



LINNET PLACE

AT AMBERSEY GREEN





## WELCOME TO LINNET PLACE

Nestled between coastal towns and the countryside of the South Downs, Linnet Place combines a semi-rural setting with modern living on the edge of Hailsham, East Sussex. This collection of 47 stylish new homes offers a choice of two and three bedroom semi-detached and detached homes in this stunning area of East Sussex. Every home at Linnet Place draws on a mix of traditional and modern by ensuring high standards throughout with fresh, spacious living spaces, integrated fitted kitchens and contemporary bathrooms.

Inspired by the natural environment and the character of Hailsham, your new home at Linnet Place will be surrounded by green spaces and natural landscaping, once more creating a considered balance between the traditional and contemporary.



# COASTAL TOWNS AND THE SOUTH DOWNS

Around six miles from the coast, the old market town of Hailsham is a five minute drive from your new home at Linnet Place, so everyday amenities are never far away.

You'll find an Asda, Boots, Waitrose & Partners, Tesco, Barclays bank and a selection of independent businesses on the High Street. The beautiful Grade II-listed Pavilion cinema is a great spot to catch the latest films, before an evening out at one of the traditional pubs and restaurants in and around Hailsham. Relax at the B12 Bar & Kitchen for happy hour and seasonal dishes at this inviting restaurant & bar. For family sized pizzas, head to the popular The Cottage Restaurant, or enjoy pub grub at the 1600s charming restaurant at The Plough complete with kids' play area and garden.

Families will find several local primary and secondary schools nearby such as Grovelands Community Primary School, Hellingly Community Primary School, Hailsham Community College, Hawkes Farm Academy all rated "Good" by Ofsted.



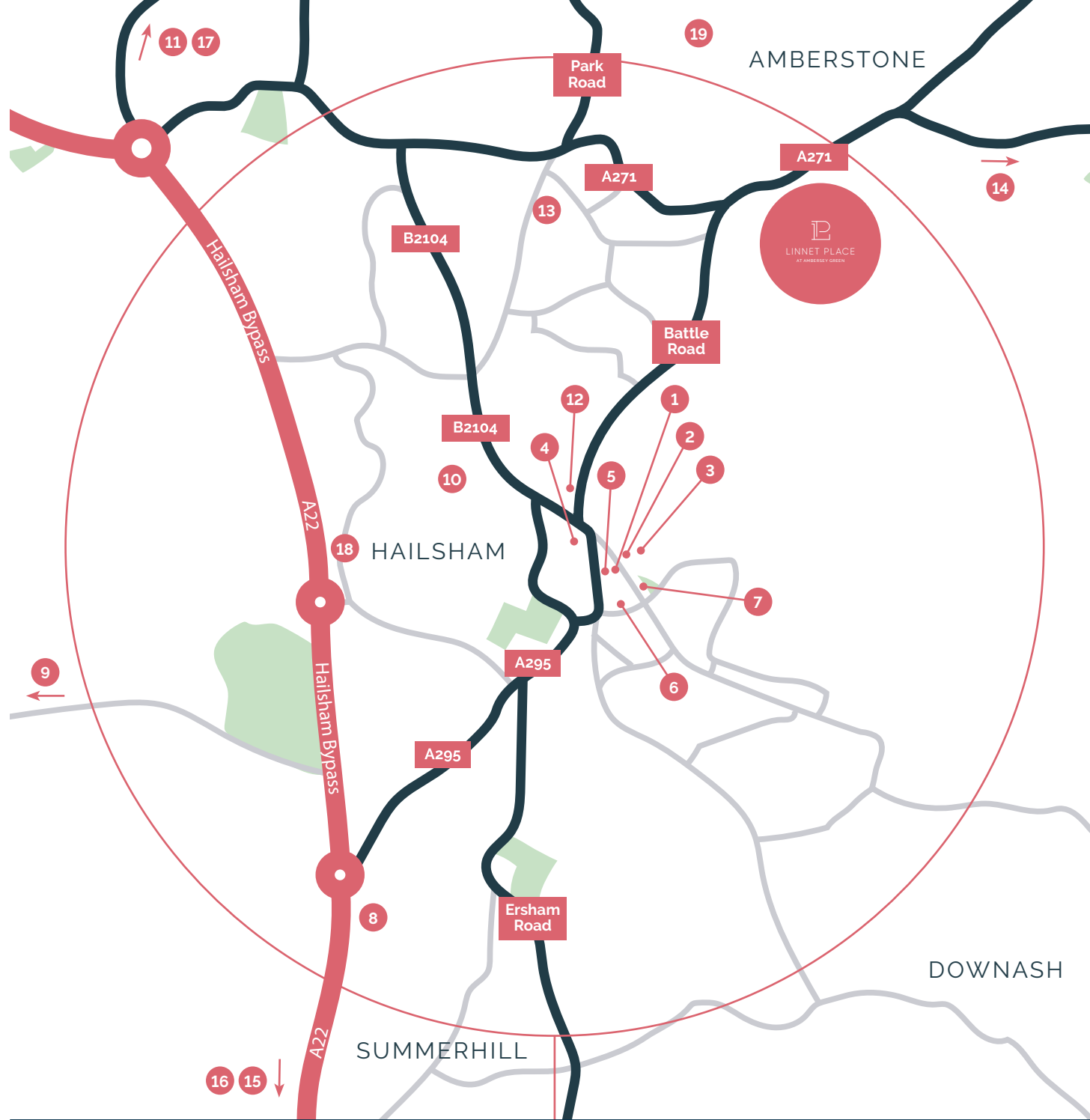
At Linnet Place take advantage of being perfectly positioned to get out and about in the great outdoors. Venture to a country pub for views of the downs before or after exploring them for yourself by foot. The Gun, Heathfield comes highly recommended for its food but also for its focus on sustainability and proximity to walking routes such as the defunct railway line, The Cuckoo Line, and hikes across the Weald. Hailsham Country Park & Hellingly Country Park are just two more local spots to stretch your legs.

Further afield the seaside awaits you with open coastland to explore, thanks to excellent transport connections by road and rail. Both the Victorian beach town of Eastbourne and infamous Brighton are within an hours journey by car and provide endless ideas for days out. The mighty Herstmonceux Castle is less than a 15 minute drive away, with more adventures to be had across the High Weald Area of Outstanding Natural Beauty, at the Seven Sisters cliffs near Seaford and Drusillas Park zoo, just a 16 minute drive from Linnet Place.

Travel times are approximate. Source nationalrail.co.uk and Google Maps

- 1 The Grade II listed Pavilion
- 2 Waitrose, Hailsham
- 3 Eastbourne Pier
- 4 Café, Hailsham
- 5 Herstmonceux castle
- 6 The Cuckoo Trail
- 7 Cycling The Cuckoo Trail
- 8 Brighton Pier
- 9 Seven Sisters cliffs
- 10 Hailsham High Street
- 11 Drusillas Park





# TRAVEL

Connect via road and rail with the nearest train station at Polegate, a 12 minute drive from Linnet Place. From Amberstone Road you are well connected

The A22 from London to Eastbourne passes through Hailsham, connecting with main roads from Kent and West Sussex and links to the M25. Bus services link Hailsham with Lewes and Brighton, Uckfield, Polegate and Eastbourne, Battle, Bexhill and Hastings. Both Gatwick Airport and Heathrow Airport can be reached via the M23 and M25.

