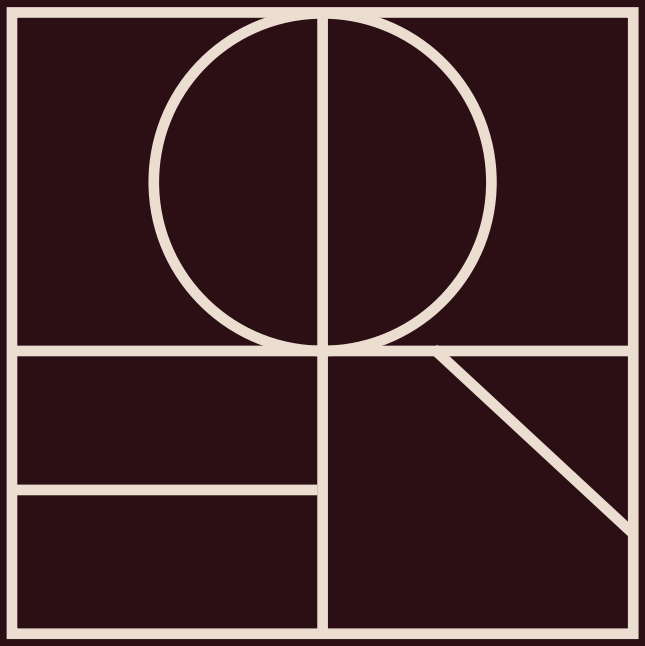


THE ORCHARD

The Art Of Living Beautifully

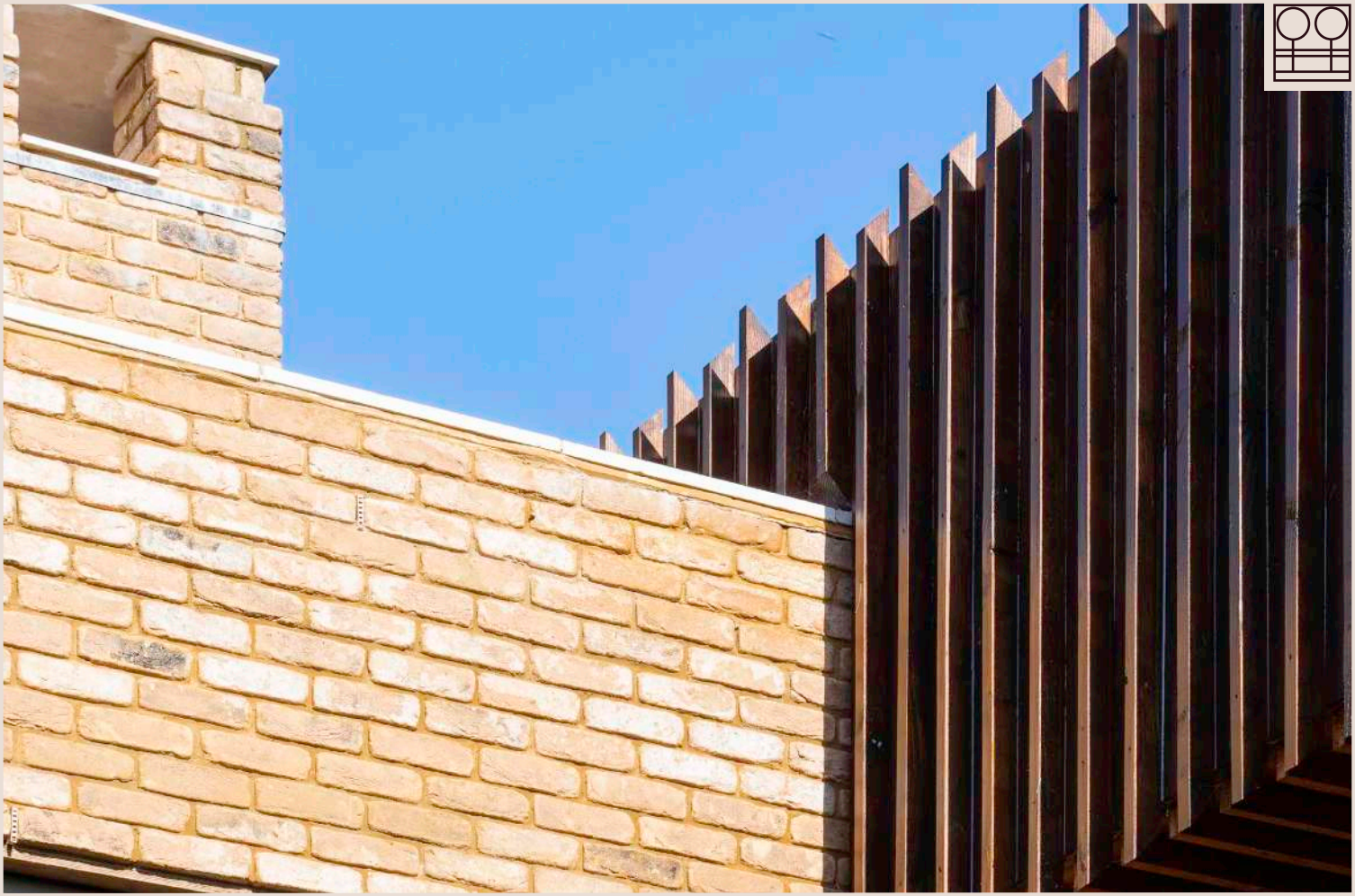


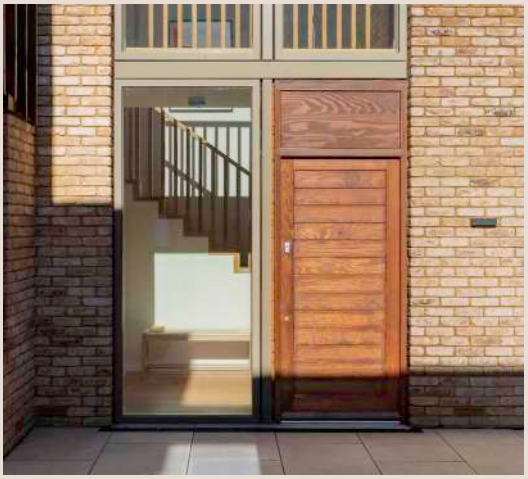
A Lighter Way Of Living

The Orchard is a collection of six architecturally designed, four-bedroom eco-homes in Ovingdean, created with a distinctly different approach to modern living.

Contemporary forms are softened by natural materials, from exposed brick and wide- plank oak flooring to warm timber detailing and landscaped planting. Generous glazing draws daylight