



LINNET PLACE
AT AMBERSEY GREEN



CLARION
HOUSING



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

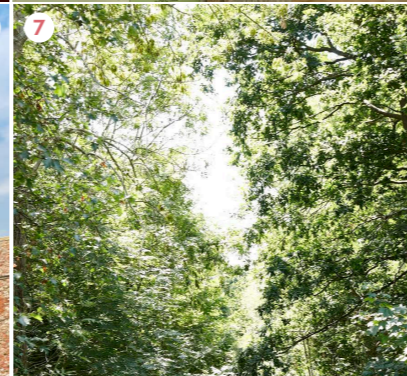
Around six miles from the coast, the old market town of Hailsham is a five minute drive from your new home at Linnet Place, so everyday amenities are never far away.

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.

LINNET PLACE AT AMBERSEY GREEN

4



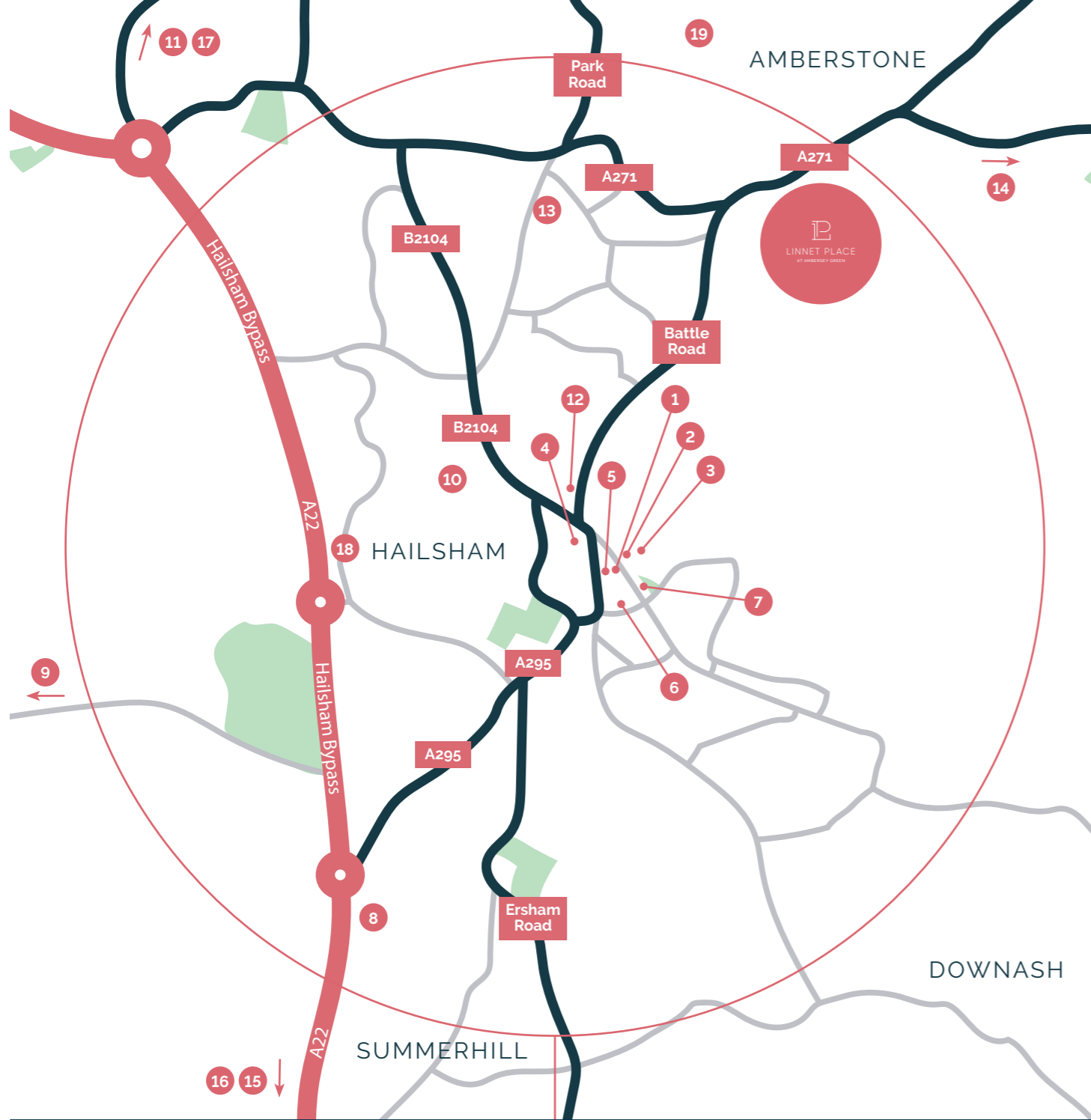
- 1 The Grade II listed Pavilion
- 2 Waitrose, Hailsham
- 3 Eastbourne Pier
- 4 Café, Hailsham
- 5 Herstmonceux castle
- 6 The Cuckoo Trail
- 7 Cycling The Cuckoo Trail
- 8 Brighton Pier
- 9 Seven Sisters cliffs
- 10 Hailsham High Street
- 11 Drusillas Park



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



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

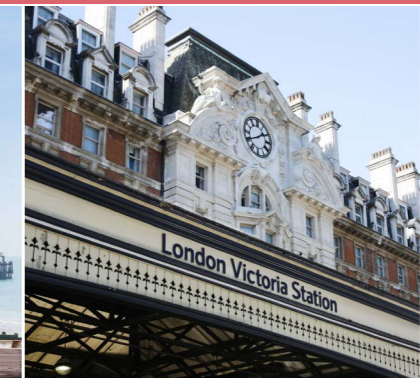
Car from Linnet Place to...

