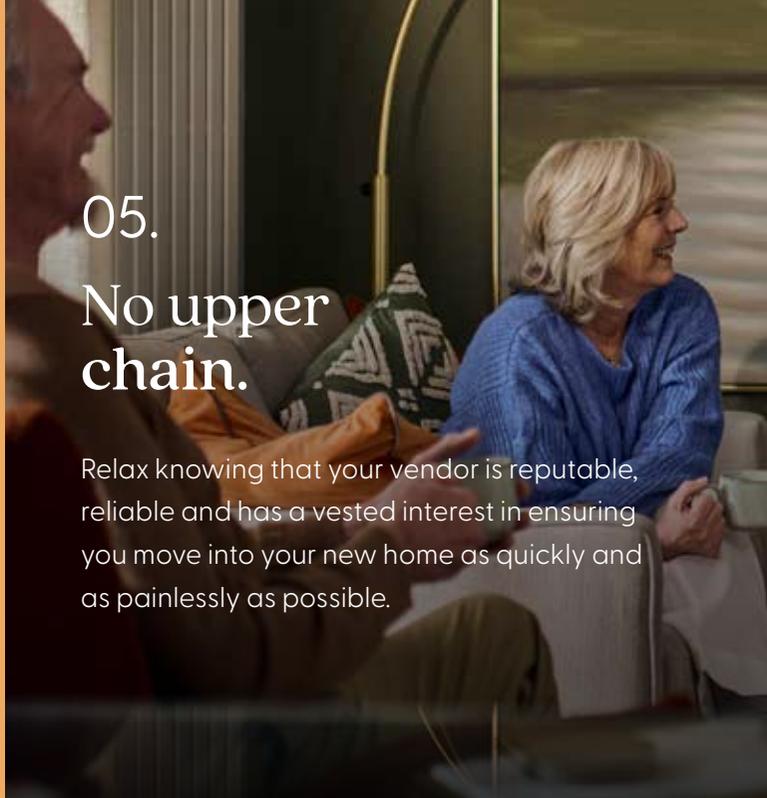
More freedom to do what you love.

Spend less time and money on home maintenance and repairs and more on the things that bring you joy: going for walks, entertaining family and friends, going on holiday, or simply finding a cosy corner to sit and read a book.

04.

Everything is new.

New kitchen. New bathroom. New heating system. New paint. A brand new home means you can walk straight in and start living, secure in the knowledge that your property has been built and finished to the latest quality and efficiency standards.



05.

No upper chain.

Relax knowing that your vendor is reputable, reliable and has a vested interest in ensuring you move into your new home as quickly and as painlessly as possible.

08.

High spec as standard.

You'll feel the quality as soon as you walk through the front door. From the Silestone worktops and German appliances in the kitchen, to the chrome towel radiators in the bathroom and chrome sockets and light switches throughout. Everywhere you look and touch will feel just right.



09.