## Places of interest...

- 1 Asda
- 2 Boots
- 3 Waitrose & Partners
- 4 Tesco
- 5 Barclays Bank
- 6 Pavillion Theatre & Cinema
- 7 B12 Bar & Kitchen
- 8 The Cottage Restaurant
- 9 The Plough
- 10 Grovelands Community Primary School
- 11 Hellingly Community Primary School
- 12 Hailsham Community College
- 13 Hawkes Farm Academy
- 14 Herstmonceux Castle
- 15 Seven Sisters Cliffs
- 16 Drusillas Park zoo
- 17 The Gun
- 18 Hailsham Country Park
- 19 Hellingly Country Park

## Car from Linnet Place to...

- Hailsham High Street 5 mins
- Eastbourne 26 mins
- Hastings 30 mins
- Brighton 40 mins
- Worthing 45 mins
- London Gatwick Airport 55 mins

## Train from Polegate to...

- Eastbourne 8 mins
- Brighton 30 mins
- Haywards Heath 33 mins
- Hastings 33 mins
- London Gatwick Airport 49 mins
- London Victoria 1 hr 22 mins

Travel times are approximate. Source nationalrail.co.uk and Google Maps



SITE PLAN



LINNET PLACE AT AMBERSEY GREEN

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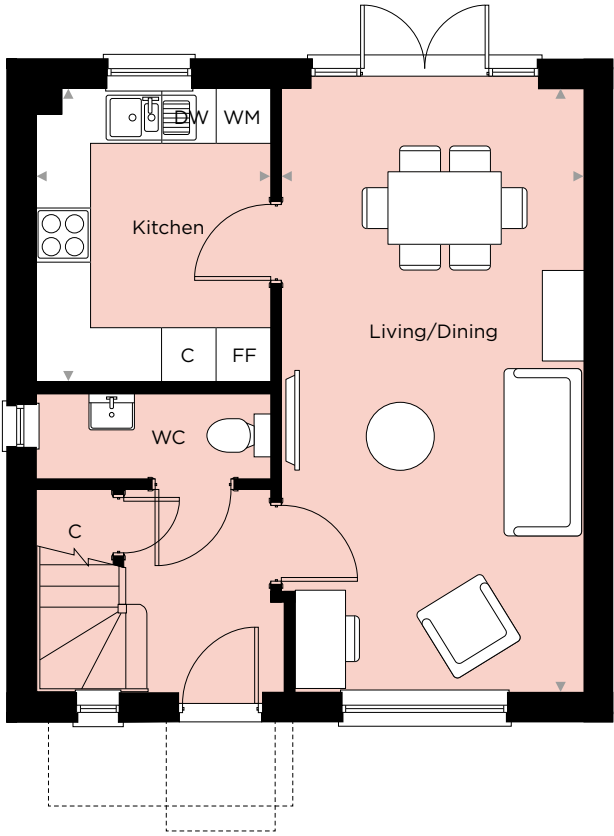
THE LAPWING

2 BEDROOM HOUSE

Approximate floor area: 80.28m<sup>2</sup> ~ 865ft<sup>2</sup>

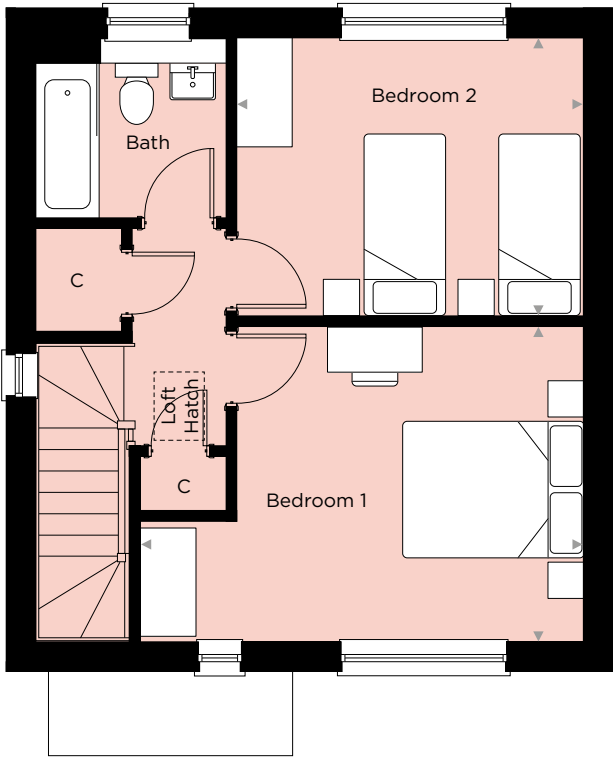
Plots 12\*, 13, 17 & 18\*

\*Indicates that this plot is handed



Ground Floor

Kitchen	10'8" x 8'6"
3.26m x 2.61m	
Living/Dining	21'10" x 10'10"
6.68m x 3.32m	



First Floor

Bedroom 1	16'2" x 11'5"
4.93m x 3.50m	
Bedroom 2	12'7" x 10'1"
3.86m x 3.09m	

9

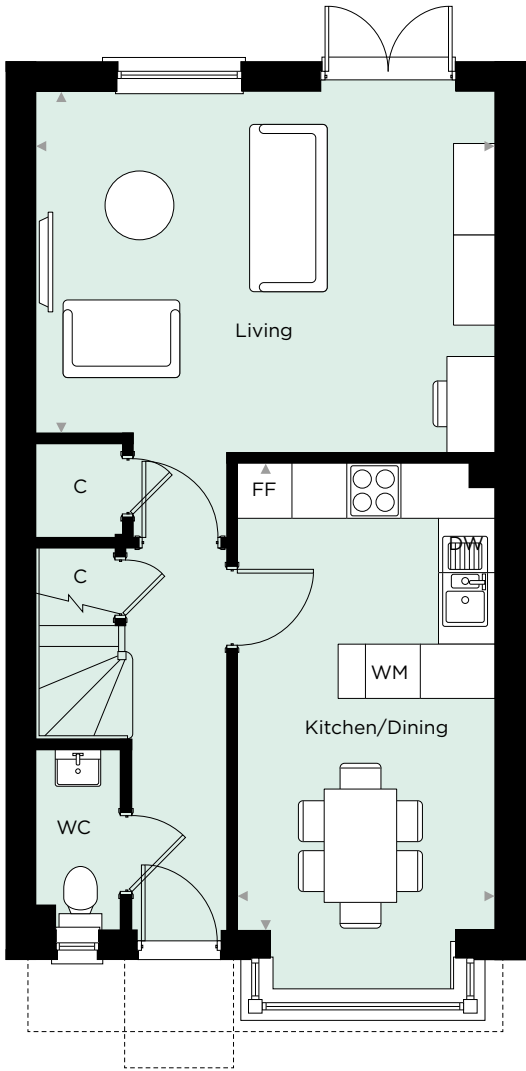
THE OSPREY  
3 BEDROOM HOUSE

Approximate floor area: 95.96m<sup>2</sup> ~ 1015ft<sup>2</sup>  
Plots 11, 26\*, 35 & 43\*

\*Indicates that this plot is handed.  
\*\*Window schedule differs for plot 11. Please speak to a sales advisor for more information.

