



HOLMHURST GARDENS

BALDSLOW

**SOUTHERN
HOUSING**
new homes



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A PLACE TO MAKE FOREVER MEMORIES

Welcome to Holmhurst Gardens, a unique collection of high specification Shared Ownership homes carefully curated with its community in mind.

Light, bright and spacious two, three and four bedroom homes nestled within vast green open spaces and offering its residents private outdoor space and parking to every home.

Incorporating energy efficiency into homes is a pivotal step towards a sustainable future. Our development features homes with a Performance Energy Assessment (PEA) rating of B, signifying a high level of energy efficiency.

These homes are designed to be gas-free, which significantly reduces CO₂ emissions and contributes to carbon reduction efforts. Each home is equipped with electric vehicle charging points, encouraging the use of eco-friendly transportation options. Additionally, the integration of HIVE smart home technology not only enhances convenience but also promotes energy conservation.

Your new serene way of life

Emerging from a rich tapestry of history,
a new community is born at Holmhurst Gardens.

Discover a unique collection of modern Shared
Ownership homes for everyday living. Discretely
hidden by design yet conveniently located with an
array of amenities from local shops to schools right
on your doorstep.

Be by Hastings seaside within 10 minutes or stay home
and take a stroll around the vast tranquil communal
gardens and trails. Explore a neighbourhood full of
hidden gems, here to offer its residents a new way of life.





Buildings on generations of history



In the 19th Century, Augustus Hare, a writer, acquired Holmhurst in Baldslow, Sussex, and made many improvements to the property and its extensive grounds.

Originally home to Augustus Hare, the grounds of Holmhurst Gardens provided great creative inspiration for Hare and featured in many of his works during the 19th Century.

The gardens were an avenue for landscape and nature to thrive, serving their importance in the inspiration of the regeneration to establish Holmhurst Gardens.

As a key part of the restorations, existing greenery and woodlands have been given a new lease of life, forming a pivotal point of the scenic green landscape for residents to enjoy. Whether you need a breath of fresh air or a space for kids to play, there's an abundance of gardens, woodlands and trails for residents to explore.

