

# The Beeches

LINDFIELD, WEST SUSSEX

A collection of new 2 and 3 bedroom homes  
available with Shared Ownership

*A home of your own*



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Old, timber-framed houses in north end of High Street, Lindfield

## Welcome to The Beeches

With a charming high street, duck pond and large common, Lindfield is the perfect country village. The high street is lined with lime trees and boasts over forty timber framed buildings dating back to medieval times. The common was famous for its sheep fairs and is still a great place to come and watch cricket or enjoy the annual funfair.

Living at The Beeches you will be able to enjoy the best of village life, surrounded by beautiful countryside and with all the amenities of a major town within easy distance.

Legal & General Affordable Homes is offering a unique opportunity to purchase a new home here through Shared Ownership. Thanks to this scheme, you can own your own home with a lower deposit than is required to buy outright or with other buying schemes.



# Living at The Beeches



## Beautifully designed

High quality homes with an impressive specification.



## Great location

All the peace and quiet of village life, yet the benefits of a town nearby.



## Express yourself

The neutral décor invites you to add your own touches and create your own look.



## Stunning surroundings

You will be living in Sussex's High Weald, an Area of Outstanding Natural Beauty.



Make yourself at home



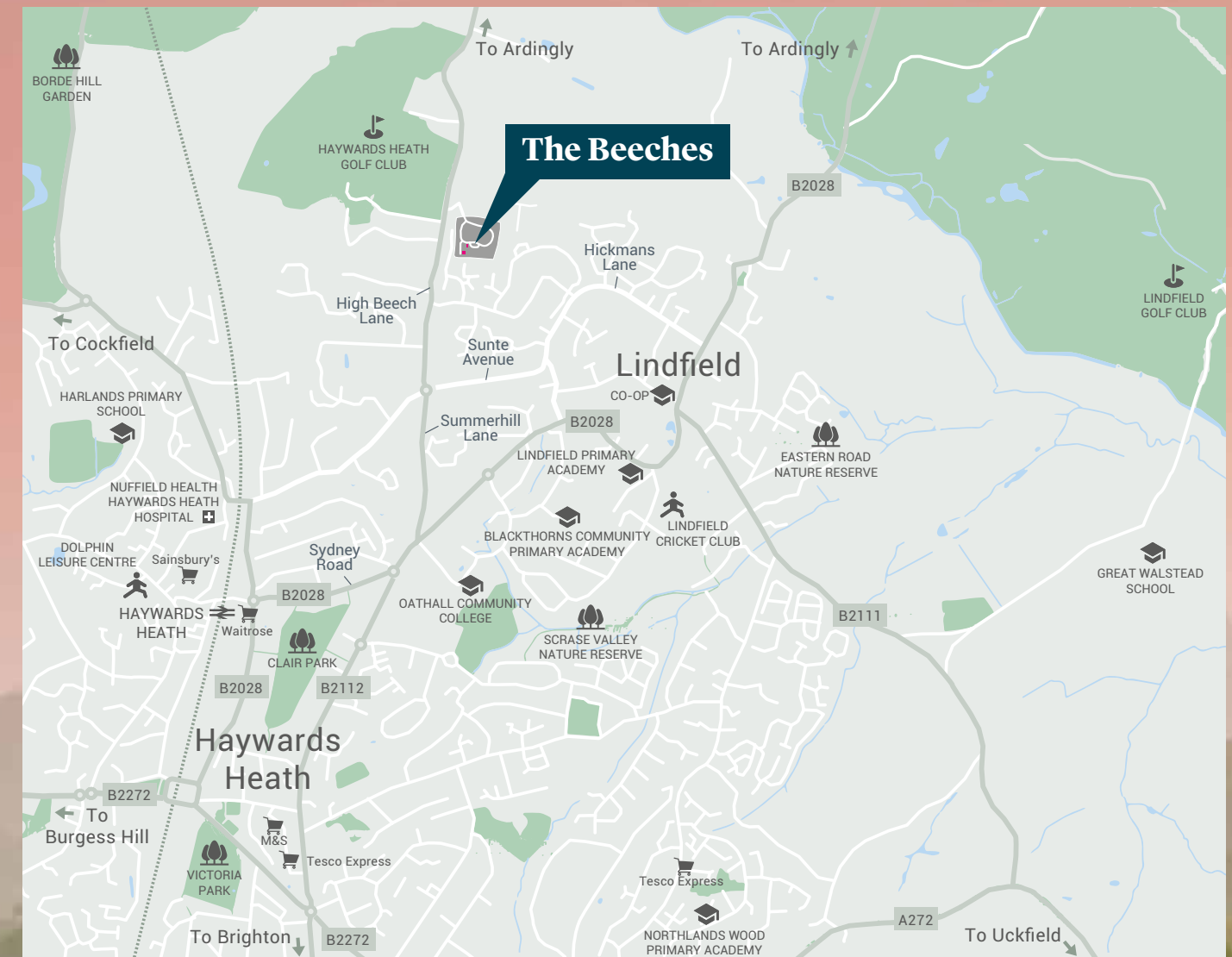
## Something for everyone

There's so much to enjoy without leaving Lindfield at all. You could start the day feeding the ducks (and the swans), then try your hand at the ancient sport of stoolball on Pickers' Green before attending an event at the village hall.

Or head down the road to Haywards Heath with its cinema, big shops, restaurants and bars, gyms and sports clubs. You'll have all the amenities of a large town at your disposal, including good schools and medical facilities.