deep into the interiors, while gardens, courtyards and part green roofs bring the outside naturally in. Behind it all is an equally thoughtful approach to performance.

Renewable technology, intelligent heating and energy-efficient construction have been integrated from the outset, creating homes designed to feel as good to live in as they are to look at.







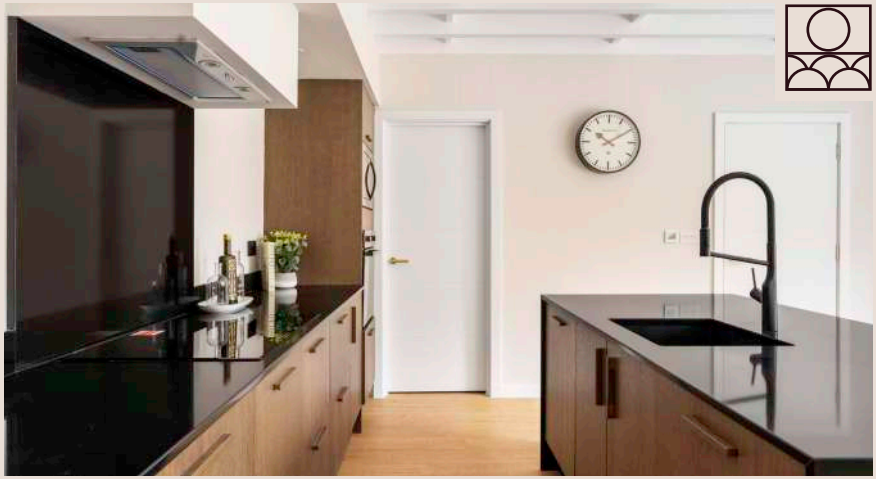
Homes Made To Be Lived In And Shared

At the centre of each home are generous living spaces designed around the rhythms of everyday life.

