



Hyde  
New Homes



# BLUEBELL HEIGHTS

A NEW COMMUNITY OF HOMES  
WHERE NATURE'S HAVEN AWAITS

Great homes for everyone



Welcome to Bluebell Heights

# New apartments

## Nestled into the landscape

Discover Bluebell Heights, a brand new collection of shared ownership homes, where nature is being preserved and enhanced to offer residents an enriched living experience with wellbeing at the heart of its community.

Six buildings of 1, 2 and 3 bedroom apartment homes sit either side of a tree-lined avenue at the foot of the South Downs National Park. While the community also enjoys terraced gardens, natural play areas, and a border of beautiful mature trees and planting.

This new development of homes offers a rare combination of modern convenience, comfort, and breathtaking beauty, making it an exceptional place to live.

# Community focused design

A new development of homes has emerged that is situated next to a beautifully landscaped woodland and surrounded by nature.

The design and architecture of Bluebell Heights involves careful consideration of the natural surroundings and a deep commitment to ensuring new homes feel connected to the existing community of Coldean. Newly created footpaths enable connections across the site, while ecology and learning play spaces are destinations for everyone in the Coldean community to enjoy. These homes are designed to harmoniously blend with the natural surroundings and offer residents a unique opportunity to live in close proximity to nature.

The serene environment and connection to nature provide a peaceful escape from the hustle and bustle of urban life, making this development a sought-after destination for those seeking a lifestyle of comfort and tranquillity.

Each home is designed with open floor plans, large windows, and outdoor living spaces to take advantage of the breathtaking views of the natural surroundings.

Homes at Bluebell Heights join the established community of Coldean, designed to preserve the natural beauty of the woodland, with walking trails and recreational areas that encourage residents to explore and appreciate the natural world.



Computer generated image of Bluebell Heights, indicative only

# Love living local

## Life-enhancing activities

### Immerse yourself in the great outdoors

You can walk from Bluebell Heights into nearby Wild Park Nature Reserve, then continue onto Preston Park, Brighton's largest urban park. Preston Park is a great park for sports or picnics during the summer months, and hosts concerts, circuses, fairs, and family days throughout the year. With just a short drive or bus ride, you are at Brighton's famous North Laine.

Alternatively, head northeast from Bluebell Heights to Stanmer Park, with its wide open spaces, woodland walks and mountain bike trails that lead you onto bracing hikes over the Downs. At the Lower Lodges entrance to Stanmer Park you'll find Circa with its delicious offering of sourdough toasties and pastries, and Brighton Bike Hire is just next door if you fancy switching from foot to two wheels.

To the north of Stanmer Park you'll find One Garden Brighton, a rediscovered walled garden reinvented for eating and meeting as well as the enjoyment of plants. Or head to Brighton for some music, theatre or comedy at Komedia Brighton.

If golf is more your pleasure, then make your way to Hollingbury Golf Club, a championship golf course that has hosted several major professional tournaments.



#### Images

1. Preston Park
2. Komedia Brighton
3. Hollingbury Park Golf Course
4. One Garden Brighton
5. Circa In The Park, Stanmer Park



# Entertainment for all tastes

## Local highlights

See, do, eat & drink



### 1. Royal Pavilion

4/5 Pavilion Buildings, BN1 1EE

Immerse yourself in another culture and another era at the Royal Pavilion and Gardens. Choose from luxury dining George IV style in the Banqueting Room, or the Saloon restored to its original brilliant glory.

### 2. Bluebell Woods

Stanmer Park, Great Wood

The ancient woodlands of the South Downs have been left undisturbed for hundreds of years, creating the ideal environment for bluebells to thrive. The Great Wood in Stanmer Park is so close to home, you can indulge in an incredible swathe of bluebells every year, between late March and early May.



### 3. Brighton Museum & Art Gallery

Pavilion Gardens, BN1 1EE

Enjoy a diverse mix of exhibitions at the Brighton Museum & Art Gallery, a cultural institution that celebrates its local population, diverse histories, and the unique in equal measure.

### 4. One Garden Brighton

Stanmer Park, Lewes Rd, BN1 9SE

One Garden Brighton is a place for everyone with something new to discover every day. You can while away the hours exploring the modern urban garden, sit back and enjoy the delicious menu with ingredients from the Kitchen Garden, or make your selection from incredible produce, including the finest cuts of free-range meat.



### 5. American Express Community Stadium

Village Way, Brighton BN1 9BL

This stadium is the home of Brighton & Hove Albion, who moved here in 2011. Book your tickets to watch the Men's and the Women's First Team play or take a stadium tour, finishing up with a drink in Dick's Bar, named after former Albion chairman Dick Knight.



### 6. Komedia

44-47 Gardner Street, BN1 1UN

This award-winning club hosts hundreds of comedy, music, cabaret, and children's theatre performances every single year. Make sure you book on for their resident comedy shows and new music night.

Tickets sell fast!

### 7. Jack & Jill Windmills

Clayton, West Sussex

These Grade II listed buildings, just south of Clayton on the South Downs, offer incredible views over the Sussex Weald. Jill Windmill is a 19th Century traditional corn windmill which has been fully restored.



### 8. Resident Music

28 Kensington Gardens, BN1 4AL

If you're determined to keep vinyl alive and love your music from all genres and eras, then Resident Music is the place for you. This award-winning record shop at the heart of North Laine promises a warm welcome, laughter, and lots of sweet, sweet music for all ears.

### 9. The Chattri Memorial

Standean Lane, Patcham, London Road, BN1 8ZB

Sitting 500 feet above Brighton on the South Downs, the Chattri is a memorial built in honour of the Indian dead of the First World War. Its site is where Hindu and Sikh soldiers who died in Brighton war hospitals during 1914-1915 were cremated. The memorial was unveiled by the Prince of Wales on 21st February 1921.



# Connections

## On your doorstep and beyond

With the beautiful expanse of the South Downs on your doorstep and the fun and activity of Brighton within easy reach, you really are spoiled for choice in either direction from Bluebell Heights.

A bus runs directly from Coldean into Brighton and another takes you to Brighton Retail Park where you'll find Asda, Matalan and Marks & Spencer Simply Food.

You also have ready access to the A23 and A27 out of Brighton towards London, Worthing, Chichester and Eastbourne. Or take the train from Brighton and reach London Victoria in just over an hour.

Closer to home, traveling either by foot or by bike, you can reach Coldean pharmacy and library, Stanmer Park and One Garden in under 12 minutes.

| On Foot  |         |
|---------------------------------------------------------------------------------------------|---------|
| Coldean Primary School                                                                      | 2 mins  |
| Stanmer Park                                                                                | 5 mins  |
| Coldean Library                                                                             | 7 mins  |
| Coldean Pharmacy                                                                            | 7 mins  |
| Falmer Train Station                                                                        | 30 mins |

| By Bicycle  |         |
|------------------------------------------------------------------------------------------------|---------|
| Stanmer Park                                                                                   | 3 mins  |
| Falmer Train Station                                                                           | 9 mins  |
| One Garden Brighton                                                                            | 12 mins |
| Ditchling Beacon                                                                               | 19 mins |
| Hollingbury Park Tennis Courts                                                                 | 33 mins |

Note: Walking and cycling times start from postcode BN1 9GR. Times taken from google.co.uk/maps and nationalrail.co.uk and are approximate only.

