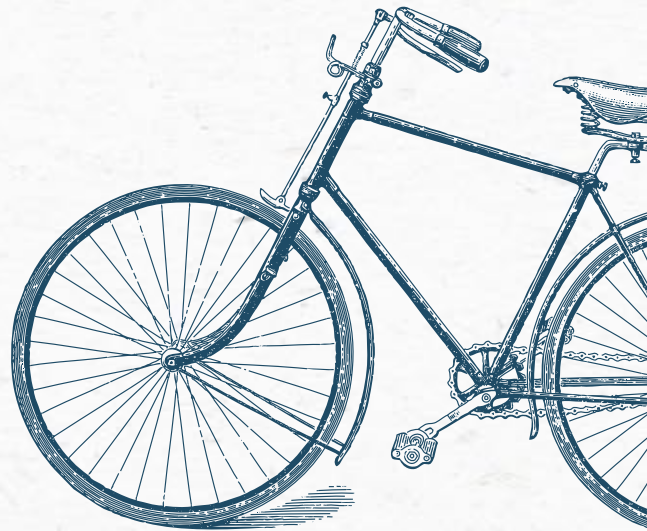
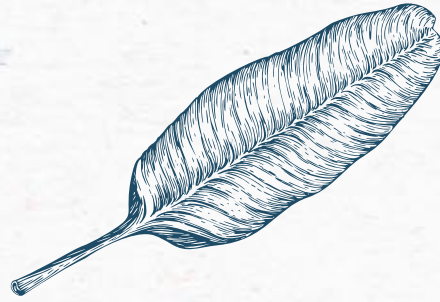
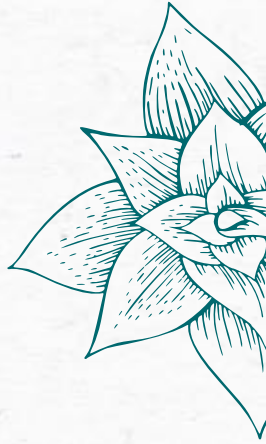



Bohemy *Fields*



A collection of extraordinary shared
ownership apartments & houses




Welcome to Bohemy



Optivo is delighted to offer a selection of 16 contemporary homes through shared ownership: 10 three-bedroom houses, and 6 two-bed apartments situated near to the sea front in lovely St Leonards-on-Sea.

These beautiful brand new homes are available to buy through shared ownership. When you purchase between 35% and 75% of a property from Optivo, you don't need a big deposit: Pay monthly rent for the share that Optivo still owns and buy additional shares in your property when you are able, until you eventually own 100%. Mortgage and rent plus any service charges could be less than renting privately.





Bohemy Beauty

Located to the west of central Hastings, on the other side of the South Downs cliffs, vibrant yet laid-back St Leonards is a visual feast, with the sea-scape set against an elegant backdrop of Regency and art deco architecture.

Tranquility and outdoor fun are a way of life, from the long strip of sandy shingle beach that stretches for miles, to the plentiful green spaces of Hastings Country Park, or closer to home, relax in St Leonards Gardens or Alexandra Park.

A unique, charming, trendy, and bohemian area to live, St Leonards has a thriving artistic community and is buzzing with independent boutique café's, quirky and funky vintage shops, live music, galleries, street art (including a Banksy). It is fast becoming known as a place of culture. Enjoy artisan farmers' markets to film festivals on the newly renovated,

award winning Hastings Pier. Celebrate at gourmet eateries such as St Leonards' Michelin-listed St Clements Restaurant.

Well positioned to reach city life too, Brighton is only an hour away and you can be in London in just over 90 minutes.

Steeped in rich history, with a bountiful future, ongoing investment and regeneration of the wider area continues to revamp and accelerate this beautiful strip of Sussex seaside towns from sleepy fishing ports to excellent places to live and call home.