- 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
- Haywards Heath 40 mins
- London Gatwick Airport 55 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

8

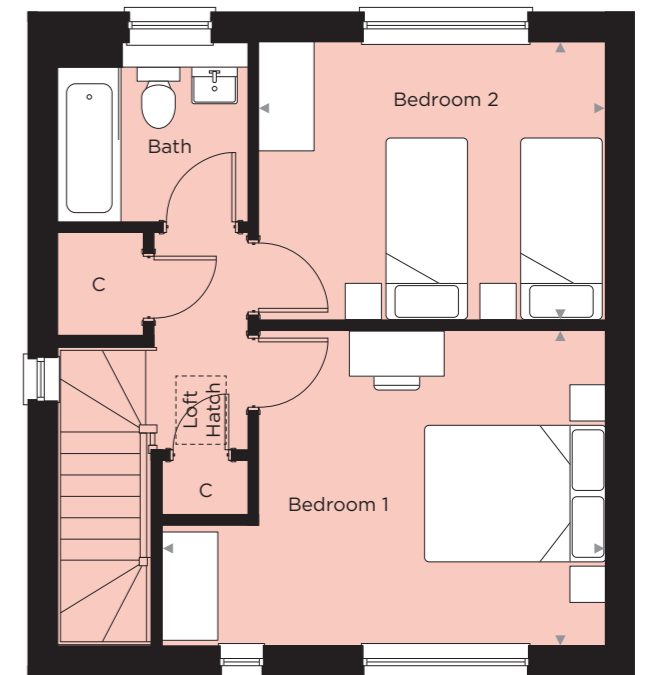
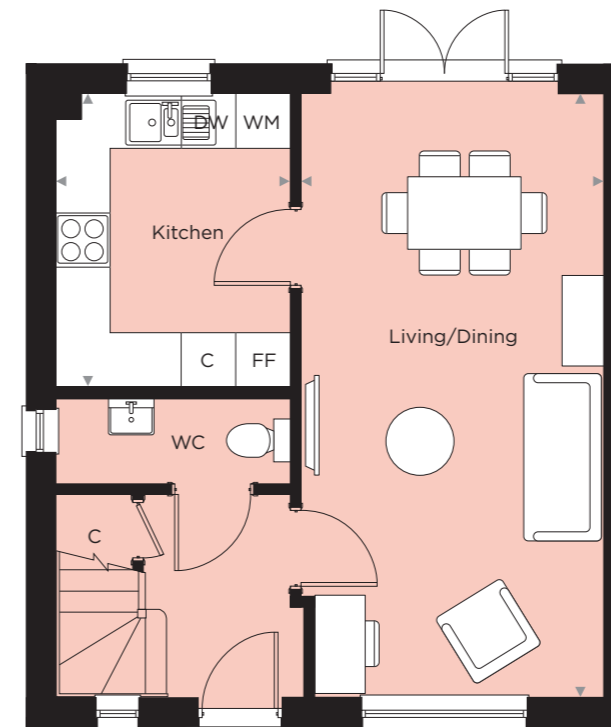
THE LAPWING

2 BEDROOM HOUSE

Approximate floor area: 80.28m² ~ 865ft²

Plots 12, 13*, 17 & 18*

* Indicates that this plot is handed



9

Ground Floor

Kitchen	3.26m x 2.61m	10'8" x 8'6"
Living/Dining	6.68m x 3.37m	21'10" x 11'05"

First Floor

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

NOTE: Garden levels vary, please speak to your sales advisor for more information.

WC - Water Closet C - Cupboard W - Wardrobe FF - Fridge/Freezer WM - Washing Machine DW - Dishwasher L - Larder (Tall Unit) O - Single Oven B - Boiler
Dimensions may vary and are estimated to the nearest 0.5m.

THE OSPREY

3 BEDROOM HOUSE

Approximate floor area: 95.96m² ~ 1015ft²

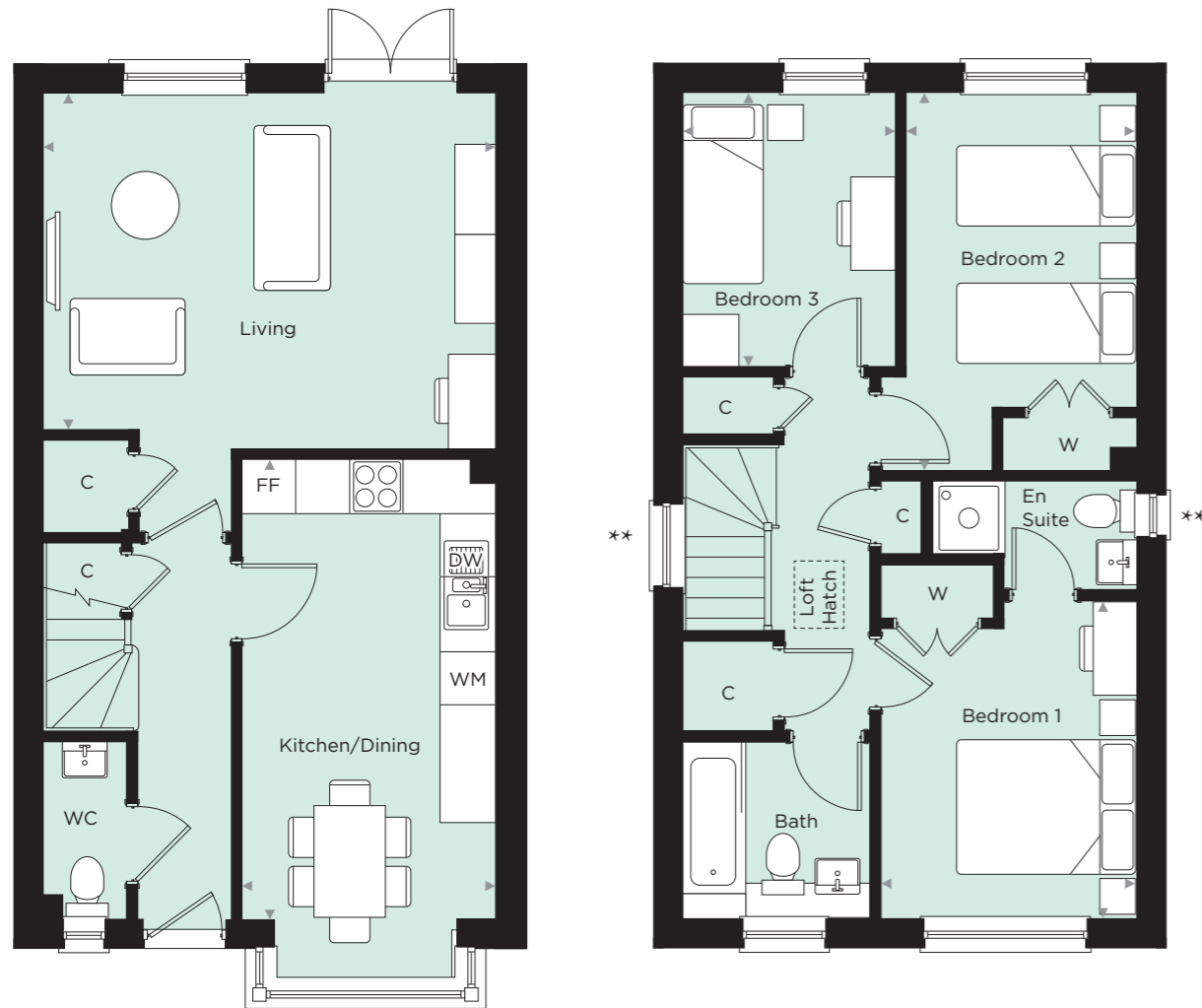
Plots 11*, 26, 35* & 43

* 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"