### By Car



### By Bus

Coldean to:



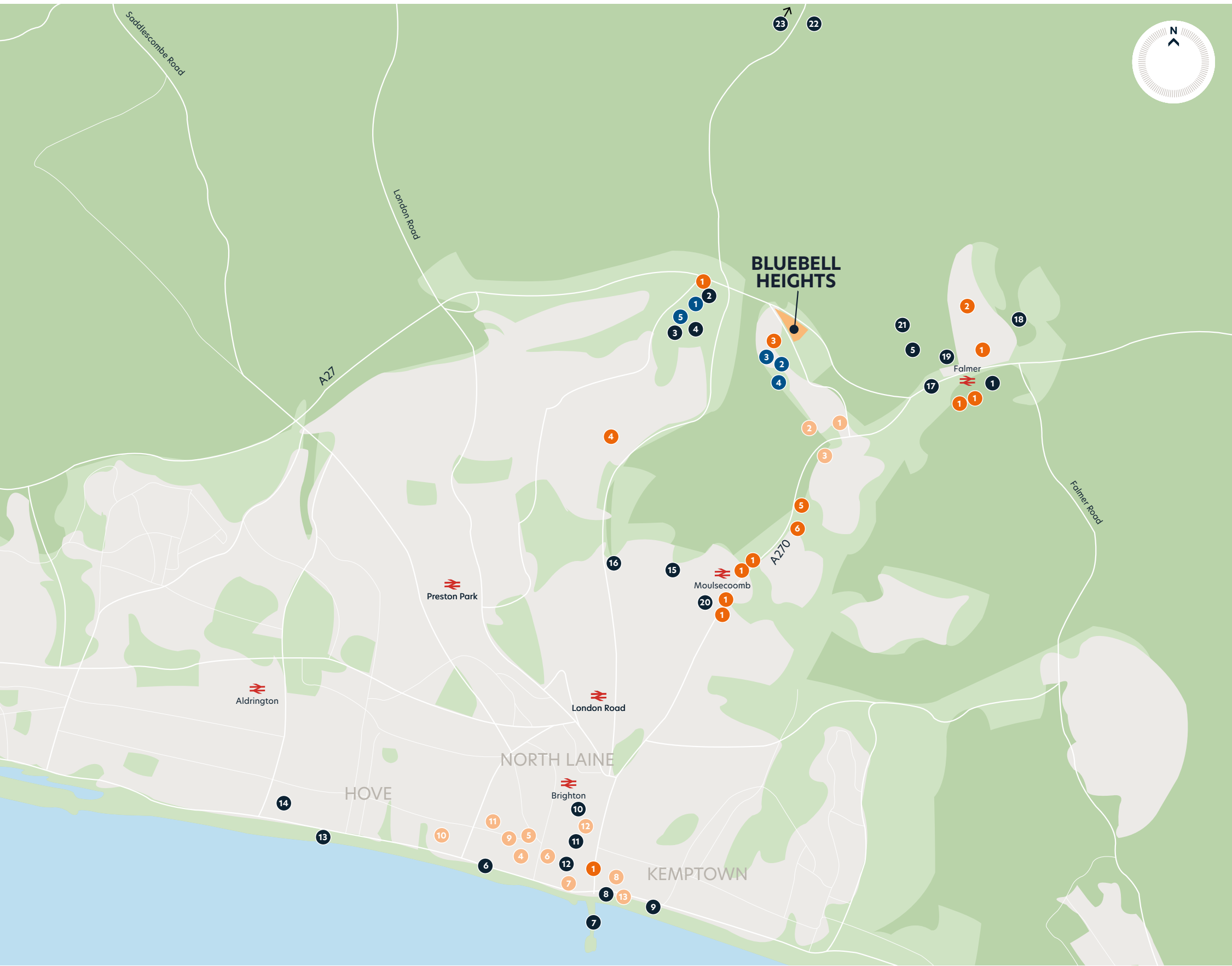
### By Train (Southern)

Falmer Station to:



# Explore and discover

So much to see and do



## Food and drink

1. Ruby Pub & Hotel
2. Sanah's Mixing Bowl
3. The Grill and Pud
4. Petit Pois
5. The Ivy in The Lanes
6. Coal Shed Restaurant
7. Kindling
8. Brighton Breach House
9. The Quadrant
10. Purezza Hove
11. Brighton Beer Dispensary
12. Bill's Brighton
13. Brighton Zip Bar + Kitchen

## Amenities

1. Asda Superstore
2. Coldean Pharmacy
3. New Larchwood Surgery
4. Coldean Convenience 02
5. M&S Simply Food

## Education

1. University of Brighton
2. University of Sussex
3. Coldean Primary School
4. Carden Primary School
5. Moulsecoomb Primary School
6. Jump Start Nursery

## Recreation

1. American Express Community Stadium
2. PHX Gym
3. Hollingbury Golf Course
4. Wild Park Nature Reserve
5. Stanmer Park Nature Reserve
6. i360 Viewing Tower
7. Brighton Palace Pier
8. Sea Life Aquarium
9. Volk's Electric Railway
10. Komedia
11. Royal Pavilion
12. The Lanes
13. Hove Beach Huts
14. Hove Museum & Art Gallery
15. Hollingdean Skatepark
16. Hollingbury Park Tennis Courts
17. Falmer Sport Centre
18. Falmer Sports Complex
19. Brighton Racquetters
20. Moulsecoomb Community Leisure Centre
21. Stanmer Park
22. Ditchling Beacon
23. Ditchling Road Tennis Courts



CGI is depicting The Oak

# Overview of Bluebell Heights

Shared ownership homes at Bluebell Heights are thoughtfully spread amongst three buildings. They benefit from ready proximity to open green space, including an open recreation space and two children's play areas.

Many of the natural surrounding features have been retained to encourage outdoor activity and enjoyment, and the biodiversity of the site is being enhanced with a grassland and woodland management plan.

All buildings enjoy natural landscape views either across the tree-lined development to the bright lights of Brighton in the south or looking northwards towards the Downs.

Homes have been built to be energy and cost efficient, with superior insulation including double-glazed windows. Solar panels on the roofs are a source of renewable energy and electric charging points to selected plots enable residents to make the transition to electric vehicles.

Key

Brighton & Hove affordable rent

Shared ownership



# Design and specifications

We've created three alternative design and specification options that are allocated to different apartments in Bluebell Heights. Each option offers the same high-quality standards. The difference is the colour selection for the apartment flooring, kitchen units and splashback, and bathroom tiling.

Offering choice and differentiation is part of the Hyde commitment to customers.



## The Varndean Collection

### Kitchen

- Handleless Pearl Grey gloss kitchens
- Laminate worktop/upstand in 'Grey Terazzo'
- Black glass splash-back
- Single built in electric oven and hob
- Integrated fridge/freezer
- Dishwasher
- Undercounter double oven (3 bedroom homes only)

### Flooring

- 'Sterling Oak' vinyl flooring throughout
- Medium grey porcelain tiles to bathroom

### Bathroom

- Quality white bathroom suite
- Shower over bath with glass bath/shower screen
- Contemporary chrome taps to basin and bath
- Medium grey porcelain tiles to walls around wet areas
- Chrome towel rail

### Plots

3, 5, 9, 13, 17, 20, 21, 25, 27, 32, 37, 86, 88, 92, 95, 99, 101, 104, 107, 111, 112, 113, 116, 118, 121, 124, 169, 171, 173, 175, 179, 181, 184, 187, 189, 192, 196, 197, 200

## The Ellis Collection

### Kitchen

- Handleless White gloss kitchens
- Laminate worktop/upstand in 'Venice Marble'
- Chalk white glass splash-back
- Single built in electric oven and hob
- Integrated fridge/freezer
- Dishwasher
- Undercounter double oven (3 bedroom homes only)