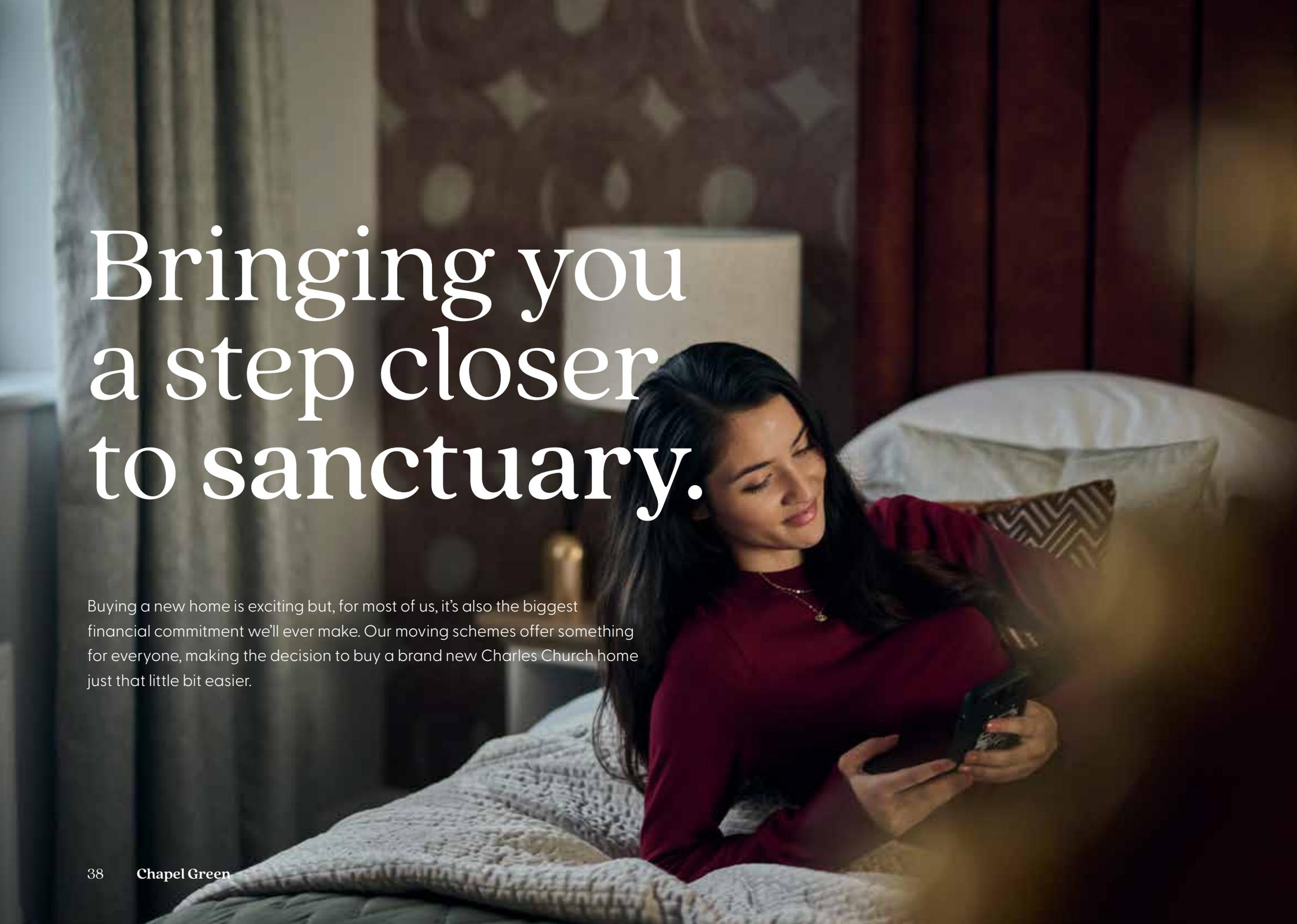
A fresh start.

Forget stripping someone else's wallpaper, cleaning cupboards and painting skirting boards, a new home is clean and fresh, ready for you to move into and start living straightaway.

10.

Safe and secure.

Sleep well from day one, sound in the knowledge that you're protected by a burglar alarm, lockable windows, smoke detectors, fire retardant materials and security lighting.



Bringing you a step closer to sanctuary.

Buying a new home is exciting but, for most of us, it's also the biggest financial commitment we'll ever make. Our moving schemes offer something for everyone, making the decision to buy a brand new Charles Church home just that little bit easier.

Schemes available to help you move.



New Build Boost.

If you've saved a 5% deposit, you could get a 15% interest-free boost* with this new mortgage scheme from Gen H, supported by Charles Church.



Deposit Boost.

We'll boost your 10% deposit to 15% with our Deposit Boost scheme.



Bank of Mum and Dad.

Buying your first home with financial support from a family member? We'll thank them with a gift of £2,000.



Armed Forces/Key Worker Discount.

Because you look after us, we'll look after you with a £500 discount on every £25K you spend on a new Charles Church home.



Part Exchange.

Break the chain and Part Exchange your current home for a brand new Charles Church home. No chain, no hassle.



Home Change.

We'll help you sell your home in three simple steps. No agent valuation costs. No estate agent fees. No hidden fees or paperwork.



Early Bird.

Be first in line. Secure your preferred plot before it's officially released for sale.



Own New Rate Reducer.

Take advantage of lower interest rates and smaller monthly payments when you buy a Charles Church home with Own New Rate Reducer.

*The boost is an equity loan and you may pay back more than you borrowed. Specific mortgage rates apply. If you stop paying your mortgage, you could lose your home. This promotion is approved by Imagine Mortgages Limited, t/a Gen H.



Proud to be building communities.

When creating Chapel Green, 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. Chapel Green 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

Charles Church to contribute £260,000 to the provision of additional primary school places.



Footpaths

Charles Church to contribute £70,000 towards improvements of public rights of way.



Housing

Charles Church are committed to delivering a provision of affordable housing as part of the development.



Travel

Charles Church to contribute £6,500 towards local travel plan.



Open space

Charles Church to contribute £1,290 towards an off-site playing space.