There's a great choice of footpaths out of Lindfield into the fields, rolling hills and ancient landscapes of the High Weald. You are close to the River Ouse and Ashdown Forest is nearby, with the Surrey Hills slightly further away.

Whether you're taking to the water for some paddle boarding at Ardingly Reservoir, riding the Bluebell railway, visiting a rural show at Ardingly or exploring the beautiful gardens at Borde Hill, you'll never run out of things to do.



*Outstanding  
Natural Beauty*





The Thatched Cottage 1390, allegedly King Henry VII's hunting lodge



Church Walk, Burgess Hill



Orchards Shopping Centre, Haywards Heath

# You're connected with so many places to explore

Haywards Heath is just down the road from Lindfield and its station is on the main London to Brighton Line. You can be at London Victoria in 44 minutes and there are also direct trains to Blackfriars and London Bridge. Or you can be on the coast even quicker, reaching Brighton in just 20 minutes.

By road, you have easy access to the M23, which will quickly link you with the M25 and the national motorway network for journeys to the West Country, Wales and Midlands. When you're travelling further afield, the M23 also provides a quick link to Gatwick Airport, with Heathrow an easy drive via the M25.

Yet the best form of transport is to pull on your walking boots to enjoy the countryside. The outstanding beauty of the High Weald starts almost at your front door.



## By Car

- Haywards Heath  
1.3 miles
- Ardingly Reservoir  
3.9 miles
- Wakehurst Place  
4 miles
- Burgess Hill  
5.5 miles
- Crawley  
12.2 miles
- Gatwick Airport  
13.1 miles
- Brighton  
15.4 miles



## By Train

From Haywards Heath Station

- Gatwick Airport  
13 mins
- Brighton  
20 mins
- East Croydon  
32 mins
- Eastbourne  
39 mins
- London Victoria  
44 mins
- Blackfriars  
53 mins
- London St Pancras  
1 hour 4 mins



## By Foot

- Haywards Heath Golf Club  
0.4 miles
- Co-Op Food  
0.9 miles
- Post Office  
1 miles
- Lindfield Pond  
1 miles
- Haywards Heath Station  
1.1 miles
- Sainsbury's  
1.1 miles
- Waitrose & Partners  
1.3 miles