### Flooring

- 'Coastal Oak' vinyl flooring throughout
- Light grey porcelain tiles to bathroom

### Bathroom

- Quality white bathroom suite
- Shower over bath with glass bath/shower screen
- Contemporary chrome taps to basin and bath
- Light grey porcelain tiles to walls around wet areas
- Chrome towel rail

### Plots

2, 4, 6, 10, 12, 14, 18, 22, 24, 28, 29, 30, 33, 34, 36, 84, 87, 90, 91, 93, 96, 98, 100, 103, 105, 108, 110, 115, 117, 120, 123, 126, 170, 172, 174, 177, 178, 180, 183, 185, 186, 190, 193, 195, 198, 201

## The York Collection

### Kitchen

- Handleless Matt Anthracite Grey kitchens
- Laminate worktop/upstand in 'Arctic Marble'
- Pewter splash-back
- Single built in electric oven and hob
- Integrated fridge/freezer
- Dishwasher
- Undercounter double oven (3 bedroom homes only)

### Flooring

- 'Sterling Oak' vinyl flooring throughout
- Natural tone porcelain tiles to bathroom

### Bathroom

- Quality white bathroom suite
- Shower over bath with glass bath/shower screen
- Contemporary chrome taps to basin and bath
- Natural tone porcelain tiles to walls around wet areas
- Chrome towel rail

### Plots

7, 8, 11, 15, 16, 19, 23, 26, 31, 35, 85, 89, 94, 97, 102, 106, 109, 114, 119, 122, 125, 127, 176, 182, 188, 191, 194, 199

### General

- White matte painted wall finish
- Chrome ironmongery to internal doors
- Downlighters to living, kitchen, diner and bathroom
- Ceiling pendants to hall and bedroom(s)
- Washer dryer
- Communal TV aerial and Sky Q connections, with BT Fibre to property
- Allocated parking
- Cycle storage and active EV charging points to selected plots
- 250 year lease
- Premier Guarantee
- Travel incentive includes subsidised bus and train travel, membership to Enterprise Car Club, vouchers towards bike purchase and use of communal bike repair kit in bike stores (speak to your Sales Consultant for further information)

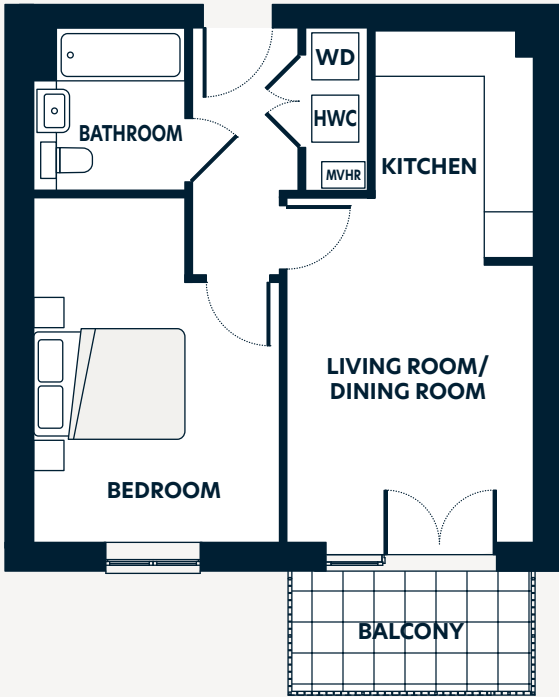
# Bluebell Heights

## One bedroom apartment

- Floor -1 - 170
- Floor 1 - 84, 185\*
- Floor 2 - 2, 13\*, 95\*, 186, 193\*
- Floor 3 - 14, 96, 194, 201\*
- Floor 4 - 29\*, 111\*
- Floor 5 - 30, 112
- Floor 6 - 127\*

**Floorplan key**  
HWC Hot Water Cylinder  
MVHR Mechanical ventilation  
heat recovery unit  
WD Washer dryer

\*Handed plots



| Dimensions              | m           | ft             |
|-------------------------|-------------|----------------|
| Living Room/Dining Room | 3.32 x 3.66 | 10'11" x 12'0" |
| Kitchen                 | 2.09 x 2.99 | 6'10" x 9'10"  |
| Bedroom                 | 3.24 x 4.55 | 10'8" x 14'11" |
| Bathroom                | 2.00 x 2.15 | 6'7" x 7'1"    |
| Gross Internal Area     | 44.0m²      | 474.0ft²       |
| Balcony                 | 3.18 x 1.59 | 10'4" x 5'2"   |

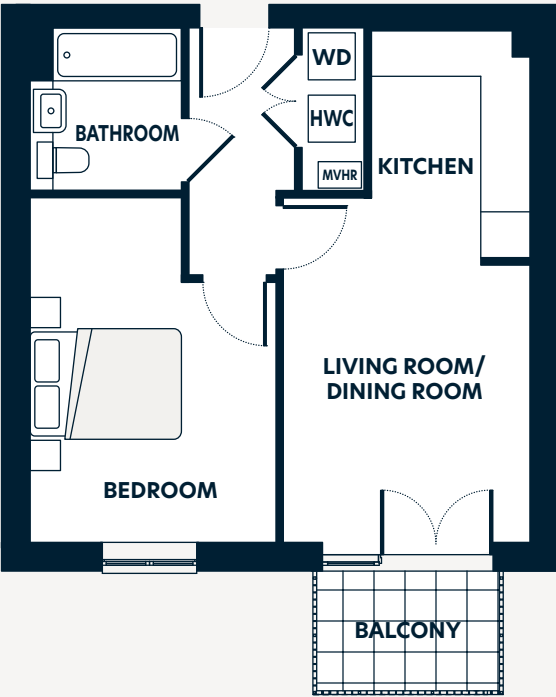
# Bluebell Heights

## One bedroom apartment

- Floor 2 - 6, 88
- Floor 3 - 21\*, 103\*
- Floor 4 - 22, 104
- Floor 5 - 119\*, 37\*
- Floor 6 - 120

**Floorplan key**  
HWC Hot Water Cylinder  
MVHR Mechanical ventilation  
heat recovery unit  
WD Washer dryer

\*Handed plots



| Dimensions              | m           | ft             |
|-------------------------|-------------|----------------|
| Living Room/Dining Room | 3.32 x 3.66 | 10'11" x 12'0" |
| Kitchen                 | 2.09 x 2.99 | 6'10" x 9'10"  |
| Bedroom                 | 3.24 x 4.55 | 10'8" x 14'11" |
| Bathroom                | 2.00 x 2.15 | 6'7" x 7'1"    |
| Gross Internal Area     | 44.0m²      | 474.0ft²       |
| Balcony                 | 2.54 x 1.59 | 8'3" x 5'2"    |

