



Tollgate Green

BATTLE • EAST SUSSEX

SHARED OWNERSHIP



NEW HOMES
INSPIRED BY YOU
BUILT FOR YOU



Tollgate Green

BATTLE • EAST SUSSEX

Welcome to Tollgate Green, a new neighbourhood for historic Battle, East Sussex. Light filled, lifetime homes of two and three bedrooms surrounded by beautiful countryside and close to the High Weald Area of Outstanding Beauty. Space to grow; room to breathe; convenient and connected in every sense.

Welcome to the way you want to live.



Computer generated image of Tollgate Green is indicative only

Specification - Designed for modern lifestyles

KITCHEN

- High gloss handle-less kitchen units from Howdens Clerkenwell range in grey
- Howdens Grey Oak Block Effect or Authentic Grey Oak Block Effect worktop and upstand with stainless steel splashback behind hob*
- Stainless steel 1.5 bowl sink with mixer tap
- Hotpoint integrated appliances including:
 - stainless steel 4 zone gas hob
 - stainless steel multifunction oven
 - stainless steel chimney style extractor hood
 - dishwasher
 - washing machine
- Integrated fridge/freezer
- LED pyramid lighting under wall units

BATHROOM

- Large format ceramic tiles in grey to splashback behind basin and WC, half height to walls and full height around bath
- Slate effect vinyl floor tiles from Karndean's Knight Tile collection
- Ideal standard Tempo Arc Idealform bath in white with chrome lever mixer tap
- Ideal Standard Alto Ecotherm chrome wall-mounted thermostatic shower mixer with matching shower attachment, slider and rail
- Ideal Standard semi-pedestal basin with mixer tap in chrome
- Ideal Standard close-coupled WC with seat and cover
- Dual-fuel heated towel rail in chrome
- Chrome shaver socket

ELECTRICAL

- LED downlighters in white to kitchen and bathroom
- Pendant light to bedrooms, living/dining and hallway
- White switches and sockets to bedrooms, living/dining and hallway
- Satin chrome switches and sockets to kitchen
- Phone and data points to living room and all bedrooms
- TV and satellite connection point to living room and all bedrooms pre-wired for SkyQ†

INTERIOR FINISHES

- Oak effect vinyl floor tiles from Karndean's Knight Tile collection to hallway, kitchen, and living/dining
- Cormar Apollo Plus carpet in grey to stairs, landing and bedrooms
- Polished chrome finish ironmongery throughout
- Dulux white satin paint finish to joinery throughout
- Dulux white matt emulsion to walls and ceilings throughout

SECURITY & PEACE OF MIND

- Grey composite front door with security chain and door viewer
- Black half lantern wall light with motion sensor to front and rear
- Mains operated smoke, heat and carbon monoxide detectors with battery backup
- 12 year LABC warranty for Shared Ownership

HEATING

- Valliant EcoFIT boiler with extended 8 year warranty
- Honeywell programmable thermostat for central heating and hot water
- Stelrad compact radiators with Drayton thermostatic valves throughout

ENERGY EFFICIENCY

- Predicated Energy Assessment (PEA) rating between 82 and 84 (B)
- Built to latest Building Regulation standards
- White UPVC double glazed windows and patio doors

EXTERIOR

- Private rear garden with patio, turfed lawn and shed
- All homes come with off-street parking

*Colour varies between plots. Ask a sales member for details. †Subject to a separate subscription.

The above specification shown is for general guidance and is subject to change due to Optivo's policy of continuous improvement. The finished product may vary from the information provided.



