



NINFIELD



NEW HOMES
INSPIRED BY YOU
BUILT FOR YOU

Carmen de Bello Normannico.

(E Cod: Bruxell. 629. f. 227b)

WELCOME TO



CARMEN
Fields

Tucked away in the countryside of east Sussex, Carmen Fields brings an expertly selected choice of two and three bedroom semi-detached and detached Shared Ownership houses to the small village of Ninfield. An affordable route to home ownership close to coast, country and city, Carmen Fields ensures you won't even have to compromise on style, specification or location. Discover why this semi-rural, traditional village enveloped in local history and close to the desirable towns of Battle, Bexhill-on-sea, Hastings and Eastbourne, is an exemplary location to make your next home.

• Appendix C to Mr Cooper's Report. (p.72) Plate I.



CGI

CARMEN

Definition: *song, poem, incantation*



Inspiration draws from the tales woven into the local countryside and the infamous threads of the Bayeux Tapestry which hark back to the 11th Century, when the Battle of Hastings in 1066 is said to have taken place at nearby Standard Hill in Ninfield.

This epic story of how William, Duke of Normandy became King of England, was first told in The Carmen de Hastingae Proelio, the 20th century name for the Carmen Widonis, the earliest history of the Norman invasion of England from September to December 1066 in Latin. The rich history of storytelling is an inspiration to make our own mark on the world.





Historic town of Rye in East Sussex



LET YOUR JOURNEY BEGIN

The traditional English ideal awaits you at Ninfield. Combining lush countryside with historic towns and stately homes, long stretches of beach with dramatic coastlines, there is something for everyone in east Sussex.

Find the perfect opportunity to start your next chapter the way you want from your new home at Carmen Fields. Rest assured your new home is complete with an outstanding specification and spacious gardens, set within a small and beautifully landscaped development, ready for you to thrive in all areas of life.

Start close to home in Ninfield, where a small village store, a Post Office, a church, a primary school and of course two pubs, the Blacksmiths Inn and the Kings Arms Hotel, create this perfectly formed village. You'll be well connected to local amenities in Bexhill-on-sea and Battle, including a choice of large supermarkets, pharmacies, sports centres and gyms.



Find the perfect opportunity to start your next chapter



East cliff and Funicular Railway





GREAT OUTDOORS

Between coast and country, half of Ninfield lies within the High Weald AONB with the coast stretching from Seven Sisters in the west to Rye and Camber Sands in the east, making the great outdoors just a walk or cycle away.

The Battle Great Wood is perfect for long walks and cycling amongst nature, specifically the 1066 Country Walk which runs through the wood and spans 31 miles in total, marking the path William the Conqueror took with his invading army of Norman troops after landing at Pevensey.



Norman Archer, Battle of Hastings battlefield



Pett beach near Fairlight Wood

Ninfield is surrounded by pockets of woodland perfect to explore with an OS map and close to Combe Valley Countryside Park, which stretches all the way to the coast and is home to many species of wildlife.

Far stretching views can be found at the stunning Seven Sisters, whilst long stretches of beach can be found within and between the seaside towns of the south coast.

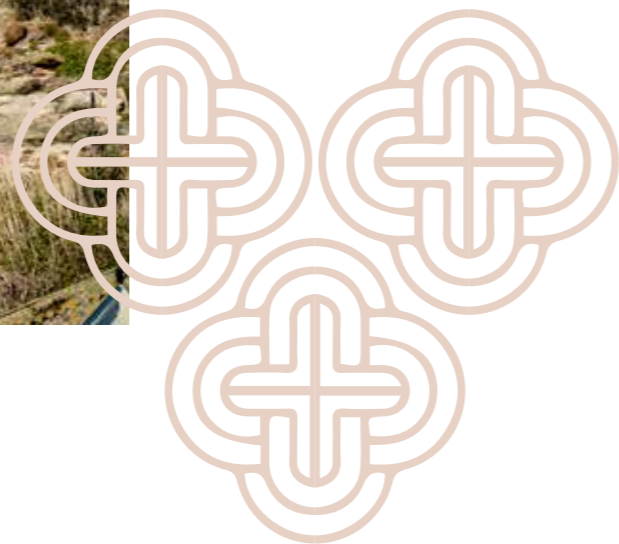




Pevensey Castle, East Sussex



East cliff and Funicular Railway



Battle of Hastings, Battle Abbey



Welcome to Battle, road sign



ROAM & EXPLORE CASTLES, ABBEYS AND BATTLEFIELDS

Across east Sussex stories of great battles, dramas of elegant estates and events that changed English history forever permeate the landscape. The battlefield and ruins at nearby Battle are on your doorstep when you can stand on the exact spot where King Harold is said to have died, and learn more about the invasion's impact at Battle Abbey.

On your drive to Eastbourne stands the impressive Pevensey Castle, once a Roman fort with a history stretching back to the 4th century, was built up by William the Conqueror upon the old Roman walls and provides space to roam and learn about the site's long history.

Standing proud on West Hill, Hastings Castle helps commemorate the local history of Battle through innovative displays complete with breathtaking views across the coastline.

The awe-inspiring Herstmonceux Castle is a romantic mediaeval spot surrounded by its moat and vast gardens. Home to a varied events calendar including falconry displays and night time tours, be sure to picnic in the summer and take in a gentler side of history compared to its Norman neighbours.



