



# Challen Street at Amblehurst Green

Billingshurst, West Sussex, RH14

A collection of new one, two and three-bedroom homes available for Shared Ownership  
15 homes available



**CLARION**  
HOUSING





# Shared Ownership at Challen Street

Clarion Housing is pleased to present Challen Street at Amblehurst Green – a new selection of one, two and three-bedroom homes in the village of Billingshurst, West Sussex.

Close to the beauty of the Sussex countryside, Challen Street at Amblehurst Green benefits from excellent connections to towns and cities throughout the South East, while the South Downs National Park is just a short drive away. Within the development, residents and families can enjoy a full range of sports facilities, children's play areas, open green spaces, and even a nature reserve.

Each Challen Street home is also built to the highest standards. With a fresh contemporary interior, a fitted kitchen and dedicated parking spaces, Challen Street at Amblehurst Green residences are perfectly designed for modern living – and the ideal place to make a home.



# About Billingshurst

Challen Street at Amblehurst Green is situated on the eastern edge of Billingshurst, a beautiful West Sussex village with a rich heritage dating back centuries.

Today, Billingshurst occupies a perfect semi-rural location, within easy reach of a number of major towns and just over an hour from London by train\*.

For your day-to-day needs, Billingshurst village centre is within walking distance and offers a wide range of amenities – including a Sainsbury’s supermarket, doctor’s surgery, library, pharmacy, and Post Office – while nearby Horsham is home to a variety of high street stores, independent shops and weekly markets. Local primary and secondary schools in the village are rated highly by Ofsted, including Billingshurst Primary School (“Good”) and The Weald Community School (“Outstanding”); Dauxwood Pre-School is also rated an “Outstanding” Early Years provider.

When it’s time to unwind, you can check out Billingshurst’s characterful restaurants and pubs such as The Six Bells, The Limeburners and Blue India – or work up an appetite at the village’s modern leisure centre with its gym and swimming pool. In Horsham, just a short drive away, you can catch a film at The Capitol or see the town’s many public artworks. Days out nearby also include hiking on the South Downs and seaside attractions at Worthing and Brighton – so you’ll never run out of ways to relax.

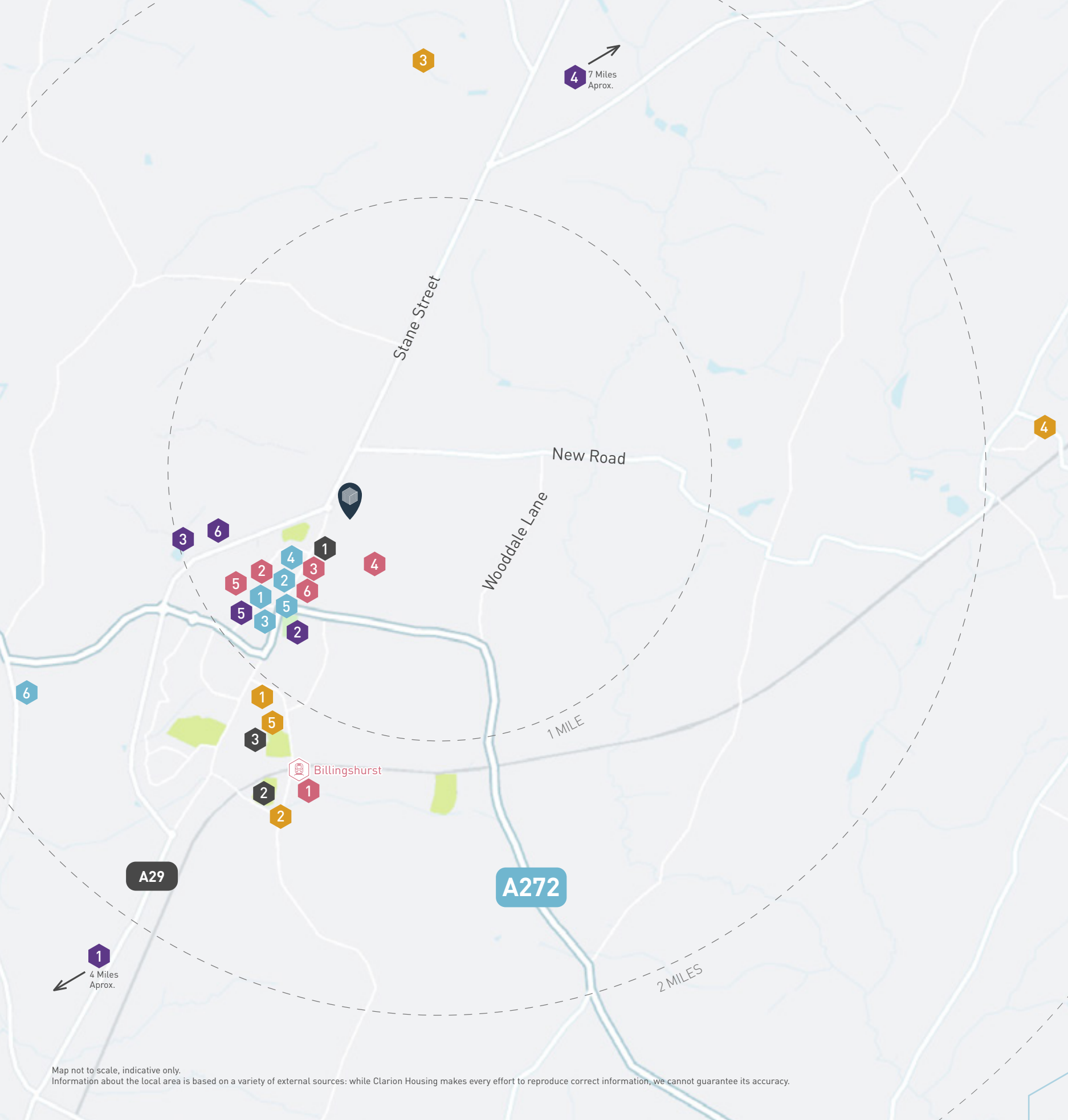
\* Train travel times are taken from Nationalrail.co.uk, measured from Billingshurst station (not development), and are for the quickest single service during weekday morning peak hours (6.30am-9.30am).