WC - Water Closet C - Cupboard W - Wardrobe FF - Fridge/Freezer WM - Washing Machine DW - Dishwasher L - Larder (Tall Unit) O - Single Oven B - Boiler
Dimensions may vary and are estimated to the nearest 0.5m.

THE TERN

2 BEDROOM HOUSE

Approximate floor area: 79.74m² ~ 853ft²

Plots 2, 3*, 4, 15, 16*, 20*, 23, 41*, 42, 44* & 47

* Indicates that this plot is handed



11

Ground Floor

Kitchen	3.69m x 2.10m	12'1" 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"

WC - Water Closet C - Cupboard W - Wardrobe FF - Fridge/Freezer WM - Washing Machine DW - Dishwasher L - Larder (Tall Unit) O - Single Oven B - Boiler
Dimensions may vary and are estimated to the nearest 0.5m.

THE WARBLER

3 BEDROOM HOUSE

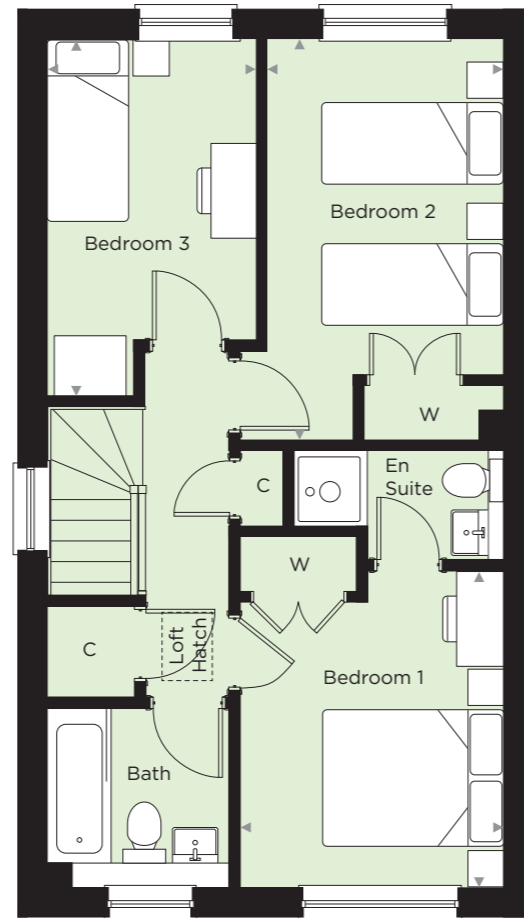
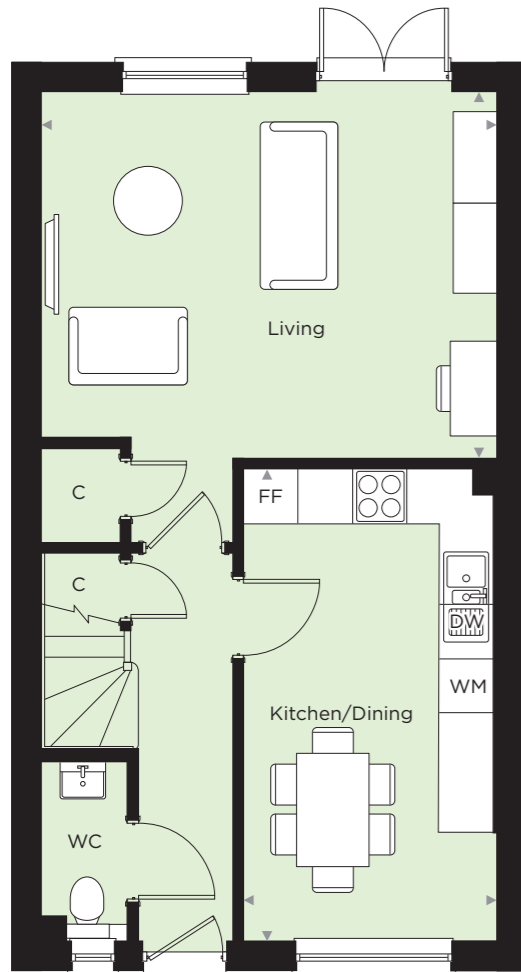
Approximate floor area: 93.92m² ~ 1001ft²

Plots 21, 22*, 36*, 37, 38*, 39, 45 & 46*

* Indicates that this plot is handed.

LINNET PLACE AT AMBERSEY GREEN

12



Ground Floor

Kitchen/Dining	5.23m x 2.38m	17'1" x 7'9"
Living	5.06m x 4.06m	16'7" x 13'3"

First Floor

Bedroom 1	3.52m x 2.95m	11'6" x 9'8"
Bedroom 2	4.44m x 2.65m	14'6" x 8'8"
Bedroom 3	3.97m x 2.33m	13'0" x 7'7"

