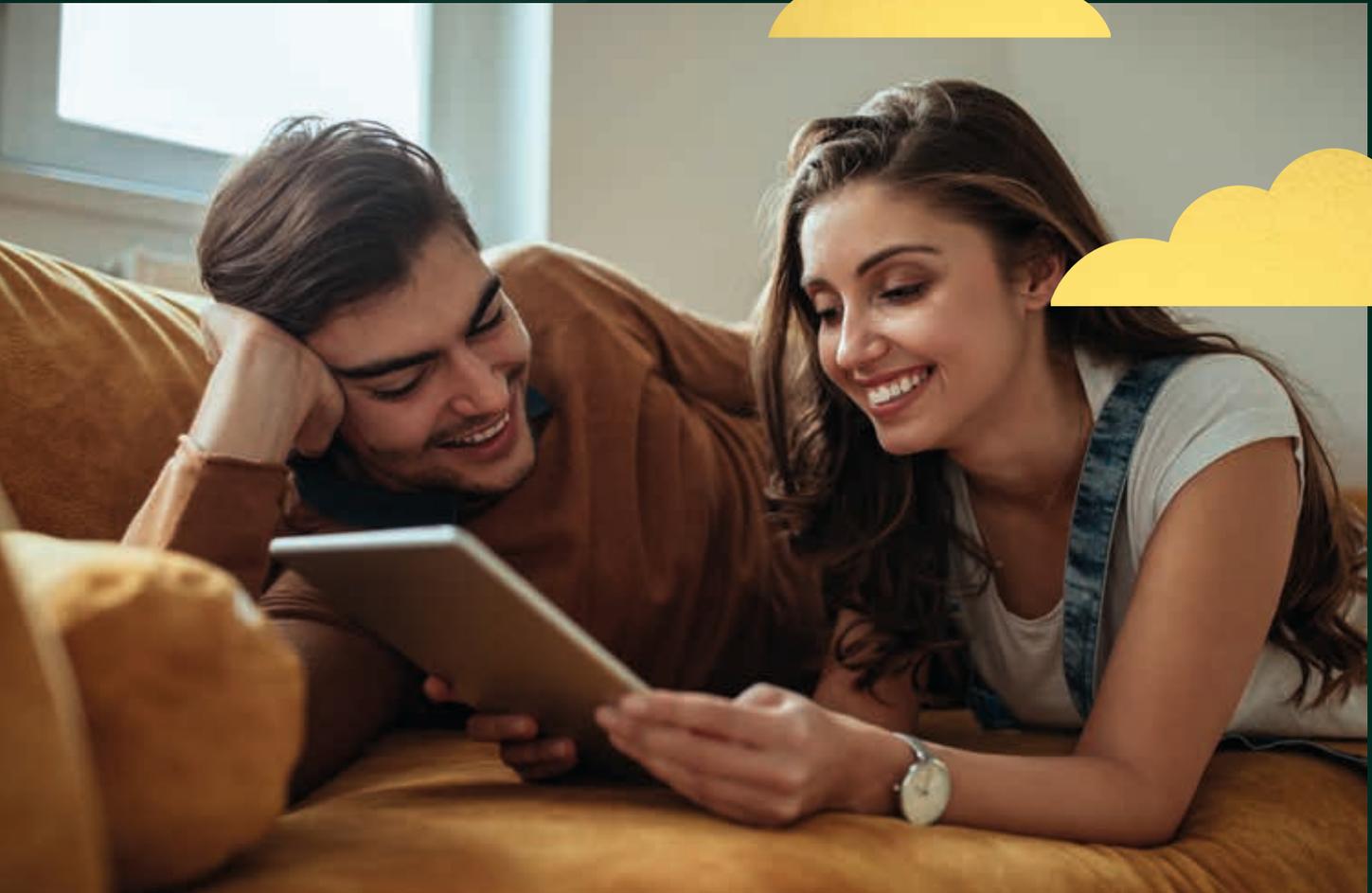




# Levett View

St. Leonards-on-Sea





The Grand Parade from Hastings to St Leonards-on-Sea

# Find your place to explore at **Levett View**

## Your place to relax...

Levett View is an attractive collection of 2, 3, and 4 bedroom shared ownership homes located in St Leonards-on-Sea, just minutes from Hastings town centre and the beautiful East Sussex coast.

All the essentials can be found right on your doorstep, with a post office, supermarket and homewares store all within walking distance. There is also a choice of nursery, primary and secondary schools within five minutes by car.

Levett's View's close proximity to the town centre and beach means there is no shortage of ways to stay entertained. Discover a treasure trove of independent stores and galleries in St Leonards-on-Sea town centre, or enjoy lunch with a view at one of the characterful seafront cafés and restaurants.

## Your place for culture...

Alternatively, spend the day in the medieval town of Hastings, exploring the historic alleyways of the old town. Not only will you find a wide selection of high-street retail at Priory Meadow Shopping Centre, there are also plenty of ways to soak up some culture between the theatre, art gallery, museum, and famous castle.



Hastings Country Park

## ...and your place for country pursuits

If you like to keep active, there are plenty of parks which provide the perfect place to let off steam, while the local leisure centre is just 15 minutes away. Alternatively, take to the water at the sailing club or enjoy a relaxing afternoon at the Beauport Park Golf & Country Club.