Information about the local area is based on a variety of external sources: while Clarion Housing makes every effort to reproduce correct information, we cannot guarantee its accuracy.



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# What's nearby

Choose from a range of restaurants, pubs and leisure facilities – or simply take a walk in the beautiful Sussex countryside.

 **Challen Street at Amblehurst Green houses**  
Billingshurst, West Sussex, RH14




## Food & drink

-  The Six Bells
-  The King's Head
-  The King's Arms
-  Blue India
-  Cinnamon Contemporary Indian
-  The Limeburners

## Schools

-  Billingshurst Primary School
-  Dauxwood Pre-School
-  Ingfield Manor School (SEN)
-  Barns Green Primary School (Barns Green)
-  The Weald Community School







## Fitness & leisure

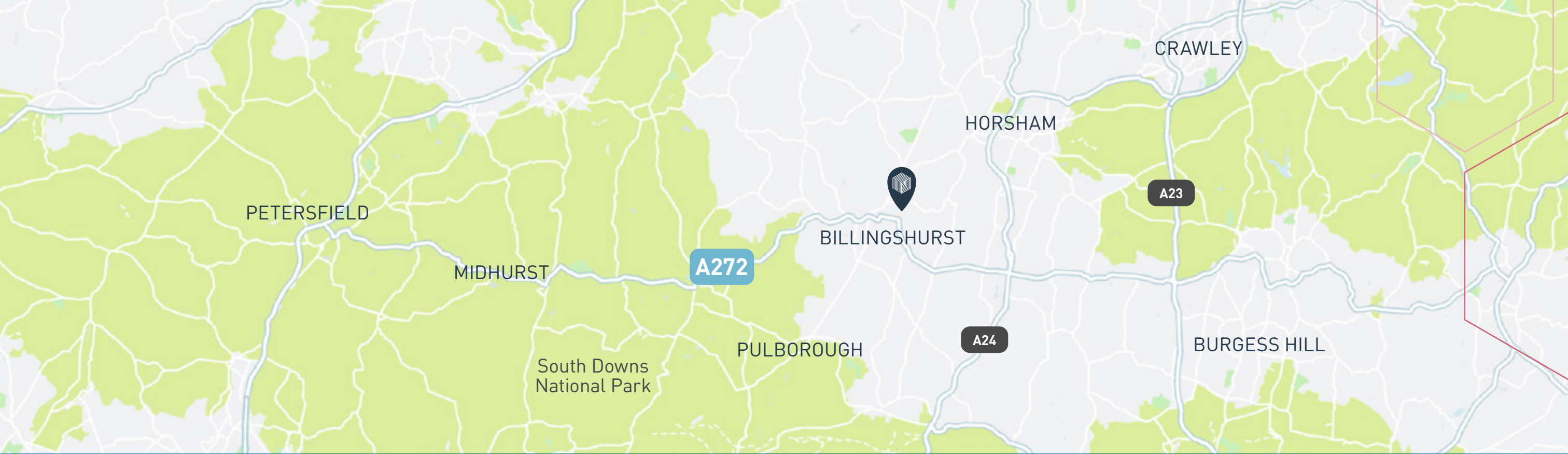
-  PIP Yoga Billingshurst
-  Billingshurst Tennis Club
-  Billingshurst Leisure Centre