*Green spaces,
coastal walks,
endless tranquility*





Specification

Bohemy Fields offers a quality specification throughout

Kitchen

- Integrated Indesit fridge/freezer, washer dryer and dishwasher*
- Integrated electric oven, hob and chimney hood
- Fitted kitchen cabinets by Rixonway from the Trieste range
- Work surfaces finished in beige granite effect
- Stainless steel splashback behind the hob

Bathroom

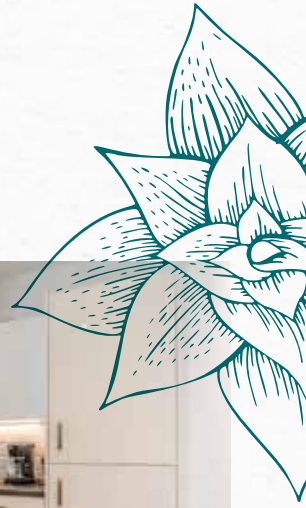
- Contemporary white bathroom suite
- Grohe bath taps with thermostatic shower mixer
- Ceramic wall tiles
- Chrome fixtures and fittings

General

- Carpet by Chiltern to the hallway, lounge, stairs and bedrooms in a neutral shade
- Black slate tiles to bathroom and W/C
- Gas central heating system
- Access path to the woods and access to a biodiverse garden

*Dishwashers to units with balconies only





Images shown are typical Optivo showhome interiors.



*High spec,
great finishes,
comfort throughout*



Site map

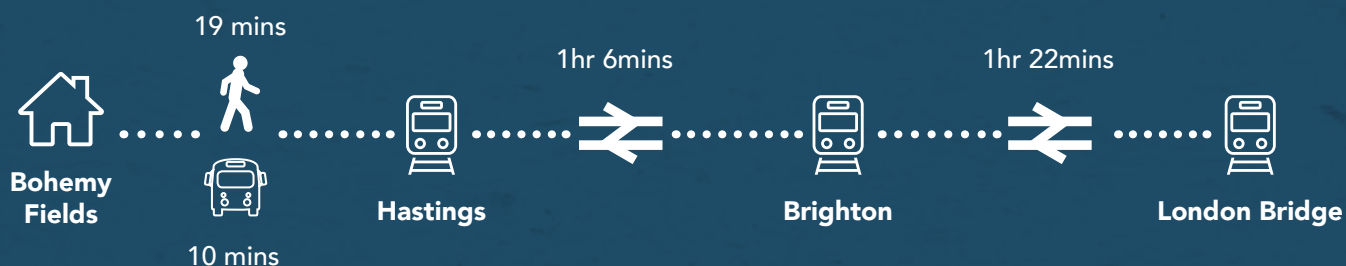
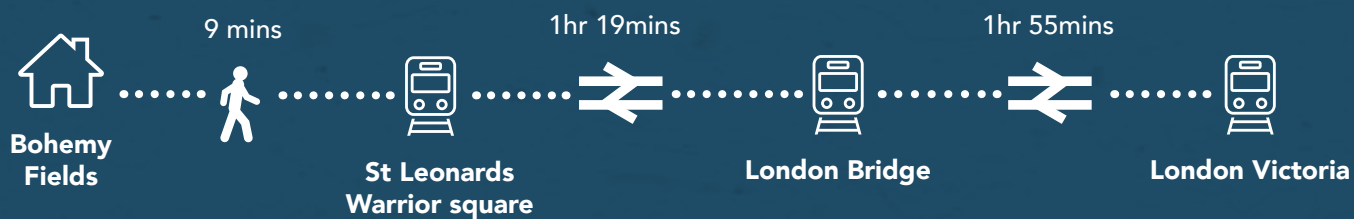


 Shared Ownership/Affordable Rent Apartments

 Shared Ownership Houses

*Numbers indicate apartment plot number. House numbers represent postal number.