Computer generated images of Tollgate Green show home are indicative only

Site plan

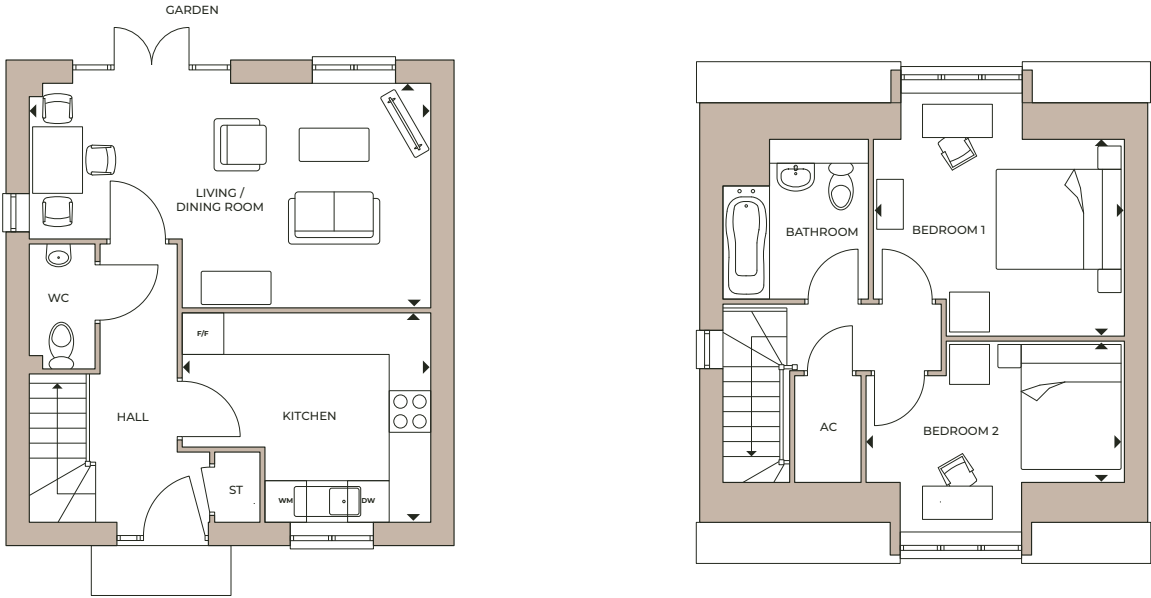
Key

- Type B**
Plot 13
- Type C**
Plots 37, 38, 56 & 57
- Type D**
Plots 61 & 62
- Type E**
Plots 30, 53 & 54
- Type F**
Plots 41, 49 & 50
- Type H**
Plots 1 & 8
- Type L**
Plots 58 & 59
- Rented properties
- Open Market Sale



Map not to scale. Landscaping is indicative only.

TWO BEDROOM
TYPE B



GROUND FLOOR

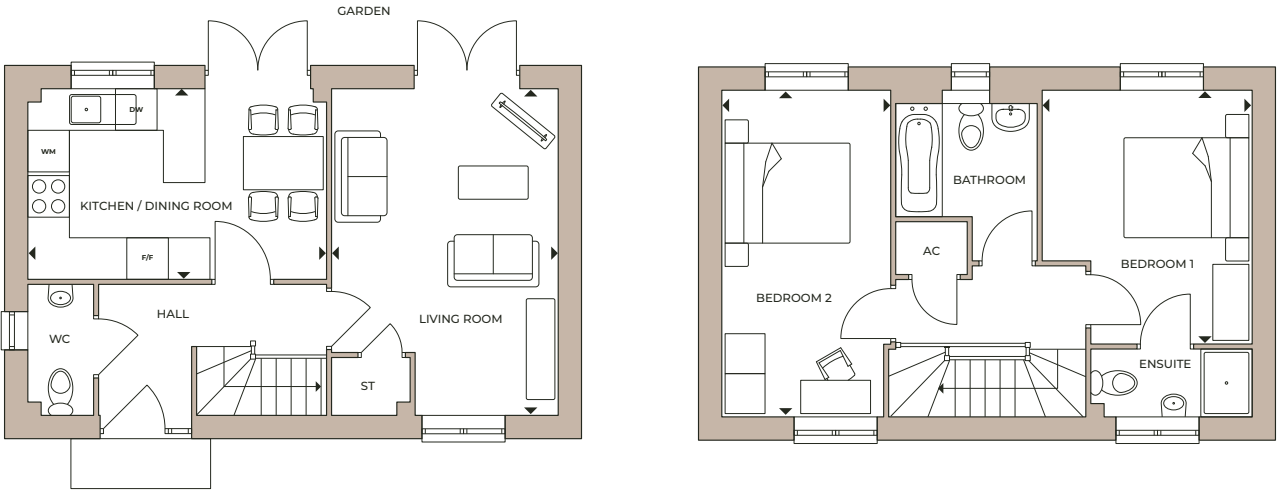
FIRST FLOOR

PLOT 13		
Living / Dining Room	6.04m x 3.39m	19'10" x 11'1"
Kitchen	3.74m x 3.12m	12'3" x 10'3"
Bedroom 1	3.78m x 3.67m	12'5" x 12'0"
Bedroom 2	3.89m x 2.86m	12'9" x 9'4"
GROSS INTERNAL AREA	73.2 sq m	788 sq ft