## Amenities

-  Tesco Express
-  Sainsbury's Local
-  Billingshurst Post Office
-  Billingshurst Surgery
-  Billingshurst Library
-  Lloyds Pharmacy

## Attractions and parks

-  South Downs National Park
-  St Mary's Church
-  Jubilee Fields
-  Surrey Hills AONB
-  Billingshurst Unitarian Chapel
-  Billingshurst Football Club



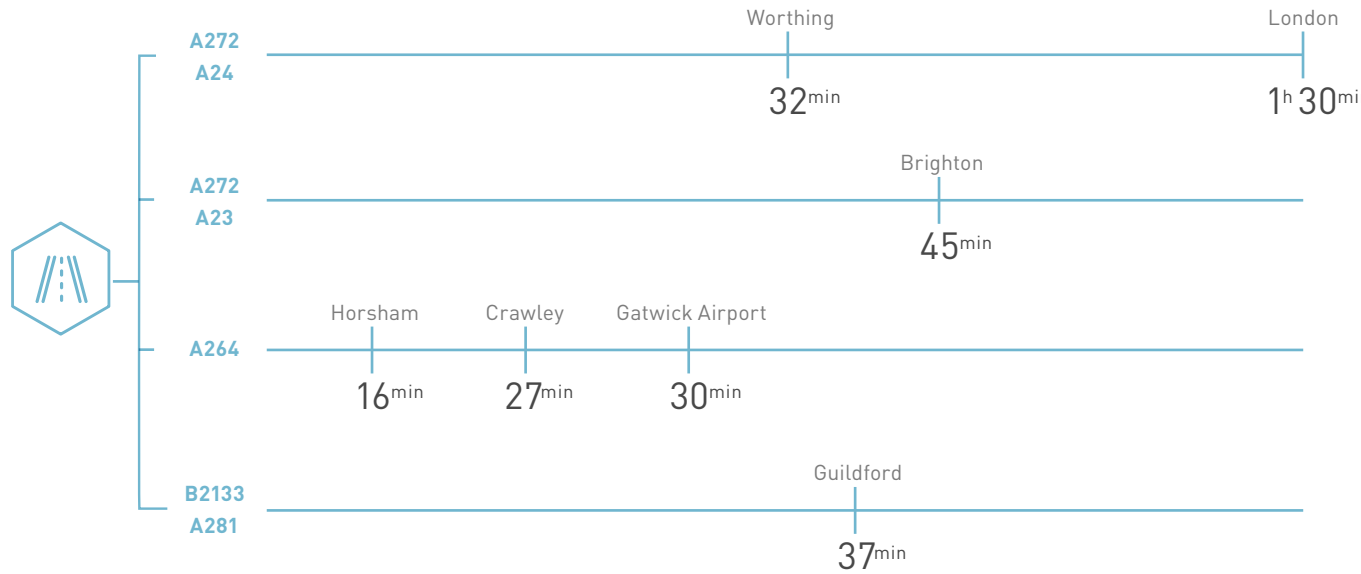
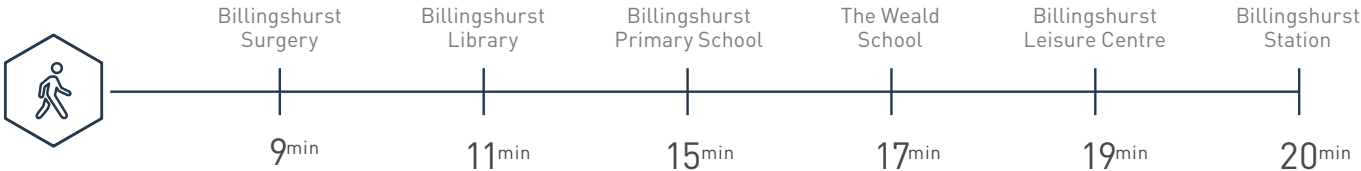
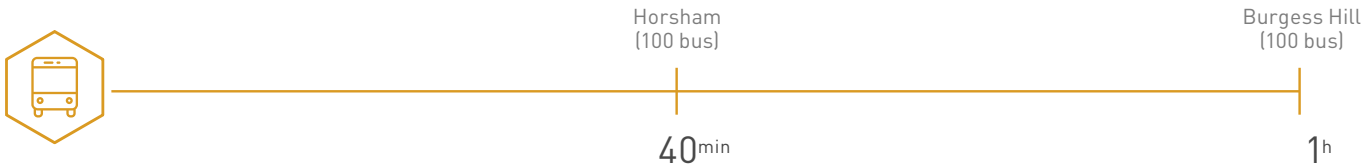
# Transport links