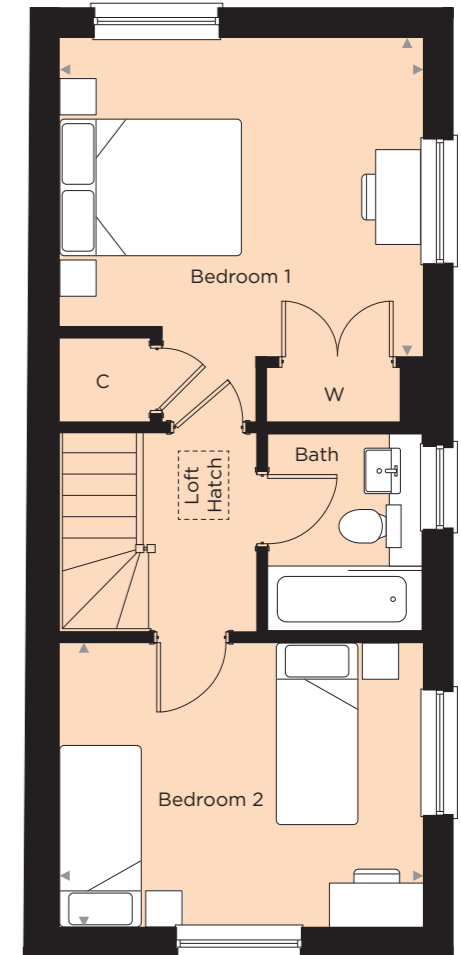
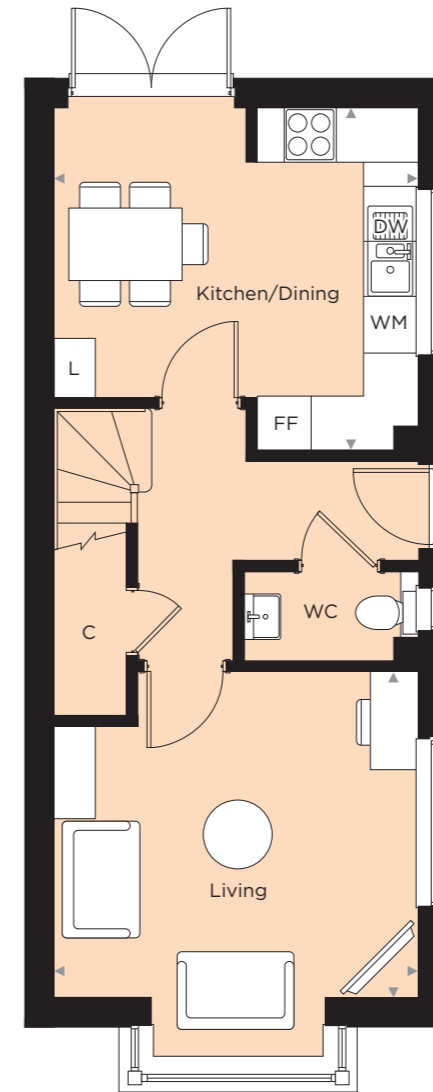
WC - Water Closet C - Cupboard W - Wardrobe FF - Fridge/Freezer WM - Washing Machine DW - Dishwasher L - Larder (Tall Unit) O - Single Oven B - Boiler
Dimensions may vary and are estimated to the nearest 0.5m.

THE PIPIT

2 BEDROOM HOUSE

Approximate floor area: 80m² ~ 854ft²

Plot 5



13

Ground Floor

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

First Floor

Bedroom 1	4.04m x 3.54m	13'3" x 11'7"
Bedroom 2	4.04m x 3.16m	13'3" x 10'4"

WC - Water Closet C - Cupboard W - Wardrobe FF - Fridge/Freezer WM - Washing Machine DW - Dishwasher L - Larder (Tall Unit) O - Single Oven B - Boiler
Dimensions may vary and are estimated to the nearest 0.5m.

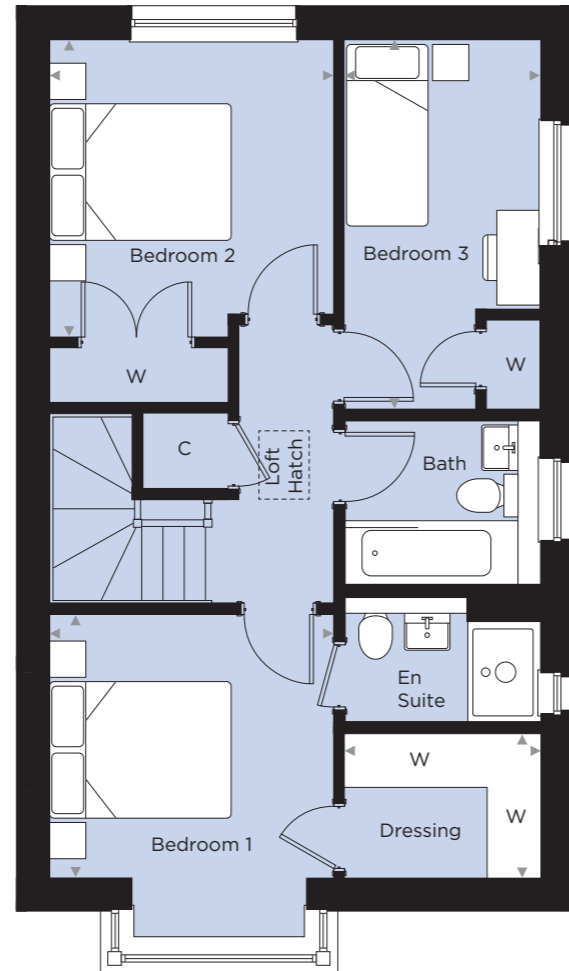
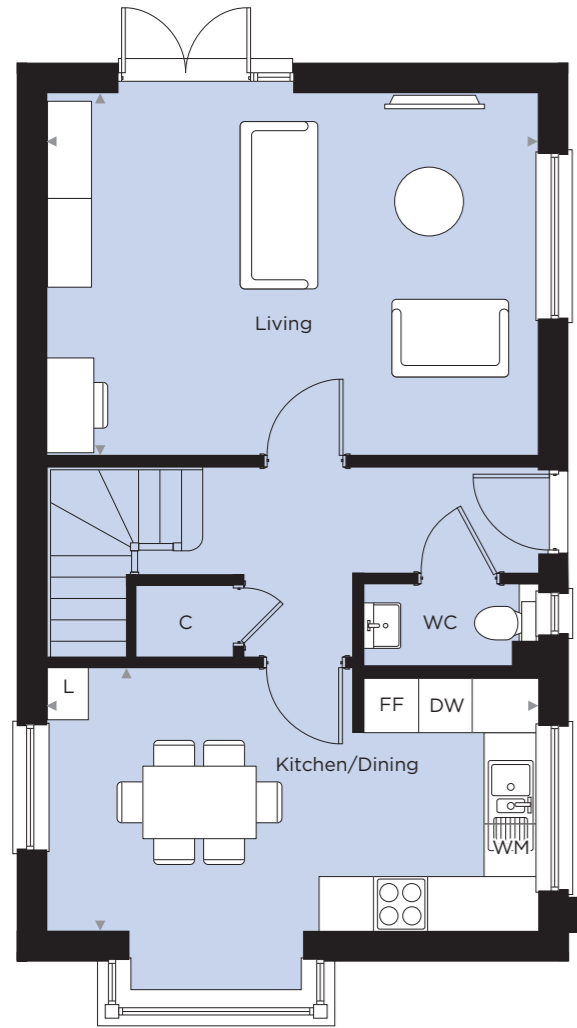
THE KITE