# Site Plan

## Key

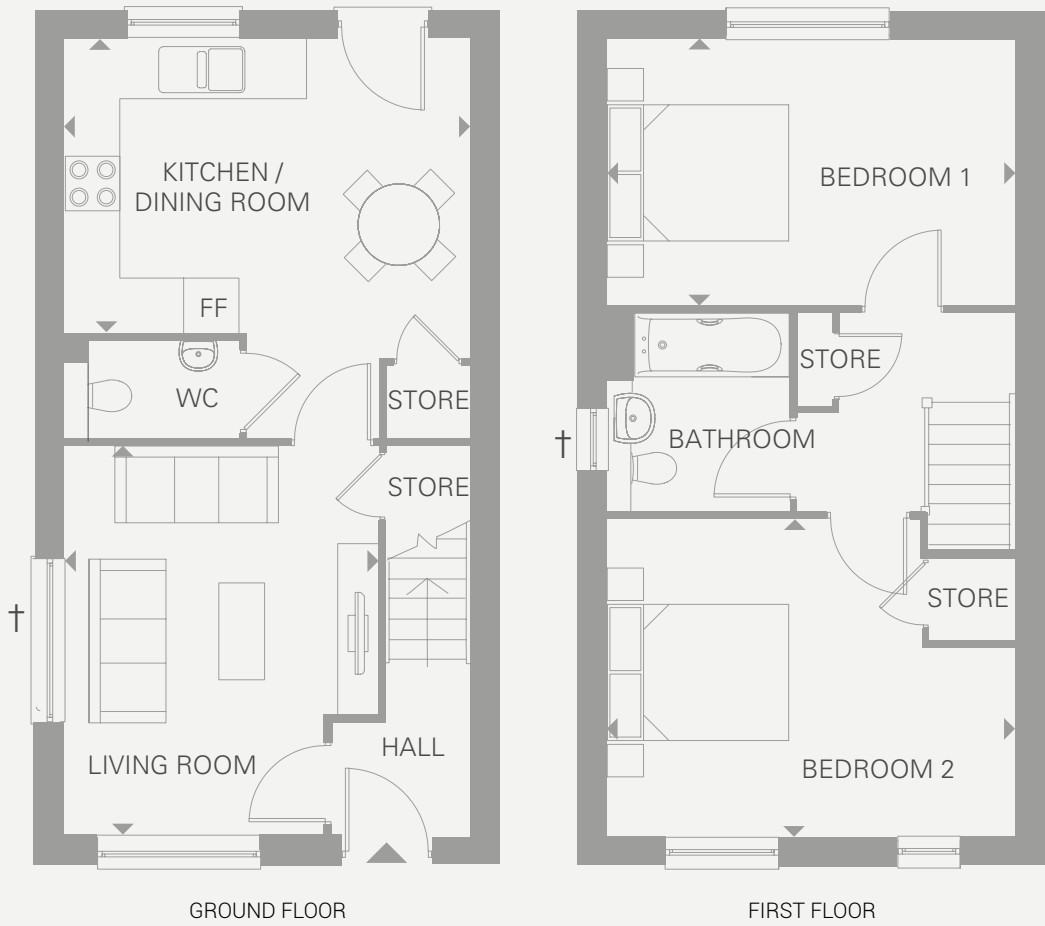
- Two Bedroom Houses
- Three Bedroom Houses
- LGAH Rented Homes
- Croudace Homes

Layout is indicative only and subject to change by the developer (and subject to detailed design). Parking positions to be confirmed. The developer reserves the right to alter the layout, building style, landscaping and specification at anytime.

# Two Bedroom House

Plots 23 & 24\*

\* Plot 24 is handed from plan drawn



† Only plot 24 have these windows

### Key

FF - FRIDGE / FREEZER

Whilst every effort has been made to ensure that the information contained in this brochure is correct, it is designed specifically as a guide.