F/F - FRIDGE FREEZER / WM - WASHING MACHINE / DW - DISHWASHER / ST - STORE / AC - AIRING CUPBOARD

Floorplans are not to scale and are indicative only. Location of windows, doors, bathroom fittings, kitchen units and appliances may differ between plots of the same type. Dimensions given are approximate and should not be used to order carpets or furniture.

TWO BEDROOM
TYPE C



GROUND FLOOR

FIRST FLOOR

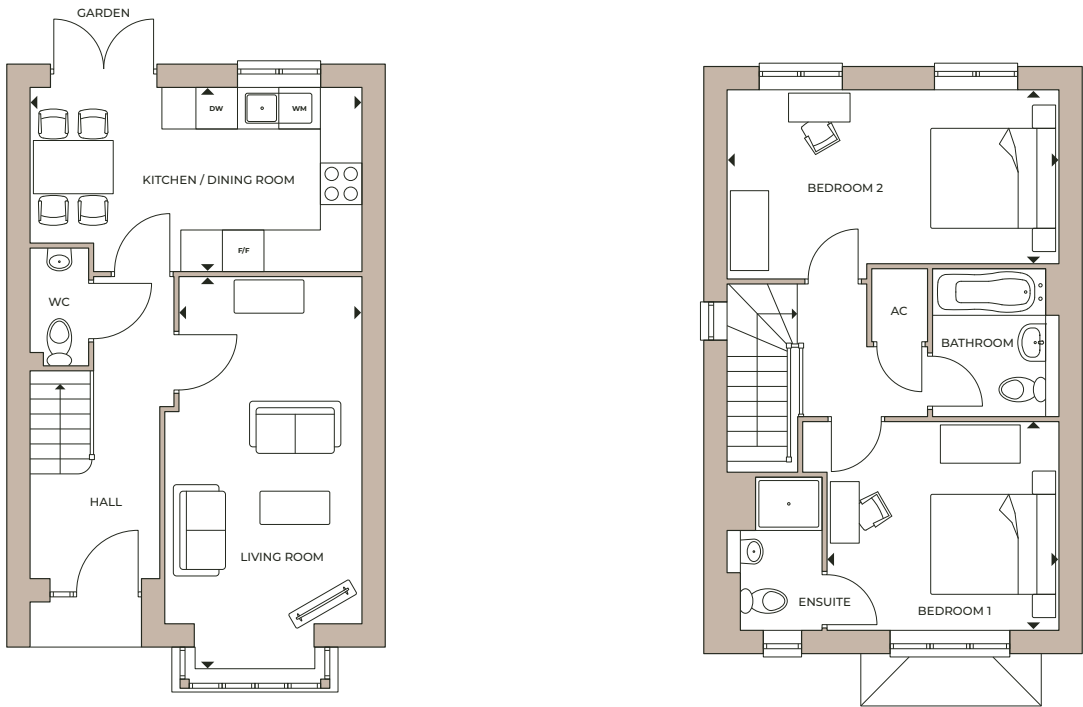
PLOTS 37 & 56 (HANDED)		
Kitchen / Dining Room	4.50m x 2.87m	14'9" x 9'5"
Living Room	4.91m x 3.42m	16'1" x 11'3"
Bedroom 1	3.84m x 3.16m	12'7" x 10'5"
Bedroom 2	4.91m x 2.55m	16'1" x 8'4"
GROSS INTERNAL AREA	78.6 sq m	846 sq ft