3 BEDROOM HOUSE

Approximate floor area: 103.4m² ~ 1094ft²
Plot 1

LINNET PLACE AT AMBERSEY GREEN

14



Ground Floor

Kitchen/Dining	5.44m x 2.93m	17'10" x 9'7"
Living	5.44m x 4.14m	17'10" x 13'5"

First Floor

Bedroom 1	3.16m x 2.93m	10'4" x 9'7"
Dressing	2.19m x 1.62m	7'2" x 5'3"
Bedroom 2	3.16m x 3.15m	10'4" x 10'3"
Bedroom 3	4.21m x 2.19m	13'8" x 7'2"

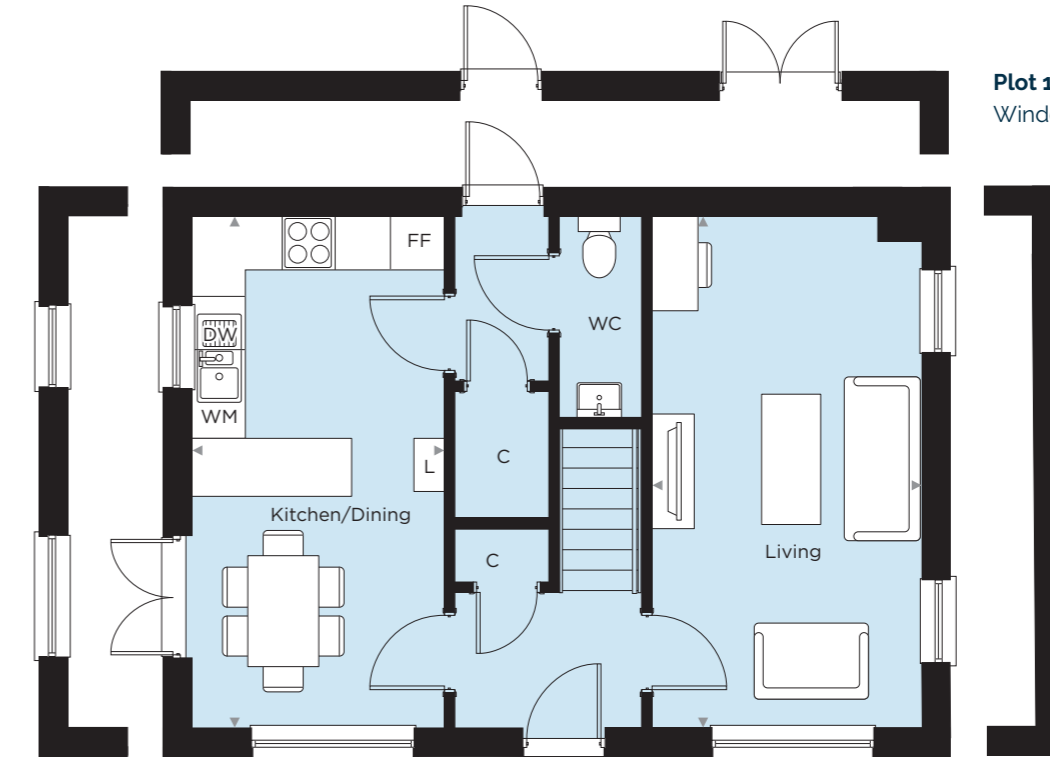
WC - Water Closet C - Cupboard W - Wardrobe FF - Fridge/Freezer WM - Washing Machine DW - Dishwasher L - Larder (Tall Unit) O - Single Oven B - Boiler
Dimensions may vary and are estimated to the nearest 0.5m.

THE HARRIER

3 BEDROOM HOUSE

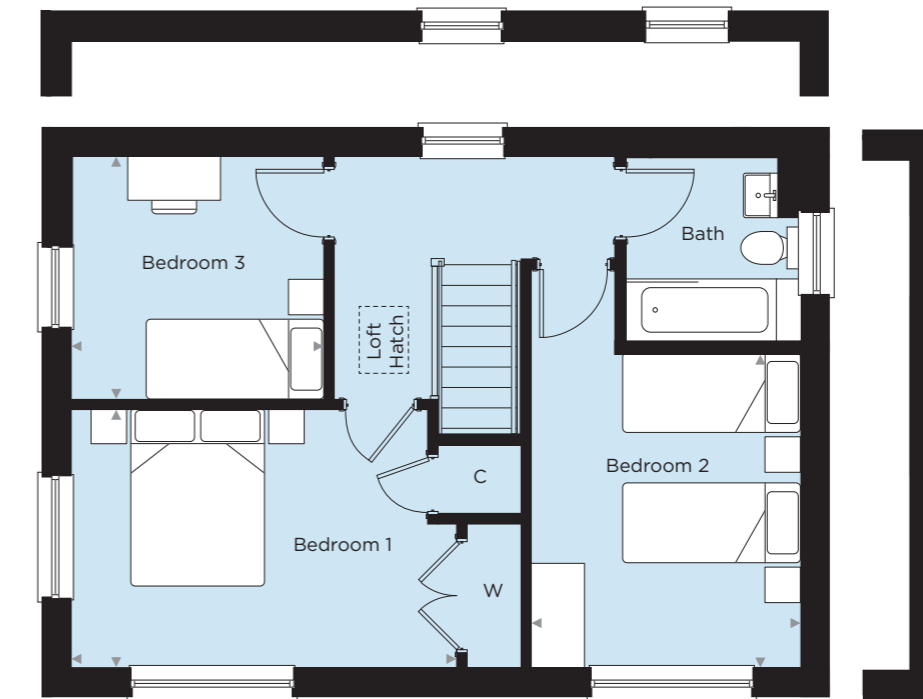
Approximate floor area: 95.34m² ~ 1013ft²
Plots 10, 19

Drawn plan shows plot 19. Window and door schedule differs for plot 10, please note the wall variations.