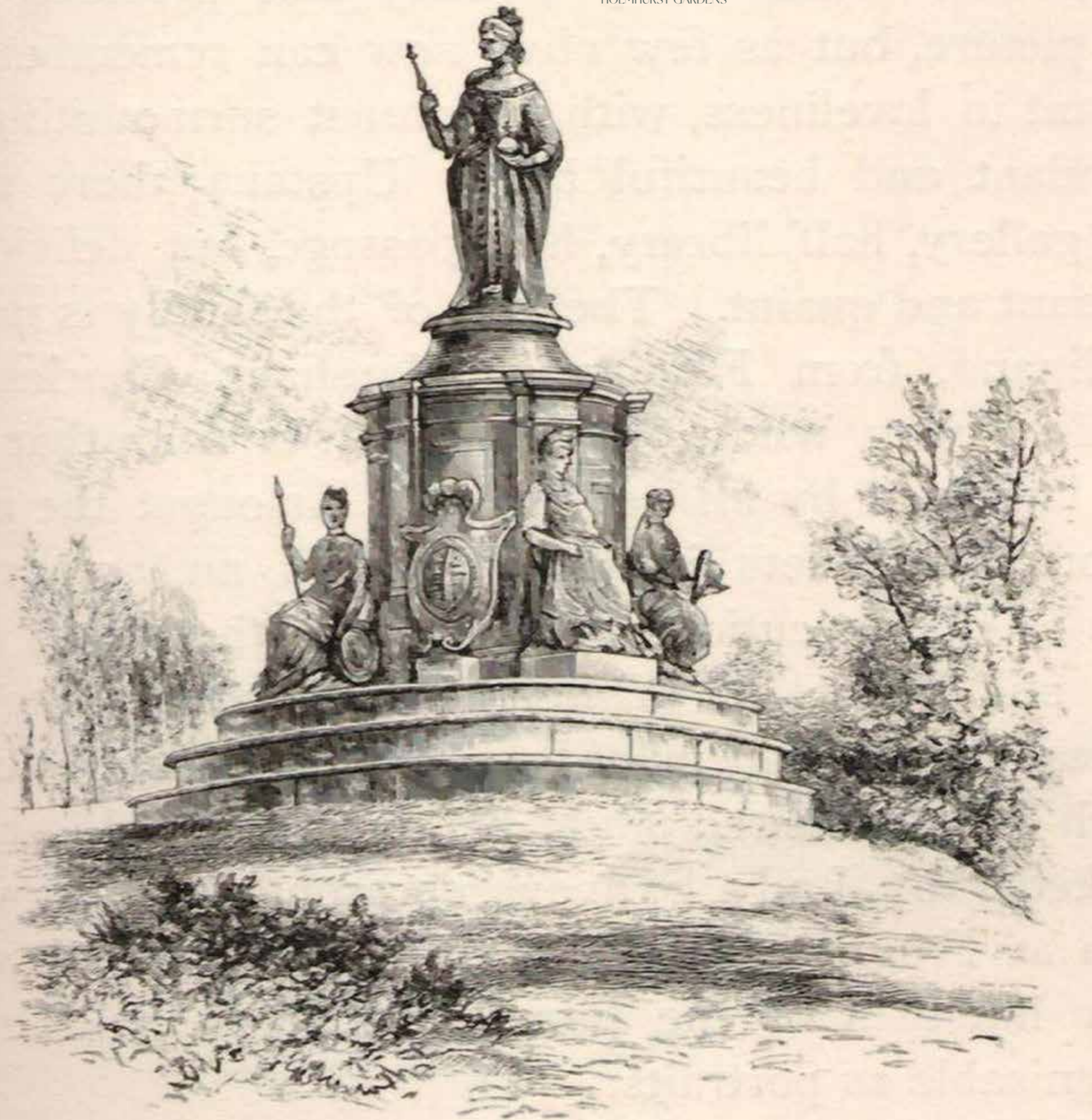


A regal restoration

Submerged in history and surrounded by landmarks, Holmhurst Gardens has been shaped with great historic foundations and preservation in mind.

A once poignant statue standing at the foot of St Paul's Cathedral from the early 18th to late 19th Century, the Grade II listed Queen Anne statue carved out of Carrara marble is found at Holmhurst Gardens and restored as part of the regeneration. Passionate for its restoration, Augustus Hare acquired the statue which has since become an important historical part of the site.

The relic continues to live on as an influential part of history within Holmhurst Gardens, serving its purpose as a key landmark for residents and the community to appreciate for years to come.



QUEEN ANNE AT HOLMHURST.

A community with you in mind



A peaceful and harmonious community with plenty of space to settle down for you and your family.

Tucked away from the hustle and bustle of everyday life, yet close enough to get you where you need to go. Holmhurst Gardens is a pocket of hidden comfort.

A safe place to call home, for all the family.



Welcome to the seaside

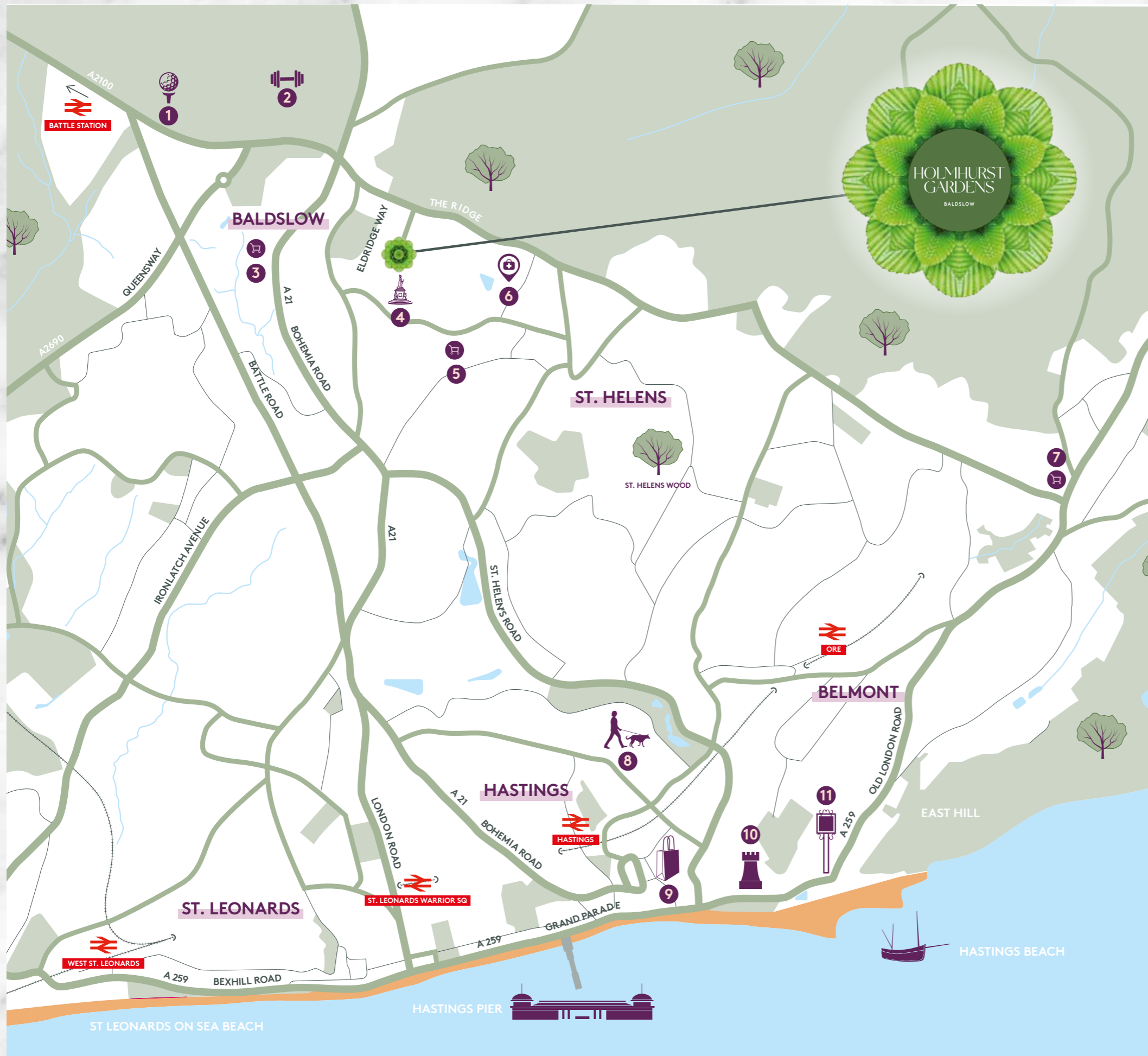
A picturesque seaside town just 10 minutes away offers residents a lively coastal neighbourhood to become a part of.