Challen Street at Amblehurst Green has excellent connections to the wider South East.

Services from Billingshurst to Gatwick and London stations run approximately once every 30 minutes at peak times. Journey times from Billingshurst station\*:



More frequent London-bound trains (every 10 minutes) are also available from Horsham station. Journey times from Horsham station\*:



Map not to scale, indicative only.

\* Journey times sources: Nationalrail.co.uk, Google Maps and bustimes.org. Train travel times are measured from station (not development) and are for the quickest single service during weekday morning peak hours (6.30am-9.30am). Car journey times are given for off-peak weekday journeys but may change depending on time, day and traffic. Bus journey times are given for off-peak weekday journeys between stops (unless a night service applies), but may change depending on time, day and traffic.

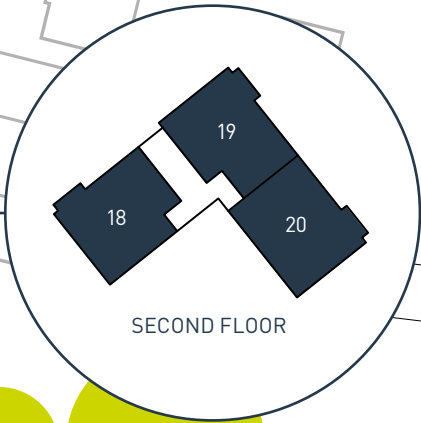
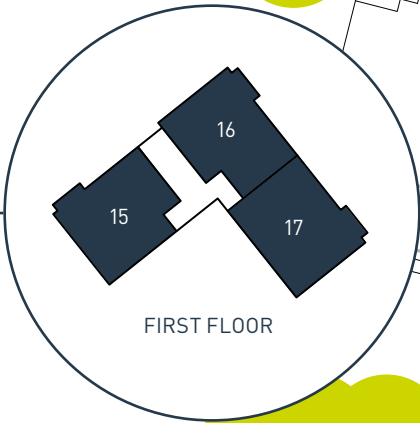
# Explore Challen Street at Amblehurst Green

Challen Street at Amblehurst Green is situated in a green and spacious semi-rural site on the eastern edge of Billingshurst in West Sussex.

Part of a larger development, the area's trees and woodlands have been incorporated into the local masterplan, creating a number of open green spaces as well as a nature reserve.

New sports facilities and pitches are provided at the southern end of the site, and convenient access roads link to the local highways as well as the rest of Billingshurst.

All houses benefit from a private garden and two allocated parking spaces, whilst each flat has its own allocated parking space.