Plot 10
Window schedule

Ground Floor



Plot 10
Window schedule

Ground Floor

Kitchen/Dining	5.78m x 2.87m	18'11" x 9'4"
Living	5.78m x 3.19m	18'11" x 10'5"

First Floor

Bedroom 1	4.36m x 2.93m	14'3" x 9'7"
Bedroom 2	3.57m x 3.19m	11'8" x 10'5"
Bedroom 3	2.87m x 2.76m	18'11" x 9'0"

First Floor

WC - Water Closet C - Cupboard W - Wardrobe FF - Fridge/Freezer WM - Washing Machine DW - Dishwasher L - Larder (Tall Unit) O - Single Oven B - Boiler
Dimensions may vary and are estimated to the nearest 0.5m.

15

THE HARRIER 2

3 BEDROOM HOUSE

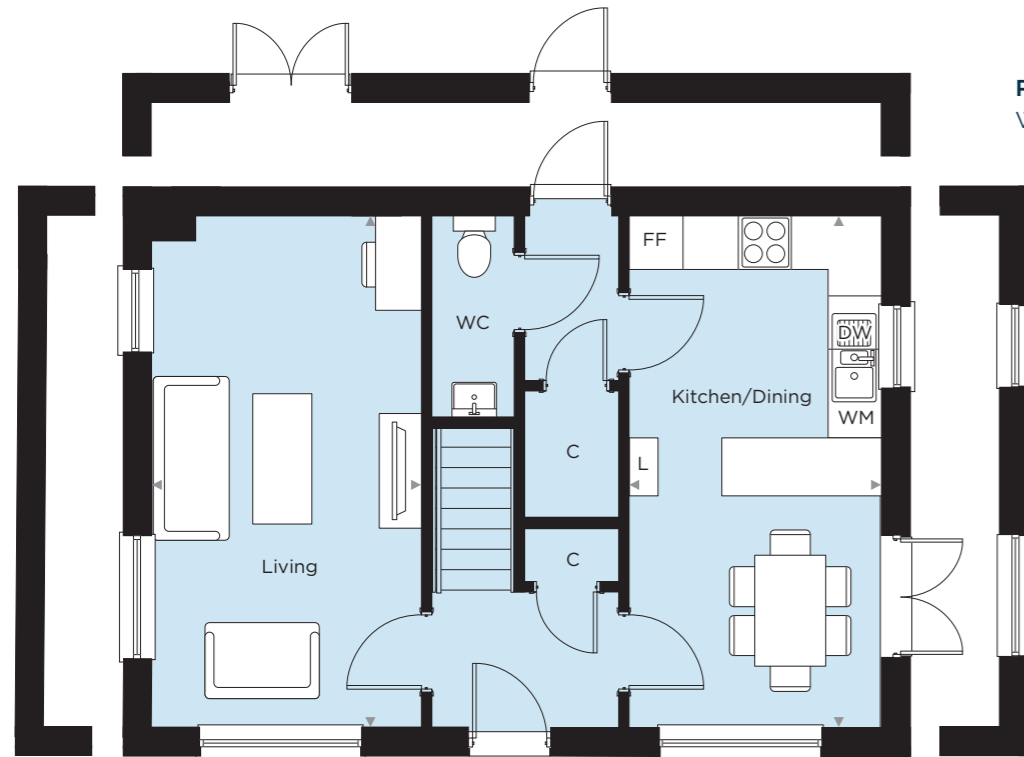
Approximate floor area: 95.34m² ~ 1013ft²

Plots 14, 29

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

LINNET PLACE AT AMBERSEY GREEN

16



Plot 14
Window schedule

Ground Floor



Plot 14
Window schedule

First Floor

Ground Floor	
Kitchen/Dining	5.78m x 2.87m
Living	5.78m x 3.19m
First Floor	
Bedroom 1	4.36m x 2.93m
Bedroom 2	3.57m x 3.19m
Bedroom 3	2.87m x 2.76m

WC - Water Closet C - Cupboard W - Wardrobe FF - Fridge/Freezer WM - Washing Machine DW - Dishwasher L - Larder (Tall Unit) O - Single Oven B - Boiler
Dimensions may vary and are estimated to the nearest 0.5m.