Anchored in history, the vibrancy of this area nods to both its rich past and exciting future regeneration plans.



Whether it's soaking up the panoramic views from Hastings Castle, taking a leisurely stroll on the pier, or checking out the local produce and independent stores in the Old Town, here you'll find real seaside charm that's hard to find anywhere else.

Fostering a lively cultural scene, this neighbourhood also offers artistic flare and makes waves when it comes to community spirit with space for everyone to get involved.



To the beach and back...

FIND

1. BEAUPORT PARK GOLF AND COUNTRY CLUB
2. BANNATYNE HEALTH CLUB
3. TESCO EXTRA
4. GRADE II STATUE OF QUEEN ANNE
5. SAINSBURY'S
6. CONQUEST HOSPITAL
7. ALDI
8. ALEXANDRA PARK
9. PRIORY MEADOW SHOPPING CENTRE
10. HASTINGS CASTLE
11. HASTINGS OLD TOWN



All the essentials
on your
doorstep

**FIND YOUR FAMILY HOME
IN THE PEACEFUL VILLAGE
OF BALDSLOW.**

With access to daily essentials, your new residence is an enviable prime location that strikes the perfect balance, made for family life. Just a short stroll away you'll find the local convenience store and post office on Harrow Lane. For the big weekly shops, Sainsbury's Superstore is a short 5 minute drive away. For residents who are ready to get out and be active, improve your putting at Beauport Park Golf and Country Club or enjoy the gym and leisure facilities at Bannatyne Health Club, just a short commute by car. For your favourite retailers, find Priors Meadow Shopping Centre closely located to Hastings Station. The leafy and peaceful Alexandra Park stretches 2.5 miles across Hastings town, with a cafe, nature paths, iconic bandstand, surrounding reservoirs and miniature train track for the kids - this makes it the perfect place to step back and unwind with the whole family.



For your children to develop and grow



OFSTED RATED SCHOOLS NEAR HOLMHURST GARDENS OFFER THE IDEAL LEARNING ENVIRONMENT.

NURSERY AND PRIMARY SCHOOLS

Christ Church CofE Primary and Nursery Academy
 Distance from development: 8 minute drive
 Ages: 2 to 11 years old
 Ofsted: Good (2)

Sandown Primary School
 Distance from development: 10 minute drive
 Ages: 2 to 11 years old
 Ofsted: Good (2)

PRIMARY SCHOOLS

Ark Blacklands Primary Academy
 Distance from development: 11 minute drive
 Ages: 4 to 11 years old
 Ofsted: Outstanding (1)

Ark Little Ridge Primary Academy
 Distance from development: 3 minute drive or 11 minute walk
 Ages: 4 to 11 years old
 Ofsted: Outstanding (1)

Battle and Langton Church of England Primary School
 Distance from development: 14 minute drive
 Ages: 4 to 11 years old
 Ofsted: Good (2)

St Mary Star of the Sea Catholic Primary School
 Distance from development: 12 minute drive
 Ages: 4 to 11 years old
 Ofsted: Good (2)

St Paul's Church of England Academy
 Distance from development: 12 minute drive
 Ages: 2 to 11 years old
 Ofsted: Good (2)

Crownhurst CofE Primary School
 Distance from development: 12 minute drive
 Ages: 5 to 11 years old
 Ofsted: Good (2)

Pebsham Primary School
 Distance from development: 16 minute drive
 Age: 5 to 11 years old
 Ofsted: Good (2)



COLLEGES

Claverham Community College
 Distance from development: 15 minute drive
 Ages: 11 to 16 years old
 Ofsted: Good (2)

St. Richards Catholic College
 Distance from development: 17 minute drive
 Ages: 11 to 16 years old
 Ofsted: Good (2)

*Travel distances are approximate, calculated using google.co.uk/maps. Ofsted ratings are correct at time of print.