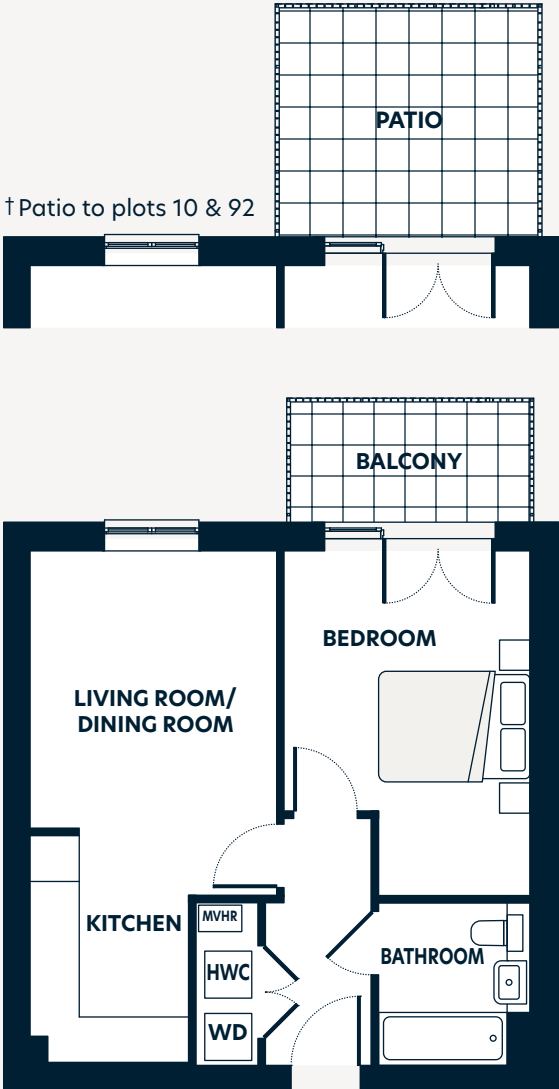
# Bluebell Heights

## One bedroom apartment

- Floor 0 - 174\*
- Floor 1 - 181\*
- Floor 2 - 10†, 92†, 189\*
- Floor 3 - 18, 100, 197\*
- Floor 4 - 26, 108
- Floor 5 - 34, 116
- Floor 6 - 124

**Floorplan key**  
**HWC** Hot Water Cylinder  
**MVHR** Mechanical ventilation  
heat recovery unit  
**WD** Washer dryer

\*Handed plots



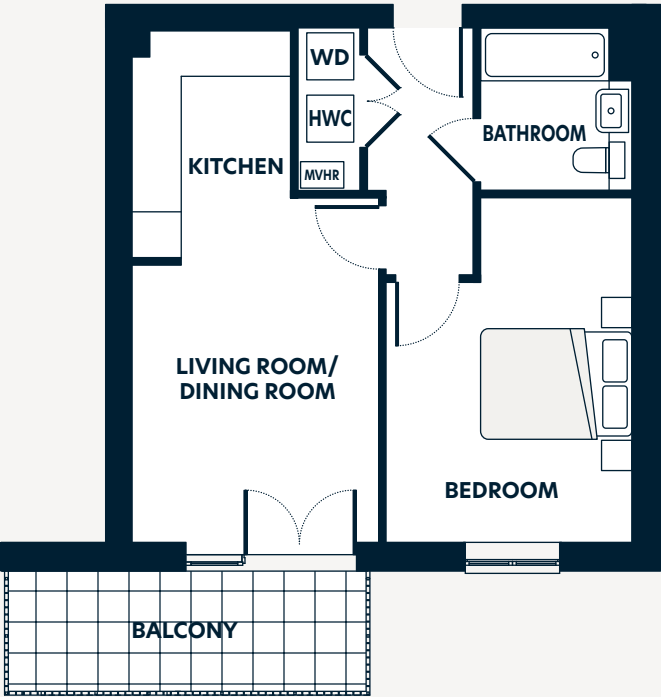
| Dimensions               | m           | ft             |
|--------------------------|-------------|----------------|
| Living Room/Dining Room  | 3.32 x 3.66 | 10'11" x 12'0" |
| Kitchen                  | 2.09 x 2.99 | 6'10" x 9'10"  |
| Bedroom                  | 3.24 x 4.55 | 10'8" x 14'11" |
| Bathroom                 | 2.00 x 2.15 | 6'7" x 7'1"    |
| Gross Internal Area      | 44.0m²      | 474.0ft²       |
| Balcony                  | 3.18 x 1.59 | 10'4" x 5'2"   |
| † Patio to plots 10 & 92 | 3.18 x 2.76 | 10'4" x 9'1"   |

# Bluebell Heights

## One bedroom apartment

Floor 1 - 5, 87, 178

**Floorplan key**  
**HWC** Hot Water Cylinder  
**MVHR** Mechanical ventilation  
heat recovery unit  
**WD** Washer dryer



| Dimensions              | m           | ft             |
|-------------------------|-------------|----------------|
| Living Room/Dining Room | 3.32 x 3.66 | 10'11" x 12'0" |
| Kitchen                 | 2.09 x 2.99 | 6'10" x 9'10"  |
| Bedroom                 | 3.24 x 4.55 | 10'8" x 14'11" |
| Bathroom                | 2.00 x 2.15 | 6'7" x 7'1"    |
| Gross Internal Area     | 44.0m²      | 474.0ft²       |
| Balcony                 | 4.72 x 1.59 | 15'6" x 5'2"   |

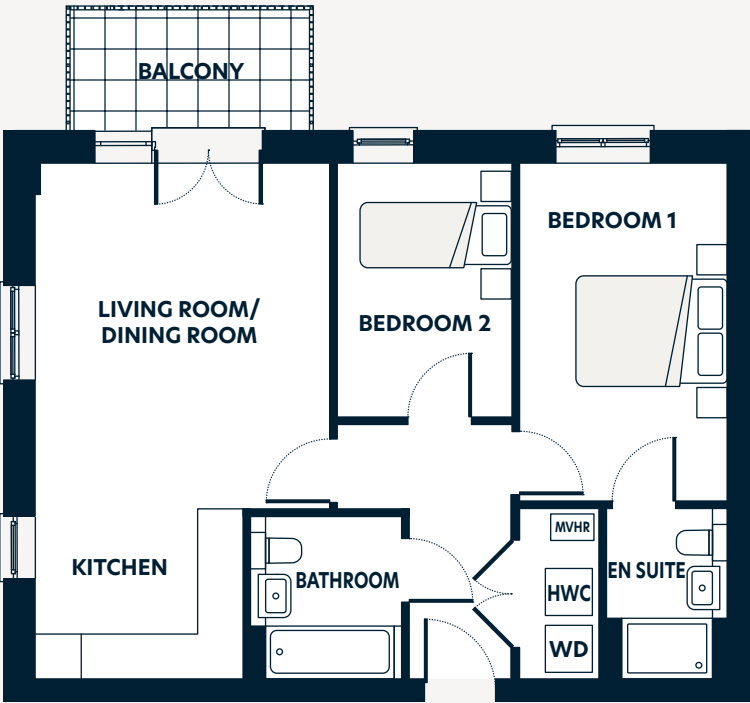
# Bluebell Heights

## Two bedroom apartment

- Floor -1 - 169  
Floor 0 - 173  
Floor 1 - 4, 86, 179\*, 180, 184  
Floor 2 - 7\*, 12, 89\*, 94, 187\*, 188, 192  
Floor 3 - 19\*, 20, 101\*, 102, 195\*, 196, 200  
Floor 4 - 23\*, 27\*, 28, 105\*, 109\*, 110  
Floor 5 - 35\*, 36, 117\*, 118  
Floor 6 - 121\*, 125\*, 126