SEASIDE DESTINATIONS

HASTINGS

Hastings' eye catching funicular draws your eye from sea to sky.



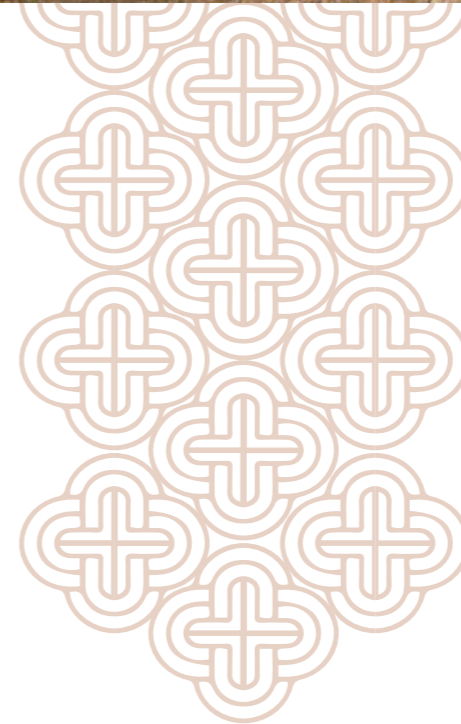
Cafe on the seafront, Hastings



Eastbourne Pier at night



Eastbourne Pier

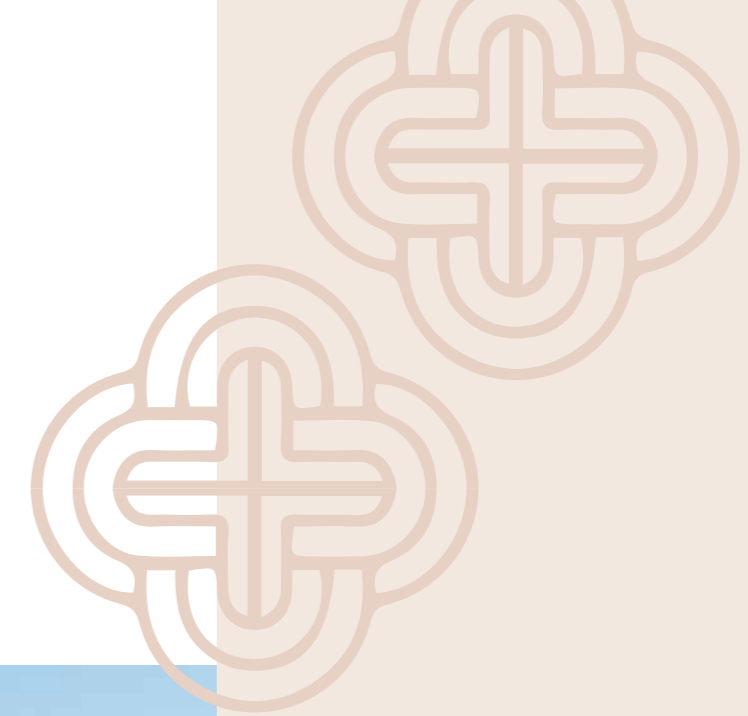


A WAVE OF FUN

Bexhill has a good selection of highly rated local restaurants, a promenade looking onto the beach with the modernist De La Warr Pavilion as a backdrop.