Eco Range Homes

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

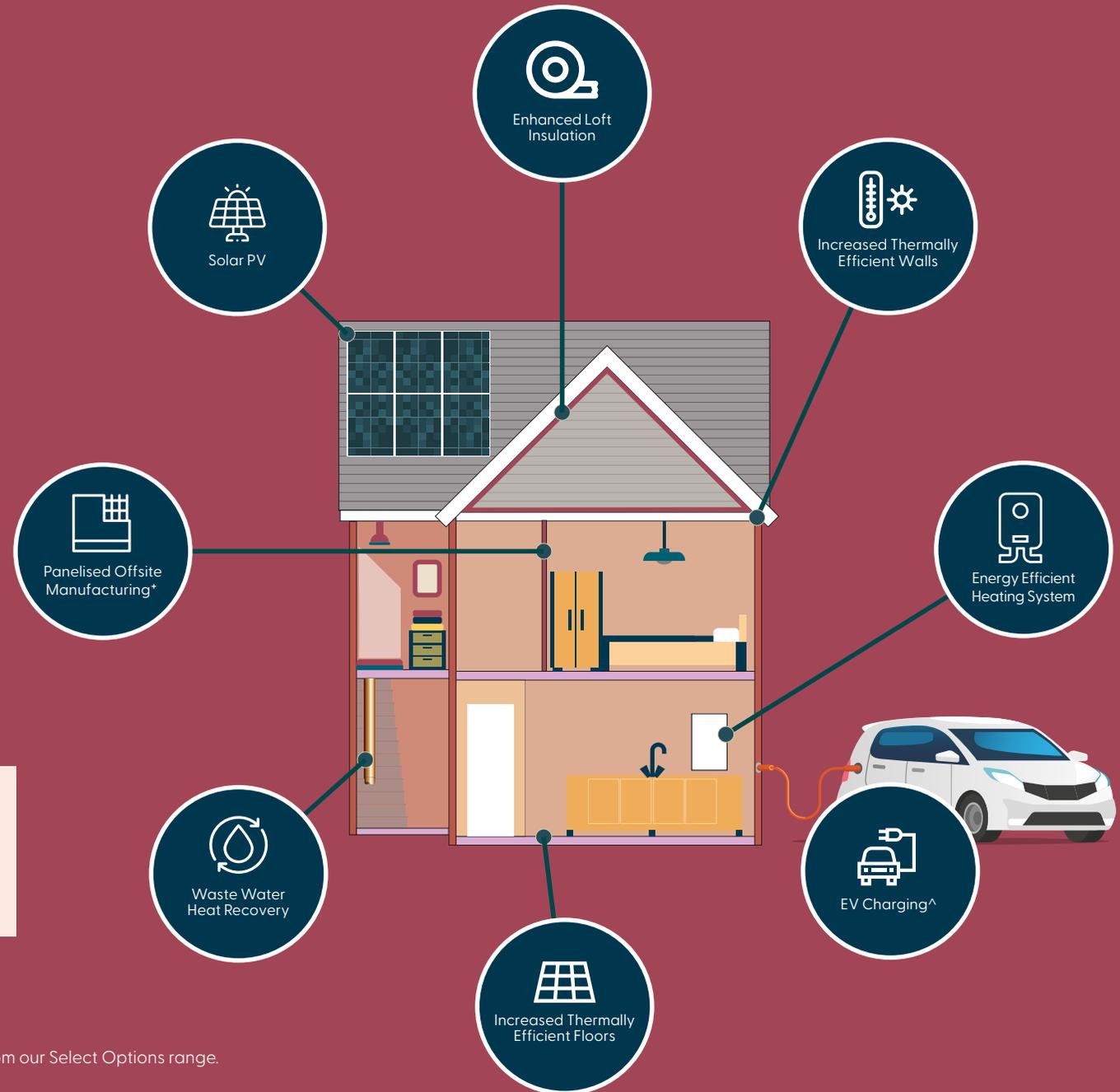
Recent updates to the Government's Part L building regulations mean from June 2023 our new Charles Church Eco Range homes will have a reduction of 31% in carbon emissions. This means a warmer, more energy-efficient home for you and the really cosy feeling of knowing it's better for the environment.

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.





FibreNest™



Your home, better connected for a brighter future

**Hyperfast 900Mb broadband is available
on this development.**

FibreNest provides you with high-speed, totally unlimited
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Information correct at June 2025. Please see www.fibrenest.com for the latest information and prices.

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Our star rating

We've been awarded a five star rating by the Home Builders Federation in their 2025 survey.

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

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