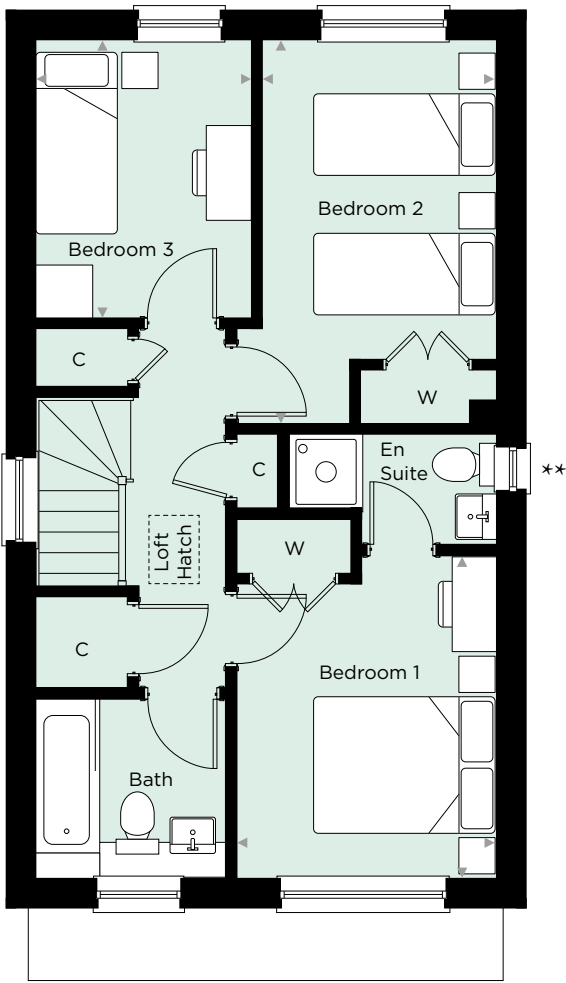
LINNET PLACE AT AMBERSEY GREEN

10



Ground Floor

Kitchen/Dining	
5.17m x 2.89m	16'11" x 9'5"
Living	
5.10m x 4.01m	16'8" x 13'1"



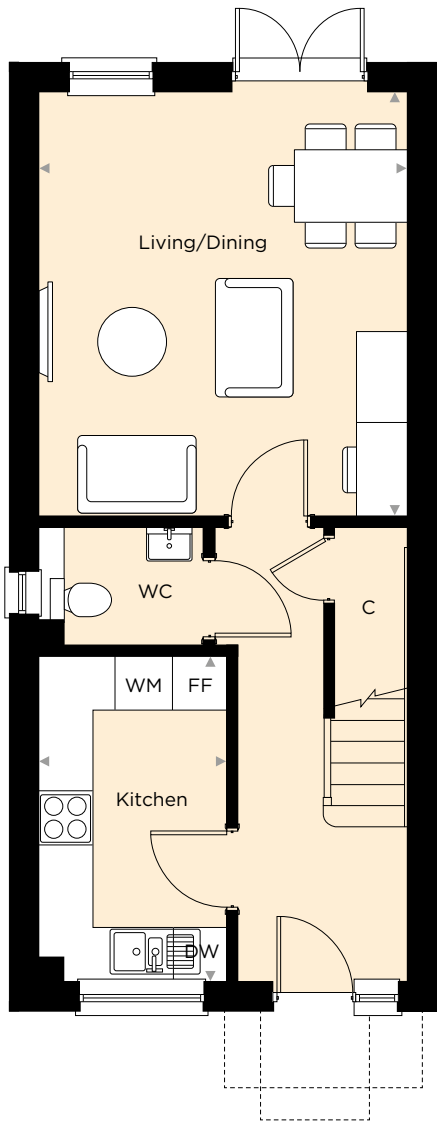
First Floor

Bedroom 1	
3.58m x 2.89m	11'8" x 9'5"
Bedroom 2	
4.25m x 2.61m	13'11" x 8'6"
Bedroom 3	
3.09m x 2.41m	10'1" x 7'10"

THE TERN  
2 BEDROOM HOUSE

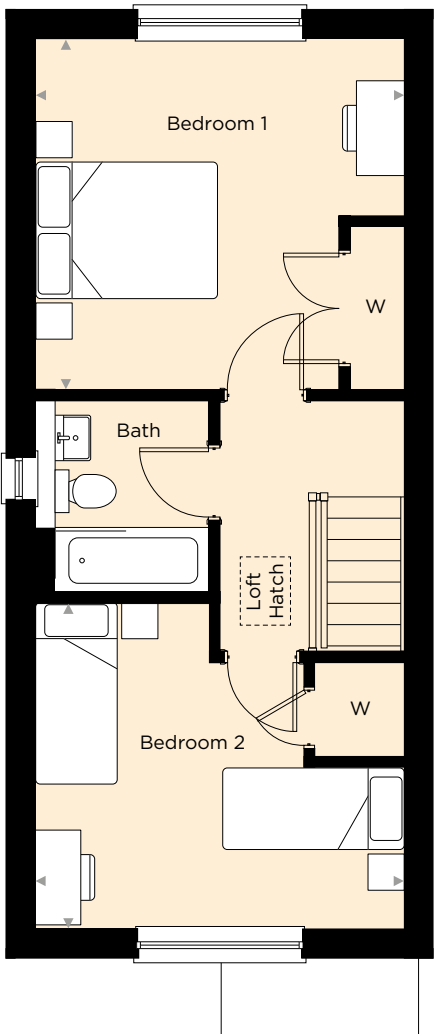
Approximate floor area: 79.74m<sup>2</sup> ~ 853ft<sup>2</sup>  
Plots 2, 3\*, 4, 15, 16\*, 20\*, 23, 41\*, 42, 44\* & 47

\*Indicates that this plot is handed



Ground Floor

Kitchen	
3.61m x 2.10m	11'10" x 6'10"
Living/Dining	
4.70m x 4.11m	15'5" x 13'5"



First Floor

Bedroom 1	
4.09m x 3.89m	13'5" x 12'9"
Bedroom 2	
4.11m x 3.61m	13'5" x 11'10"

11

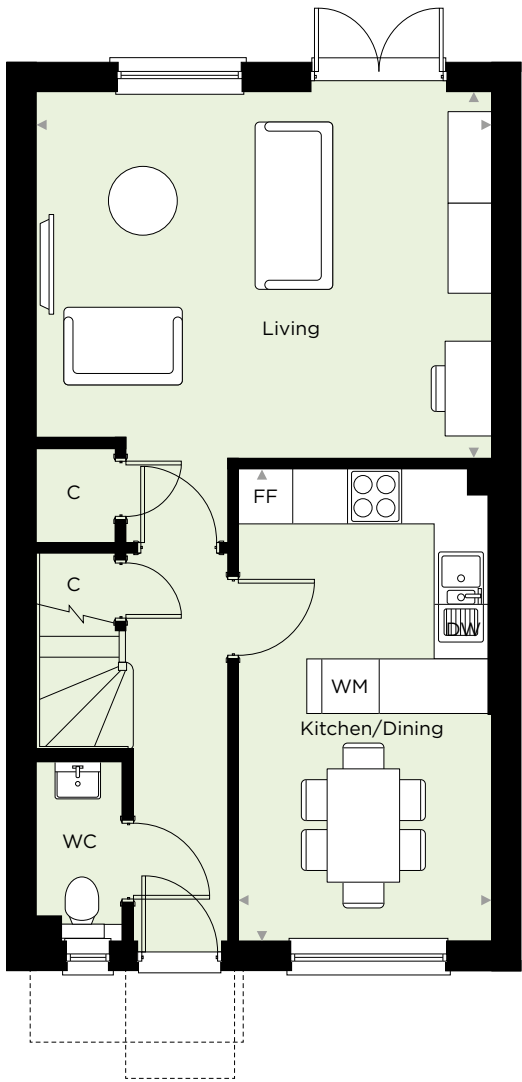
| THE WARBLER  
 3 BEDROOM HOUSE

Approximate floor area: 93.92m<sup>2</sup> ~ 1001ft<sup>2</sup>  
 Plots 21, 22\*, 36\*, 37, 38\*, 39, 45 & 46\*

\*Indicates that this plot is handed.  
 \*\*Window schedule differs for some plots. Please speak to a sales advisor for more information.