THE MERLIN

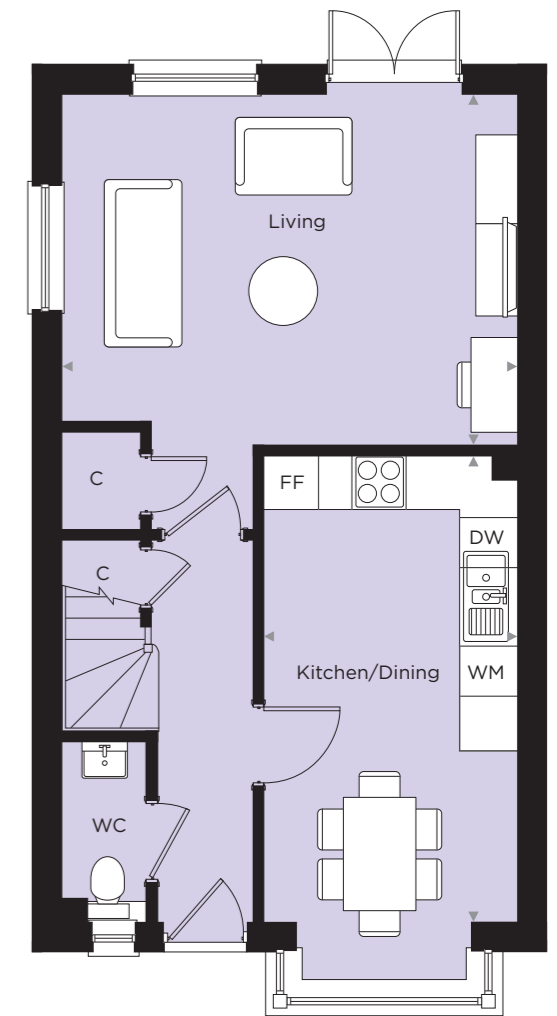
3 BEDROOM HOUSE

Approximate floor area: 122.55m² ~ 1271ft²

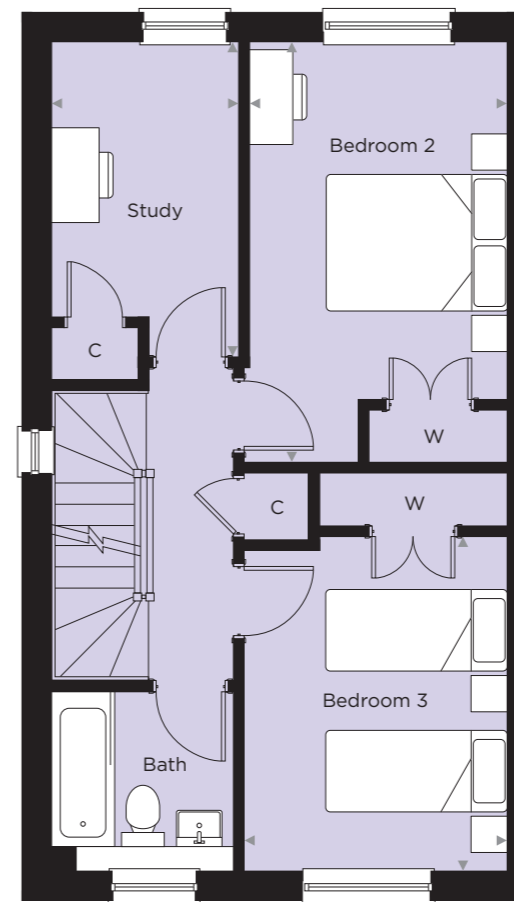
Plots 6, 7*, 8, 9*, 24, 25*, 27, 28*, 32 & 33*

* Indicates that this plot is handed

Ground Floor	
Kitchen/Dining	5.17m x 2.84m
Living	5.07m x 3.90m
First Floor	
Bedroom 2	4.65m x 2.89m
Bedroom 3	3.71m x 2.95m
Study	3.49m x 2.09m
Second Floor	
Bedroom 1	3.95m x 3.78m

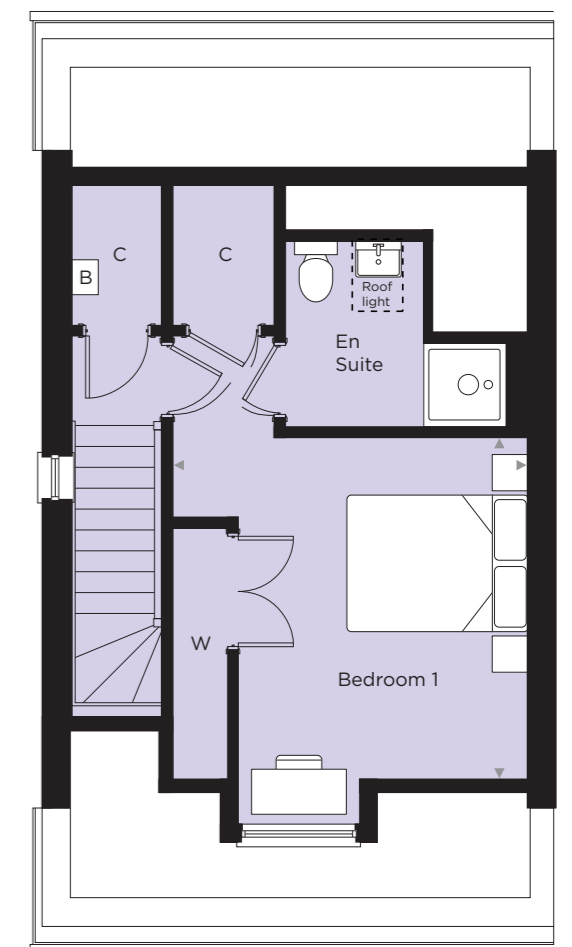


Ground Floor



First Floor

Second Floor



17

WC - Water Closet C - Cupboard W - Wardrobe FF - Fridge/Freezer WM - Washing Machine DW - Dishwasher L - Larder (Tall Unit) O - Single Oven B - Boiler
Dimensions may vary and are estimated to the nearest 0.5m.

THE PARTRIDGE

3 BEDROOM HOUSE

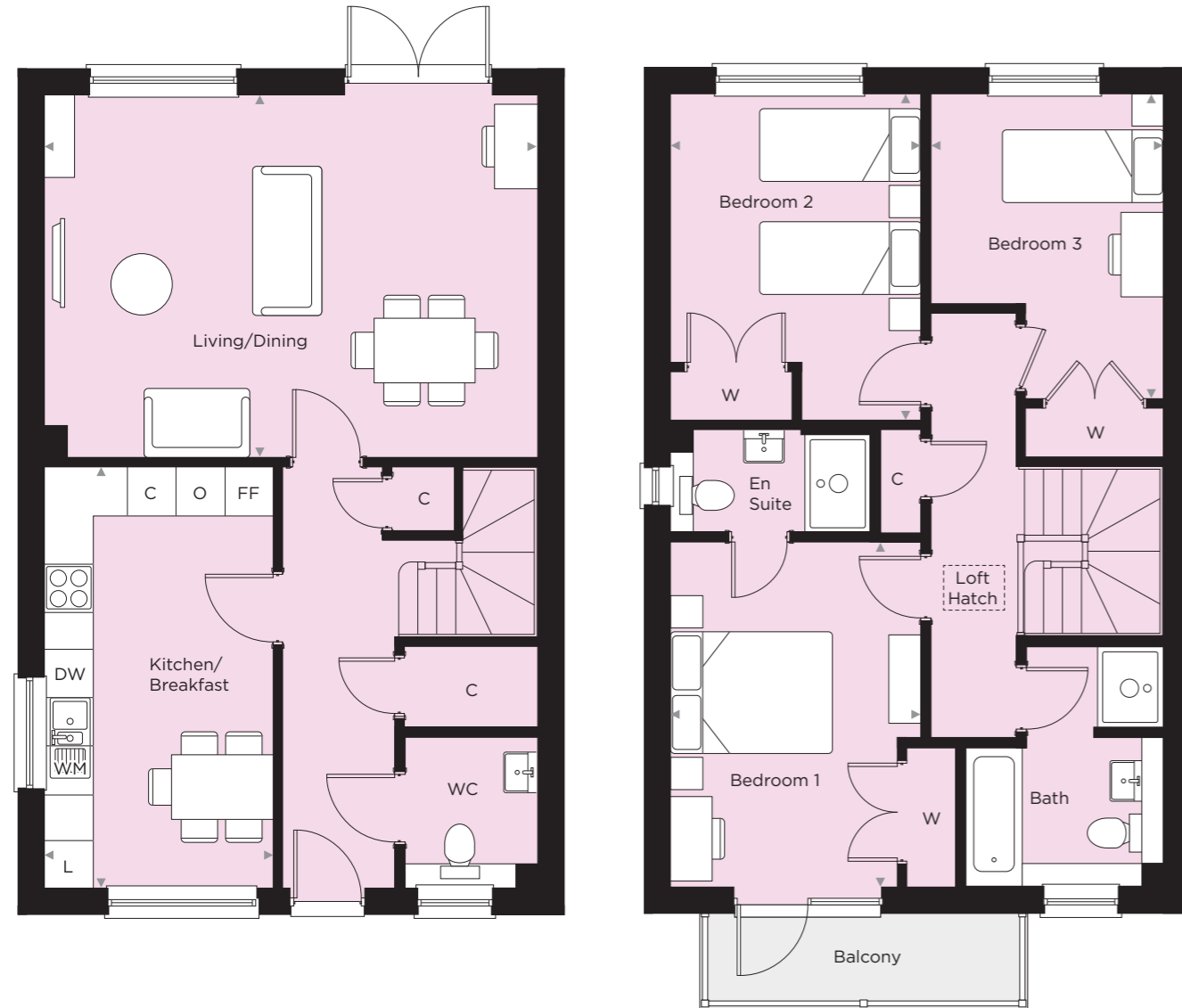
Approximate floor area: 119.36m² ~ 1267ft²