Connections

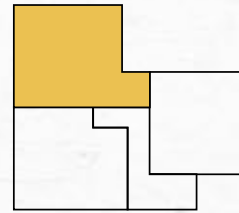


Area Map



Floorplans

Two bedroom home
Flats 9 and 20

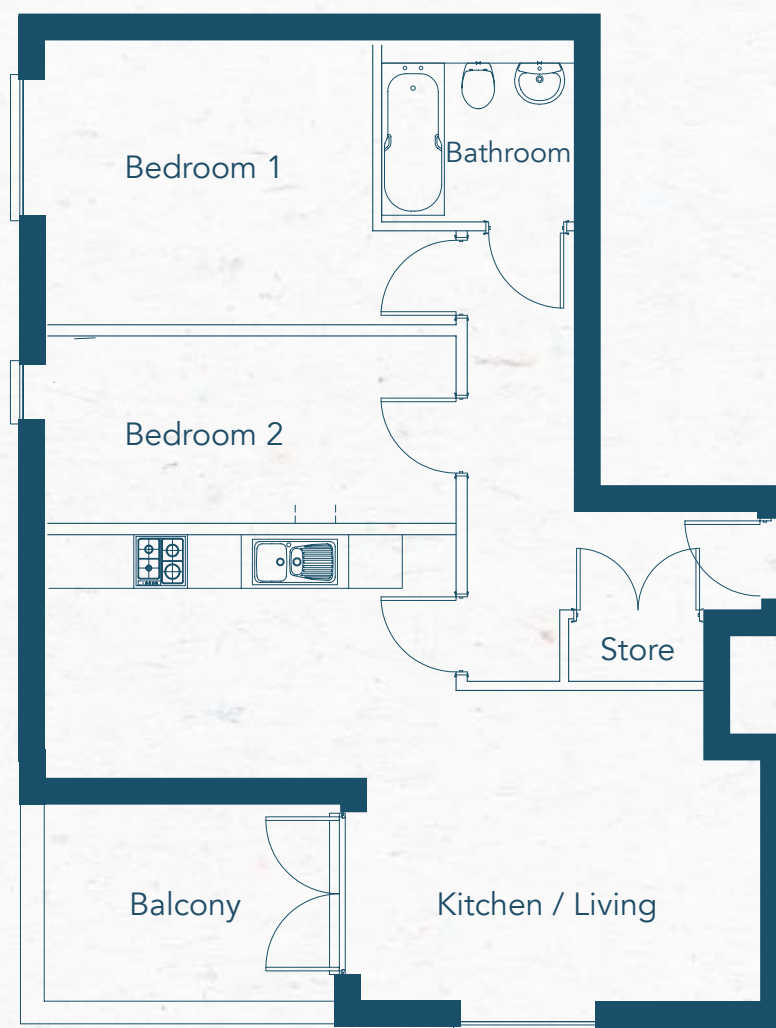
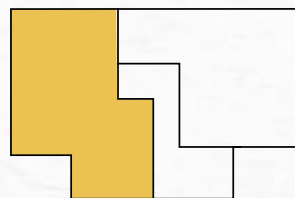


Internal Floor Area	66.9m ²	720.1 sqft
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Floorplans shown for Bohemy Fields are approximate measurements only. Exact layouts and sizes may vary. All measurements are taken from the widest point and dimensions are subject to minor variations. The dimensions are not intended to be used for carpet sizes, appliance sizes or items of furniture. To improve legibility these plans have been sized to fit each page. As a result this plan may not be at the same scale as those on other pages.