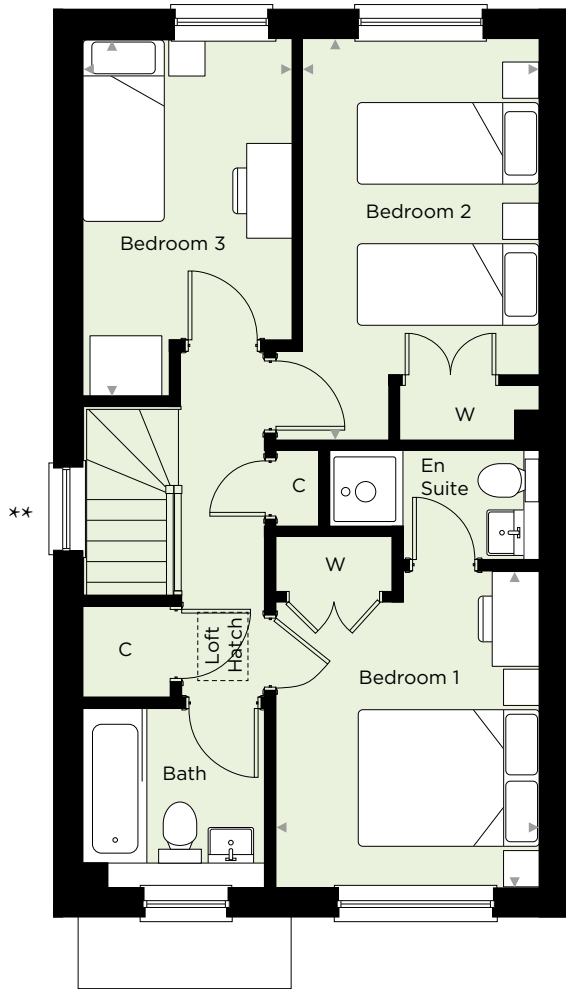
LINNET PLACE AT AMBERSEY GREEN

12



Ground Floor

Kitchen/Dining		
5.23m × 2.85m	17'1" × 9'4"	
Living		
5.06m × 4.06m	16'7" × 13'3"	

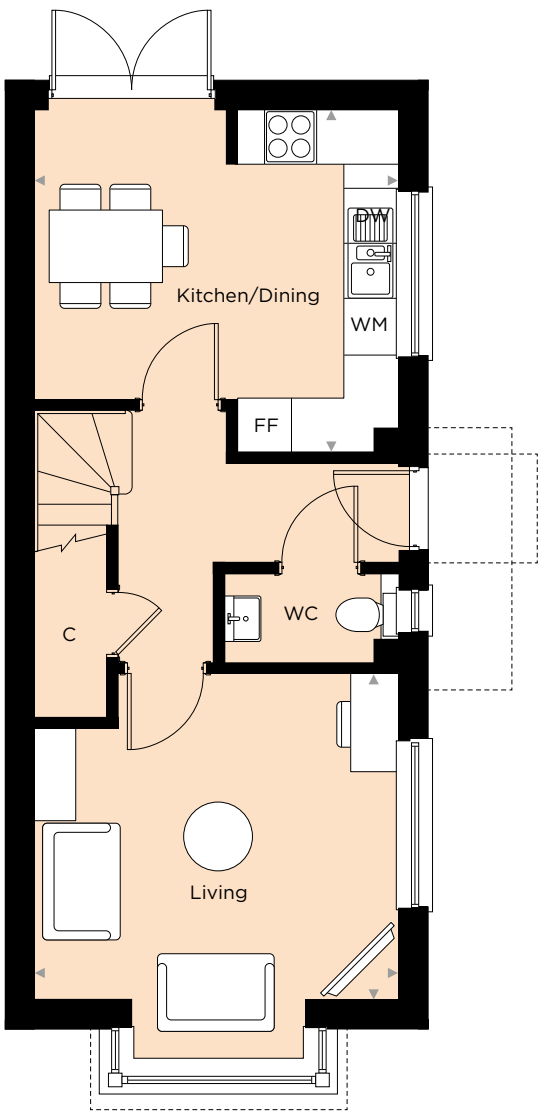


First Floor

Master Bedroom		
3.52m × 2.95m	11'6" × 9'8"	
Bedroom 2		
4.44m × 2.65m	14'6" × 8'8"	
Bedroom 3		
3.97m × 2.33m	13'0" × 7'7"	

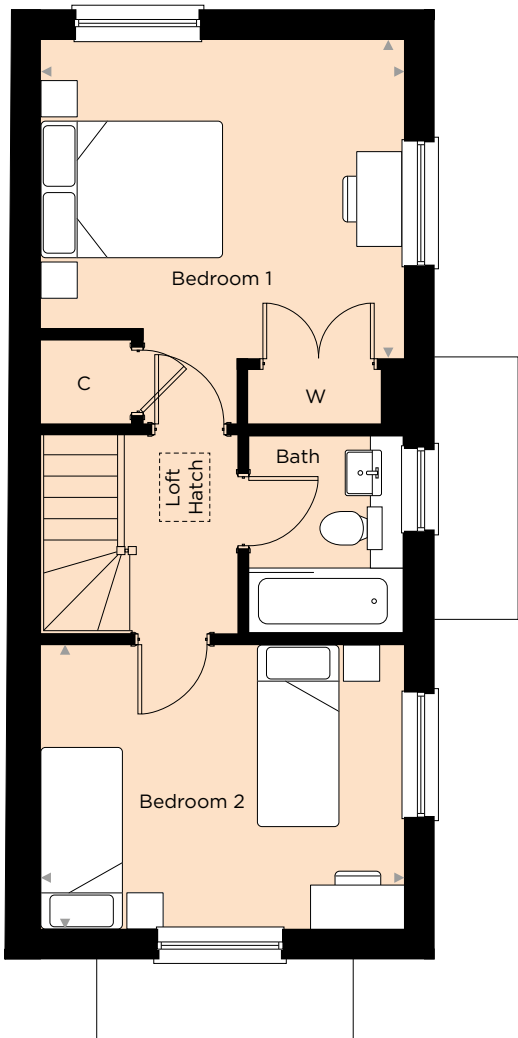
| THE PIPIT  
 2 BEDROOM HOUSE

Approximate floor area: 80m<sup>2</sup> ~ 854ft<sup>2</sup>  
 Plot 5



Ground Floor

Kitchen/Dining		
4.04m × 3.80m	13'3" × 12'5"	
Living		
4.04m × 3.61m	13'3" × 11'10"	