Plots 31 & 34*

* Indicates that this plot is handed

LINNET PLACE AT AMBERSEY GREEN

18



Ground Floor

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

First Floor

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

WC - Water Closet C - Cupboard W - Wardrobe FF - Fridge/Freezer WM - Washing Machine DW - Dishwasher L - Larder (Tall Unit) O - Single Oven B - Boiler
Dimensions may vary and are estimated to the nearest 0.5m.

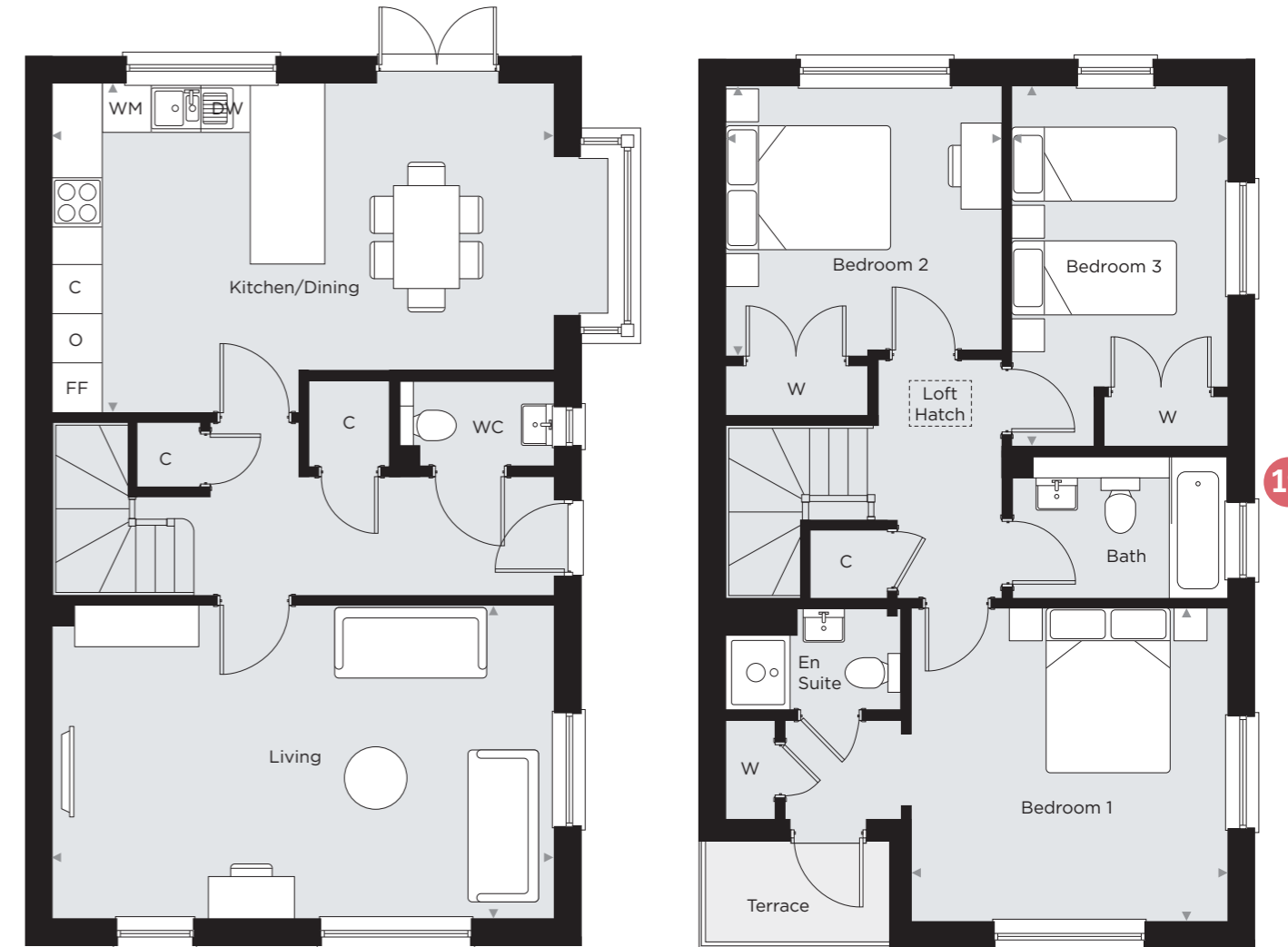
THE NIGHTINGALE

3 BEDROOM HOUSE

Approximate floor area: 121.98m² ~ 1013ft²

Plots 30* & 40

* Indicates that this plot is handed



19

Ground Floor

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

First Floor

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

WC - Water Closet C - Cupboard W - Wardrobe FF - Fridge/Freezer WM - Washing Machine DW - Dishwasher L - Larder (Tall Unit) O - Single Oven B - Boiler
Dimensions may vary and are estimated to the nearest 0.5m.



Image displayed is indicative only and may not correspond exactly to the available properties described.

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 and hallway
- 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.

*radiator to plots 19 + 14



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.



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**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 may vary and are estimated to the nearest 0.5m 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 2021.