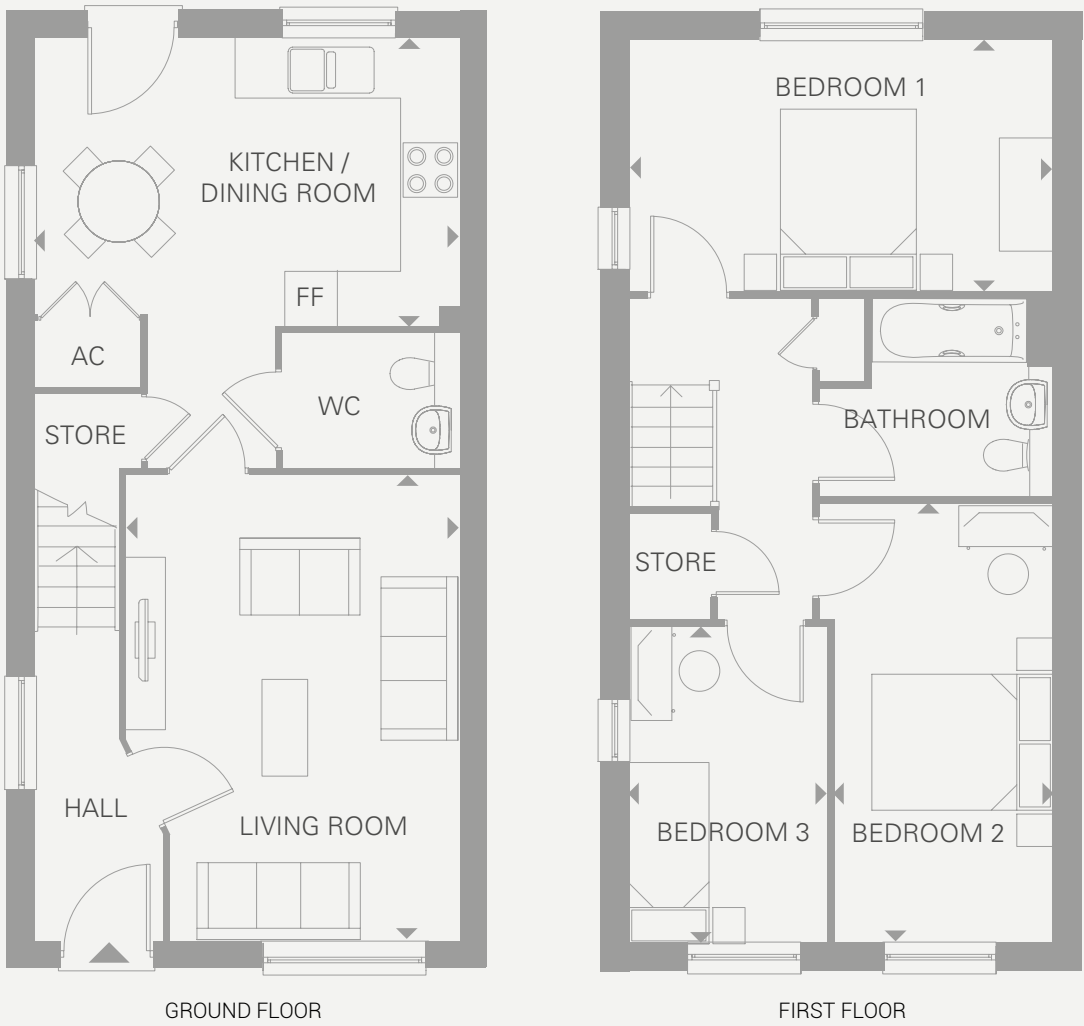
The floorplans shown are for approximate measurements only. Exact layouts, dimensions, entrance and position of windows and doors may vary between plots. All measurements may vary within a tolerance of 5%. Furniture, kitchen and electrical layouts are indicative only and subject to change, please ask a Sales Consultant for further information. Computer generated image are for illustrative purposes only, plot specific elevations may vary.

Dimensions	TOTAL AREA: 77.8 SQ M 837 SQ FT			
	Length	Width	Length	Width
Living Room	4.31m	x 3.49m	14' 2"	x 11' 5"
Kitchen / Dining Room	4.50m	x 3.26m	14' 9"	x 10' 8"
Bedroom 1	4.50m	x 2.94m	14' 9"	x 9' 8"
Bedroom 2	4.50m	x 3.52m	14' 9"	x 11' 7"



# Three Bedroom House

Plot No 20



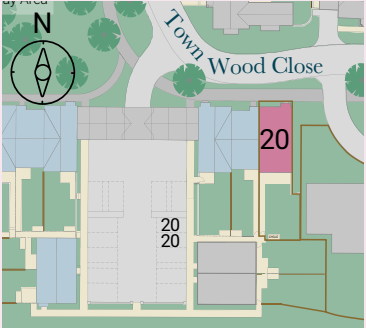
### Key

FF - FRIDGE / FREEZER AC - AIRING CUPBOARD

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Dimensions	TOTAL AREA: 92.2 SQ M 992 SQ FT			
	Length	Width	Length	Width
Living Room	5.15m	x 3.69m	16' 11"	x 12' 1"
Kitchen / Dining Room	4.70m	x 3.19m	15' 5"	x 10' 6"
Bedroom 1	4.70m	x 2.79m	15' 5"	x 9' 2"
Bedroom 2	4.85m	x 2.44m	15' 11"	x 8' 0"
Bedroom 3	3.48m	x 2.20m	11' 5"	x 7' 2"