Beautifully finished kitchens combine contemporary cabinetry with integrated appliances, generous storage and expansive work surfaces – practical enough for busy mornings, but equally at home with friends gathered around the island and something cooking for dinner. Some homes also come with an additional utility and pantry for extra convenience.

Living spaces flow naturally onwards, centred around exposed brick fireplaces with log- burning stoves. There is room here for family life in all its forms: long Sunday lunches, quiet evenings by the fire, children moving between inside and out, and tables filled with friends that stay long into the evening.

When the weather allows, doors open onto gardens, terraces and courtyards, extending the living spaces outside. Summer lunches become evening drinks, doors are left open, and gatherings can spill naturally between house and garden.







Space To Retreat

Away from the main living spaces, the mood becomes quieter.

Bedrooms are calm and generously proportioned, with soft bamboo carpeting underfoot and picture windows drawing in daylight. Depending on the individual design, principal bedrooms incorporate dressing areas, balconies or beautifully framed outlooks across the gardens towards The Downs.

Bathrooms follow the same seamless material palette. Italian porcelain, stone-resin basins and Duravit sanitaryware are brought together with understated detailing, while freestanding baths feature within selected homes.*

The layouts have also been designed with flexibility in mind. Three bedrooms sit together on the upper floor, while a fourth en-suite bedroom is tucked away on the garden floor, opening directly onto its own private courtyard.

Filled with natural light and with a sense of separation from the rest of the home, it creates a beautifully private space for visiting friends and family, older children or multi generational living. Equally, it could become a peaceful home office or studio – a space with the freedom to evolve with the people who live there.

*certain finishing materials may be subject to change on the final two houses



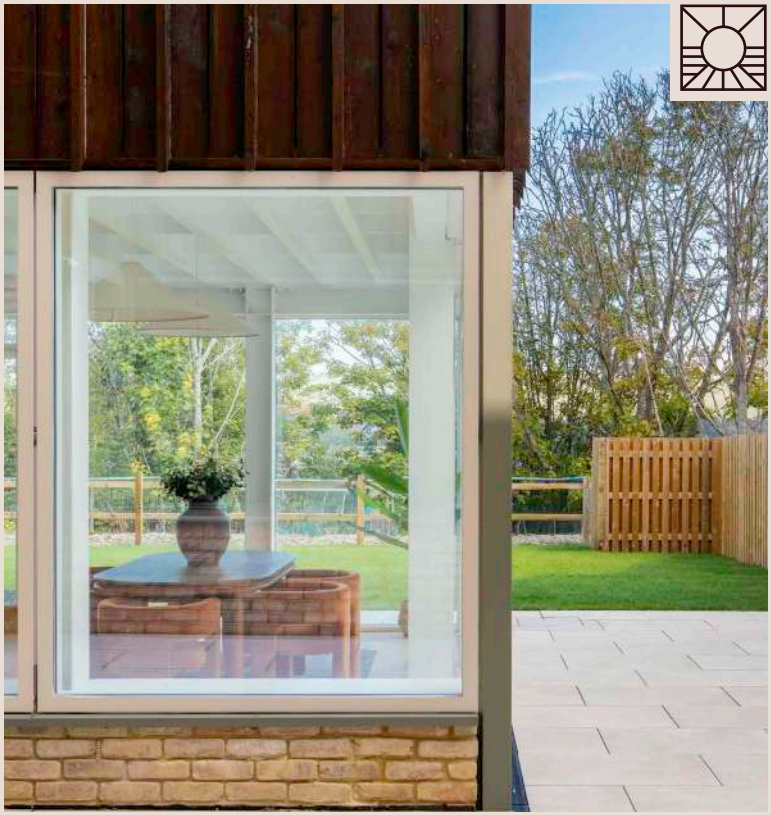




Outside, Naturally

The landscape at The Orchard isn't something viewed through a window. It forms part of the architecture itself.

Private gardens, courtyards and terraces bring greenery right up to the living spaces, while expansive glazing creates a natural connection between inside and out. Planting and landscaped pathways soften the contemporary architecture, with green roofs helping the buildings settle into their surroundings. A private Hoggin driveway creates a sense of arrival, while integrated garages, EV charging and thoughtful external lighting take care of the practicalities. The result is a collection of homes that feels grounded in its setting – contemporary, architectural and connected to the landscape around it.