**Floorplan key**  
HWC Hot Water Cylinder  
MVHR Mechanical ventilation heat recovery unit  
WD Washer dryer

\*Handed plots



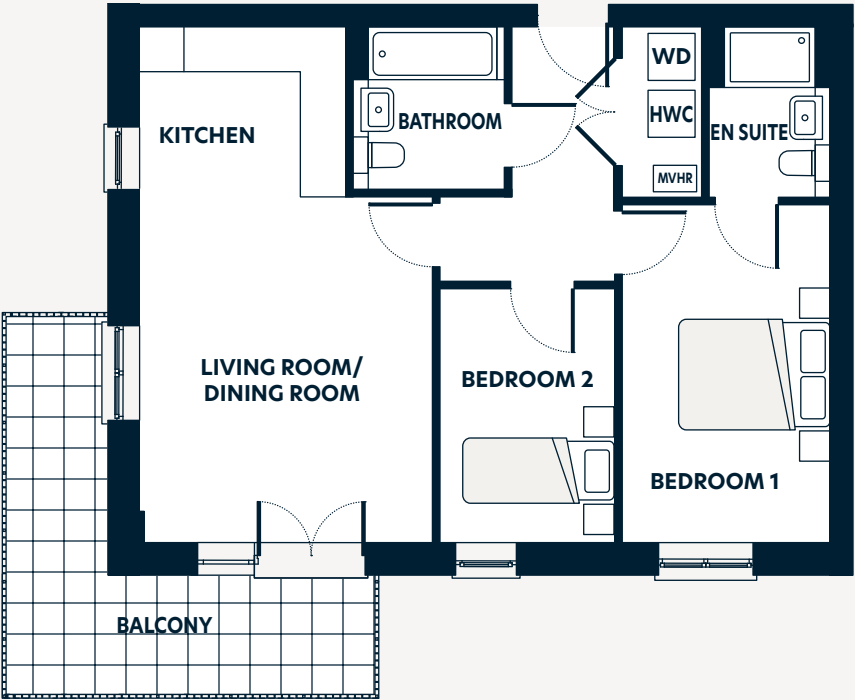
| Dimensions                 | m             | ft              |
|----------------------------|---------------|-----------------|
| Living Room/Dining Room    | 3.86 x 4.60   | 12'8" x 15'1"   |
| Kitchen                    | 2.68 x 2.16   | 8'10" x 9'10"   |
| Bedroom 1                  | 2.79 x 4.41   | 9'2" x 14'6"    |
| En suite                   | 1.59 x 2.28   | 5'3" x 7'6"     |
| Bedroom 2                  | 2.29 x 3.18   | 7'6" x 10'5"    |
| Bathroom                   | 1.99 x 2.15   | 6'7" x 7'1"     |
| <b>Gross Internal Area</b> | <b>61.0m²</b> | <b>657.0ft²</b> |
| Balcony                    | 3.18 x 1.59   | 10'4" x 5'2"    |

# Bluebell Heights

## Two bedroom apartment

- Floor 1 - 3, 85  
Floor 3 - 15, 97  
Floor 5 - 31, 113

**Floorplan key**  
HWC Hot Water Cylinder  
MVHR Mechanical ventilation heat recovery unit  
WD Washer dryer



| Dimensions                 | m             | ft              |
|----------------------------|---------------|-----------------|
| Living Room/Dining Room    | 3.86 x 4.60   | 12'8" x 15'1"   |
| Kitchen                    | 2.68 x 2.16   | 8'10" x 9'10"   |
| Bedroom 1                  | 2.79 x 4.41   | 9'2" x 14'6"    |
| En suite                   | 1.59 x 2.28   | 5'3" x 7'6"     |
| Bedroom 2                  | 2.29 x 3.18   | 7'6" x 10'5"    |
| Bathroom                   | 1.99 x 2.15   | 6'7" x 7'1"     |
| <b>Gross Internal Area</b> | <b>61.0m²</b> | <b>657.0ft²</b> |
| Balcony                    | 5.17 x 1.59   | 16'9" x 5'2"    |

Bluebell Heights

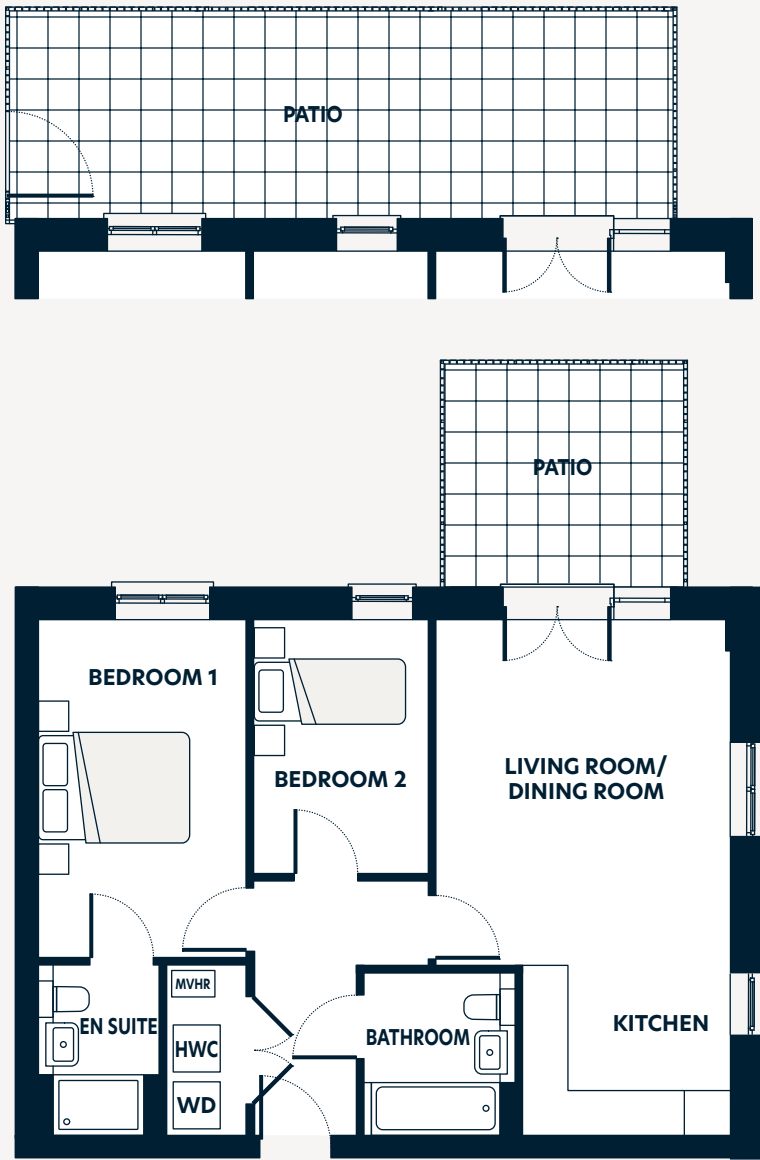
Two bedroom apartment

Floor 0 - 177\*†  
Floor 2 - 11, 93

Floorplan key  
HWC Hot Water Cylinder  
MVHR Mechanical ventilation  
heat recovery unit  
WD Washer dryer

\*Handed plots

† Patio to plot 177



| Dimensions              | m           | ft            |
|-------------------------|-------------|---------------|
| Living Room/Dining Room | 3.86 x 4.60 | 12'8" x 15'1" |
| Kitchen                 | 2.68 x 2.16 | 8'10" x 9'10" |
| Bedroom 1               | 2.79 x 4.41 | 9'2" x 14'6"  |
| En suite                | 1.59 x 2.28 | 5'3" x 7'6"   |
| Bedroom 2               | 2.29 x 3.18 | 7'6" x 10'5"  |
| Bathroom                | 1.99 x 2.15 | 6'7" x 7'1"   |
| Gross Internal Area     | 61.0m²      | 657.0ft²      |
| Patio                   | 3.18 x 2.76 | 10'4" x 9'1"  |
| † Patio to plot 177     | 8.81 x 2.80 | 28'10" x 9'2" |