Floorplans

Two bedroom home
Flats 10 and 21

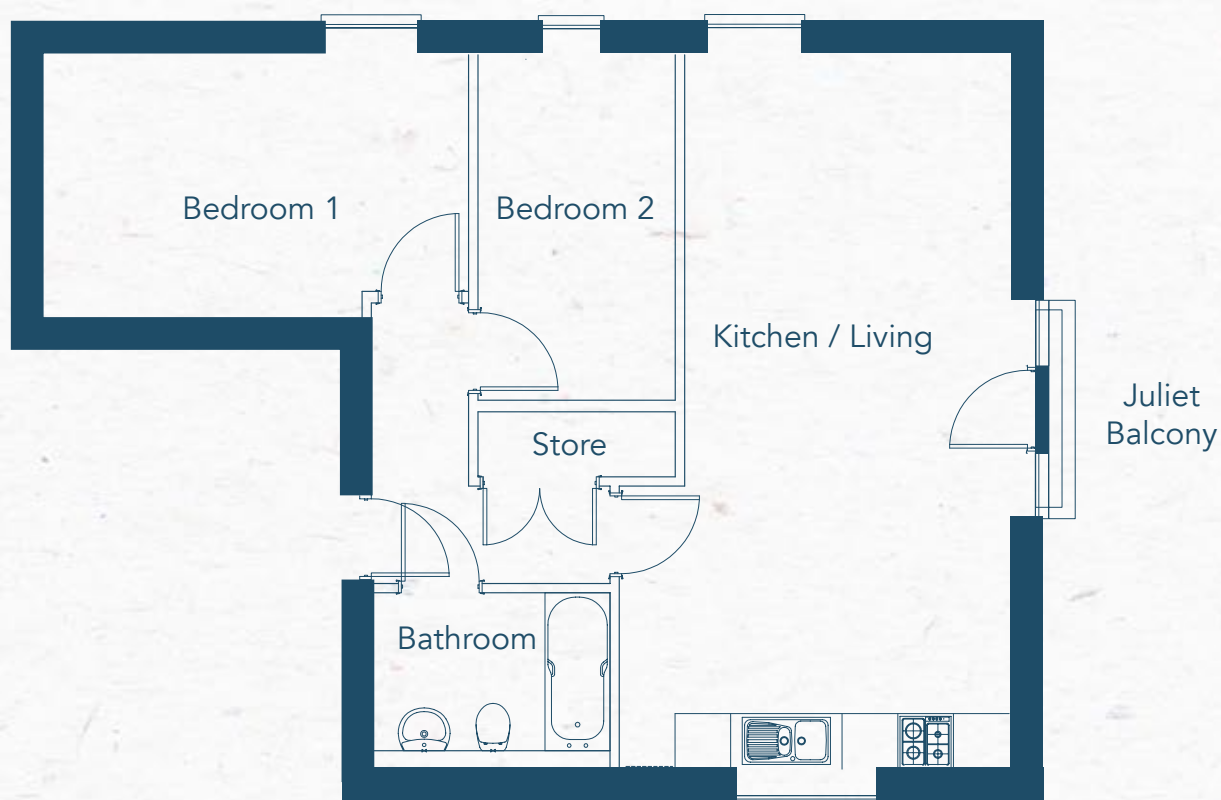
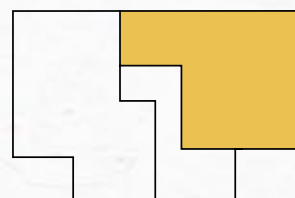


Internal Floor Area	64m ²	668.8 sqft
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Floorplans