Key to Site Plan

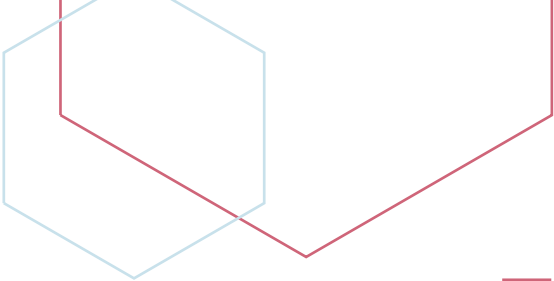
Two bedroom houses

Three bedroom house

One bedroom apartment

Two bedroom apartments

Parking spaces

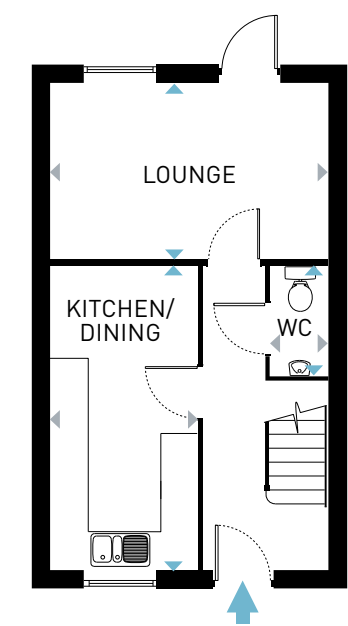


# Two bedroom house

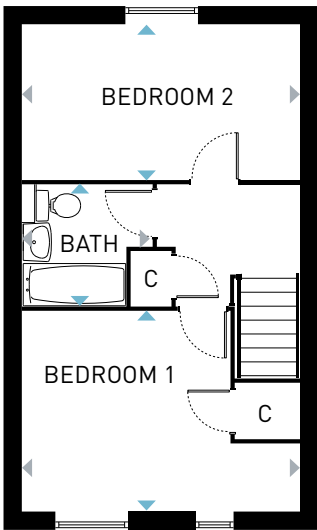
Houses 9, 10 and 11 - 72m<sup>2</sup> / 782 ft<sup>2</sup>  
Challen Street, Billingshurst, RH14 9FR

Houses 47 and 48 - 72m<sup>2</sup> / 782 ft<sup>2</sup>  
Muggeridge Road, Billingshurst, RH14 9YY

GROUND FLOOR



FIRST FLOOR



Houses 9, 10 and 11



Houses 47 and 48

	A		B
Kitchen/Dining	4.6m [15'1"]	x	2.5m [8'2"]
Lounge	2.9m [9'6"]	x	4.5m [14'9"]
WC	1.8m [5'10"]	x	0.9m [2'11"]

	A		B
Bedroom 1	3.3m [10'9"]	x	4.5m [14'9"]
Bedroom 2	2.5m [8'2"]	x	4.5m [14'9"]
Bath	2.0m [6'6"]	x	2.1m [6'10"]

C = Cupboard  
▲ = Main Entrance

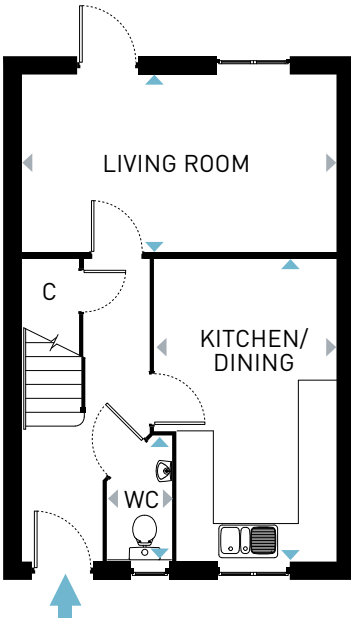
Houses 11 and 48 are mirrored

The kitchen and dimensions on the following floorplans are for guidance only. Dimensions are rounded down to one decimal point and are taken from the points indicated and are not intended to be used for carpet sizes, appliance space or items of furniture. The sq m and sq ft are measured as gross internal areas using the RICS code to measuring. All measurements and areas may vary within a tolerance of 5%. Window arrangements may vary from floor to floor. Please speak to your Sales Executive for details.