# Specification

## Kitchen

- Contemporary light grey kitchen with chrome handles and under unit lighting
- Laminate worktop with matching upstand
- Warm grey glass splashback to hob
- Stainless steel 1 ½ bowl sink with Hans Grohe chrome mixer tap
- Stainless steel multi-function oven, gas hob and stainless steel chimney hood
- Zanussi integrated fridge/freezer
- Zanussi integrated dishwasher

## Cloakroom

- Contemporary white sanitaryware with basin in white gloss vanity unit with chrome mixer tap
- Splashback tiling to basin

## Bathroom

- Contemporary white bathroom suite with white gloss vanity unit and Hansgrohe chrome mixer taps to basin
- Glass shower screen to bath
- Aqualisa thermostatic bath/shower mixer over bath
- Wall tiling to bath and splashback tiling to basin area
- Mirror
- Chrome heated towel rail
- Toilet roll holder

## Flooring

- Vinyl flooring to kitchen, cloakroom and bathroom
- Carpet to living room, hall, stairs, landing and bedrooms

## General

- White PVCu double glazed windows
- Ceilings, architraves and skirtings painted white
- White painted internal walls
- White panel internal doors with chrome ironmongery
- Gas central heating via condensing boiler and white contemporary radiators
- NHBC 12 year build warranty



## Electrical

- Door bell
- LED downlights to kitchen, bathroom, hall and landing
- Baton light fitting to cloakroom
- Pendant lighting to all other areas
- White sockets and switches throughout
- TV point to living room and bedroom one
- Telephone point to hall cupboard and lounge
- Smoke, heat and carbon monoxide detectors
- Extractor fan to kitchen, cloakroom and bathroom
- Shaver socket to bathroom

## External

- Two parking bays per property
- Paved patio area
- Turf to rear garden
- Rotary dryer to rear garden
- 1.8m high timber fencing to rear garden
- Light to front and rear elevations
- Water butt with tap, stand and lid

We take every care to ensure that the correct information is provided. The company employs a policy of continuous improvement and reserves the right to alter or amend the specification at any time and is subject to change. Details are correct at the time of going to print.





# Shared Ownership Explained

## Your essential guide to all things Shared Ownership with Legal & General

Shared Ownership could be your step onto the property ladder. This home ownership scheme allows you to buy a share in your home and rent the remaining share. Over time, you can buy more shares in your home until you own the full 100%.

### How does Shared Ownership work?

The Shared Ownership scheme is simple, you buy an initial share of 35% of the home's full value and pay a subsidised rent on the remainder. You may purchase further shares (up to 100%) as your circumstances change.

### Am I eligible for Shared Ownership?

If you earn or have a household income up to a maximum of £80,000 (or £90,000 in London) per annum, you could be eligible. You can also use Shared Ownership to buy alone or with another person as long as your joint incomes don't exceed the maximum earnings bracket.

This development has eligibility or prioritisation requirements around where you live and/or work. Please speak to our Sales Consultant for further information.

### Can I buy additional shares in the property?

Yes you can. This is known as 'staircasing'. When you buy more shares in your home, your home is re-valued and you buy the shares at the current market value, at the time you are buying the shares. You can staircase up to 100%.

### Is it cheaper than renting?

Shared Ownership can be cheaper than renting privately as the mortgage cost and low rent usually add up to less than the equivalent rental payments to a landlord.

### What if I already have a home?

If you already own a property you would need to have confirmed the sale of your home when you apply to buy via Shared Ownership.

Your application would be assessed based on your housing need for you to be considered for Shared Ownership.

### Will I need a deposit?

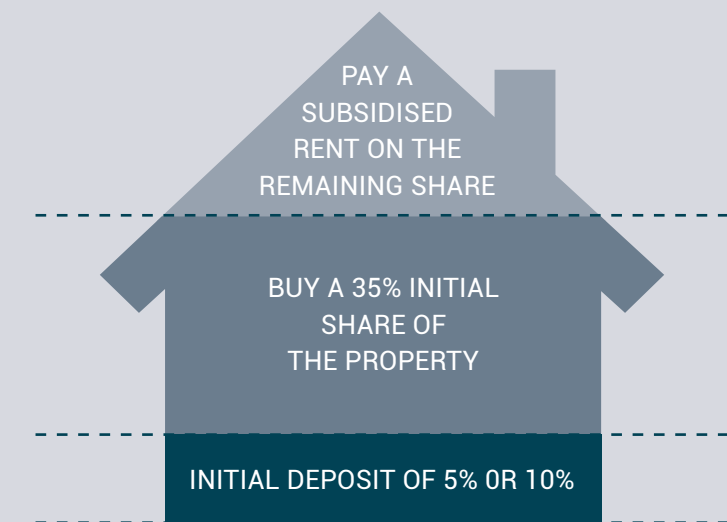
Yes you still need a deposit, but only on the percentage of the property you are buying. Mortgage deposits are typically 5% or 10% of the share value.