First Floor

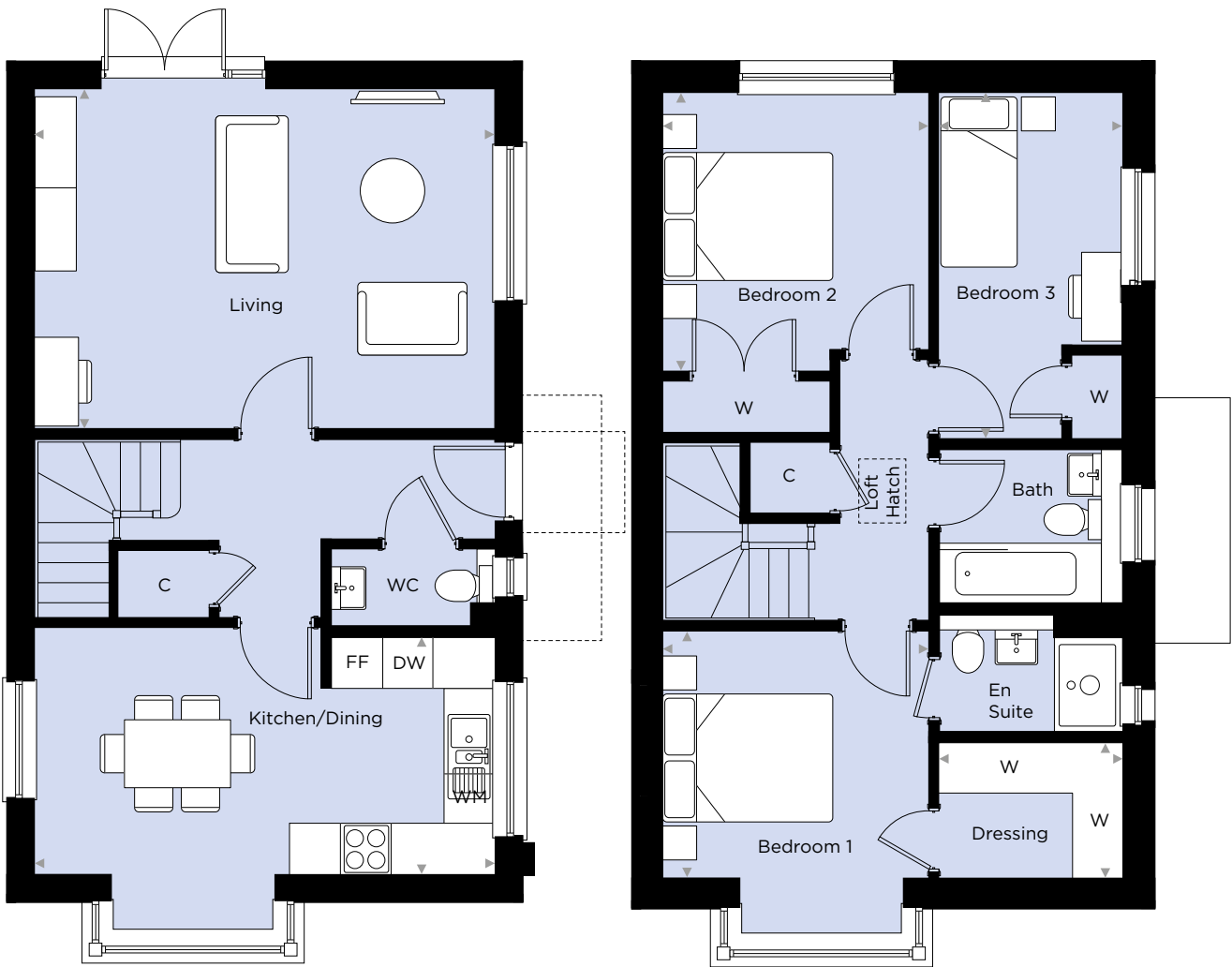
Master Bedroom		
4.04m × 3.54m	13'3" × 11'7"	
Bedroom 2		
4.04m × 3.16m	13'3" × 10'4"	

13

**THE KITE**  
3 BEDROOM HOUSE

Approximate floor area: 103.4m<sup>2</sup> ~ 1094ft<sup>2</sup>  
Plot 1

14 LINNET PLACE AT AMBERSEY GREEN



**Ground Floor**

Kitchen/Dining	17'10" x 9'7"
Living	17'10" x 13'2"

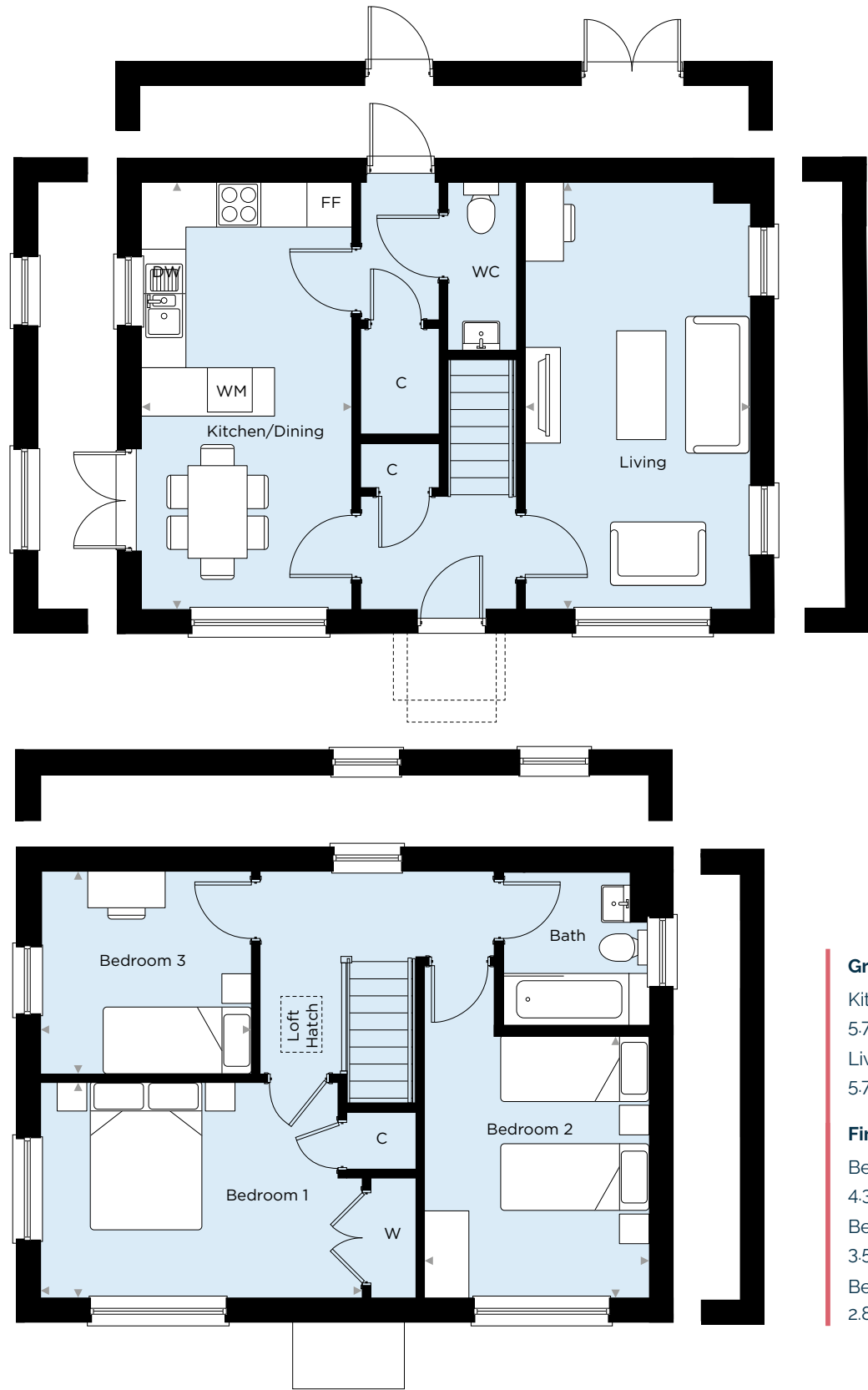
**First Floor**

Bedroom 1	10'4" x 9'7"
Dressing	7'2" x 5'3"
Bedroom 2	10'4" x 11'1"
Bedroom 3	13'5" x 7'2"

**THE HARRIER**  
3 BEDROOM HOUSE

Approximate floor area: 95.34m<sup>2</sup> ~ 1013ft<sup>2</sup>  
Plots 10, 19  
Drawn plan shows plot 19. Window and door schedule differs for plot 10, please note the wall variations.