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TWO BEDROOM

TYPE D



GROUND FLOOR

FIRST FLOOR

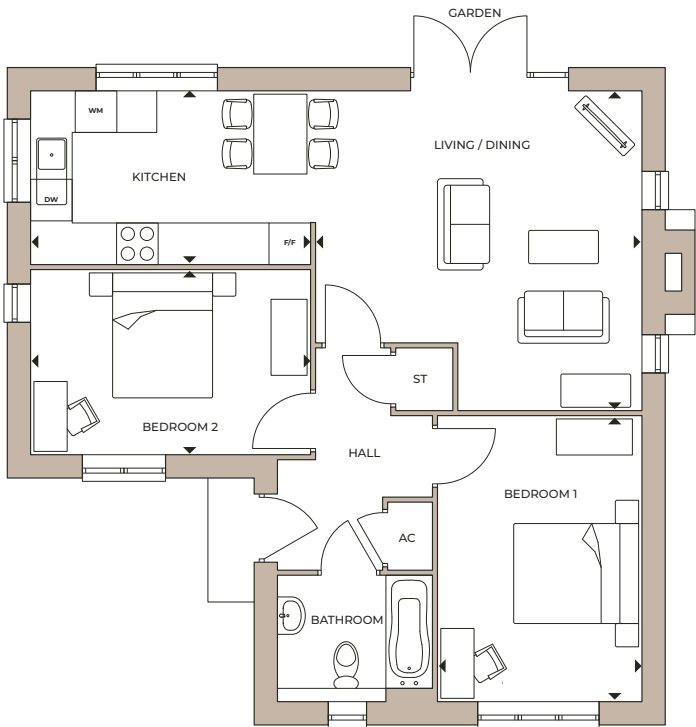
PLOTS 61 & 62		
Kitchen / Dining Room	4.99m x 2.77m	16'5" x 9'1"
Living Room	5.89m x 2.97m	19'4" x 9'9"
Bedroom 1	3.50m x 3.14m	11'6" x 10'3"
Bedroom 2	4.99m x 2.55m	16'5" x 8'4"
GROSS INTERNAL AREA	80.3 sq m	864 sq ft

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TWO BEDROOM

TYPE H



GROUND FLOOR

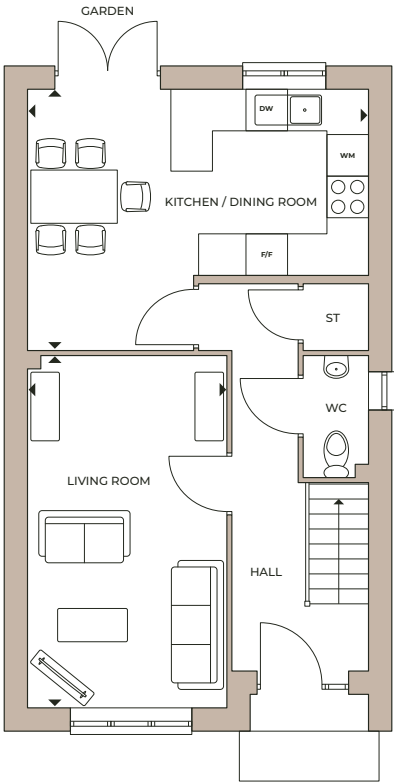
PLOTS 1 & 8 (HANDED)		
Kitchen / Dining Room	4.29m x 2.61m	14'1" x 8'7"
Living Room	4.90m x 4.81m	16'1" x 15'9"
Bedroom 1	4.30m x 3.07m	14'1" x 10'1"
Bedroom 2	4.21m x 2.78m	13'10" x 9'1"
GROSS INTERNAL AREA	70.6 sq m	760 sq ft

F/F - FRIDGE FREEZER / WM - WASHING MACHINE / DW - DISHWASHER / ST - STORE / AC - AIRING CUPBOARD

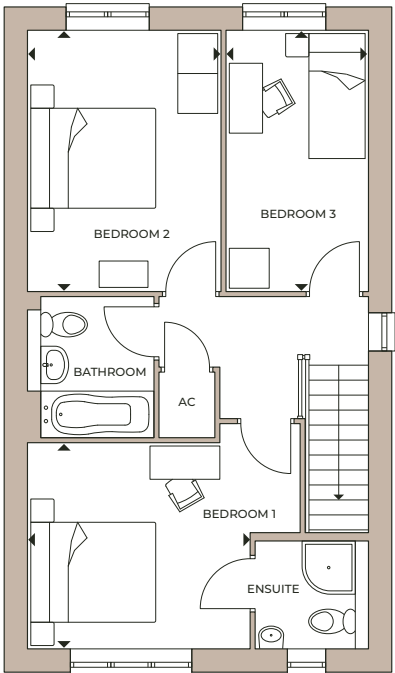
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THREE BEDROOM