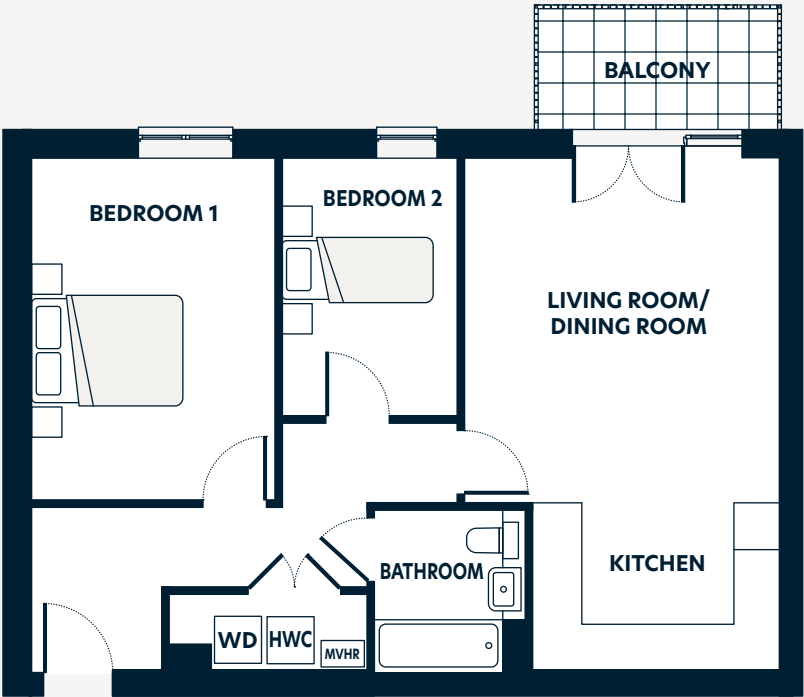
Bluebell Heights

Two bedroom apartment

Floor 0 - 175\*  
Floor 1 - 182\*  
Floor 2 - 190\*  
Floor 3 - 17, 99, 198\*  
Floor 4 - 25, 107  
Floor 5 - 33, 115  
Floor 6 - 123

Floorplan key  
HWC Hot Water Cylinder  
MVHR Mechanical ventilation  
heat recovery unit  
WD Washer dryer

\*Handed plots



| Dimensions              | m           | ft             |
|-------------------------|-------------|----------------|
| Living Room/Dining Room | 4.16 x 4.55 | 13'8" x 14'11" |
| Kitchen                 | 3.26 x 2.20 | 10'8" x 7'3"   |
| Bedroom 1               | 3.21 x 4.51 | 10'7" x 14'10" |
| Bedroom 2               | 2.31 x 3.40 | 7'7" x 11'2"   |
| Bathroom                | 2.00 x 2.15 | 6'7" x 7'1"    |
| Gross Internal Area     | 66.0m²      | 710.0ft²       |
| Balcony                 | 3.18 x 1.59 | 10'4" x 5'2"   |

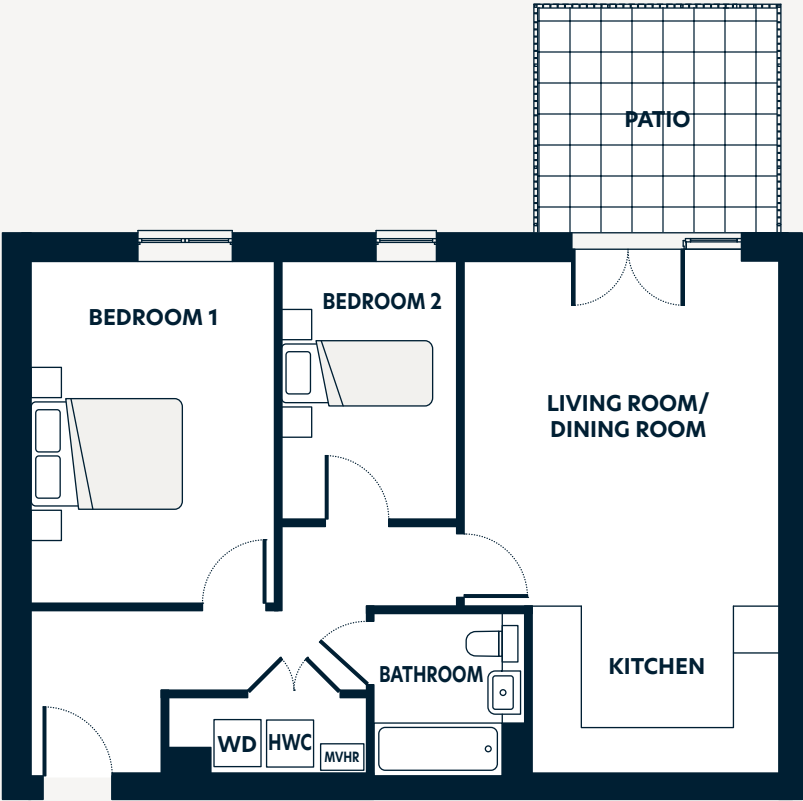
# Bluebell Heights

## Two bedroom apartment

Floor 2 - 9, 91

Floorplan key

- HWC Hot Water Cylinder
- MVHR Mechanical ventilation heat recovery unit
- WD Washer dryer



| Dimensions              | m           | ft             |
|-------------------------|-------------|----------------|
| Living Room/Dining Room | 4.16 x 4.55 | 13'8" x 14'11" |
| Kitchen                 | 3.26 x 2.20 | 10'8" x 7'3"   |
| Bedroom 1               | 3.21 x 4.51 | 10'7" x 14'10" |
| Bedroom 2               | 2.31 x 3.40 | 7'7" x 11'2"   |
| Bathroom                | 2.00 x 2.15 | 6'7" x 7'1"    |
| Gross Internal Area     | 66.0m²      | 710.0ft²       |
| Patio                   | 3.18 x 2.76 | 10'4" x 9'1"   |

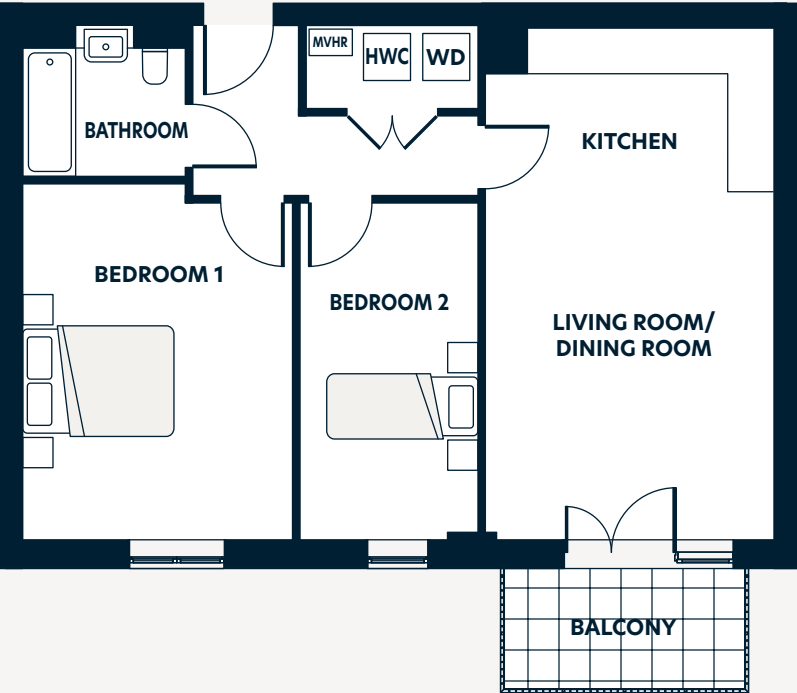
# Bluebell Heights

## Two bedroom apartment

Floor 1 - 171

Floorplan key

- HWC Hot Water Cylinder
- MVHR Mechanical ventilation heat recovery unit
- WD Washer dryer