15



**Ground Floor**

Kitchen/Dining	18'11" x 9'4"
Living	18'11" x 10'1"

**First Floor**

Bedroom 1	14'3" x 9'7"
Bedroom 2	11'8" x 10'1"
Bedroom 3	18'11" x 9'0"

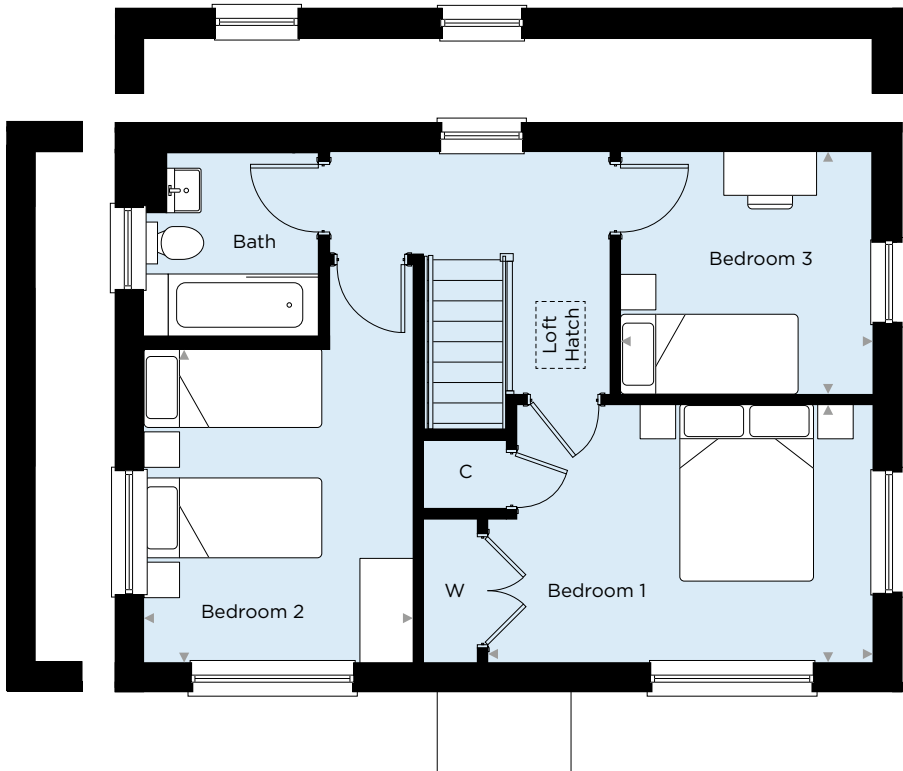
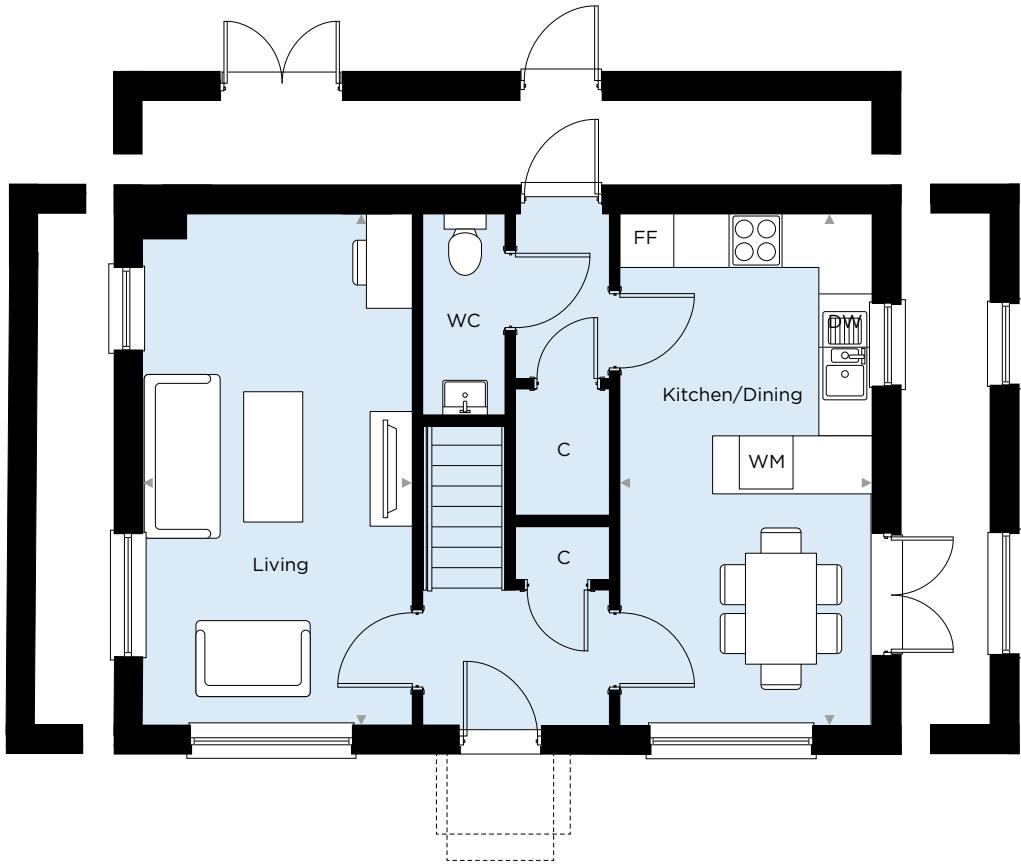


THE HARRIER 2  
3 BEDROOM HOUSE

Approximate floor area: 95.34m<sup>2</sup> ~ 1013ft<sup>2</sup>

Plots 14, 29

Drawn plan shows plot 29. Window and door schedule differs for plot 14, please note the wall variations.