TYPE C1



GROUND FLOOR



FIRST FLOOR

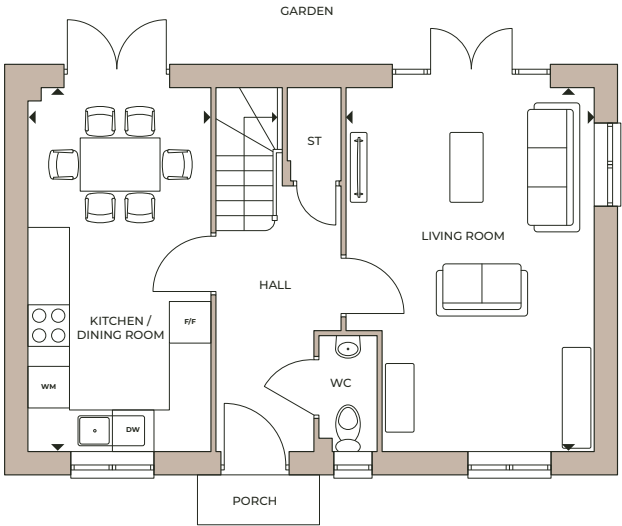
PLOTS 38 & 57 (HANDED)		
Kitchen / Dining Room	5.13m x 3.92m	16'10" x 12'10"
Living Room	5.30m x 2.98m	17'5" x 9'10"
Bedroom 1	3.35m x 3.08m	11'0" x 10'1"
Bedroom 2	3.95m x 2.91m	12'11" x 9'6"
Bedroom 3	3.95m x 2.15m	12'11" x 7'1"
GROSS INTERNAL AREA	94.2 sq m	1014 sq ft

F/F - FRIDGE FREEZER / WM - WASHING MACHINE / DW - DISHWASHER / ST - STORE / AC - AIRING CUPBOARD

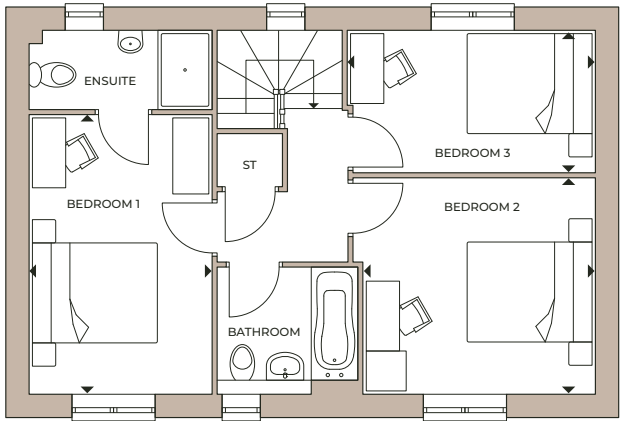
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THREE BEDROOM