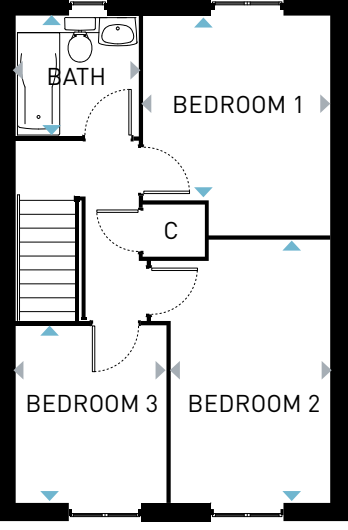
# Three bedroom house

House 46 - 82m<sup>2</sup> / 885 ft<sup>2</sup>  
Muggeridge Road, Billingshurst, RH14 9YY

GROUND FLOOR



FIRST FLOOR



House 46

	A		B
Kitchen/Dining	5.0m [16'4"]	x	2.6m [8'6"]
Living Room	2.9m [9'6"]	x	5.1m [16'8"]
WC	2.3m [7'6"]	x	1.0m [3'3"]

	A		B
Bedroom 1	3.6m [11'9"]	x	3.0m [9'10"]
Bedroom 2	4.3m [14'1"]	x	2.6m [8'6"]
Bedroom 3	2.9m [9'6"]	x	2.4m [7'10"]
Bath	1.9m [6'2"]	x	2.0m [6'6"]

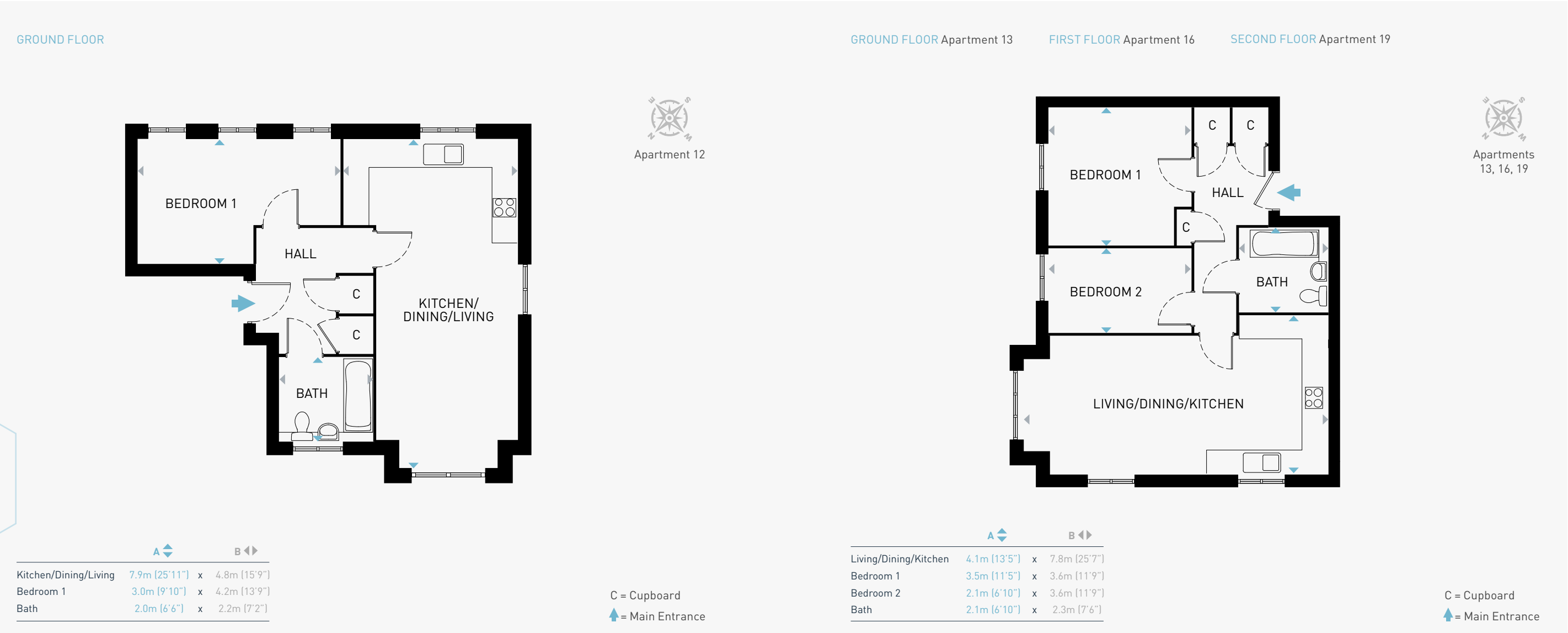
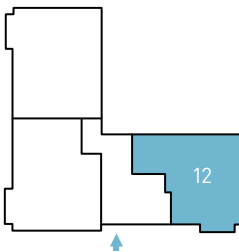
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# One bedroom apartment