Beautiful By Nature

Sustainability at The Orchard isn't an addition. It has shaped the way the homes have been built. The development combines energy-efficient construction with renewable technology and intelligent systems to reduce energy demand while creating homes that are warm, comfortable and beautifully simple to live in.

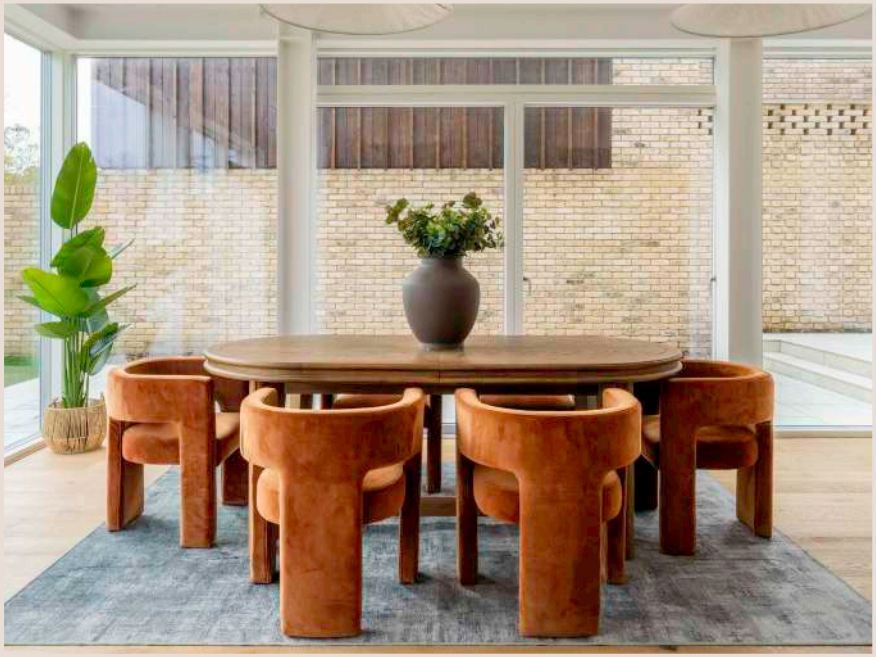
Designed for a lighter footprint

- A rated
- Air source heat pumps
- Solar PV panels (battery storage offered as an optional extra)
- Boiling Tap with Water Filter
- Joule Vaillant electric water heating system
- Mechanical ventilation (in some rooms)
- Underfloor heating throughout
- Smart heating controls
- Part green roofs
- EV charging to each garage