TYPE E



GROUND FLOOR



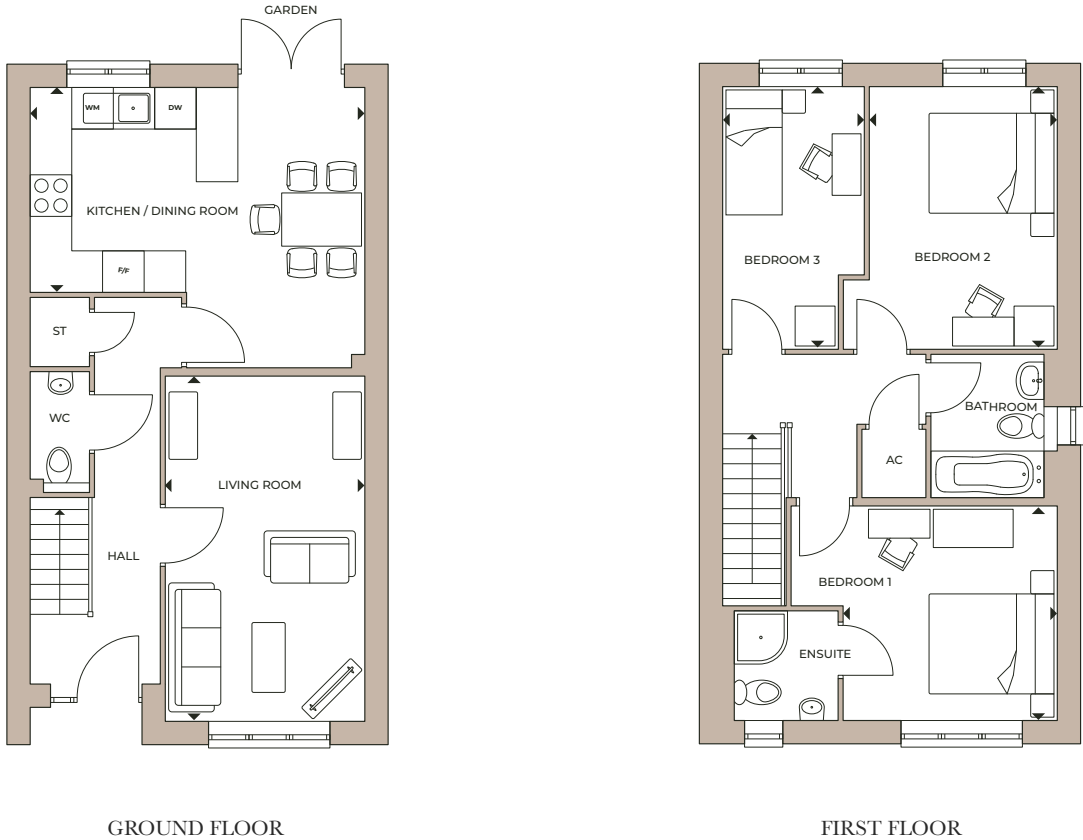
FIRST FLOOR

PLOTS 30, 53 & 54		
Kitchen / Dining Room	5.47m x 2.75m	17'11" x 9'0"
Living Room	5.47m x 3.73m	17'11" x 12'3"
Bedroom 1	4.20m x 2.75m	13'9" x 9'0"
Bedroom 2	3.49m x 3.25m	11'5" x 10'8"
Bedroom 3	3.73m x 2.15m	12'3" x 7'1"
GROSS INTERNAL AREA	93.1 sq m	1002.1 sq.ft