Hastings Pier

Find your way around town

HOLMHURST GARDENS IS WELL SERVED BY KEY TRANSPORT LINKS THAT CAN GET YOU TO LONDON FOR A DAY OUT IN THE CITY, OR STAY PUT AND ENJOY YOUR REGULAR HOME COMFORTS CLOSE TO HOME.

BY FOOT

Heading to your local shops is super easy with a Sainsbury's and Tesco Express located within a short walking distance. For sports lovers, this location is perfect with Helenswood Sports Centre right by the development.

Conquest Hospital
9 minute walk

Sainsbury's Superstore
15 minute walk

BY CAR

Holmhurst is close to the B2093 and major roads including A21 leading directly to London. In the opposite direction, you can hop in the car and head to Hastings town centre for the day and be there within 15 minutes' drive. (from development)

Beauport Park Golf and Country Club
6 minute drive

Alexandra Park
8 minute drive

Hastings Old Town
15 minute drive

BY TRAIN

Pop into London for the weekend on a Southeastern train from Battle station leaving every 30 minutes, every day. Or, if you fancy the seaside away from home, travel to Eastbourne in less than 40 minutes, or, as far as Brighton or Dover via Ore station with railway routes operated by Southern and Southeastern.

FROM ORE STATION

Eastbourne
37 minute train ride

Ashford International
42 minute train ride

FROM BATTLE STATION

Hastings
16 minute train ride

London Charing Cross
1 hour and 30 minute train ride

FROM HASTINGS STATION

Brighton
1 hour and 15 minute train ride

London Victoria
1 hour and 52 minute train ride

BY BUS

By The Ridge, there is easy access by bus to local facilities with plenty of shops, restaurants and cafes to stop at nearby. With St. Anne's House just by the development, travel via bus direct to Bexhill, St. Leonards, Rye and Hastings Town Centre has never been easier.

St. Anne's House bus stop
3 minute walk from development

St. Leonards
17 minutes

Hastings Town Centre
19 minutes

Bexhill
33 minutes

*Travel distances are approximate, calculated using [google.co.uk/maps](https://www.google.co.uk/maps).

Your new home



Map not to scale. CP | Car Port BS | Bin Store Affordable Rent



Image shown is indicative only

The Homes

There really is no place like home. Here you'll be ready to nestle in and settle down, build on new traditions and make the happiest memories.

Inside these high-specification two, three and four bedroom homes, everything is designed with quality in mind and convenience is envisioned through every exceptional layout that maximises space and light. With parking, private outside space and plenty of comfort spaces inside, there's everything and more to love.

SOUTHERN HOUSING

new homes

SHARED OWNERSHIP

Now that you have found your dream home you're probably asking, "Is Shared Ownership right for me?" At Southern Housing New Homes, 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 of your home 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 details before deciding to proceed:

- Your total household income must be £80,000 a year or less.
- These houses are Leasehold with Shared Ownership, and will become Freehold once you own 100%.
- There will be a service charge to pay towards the management and maintenance of the development, which increases each year. See price list for more details.
- Affordability and eligibility checks apply. Ask your Sales Executive for more information to start making your dream a reality.

ABOUT

At Southern Housing New Homes we know how important it is to find the perfect home. Our mission is to help you do just that by providing the best quality, affordable homes, while creating communities that people love. As an organisation we're one of the largest housing providers in the UK with over 77,000 homes across London, the South East, the Isle of Wight and the Midlands, giving over 167,000 people somewhere to call their own.

Within our Southern Housing New Homes team, we provide homes to suit families of all sizes, through Shared Ownership, London Living Rent and Open Market Sale. Read more about who we are and what we do as a housing association at shnewhomes.co.uk

GIVE US A CALL: 0300 555 2171

VISIT OUR WEBSITE: SHNEWHOMES.CO.UK/HOLMHURST

Disclaimer: All floor plans in this brochure are for general guidance only. Measurements 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. These particulars do not constitute any part of an offer or contract. Southern Housing New Homes 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, Southern Housing New Homes does not warrant the accuracy or completeness of this information. Particulars are given for illustrative purposes only. Southern Housing New Homes 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 Southern Housing New Homes 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 Southern Housing New Homes. Southern Housing New Homes supports the development of mixed tenure developments and is proud to provide homes for Affordable Rent and Shared Ownership at Holmhurst Gardens. We may change the tenure of some homes subject to demand. Information correct at time of print: December 2024.





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