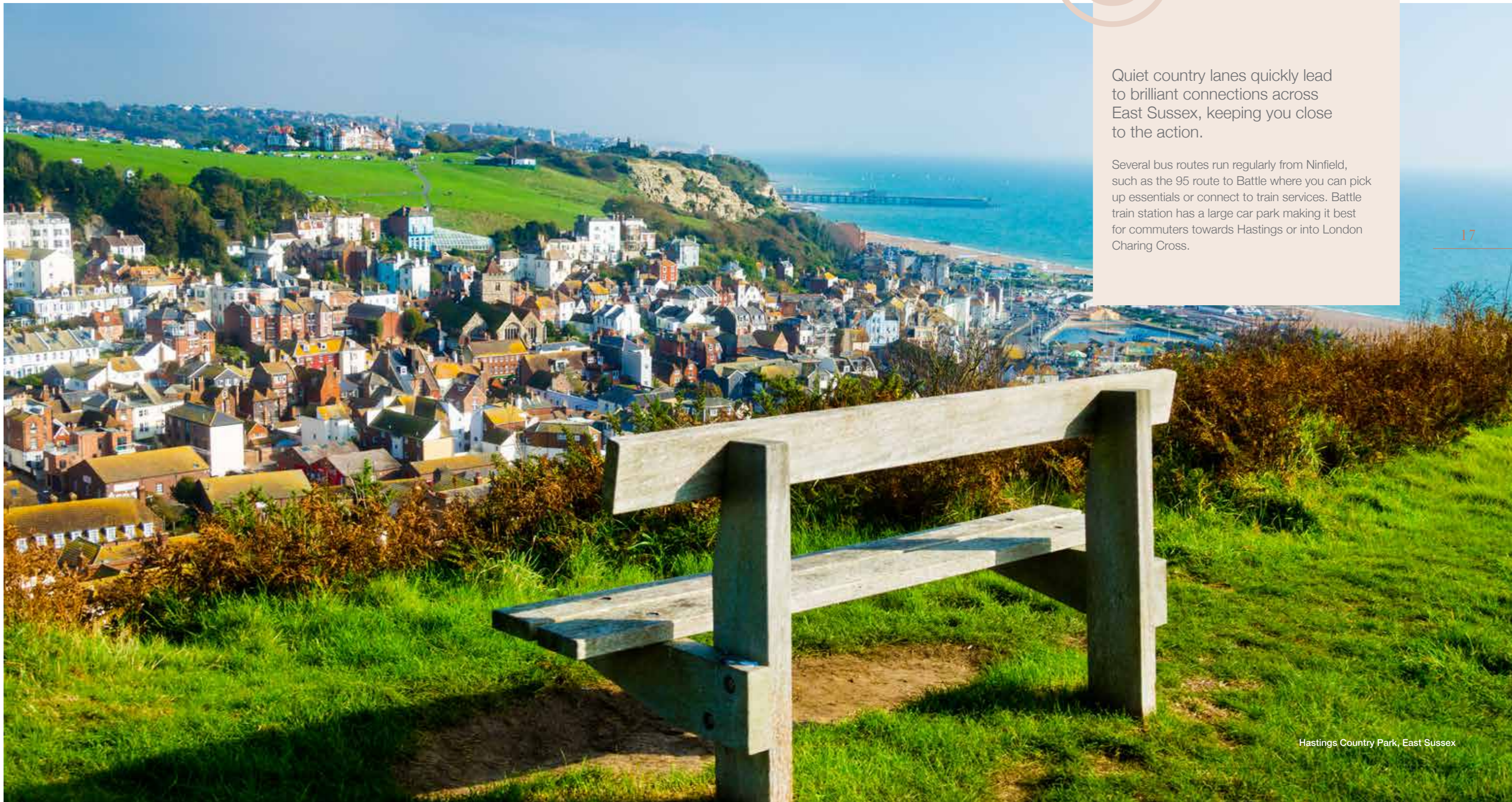
Towards Hastings Ravenside Retail & Leisure Park has big brand names while Hastings itself has high street favourites at the Priory Meadow Shopping Centre. Hastings and St Leonards have a mix of old and new, a classic seaside town with pockets of creativity, a jumble of architecture and great food.

EXPLORE EAST SUSSEX



Quiet country lanes quickly lead to brilliant connections across East Sussex, keeping you close to the action.

Several bus routes run regularly from Ninfield, such as the 95 route to Battle where you can pick up essentials or connect to train services. Battle train station has a large car park making it best for commuters towards Hastings or into London Charing Cross.





Old Town, Hastings

LOCALE

As a traditional village Ninfield is home to a small village store and Post Office, church, primary school, garage, GP surgery, a football club and two pubs, the Blacksmiths Inn and the Kings Arms Hotel.

The location is semi-rural, between coast and country with half of Ninfield within the High Weald AONB. Local history centres around the Battle of Hastings in 1066 which is said to have taken place at Standard Hill in Ninfield. Battle itself has a mix of independent shops and businesses alongside the tranquil gardens, historic buildings and a year-round programme of events around Battle Abbey ruins.

The typical village amenities plus the benefits of larger towns within a 20 minute drive, make Ninfield a quiet and peaceful location not too far from everyday amenities and good schools. Hastings has grown in popularity over the last few years, following in the footsteps of towns such as Margate, Deal and Rye which have become hotspots for Londoners to escape the city on long weekends (especially during covid) thanks to its rail links into the city.

Hastings pirate day,
Priory Meadow shopping centre

AMENITIES

Aldi, Lidl and Sainsburys are the closest supermarkets in Bexhill, with pharmacies in Bexhill and Battle too. Battle Sports Centre has a gym, sports hall, pitches and studios, with more choice of gyms and studios in Bexhill.