For more frequently answered questions go to [www.landgah.com/faq](http://www.landgah.com/faq)

### We're here to help

If you're interested in viewing or applying for a property, or if you simply have some more questions around Shared Ownership, visit [www.landgah.com](http://www.landgah.com)

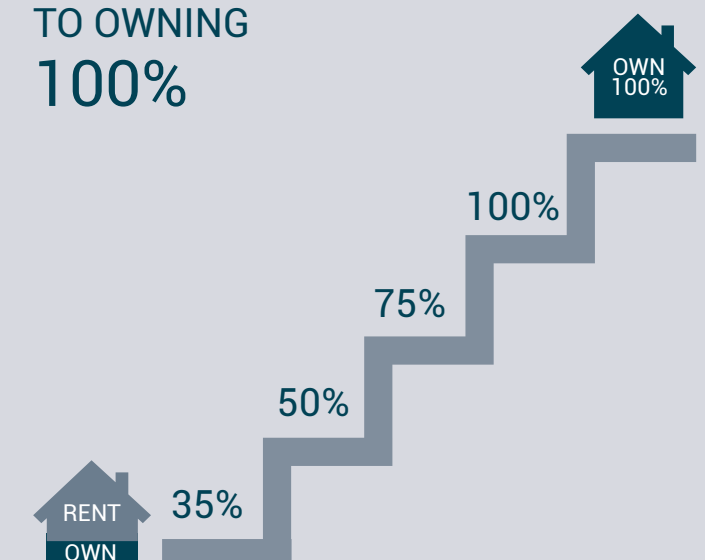
## Breakdown example of a new home at The Beeches



For a full breakdown of costs, please speak to one of our Sales Consultants.