Ground Floor

Kitchen/Dining	5.78m x 2.87m	18'11" x 9'4"
Living	5.78m x 3.09m	18'11" x 10'1"

First Floor

Bedroom 1	4.36m x 2.93m	14'3" x 9'7"
Bedroom 2	3.57m x 3.08m	11'8" x 10'1"
Bedroom 3	2.87m x 2.76m	18'11" x 9'0"

THE MERLIN  
3 BEDROOM HOUSE

Approximate floor area: 122.55m<sup>2</sup> ~ 1271ft<sup>2</sup>

Plots 6, 7\*, 8, 9\*, 24, 25\*, 27, 28\*, 32 & 33\*

\*Indicates that this plot is handed

Ground Floor

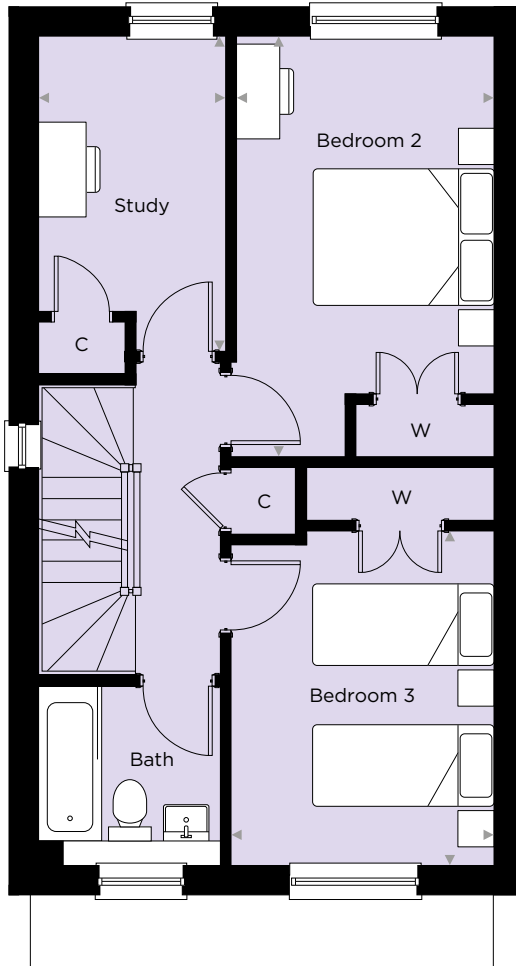
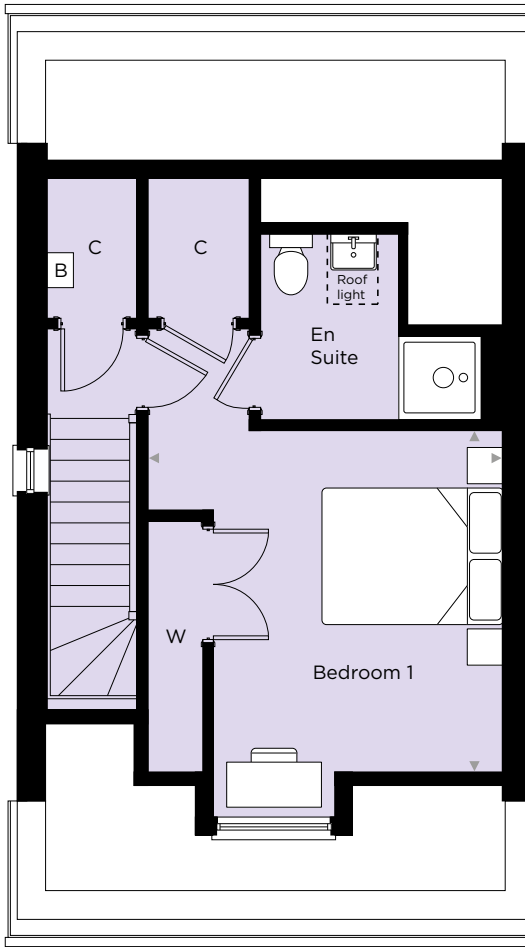
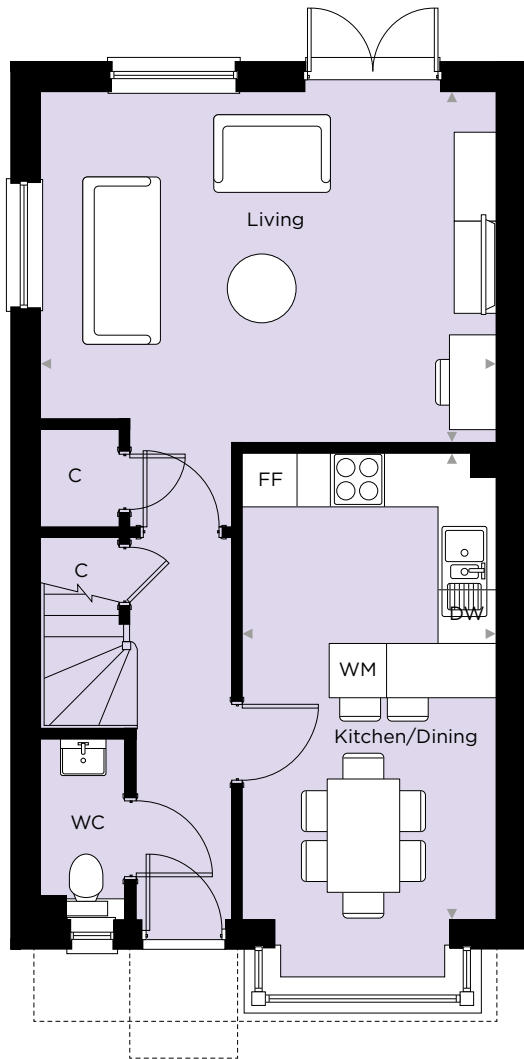
Kitchen/Dining	5.17m x 2.84m	16'11" x 9'3"
Living	5.07m x 3.90m	16'7" x 12'9"

First Floor

Bedroom 2	4.65m x 2.89m	15'3" x 9'2"
Bedroom 3	3.71m x 2.89m	12'2" x 9'2"
Study	3.49m x 2.09m	11'5" x 6'10"

Second Floor

Bedroom 1	3.78m x 3.95m	12'4" x 12'11"
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18 | THE PARTRIDGE