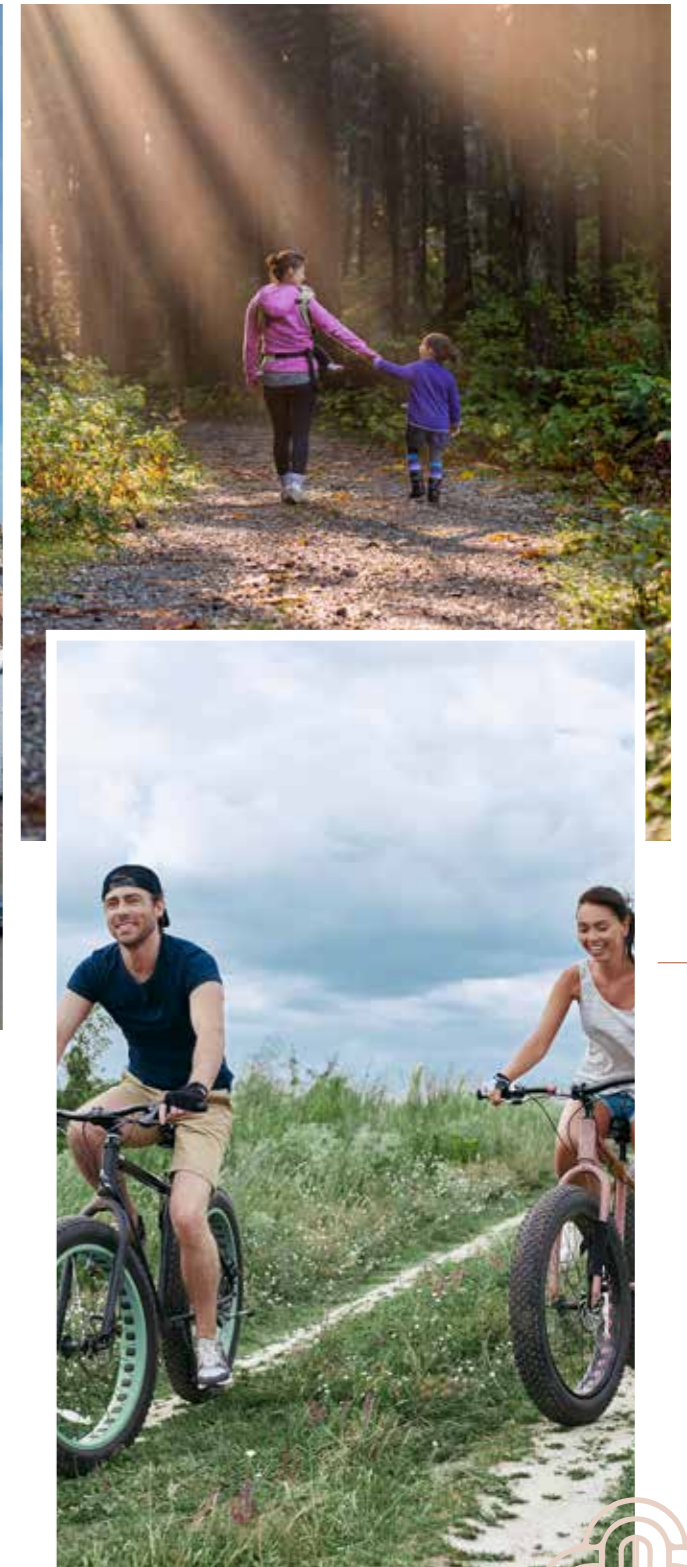
Bexhill has a good selection of highly rated local restaurants, a promenade looking onto the beach with the modernist De La Warr Pavilion as a backdrop. Towards Hastings Ravenside Retail & Leisure Park has big brand names while Hastings itself has high street favourites at the Priory Meadow Shopping Centre. Hastings and St Leonards have a mix of old and new, a classic seaside town with pockets of creativity, a jumble of architecture and great food.



High Street, Battle

GREEN SPACE

Half of Ninfield is within the High Weald AONB and thanks to the battle of Hastings, the Battle Great Wood is perfect for long walks or bike rides amongst nature, specifically the 1066 Country Walk which runs through the wood, marking the path William the Conqueror took with his invading army of Norman troops after landing at Pevensey spanning 31 miles in total. The area is surrounded by pockets of woodland perfect to explore with an OS map, close to Combe Valley Countryside Park and a short drive will bring you to the restored mediaeval castle, park and gardens of Hermonsteaux Castle.





BY TRAIN FROM BATTLE

Hastings	16 minutes
Tunbridge Wells	30 minutes
London Bridge	1 hour 16 minutes
London Charing Cross	1 hour 29 minutes

BY BIKE FROM ST LEONARDS

Pevensey	38 minutes
Battle	39 minutes
St Leonards	44 minutes
Hastings	45 minutes
Eastbourne	58 minutes