F/F - FRIDGE FREEZER / WM - WASHING MACHINE / DW - DISHWASHER / ST - STORE / AC - AIRING CUPBOARD

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THREE BEDROOM
TYPE F



GROUND FLOOR

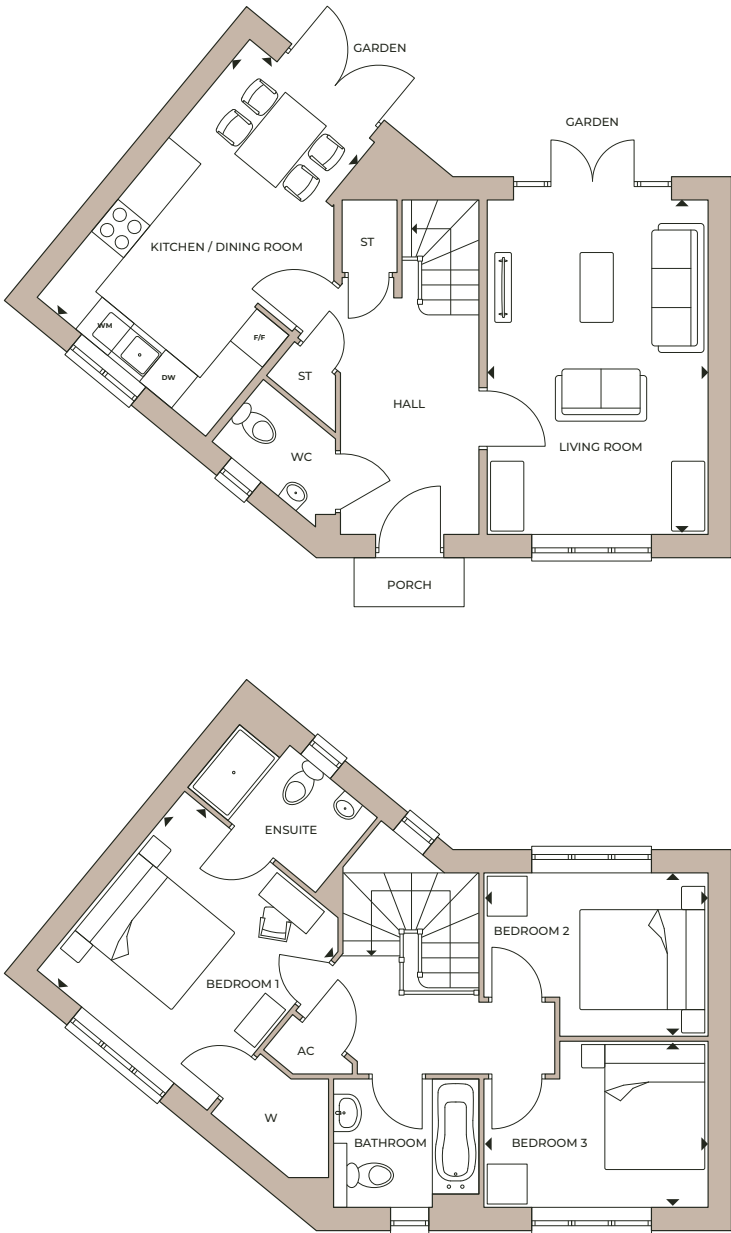
FIRST FLOOR

PLOTS 41, 49 & 50 (HANDED)		
Kitchen / Dining Room	5.02m x 4.21m	16'6" x 13'10"
Living Room	5.19m x 3.00m	17'0" x 9'10"
Bedroom 1	3.24m x 3.16m	10'7" x 10'4"
Bedroom 2	3.95m x 2.80m	12'11" x 9'2"
Bedroom 3	3.95m x 2.15m	12'11" x 7'1"
GROSS INTERNAL AREA	94.5 sq m	1017 sq ft

F/F - FRIDGE FREEZER / WM - WASHING MACHINE / DW - DISHWASHER / ST - STORE / AC - AIRING CUPBOARD

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THREE BEDROOM
TYPE L



GROUND FLOOR

FIRST FLOOR

PLOTS 58 & 59 (HANDED)		
Kitchen / Dining Room	5.02m x 3.27m	16'6" x 10'9"
Living Room	5.02m x 3.32m	16'6" x 10'11"
Bedroom 1	3.49m x 3.32m	11'5" x 10'11"
Bedroom 3	3.39m x 2.45m	11'1" x 8'1"
Bedroom 2	3.40m x 2.49m	11'2" x 8'2"
GROSS INTERNAL AREA	96.1 sq m	1034 sq ft

F/F - FRIDGE FREEZER / WM - WASHING MACHINE / DW - DISHWASHER / ST - STORE / AC - AIRING CUPBOARD

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SHARED OWNERSHIP

Now that you have found your dream property you're probably asking, "Is Shared Ownership right for me?" At Optivo, we know that a new home is one of the biggest purchases you will ever make, and Shared Ownership helps make this a reality.

How does it work?

You'll start by buying a share in your property that's between 25% and 75% of the full value, using a combination of a mortgage and a deposit. You will then pay a subsidised rent on the share you don't buy.

In the future, if your circumstances change and you'd like to, you can purchase more shares in your home, right up to 100%.

As your share increases, the rent you pay decreases.

The details

You need to consider a few things before deciding to proceed:

- Shared Ownership homes are Leasehold, and most houses only become Freehold once you own 100%.
- There will be a service charge to pay towards the management and maintenance of the development, which is shown on our price list.
- Affordability and eligibility checks apply, so ask your Sales Advisor for more information so you can start making your dream a reality.

ABOUT OPTIVO

At Optivo, we know how important it is to find the perfect home. That's why we offer high-quality homes to suit families of all sizes, fitting to most budgets. Operating across London, the South East and the Midlands, the Sales and Marketing team manage all of our new home developments for both Shared Ownership and Open Market sale.

Our customers are at the centre of everything we do - which keeps us building homes, making places and enhancing lives. Our aim is to grow even further in 2020/2021 than the already impressive 300+ homes we built for sale in 2019/2020!

WANT MORE INFORMATION? YOU CAN:

EMAIL US: SALES@OPTIVO.ORG.UK

GIVE US A CALL: 0800 012 1442

VISIT OUR WEBSITE: OPTIVOSALES.CO.UK

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