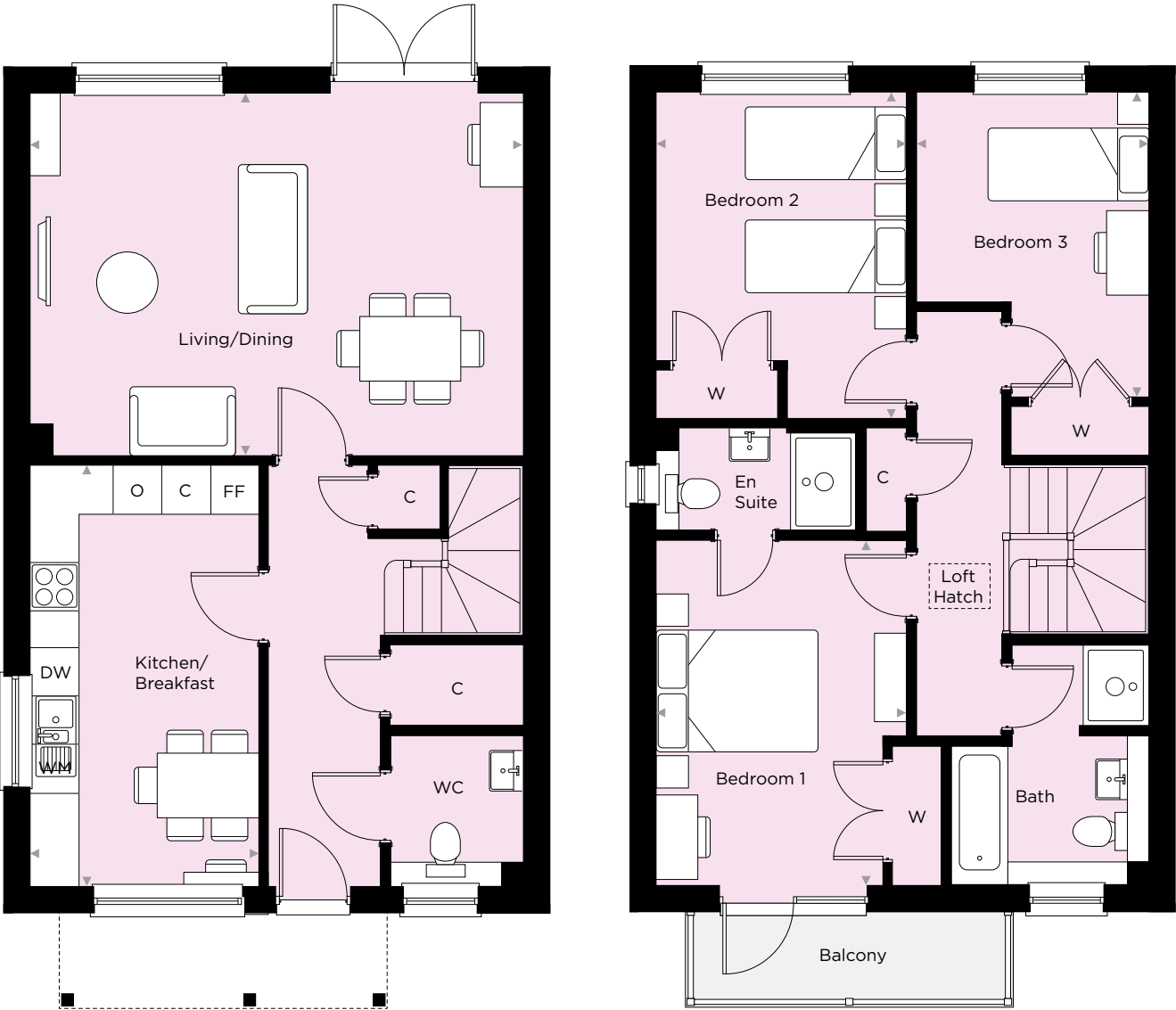
3 BEDROOM HOUSE

Approximate floor area: 119.36m<sup>2</sup> ~ 1267ft<sup>2</sup>  
Plots 31 & 34\*

\*Indicates that this plot is handed

LINNET PLACE AT AMBERSEY GREEN

18



Ground Floor

Kitchen/Breakfast	
5.23m × 2.85m	17'1" × 9'4"
Living/Dining	
6.11m × 4.51m	20'0" × 14'9"

First Floor

Bedroom 1	
4.29m × 3.13m	14'0" × 10'3"
Bedroom 2	
4.06m × 3.13m	10'3" × 10'3"
Bedroom 3	
3.80m × 2.90m	12'5" × 9'6"

19 | THE NIGHTINGALE

3 BEDROOM HOUSE

Approximate floor area: 121.98m<sup>2</sup> ~ 1013ft<sup>2</sup>  
Plots 30\* & 40

\*Indicates that this plot is handed



Ground Floor

Kitchen/Dining	
6.11m × 4.03m	20'0" × 13'02"
Living	
6.11m × 3.83m	20'0" × 12'6"

First Floor

Bedroom 1	
3.86m × 3.83m	12'7" × 12'6"
Bedroom 2	
3.38m × 3.31m	11'1" × 10'10"
Bedroom 3	
4.40m × 2.65m	14'5" × 8'8"





# SPECIFICATION

## KITCHEN:

- Contemporary white units with laminate worktops and upstand
- Gas hob with splashback
- Stainless steel extractor hood
- Stainless steel single oven
- Washer and integrated fridge/freezer
- Integrated dishwasher
- Spotlight fittings

## BATHROOM

- Contemporary sanitaryware with wall tiling to wet areas
- Spotlight fittings
- Towel rail
- Mirror above basin
- Vinyl flooring

## GENERAL:

- Vinyl flooring to kitchen, cloakroom and bathroom
- Carpets to lounge, bedroom, stairs and landing
- Neutral decoration throughout
- 12-year cover (inquire further for details and terms)

Kitchen and bathroom layouts may differ from floor plans shown.

Images displayed are indicative only and may not correspond exactly to the available properties described.





## ABOUT SHARED OWNERSHIP

Shared Ownership is an excellent way for people to take their first step onto the property ladder. Buyers purchase a share of between 25% and 75% of the property's value, and pay a subsidised rent on the remaining share.

## AM I ELIGIBLE?

To be eligible for a Shared Ownership home at Linnet Place:

- All applications will be considered. Priority will be given to those who live and/or work in the District of Wealdon.
- You must be at least 18 years old.
- You must have sufficient savings for a mortgage deposit and a clean credit history to qualify for a mortgage.
- Your annual household income must be less than £80,000.
- You must be unable to afford a home suitable for your needs on the open market.
- You must be registered with Help to Buy.

In line with government priorities, priority for Shared Ownership homes is awarded to serving military personnel and former members of the British Armed Forces honourably discharged in the last two years. People who live or work in the local area also receive priority. We welcome applications from everyone and will try and help if we can.

## ABOUT CLARION HOUSING GROUP

### BUILDING HOMES. DEVELOPING FUTURES

With over 100 years' experience of developing and selling new homes, we combine award-winning, well-designed properties with excellent pre-sale and aftercare services. Developing new Shared Ownership homes, we provide options for a range of customers at varying price points.

Clarion Housing Group comprises the largest housing association in the country, with 125,000 homes across more than 170 local authorities. It also includes a charitable foundation, Clarion Futures, and is one of the country's leading housebuilders.





## CONTACT

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### VISIT US AT:

[myclarionhousing.com/sharedownership](http://myclarionhousing.com/sharedownership)



**CLARION  
HOUSING**

Disclaimer: All floor plans in this brochure are for general guidance only. Measures are from plans and 'as built' dimensions may vary slightly. Any dimensions shown are not intended to be used for carpet sizes, appliances, spaces or items of furniture. The kitchen, dimensions and furniture layouts on floorplans displayed are for guidance only. Dimensions are rounded down to one decimal point and are taken from the points indicated. The sq m and sq ft are measured as Gross Internal Areas using the RICS code to measure. All measurements and areas may vary within a tolerance of 5%. Wardrobe layouts and locations are indicative only. Window arrangements may vary from floor-to-floor. Please speak to your Sales Executive for details. These particulars do not constitute any part of an offer or contract. Clarion Housing has taken all reasonable care in the preparation of the information given in this brochure. However this information is subject to change and has been prepared solely for the purpose of providing general guidance. Therefore, Clarion Housing does not warrant the accuracy or completeness of this information. Particulars are given for illustrative purposes only. Clarion Housing undertakes continuous product development and any information given relating to our products may vary from time to time. As a result, information on such products is given for general guidance only and does not constitute any form of warranty or contract on our part. The information and particulars set out within this brochure do not constitute, nor constitute part of, a formal offer, invitation or contract (whether from Clarion or any of its related subsidiaries or affiliates) to acquire the relevant property. For the reasons mentioned above, no information contained in this brochure is to be relied upon. In particular all plans, perspectives, descriptions, dimensions and measurements are approximate and provided for guidance only. Such information is given without responsibility on the part of Clarion Housing. Clarion Housing supports the development of mixed tenure developments and is proud to provide homes for affordable rent and shared ownership at Ambrose Apartments. We may change the tenure of some homes subject to demand. February 2020.