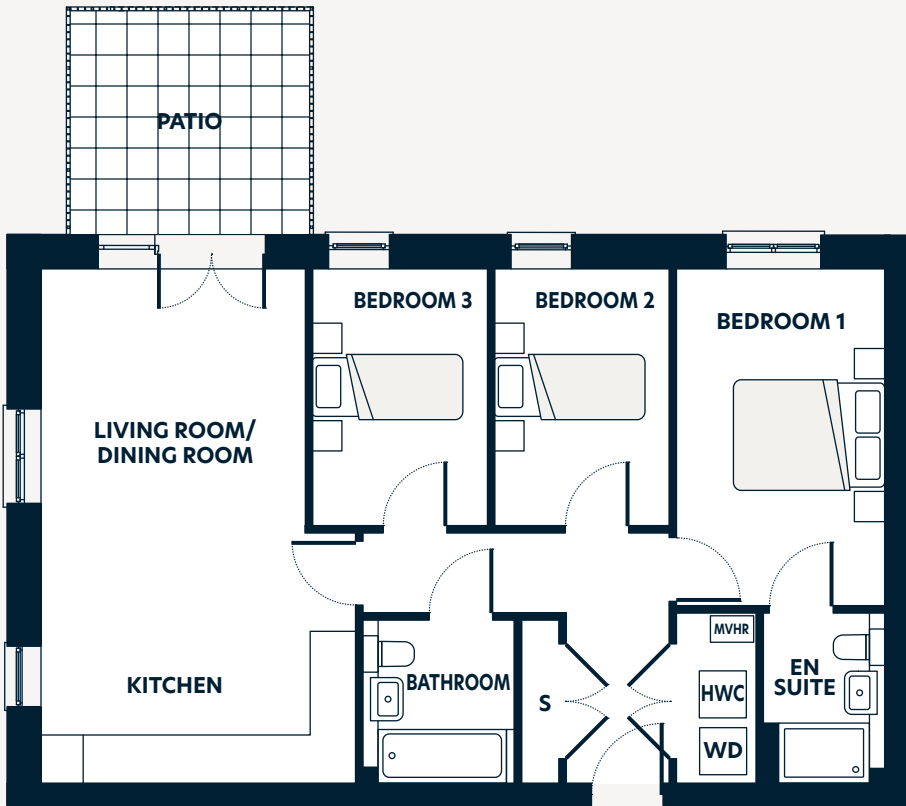
| Dimensions              | m           | ft            |
|-------------------------|-------------|---------------|
| Living Room/Dining Room | 3.80 x 4.60 | 12'6" x 15'1" |
| Kitchen                 | 3.80 x 2.16 | 12'6" x 7'1"  |
| Bedroom 1               | 3.56 x 4.70 | 11'8" x 15'5" |
| Bedroom 2               | 2.35 x 4.45 | 7'9" x 14'7"  |
| Bathroom                | 2.15 x 2.00 | 7'1" x 6'7"   |
| Gross Internal Area     | 66.0m²      | 710.0ft²      |
| Balcony                 | 3.18 x 1.59 | 10'4" x 5'2"  |

Bluebell Heights

Three bedroom apartment

Floor 2 - 8, 90

Floorplan key  
HWC Hot Water Cylinder  
MVHR Mechanical ventilation  
heat recovery unit  
WD Washer dryer



| Dimensions              | m           | ft            |
|-------------------------|-------------|---------------|
| Living Room/Dining Room | 3.54 x 4.79 | 11'7" x 15'9" |
| Kitchen                 | 4.23 x 1.97 | 13'11" x 6'6" |
| Bedroom 1               | 2.79 x 4.55 | 9'2" x 14'11" |
| En suite                | 1.60 x 2.14 | 5'3" x 7'0"   |
| Bedroom 2               | 2.27 x 3.40 | 7'5" x 11'2"  |
| Bedroom 3               | 2.30 x 3.40 | 7'7" x 11'2"  |
| Bathroom                | 1.99 x 2.14 | 6'7" x 7'1"   |
| Gross Internal Area     | 75.0m²      | 807.0ft²      |
| Patio                   | 3.18 x 2.76 | 10'4" x 9'1"  |

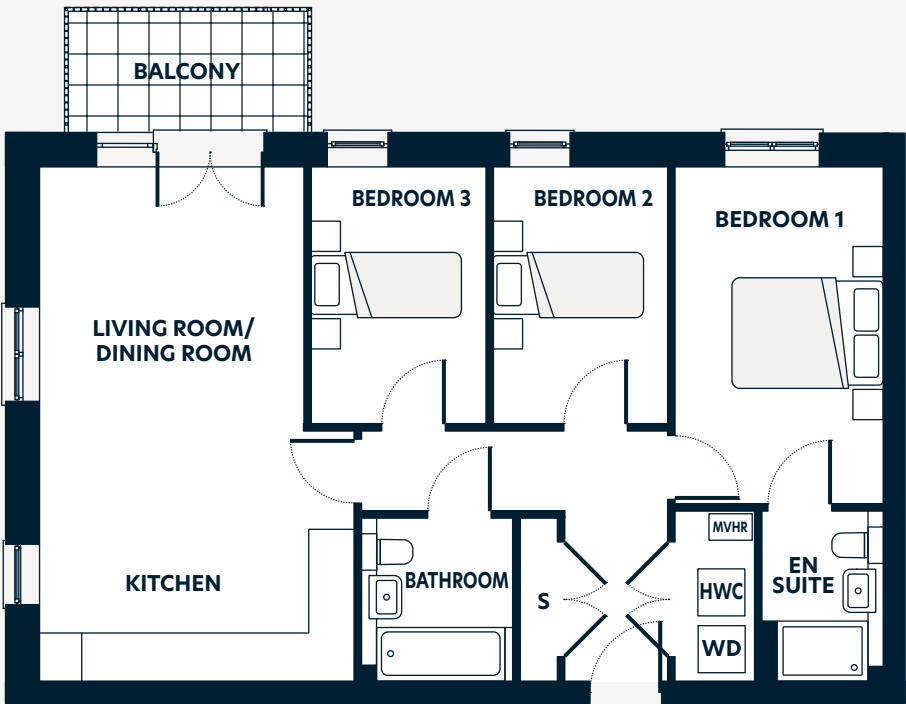
Bluebell Heights

Three bedroom apartment

Floor -1 - 172\*  
Floor 0 - 176\*  
Floor 1 - 183\*  
Floor 2 - 191\*  
Floor 3 - 16, 98, 199\*  
Floor 4 - 24, 106, 166  
Floor 5 - 32, 114  
Floor 6 - 122

Floorplan key  
HWC Hot Water Cylinder  
MVHR Mechanical ventilation  
heat recovery unit  
WD Washer dryer

\*Handed plots



| Dimensions              | m           | ft            |
|-------------------------|-------------|---------------|
| Living Room/Dining Room | 3.54 x 4.79 | 11'7" x 15'9" |
| Kitchen                 | 4.23 x 1.97 | 13'11" x 6'6" |
| Bedroom 1               | 2.79 x 4.55 | 9'2" x 14'11" |
| En suite                | 1.60 x 2.14 | 5'3" x 7'0"   |
| Bedroom 2               | 2.27 x 3.40 | 7'5" x 11'2"  |
| Bedroom 3               | 2.30 x 3.40 | 7'7" x 11'2"  |
| Bathroom                | 1.99 x 2.14 | 6'7" x 7'1"   |
| Gross Internal Area     | 75.0m²      | 807.0ft²      |
| Balcony                 | 3.18 x 1.59 | 10'4" x 5'2"  |



Image of Bluebell Heights show home



Image of Bluebell Heights show home



Image of Bluebell Heights show home



Image of Bluebell Heights show home

#### What our customers say

"Buying through shared ownership has made home ownership more affordable. If I'd bought outright, I'd have had to save for a much larger deposit, meaning I'd have been really stretched financially."