ABC+ Warranty

ABC 10-year new build defects warranty

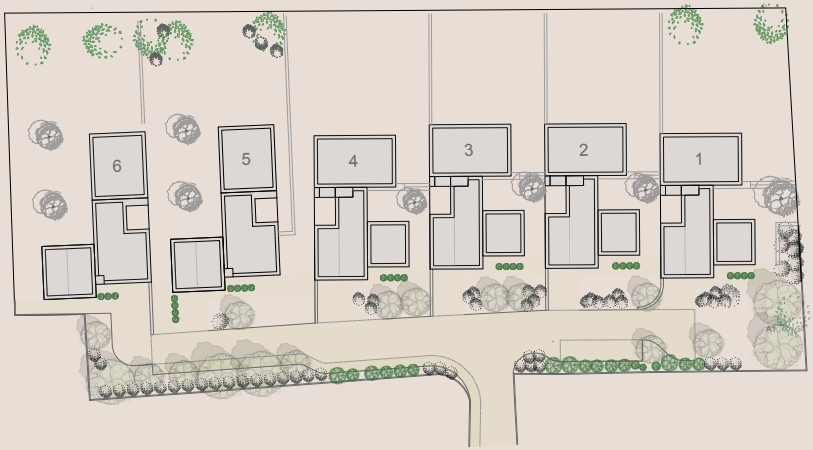




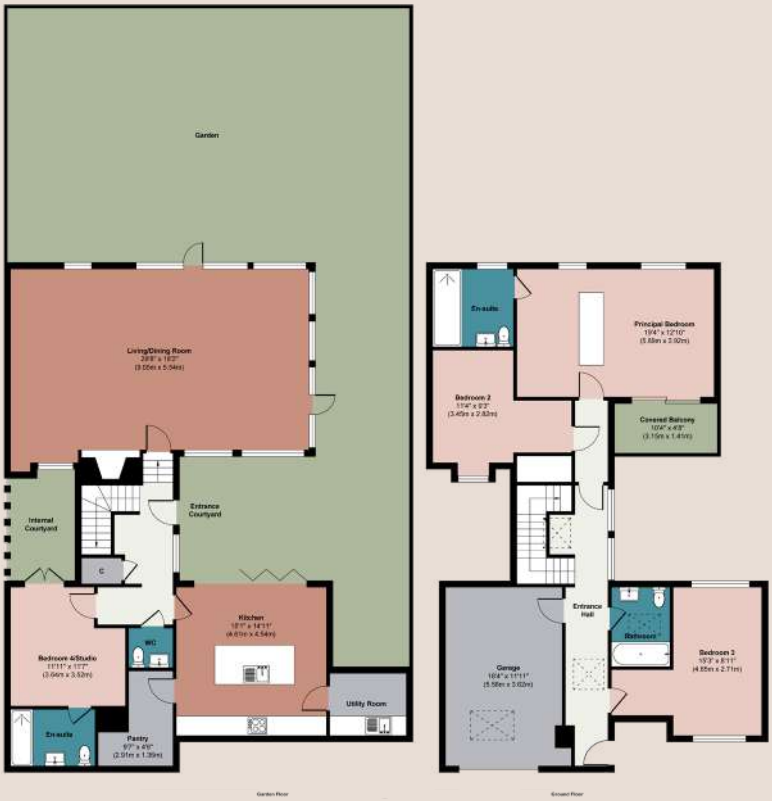
Explore The Collection

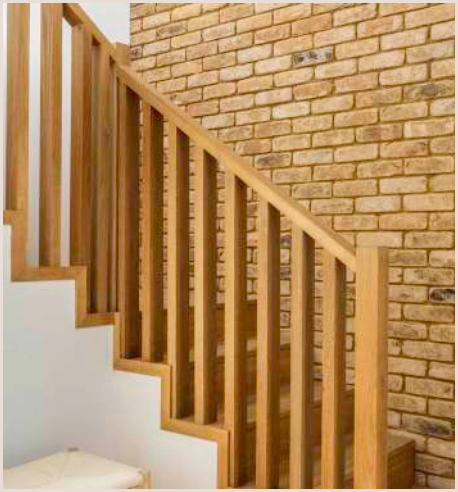


Site Plan



Houses 1-4

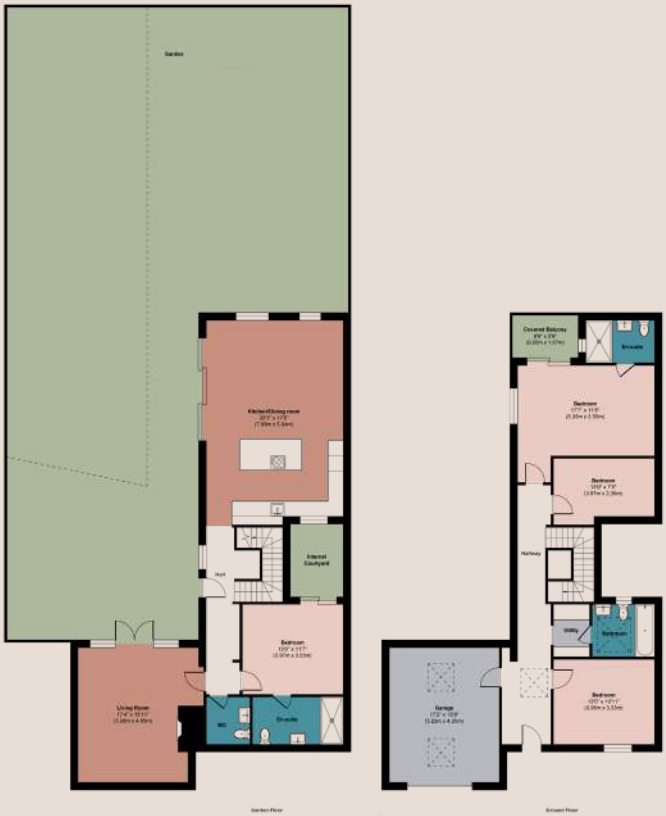








House 5



House 6



Between Downs & Sea

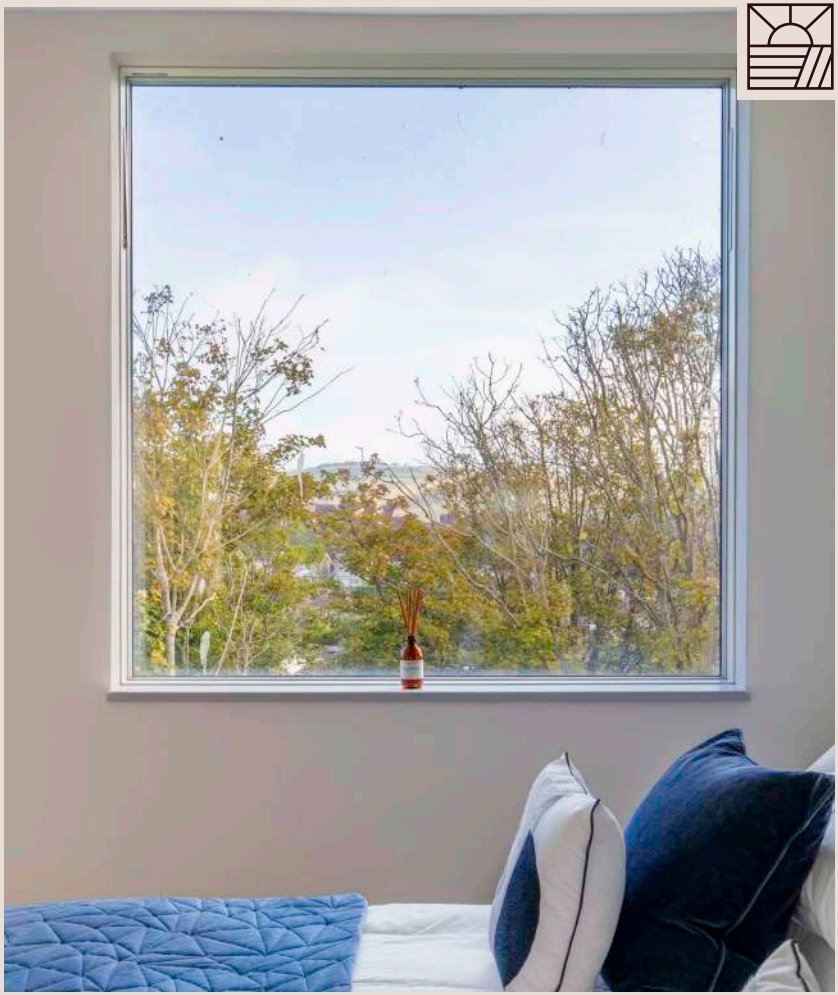
Ovingdean occupies a rare position on Brighton's eastern edge: nestled between the South Downs National park and the sea.

Life here naturally gravitates outside. Footpaths disappear into the rolling hills, the Undercliff opens up miles of coastline for walking and cycling, and Ovingdean beach offers a quieter place to reach the water.

The village itself retains much of its historic character, with flint walls, old cottages and St Wulfran's Church sitting among the rolling landscape.

A short stroll away, Rottingdean brings together independent cafés, restaurants, pubs and shops around its historic High Street and village green. Head in the opposite direction and Brighton Marina and the city centre are within easy reach.

It is a setting that offers something increasingly difficult to find - space and landscape, without giving up the life of the city.





Beautifully Connected

The Orchard may feel tucked away, but everything from the coast to the city remains within easy reach.

Ovingdean Beach
approx. 0.8 miles

Rottingdean Village
approx. 1 mile

Brighton City Centre
approx. 4.2 miles

Brighton Station
approx. 4.6 miles

Gatwick Airport
approx. 32 miles

Education

Families are well placed for a broad choice of education, with local and independent schools including:

Ovingdean Nursery, Rudyard Kipling Primary School & Nursery, Saltdean Primary School, Longhill School, Roedean School and Brighton College.



Disclaimer
The photographs featured are of The Orchard show home and are intended for illustrative purposes only. Individual plots may vary in layout, specification, finishes and orientation, and not all homes are furnished or styled in the same way. Please speak with a member of the Number Twenty Four team for details of the specification and finish available for your chosen plot.



THE ORCHARD

SOLE SELLING AGENTS

No. 24

01273 670253