Apartment 12 - 54m<sup>2</sup> / 583 ft<sup>2</sup>  
Challen Street, Billingshurst, RH14 9FR

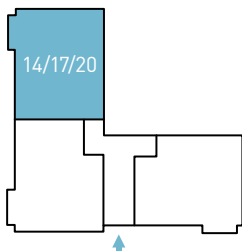


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# Two bedroom apartment

Apartments 14, 17, 20 - 69m<sup>2</sup> / 737 ft<sup>2</sup>  
Challen Street, Billingshurst, RH14 9FR



GROUND FLOOR Apartment 14

FIRST FLOOR Apartment 17

SECOND FLOOR Apartment 20

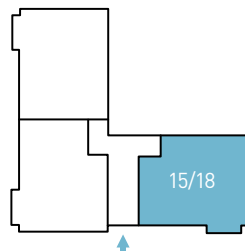


	A		B
Living/Dining/Kitchen	4.0m (13'11")	x	7.8m (25'7")
Bedroom 1	3.3m (10'9")	x	3.6m (11'9")
Bedroom 2	2.1m (6'10")	x	3.6m (11'9")
Bath	2.1m (6'10")	x	2.0m (6'6")

C = Cupboard  
▲ = Main Entrance

# Two bedroom apartment

Apartments 15 and 18 - 65m<sup>2</sup> / 700 ft<sup>2</sup>  
Challen Street, Billingshurst, RH14 9FR



FIRST FLOOR Apartment 15

SECOND FLOOR Apartment 18



	A		B
Living/Dining/Kitchen	7.9m (25'11")	x	3.8m (12'5")
Bedroom 1	3.3m (10'9")	x	3.3m (10'9")
Bedroom 2	3.3m (10'9")	x	2.1m (6'10")
Bath	2.3m (7'6")	x	2.1m (6'10")

C = Cupboard  
▲ = Main Entrance

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# Specification

**Challen Street homes come with a selection of quality modern fittings and finishes.**

A kitchen with selected appliances is fully installed, and floor coverings are fitted throughout – while in the bathroom, finishings have been chosen to create a light and relaxed atmosphere.

Each property is tastefully decorated in a timeless fashion, making it easier to adapt to your personal style.

## Kitchen

- Contemporary fitted kitchen units and laminate worktops with upstand
- Single electric oven, gas hob and stainless steel hood
- Fridge/freezer
- Washing machine
- Spotlight fittings

## Bathroom

- Contemporary white sanitaryware with tiling to wet area
- Spotlight fittings
- Towel rail

## General

- Vinyl flooring to kitchen, cloakroom and bathroom
- Carpets to lounge, hallway and bedrooms
- Neutral decoration throughout
- Mains-operated smoke and carbon monoxide detector with battery backup
- Energy Efficiency rating – B
- Environmental impact rating – A

Whilst every effort has been taken to ensure that the information here is correct, it has been supplied as a guide. Clarion Housing reserves the right to amend the specification as necessary and without notification.

\* Previous Clarion Housing development photography, indicative only



# Shared Ownership

## What is 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 Challen Street at Amblehurst Green:

- You must be at least 18 years old.
- You must be unable to buy a home suitable for your needs on the open market.
- You will need 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 a first-time buyer or existing shared owner. If you already own a home, and need to move but cannot afford to, then please discuss your situation with us. There are some circumstances under which you may be eligible.
- You must be registered with Help to Buy.
- You must have lived or worked in the Billingshurst or Horsham District of West Sussex for 2 years or more.

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.

[shared.ownership@myclarionhousing.com](mailto:shared.ownership@myclarionhousing.com)



## 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.

**Register your interest now  
by contacting our sales team below**  
shared.ownership@myclarionhousing.com  
0300 100 0309  
[myclarionhousing.com/sharedownership](https://myclarionhousing.com/sharedownership)

**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. 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 Housing 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 Challen Street at Amblehurst Green. We may change the tenure of some homes subject to demand.

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