BY CAR FROM NINFIELD

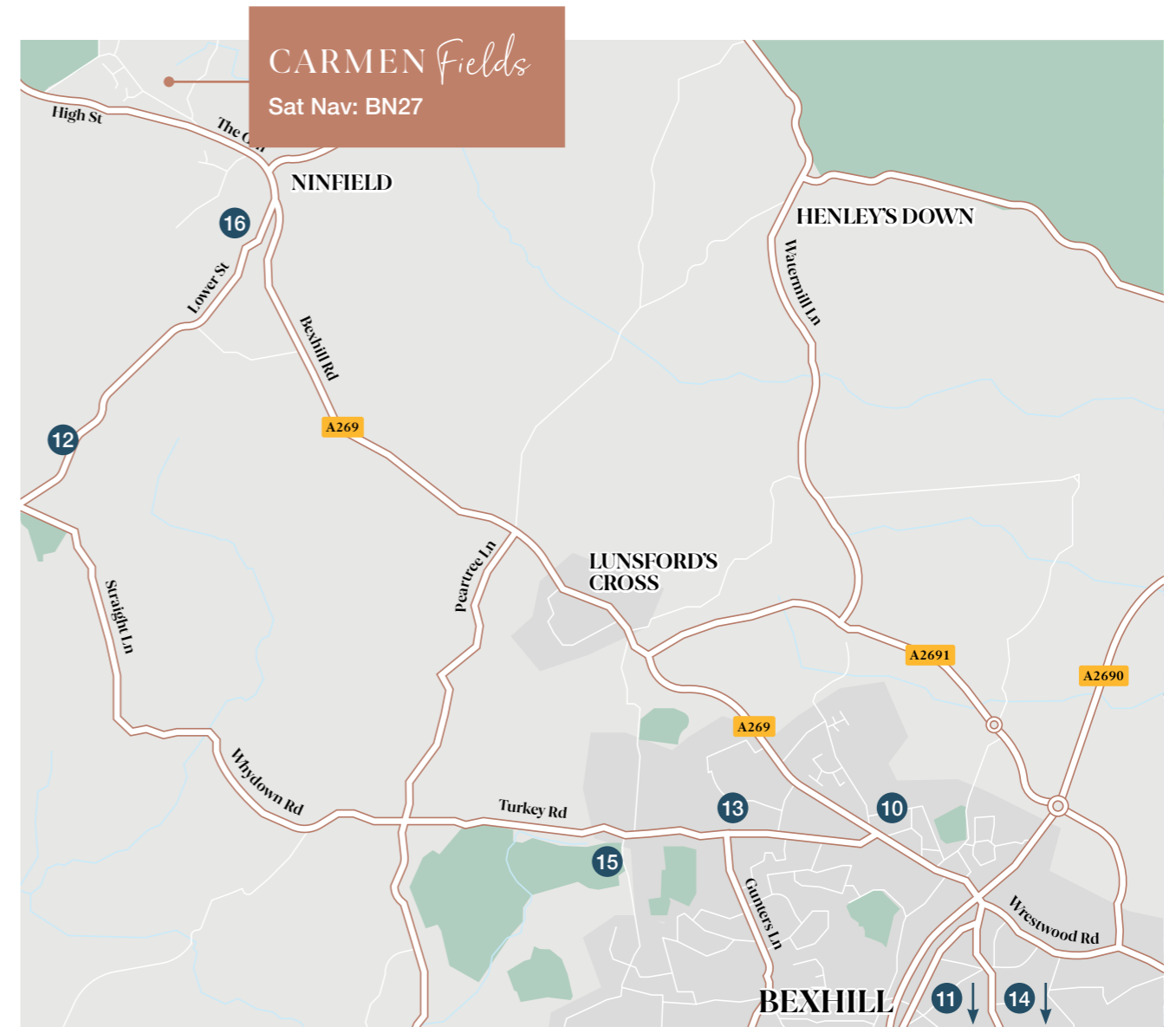
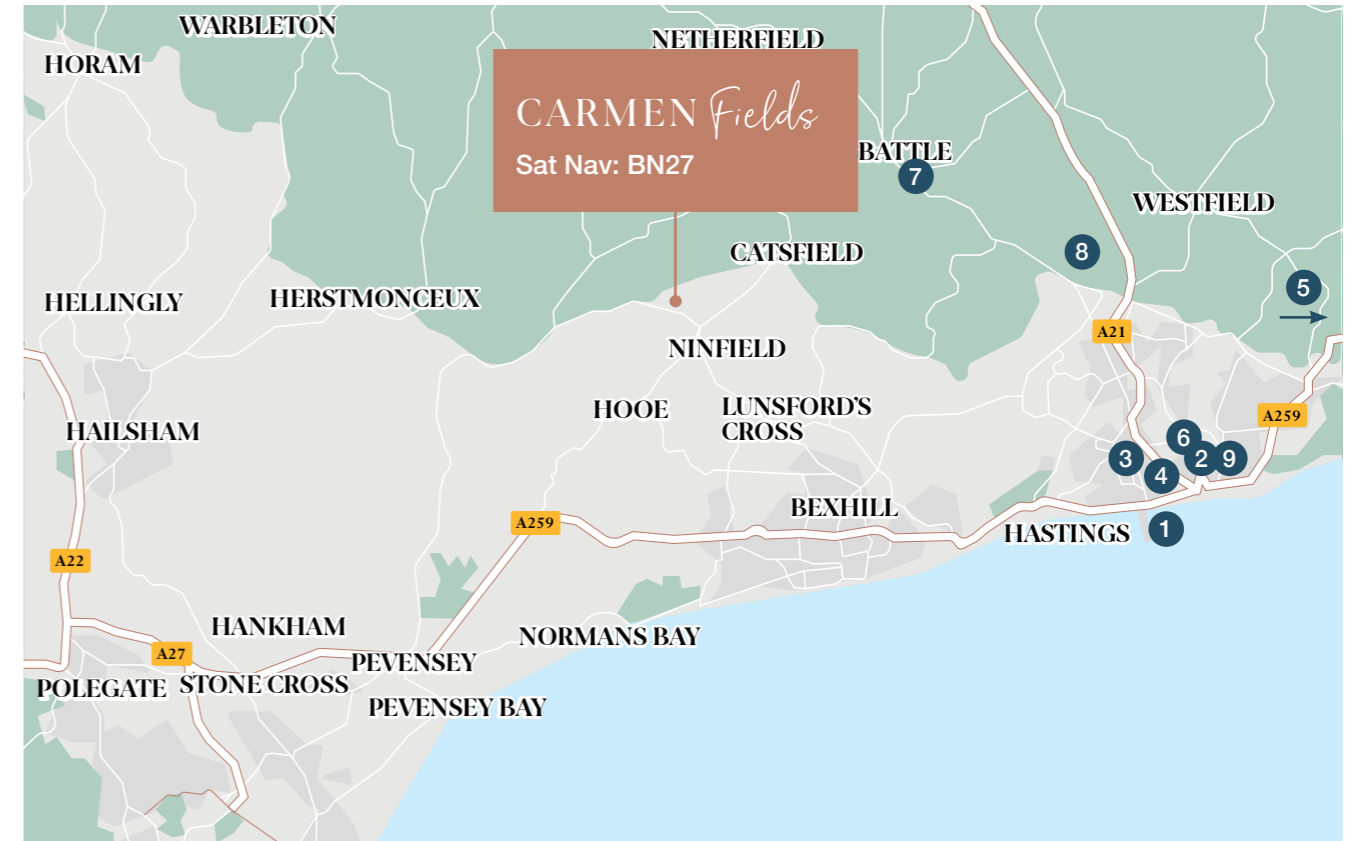
Battle	10 minutes
Crowhurst	11 minutes
Bexhill-on-sea	10 minutes
Hastings	20 minutes
Eastbourne	29 minutes
Tunbridge Wells	45 minutes
Brighton	1 hour