Two bedroom home
Flats 11 and 22



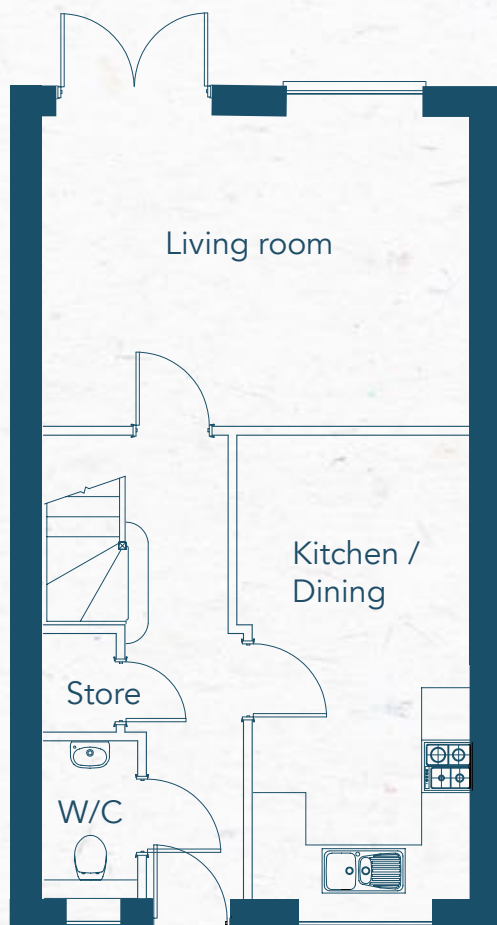
Internal Floor Area	63.1m ²	679.2 sqft
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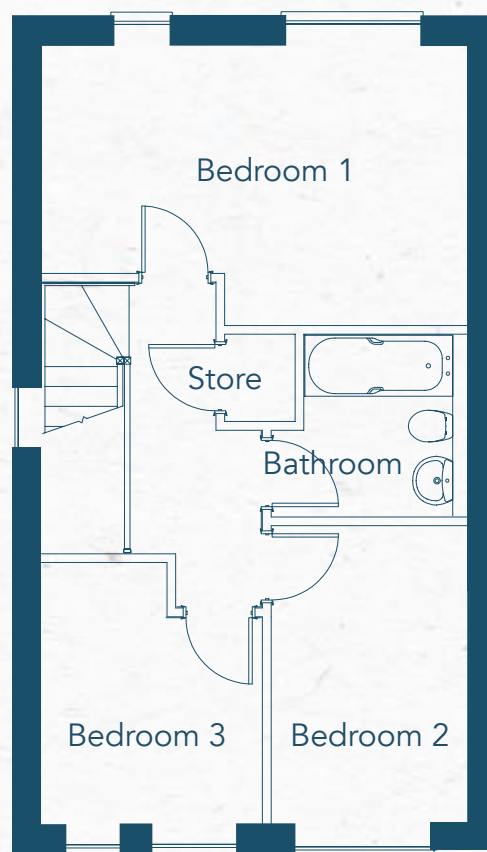
Floorplans

Three bed house

House Number 4, 6, 8*, 10, 12*, 14, 16*, 18 & 20*



Ground floor



1st floor

Internal Floor Area	85.5m ²	280.5 sqft
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***House numbers 8, 12, 16 & 20 are a mirror image of the floorplan shown.**

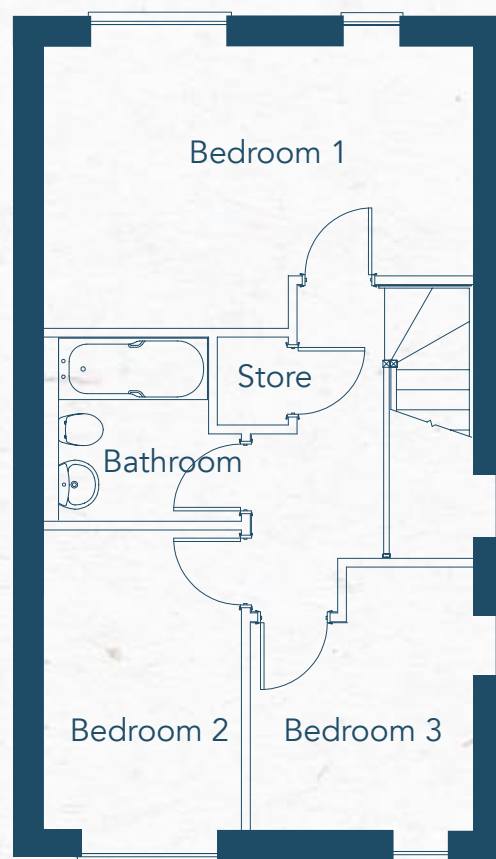
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Floorplans

Three bed house House Number 2



Ground floor



1st floor

Internal Floor Area	85.5m²	280.5 sqft
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