Purchaser at Bluebell Heights



## Buying your new home

Our in-house team of sales consultants are dedicated to providing exceptional service to all of our customers and we aim to make the experience of buying your new home with us as smooth, enjoyable and straightforward as possible. From your initial enquiry, through to handing you the keys to your new home, our friendly and knowledgeable team are available both in person and online, to answer your questions and help you find the home buying option that's right for you.

### Shared ownership

Shared ownership is a scheme which has been specifically designed to help those who are unable to afford the cost of buying a property outright on the open market.

It works by enabling you to purchase a share in your new home, and pay a subsidised rent on the part you don't own to Hyde New Homes.

You will own an equity share in your new home. A lease is a legal document between the freeholder or landlord and the purchaser and is binding on both sides and since you will own a lease you will be a 'leaseholder'. The lease covers the responsibilities including maintenance, rent settings, purchasing more equity, selling and insurance. You will have these responsibilities as a full owner occupier.

You can find out more in the following pages or on our website:

[hydenewhomes.co.uk](https://hydenewhomes.co.uk)



To find out more about the home buying options we offer visit [hydenewhomes.co.uk](https://hydenewhomes.co.uk)

### My Hyde

Set up an account online and personalise your home buying journey with us:

- ✓ Save and share your searches, favourite properties and developments
- ✓ Create and keep track of your shared ownership application
- ✓ Manage your appointments

# HOMES FOR BRIGHTON & HOVE

A joint partnership between:



## A joint venture with Brighton and Hove City Council

Bluebell Heights is the second development to be built by the newly-formed joint venture between Hyde New Homes and Brighton & Hove City Council.

Called Homes for Brighton & Hove, this partnership is committed to delivering 1,000 quality, affordable homes for the city.

The first 346 new homes will be available for shared ownership purchase through Hyde New Homes, or to rent from Brighton & Hove City Council, here at Coldean and in Portslade.

All homes are energy efficient, helping to reduce energy demand and fuel costs for families.

For further information, please visit:  
[hyde-housing.co.uk/homes-brighton-hove](https://hyde-housing.co.uk/homes-brighton-hove)

### About Hyde New Homes

Hyde New Homes is part of the Hyde Group, one of England's largest housing associations. We are proud of the homes we build and bring home ownership within reach of many more people than could otherwise afford one. To find out more about the Hyde Group, visit [hyde-housing.co.uk](https://hyde-housing.co.uk)

### Gold standard service

Our ambition is to be a truly customer-driven housing provider. This means communicating clearly and listening to you throughout your home buying journey, from the initial viewing to when you move into your new home.

Through the use of technology, you can view, secure and complete your purchase from the comfort of your sofa. Our aim is to make your experience smooth and enjoyable. We also work hard to ensure you settle in comfortably and our Product Quality Team will be in touch with you regularly over the first twelve months. During this time, we also engage an independent research company called In-house to conduct feedback surveys on our behalf and consistently review this feedback to continue improving our service to you.

### The Hyde Difference

- Over 90% customer satisfaction for twelve consecutive years
- High specification as standard
- 250-year lease
- Quality fitted flooring included
- Contemporary kitchens with integrated appliances
- Turfed gardens (where applicable)

In fact, over 99% of customers have said they would recommend us to friends and family and we are delighted that, as a result, we have been granted the In-house Gold Award accolade for the twelfth year running.

In addition, we've also received the prestigious Outstanding Achievement Award for customer satisfaction for Net Promoter Score®, a trademark measure used to gauge customer satisfaction. 77.8% of our customers rated us a 9 or 10, on a scale of 0-10, indicating they're highly likely to recommend Hyde New Homes to their friends, colleagues, or family members without hesitation.



### What our customers say

"As an environmentally-conscious person and trying to save money where I can, the environmentally-friendly features at Spring Acres were a real bonus. I'm looking to get an electric vehicle in the future, so the chargers were a real selling point for me."

Purchaser at Spring Acres, Sittingbourne



**Hyde**  
New Homes

## Directions to Bluebell Heights

Sat Nav Address: BN1 9DA

### Walking from Falmer Station

- Walk south-west on Station Approach
- Turn right – 0.1 miles
- Sharp left – 0.2 miles
- Continue onto University Way – 259 ft
- Continue straight onto Stony Mere Way – 0.3 miles
- Turn right – 0.3 miles
- Slight left towards Coldean Lane – 95 ft
- Turn right onto Coldean Lane – 0.6 miles



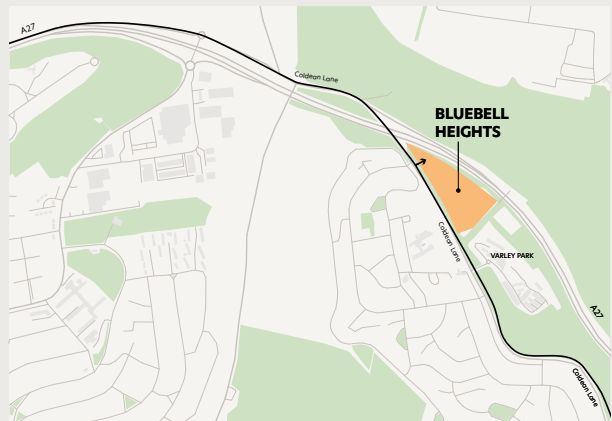
### Driving to Bluebell Heights

#### Heading east on the A27

- Take the exit filter lane left, signposted towards Hollingbury
- At the roundabout, take the 1st exit, heading straight over
- Continue onto Coldean Lane
- The development can be found on your left, after 0.6 miles

#### Heading north on Coldean Lane

- Head north on Coldean Lane towards Woburn Place
- The development can be found on your right, after 0.6 miles



**hydenewhomes.co.uk**

+44 (0) 330 054 4927

Details correct at time of publication: June 2025

Disclaimer: Floorplans are not to scale and are indicative only. Location and style of windows, doors, kitchen units appliance spaces and bathroom fittings may differ. Doors may swing in the opposite direction to that shown on selected units. Windows may open differently or be fixed. All measurements have been prepared from preliminary plans and are intended to give a general indication of the proposed development and the size and layout of individual plots. Measurements shown are maximum room measurements. Total areas shown are maximum and may vary for each unit within a type. All dimensions are quoted in conformity with RICS (GIA EIFA) code of measuring practice (6th edition). The information in this document is indicative and is intended to act as a guide only as to the finished product. Accordingly, due to the Hyde New Homes policy of continuous improvement, the finished product may vary from the information provided. These particulars should not be relied upon as accurately describing any of the specific matters described by any order under the Consumer Protection From Unfair Trading regulations 2008. This information does not constitute a contract or warranty. The dimensions provided on plans are subject to variations and are not intended to be used for carpet sizes, appliance sizes or items of furniture. Specifications are subject to change. Distances taken from google.co.uk/maps.