## Buying more shares

### STAIRCASE YOUR WAY TO OWNING 100%

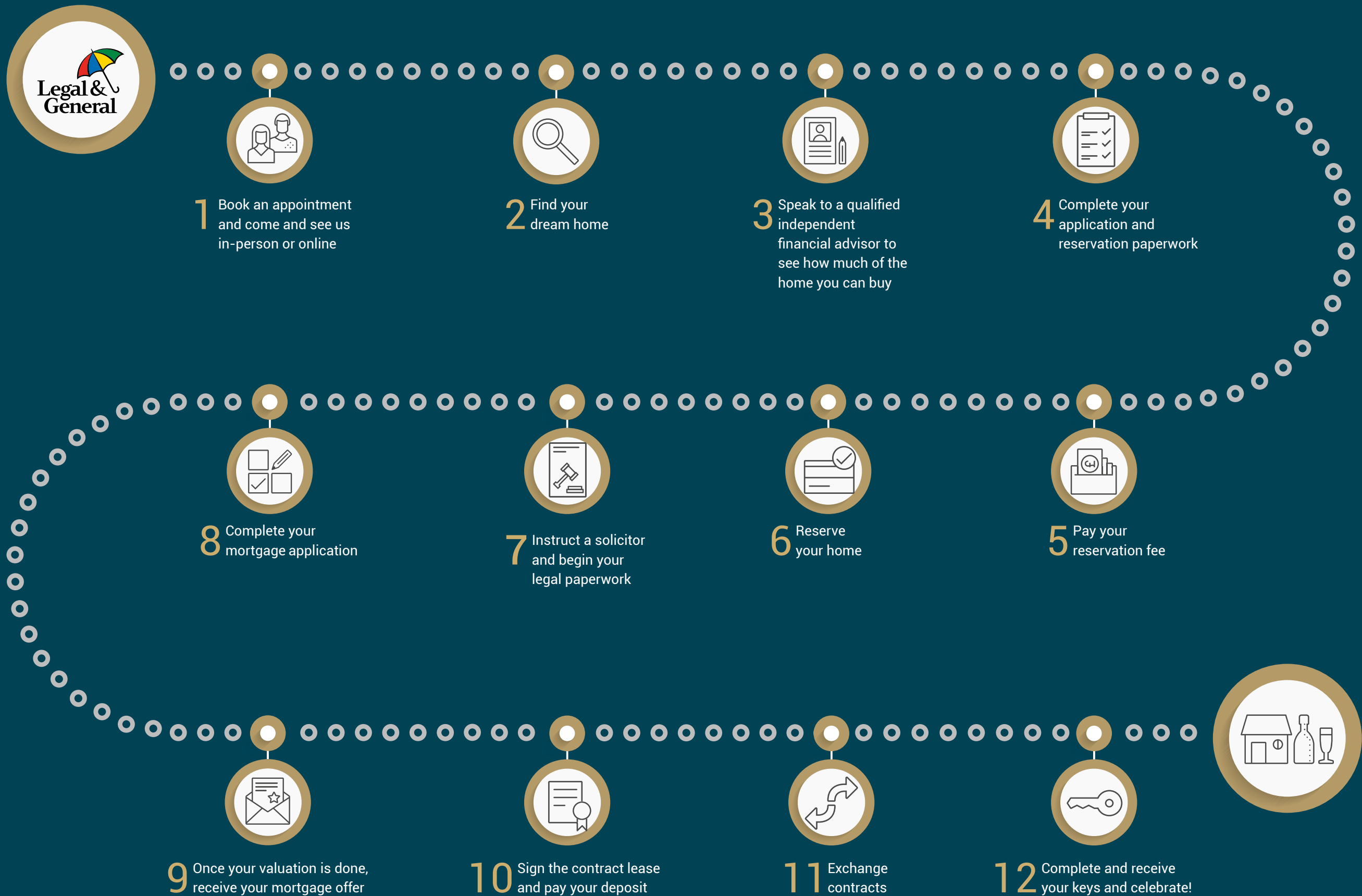


When you buy more shares in your home, your home is re-valued and you buy the shares at the current market value, at the time you are buying the shares. You can staircase up to **100% ownership**.



# A step by step guide to owning your own home

Find a Legal & General Shared Ownership property you'd like to buy and follow our step by step guide to turn your home-buying dreams into reality.







## People come first. It's been the Legal & General way for almost 200 years.

Legal & General began in a coffee house on London's Chancery Lane back in 1836. Almost 200 years later we are investing in new homes for all ages, social groups and housing tenures.

The shortage of housing in the UK, and high deposits required to buy a property outright, mean many people can't afford a new home. Our mission is to better people's lives by offering opportunities to those who need a helping hand. Whether it's a first-time buyer, young couple or growing family, it's important that everyone has a safe and secure space to call their own.

Our mission is to become the leading private affordable housing provider in the UK and to make a positive difference to the affordable housing sector. As a company, we have never stopped moving forward, but our position of being a byword for reliability, integrity and trust, is one we will never move from. That's why our key principles underpin everything we do:



**Quality** We aim to bring you the best possible experience in every aspect of your new home. That's in location, design, furnishing, environment and, above all, value.



**Customer Service** We're committed to providing first-class customer service, from the moment you arrive to when you open the door of your new home.



**Sustainability** We work to minimise the environmental impact of what we do. That means reducing carbon emissions, using renewable materials and following sustainable design and building processes.



# The Beeches

TOWN WOOD CLOSE, LINDFIELD, RH16 2GQ

Call to book an appointment

 0800 135 7718

 [landgah.com/the-beeches](https://landgah.com/the-beeches)



We take every care to ensure that the correct information is given. We hope you find it useful, however complete accuracy is not guaranteed and the information is expressly excluded from any contract. The floor plans provided are intended to only give a general indication of the proposed floor layout and are not drawn to scale. Measurements are given to the widest point, are approximate and are given as a guide only. All measures and areas may vary within a tolerance of 5%. Do not use these measurements for appliance spaces or items of furniture. Kitchen, utility layouts and bathroom may differ to build. Unless specifically incorporated in writing into the sales contract the specification is not intended to form part of any contract or warranty. We would like to point out that the computer-generated images, floor plans, sizes, specification and any other layouts are for guidance only.