BY BUS FROM BEXHILL-ON-SEA

Hastings station	9 minutes
Ore station	18 minutes
Glyne Gap Beach	14 minutes
Crowhurst	24 minutes
Bexhill-on-sea	28 minutes

PLACES OF INTEREST

- | | |
|---|---|
| 1. Hastings Pier | 9. Priory Meadow Shopping Centre |
| 2. Old Town Hastings | 10. Lidle |
| 3. Hastings Museum & Art Gallery | 11. Sainsburys |
| 4. West Hill & East Hill Cliff Railways | 12. Hope Cottage Farm Shop |
| 5. Hastings Country Park | 13. Rose & Crown |
| 6. Hastings Castle | 14. Bexhill Leisure Centre |
| 7. Battle Abbey | 15. Highwoods Golf Club Ltd |
| 8. Beauport Park Golf & Country Club | 16. Ninfield Village Stores & Post Office |





George Street in seaside town of Hastings



Hastings Contemporary Gallery



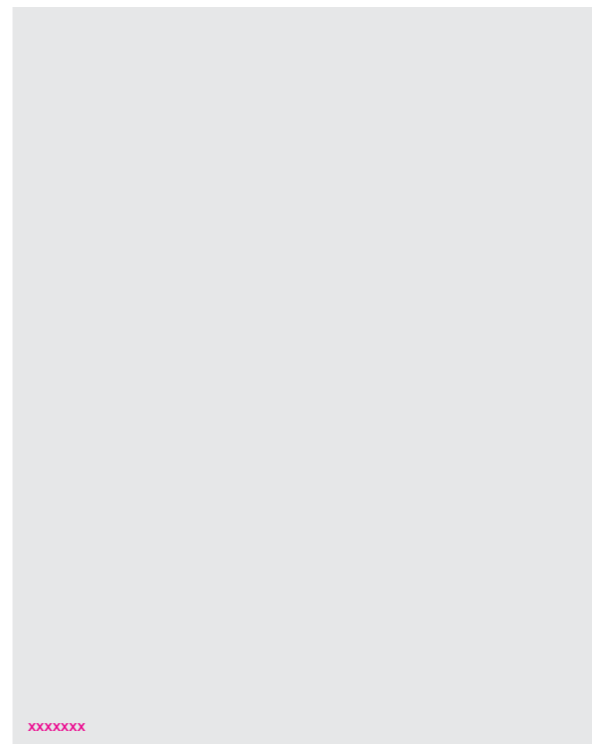
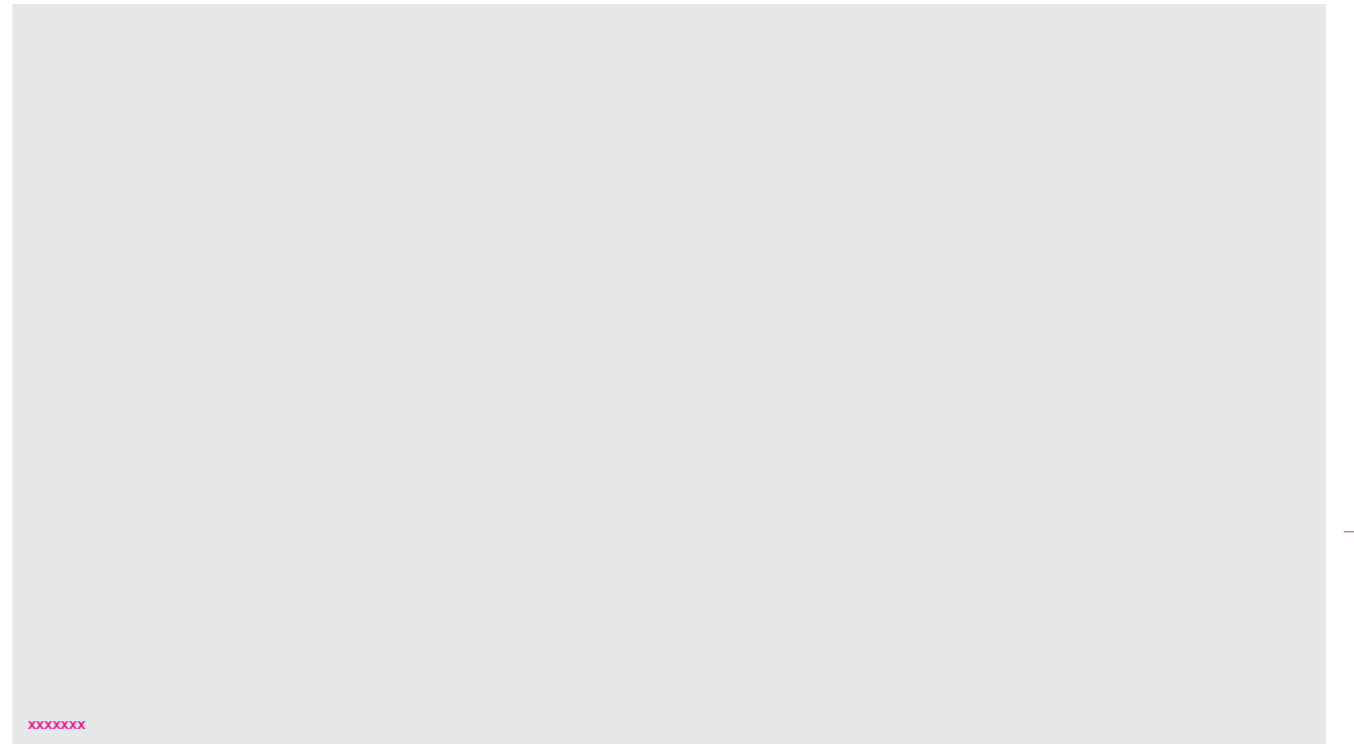
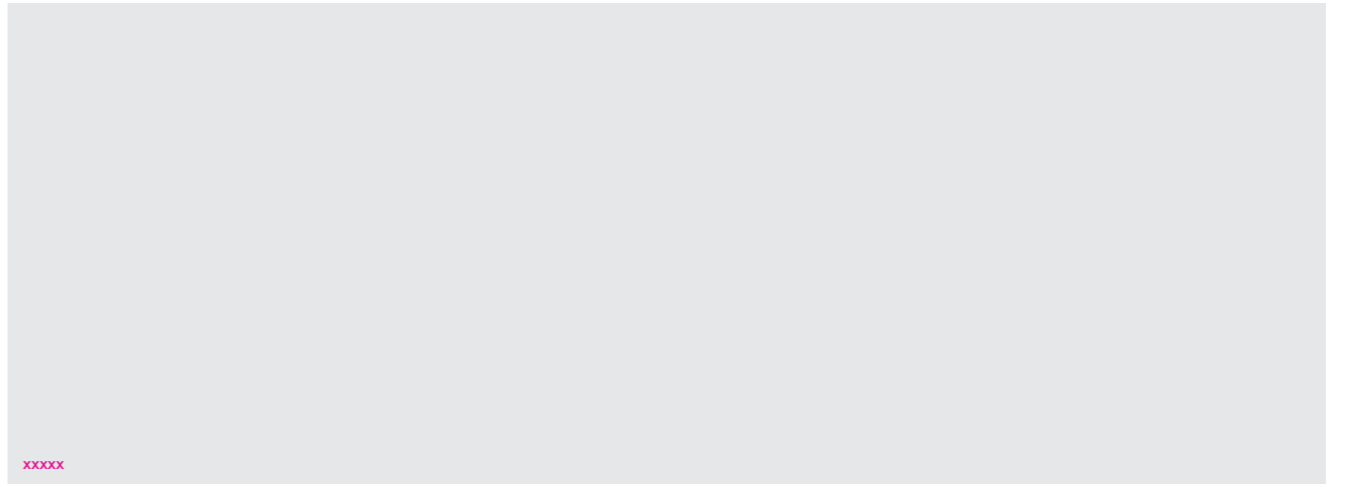
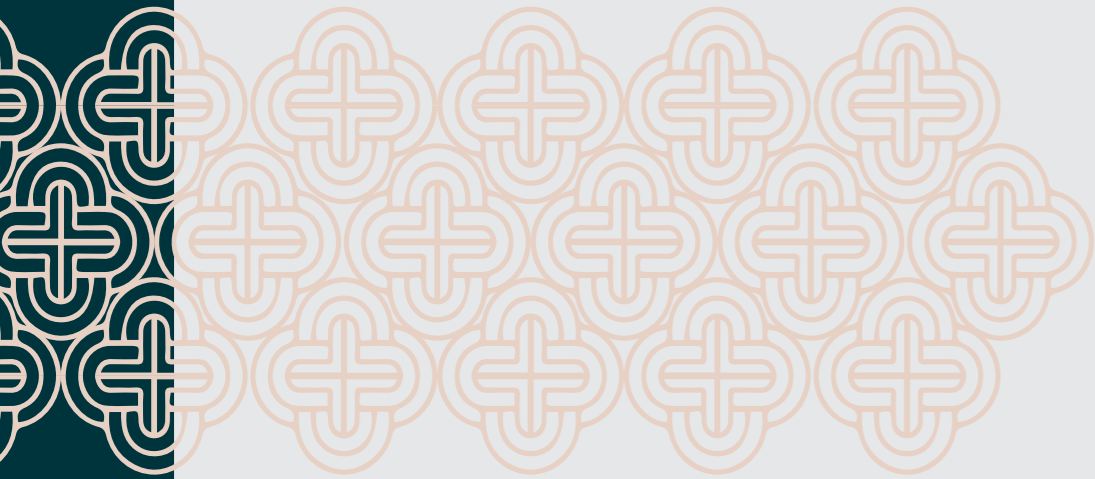
Cinques Ports Arms Free House, Hastings Old Town



Hastings Country Park, Nature Reserve



Gatehouse exit at Battle Abbey East Sussex



SPECIFICATION

KITCHEN

- High gloss handle-less kitchen from Paula Rosa Manhattan range in white, with soft-close doors and drawers
- Nero black granite worktops with matching upstand and black glass splashback behind hob
- Blanco Zerox one and a half bowl undermounted stainless steel sink with Blanco Crest single-lever mixer tap in chrome

BATHROOM

- Large format porcelain tiles in white, with silver grey grout, to floor
- Large format porcelain tiles in white, with silver grey grout, to splashback behind basin and WC, skirting and full height around bath, with polished chrome trim
- Ideal Standard Alto Contract water saving bath in white with chrome lever mixer tap, chrome handles, and square glass shower screen
- Ideal Standard Alto Ecotherm chrome wall-mounted thermostatic shower mixer with matching shower attachment, slider and rail
- Ideal Standard basin with pedestal and chrome lever mixer tap
- Ideal Standard close-coupled WC
- Heated towel rail in chrome
- Shaver socket in satin chrome

INTERIOR FINISHES

- Ideal New Dublin twist carpet in grey to bedroom(s), living/dining and hallway
- Satin & polished finish chrome ironmongery throughout
- Dulux White gloss paint finish to joinery throughout
- Dulux Timeless matt emulsion to walls throughout
- Dulux White matt emulsion to ceilings throughout

EN SUITE

- Large format porcelain tiles in white, with silver grey grout, to floor
- Large format porcelain tiles in white, with silver grey grout, to splashback behind basin and WC, skirting and full height around shower enclosure, with polished chrome trim
- Ideal Standard shower tray featuring sliding glass door and Alto Ecotherm chrome wall-mounted shower mixer with matching shower attachment, slider and rail
- Ideal Standard basin with pedestal and chrome lever mixer tap
- Ideal Standard close-coupled WC
- Heated towel rail in chrome
- Shaver socket in satin chrome

ELECTRICAL

- LED downlighters in white to bathroom and en suite**
- LED downlighters in brushed aluminium to kitchen
- Pendant light to bedroom(s), living/dining and hallway
- White switches and sockets to bedroom(s), living/dining and hallway
- Satin chrome switches and sockets to kitchen
- Phone and data points to living room and master bedroom
- TV and satellite connection point to living room pre-wired for SkyQ†
- TV connection point to main bedroom

SHARED OWNERSHIP

Now that you have found your dream property you're probably asking, "Is Shared Ownership right for me?" At Optivo, 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 in your property 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 things before deciding to proceed:

- Shared Ownership homes are Leasehold, and most houses only become Freehold once you own 100%.
- There will be a service charge to pay towards the management and maintenance of the development, which is shown on our price list.
- Affordability and eligibility checks apply, so ask your Sales Advisor for more information so you can start making your dream a reality.

ABOUT OPTIVO

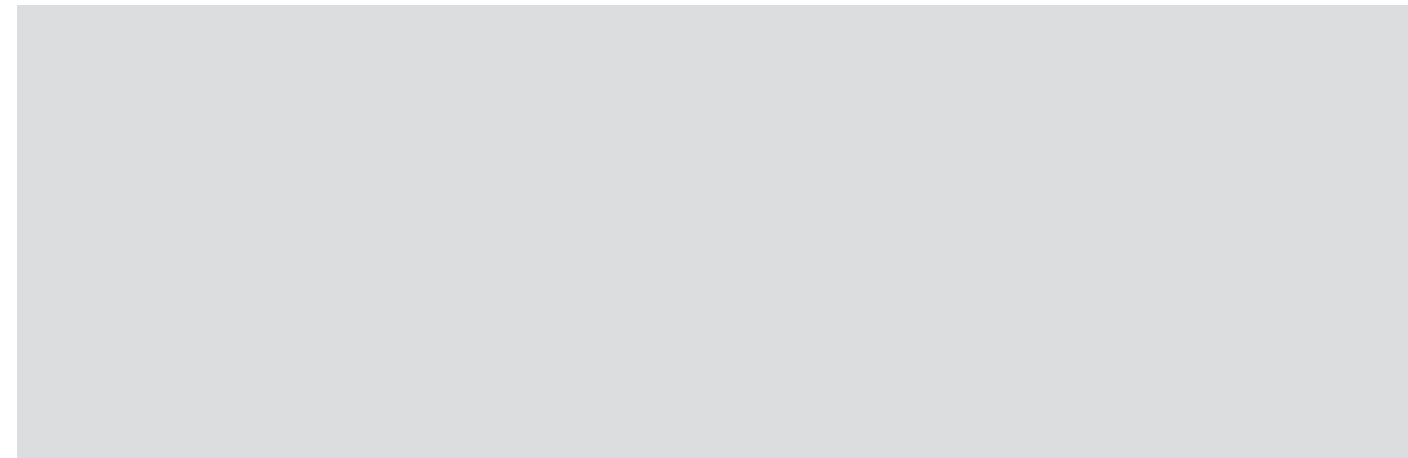
At Optivo, we know how important it is to find the perfect home. That's why we offer high-quality homes to suit families of all sizes, fitting to most budgets. Operating across London, the South East and the Midlands, the Sales and Marketing team manage all of our new home developments for both Shared Ownership and Open Market sale. Our customers are at the centre of everything we do - which keeps us building homes, making places and enhancing lives.

WANT MORE INFORMATION? YOU CAN:

Email us: sales@optivo.org.uk

Call us: 0800 012 1442

Visit our website: optivosales.co.uk





NEW HOMES
INSPIRED BY YOU
BUILT FOR YOU