There are also countless ways to enjoy the great outdoors nearby. Hastings Country Park and the broader High Weald Area of Outstanding Natural beauty provide an uninterrupted swathe of green that stretches all the way from the coast north west as far as Horsham.



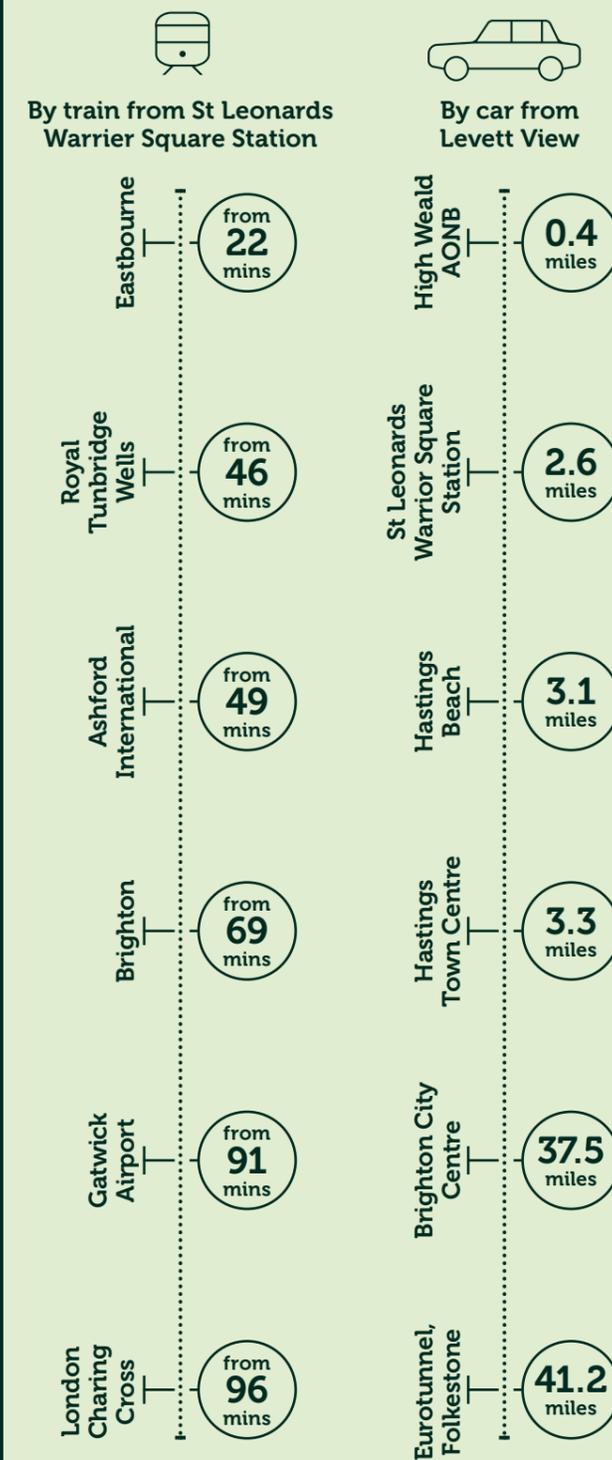
View of Hastings town



High Weald

## Your place to connect...

Levett View benefits from excellent transport connections that make national and international travel easy. By road, the A27 provides a direct route west to Brighton, while the A259 north-east will take you to Folkestone and Dover, offering access to the Eurotunnel and ferries to Europe. Alternatively, the A21 north links up with the M25 for access to the national motorway network. Additionally, St Leonards Warrior Square station offers regular rail services to London, Brighton and Gatwick airport.



Distances are approximate only and are taken from maps.google.com and nationalrail.co.uk



# Specification

## Kitchen

- Stylish and contemporary kitchen with a range of wall and base units
- 40mm square edge laminate worktops
- Stainless steel splashback
- Integrated single oven & ceramic hob
- Integrated recirculating hood
- Stainless steel sink with chrome mixer tap
- Integrated fridge/freezer
- Removable base unit for dishwasher
- Microwave (Rockingham only)

## Bathroom

- Contemporary white sanitaryware
- Thermostatically controlled shower over bath and glass shower screen
- Heated chrome ladder radiator to bathroom
- Shaver socket
- Diesse wall tiles

## Electrical

- Media plate, TV and telephone point to living room
- TV point to bedroom 1
- One double socket with USB charging port to all bedrooms and kitchen
- Fibre to property
- Mixture of ceiling pendant lighting and recessed downlights throughout
- LED under-cupboard lighting to kitchen
- Mains-wired smoke detector and alarm
- PIR outside light to front and switched light to rear
- Electrical Vehicle charging point\*

## Plumbing

- Air Source Heat Pump heating system with hot water cylinder
- Underfloor heating to the ground floor
- Thermostatically controlled radiators to the first floor
- Space & plumbing for washing machine

## Windows and Doors

- PVCu double-glazed lockable windows and patio doors
- Front door with multi-point locking and chrome ironmongery

## Internal

- Walls and ceilings in Pure Brilliant White emulsion
- Woodwork in white satin
- White internal doors with chrome ironmongery
- Oak handrail to staircase
- Vinyl flooring to kitchen (or kitchen/diner), hall, cloakroom and bathroom
- Carpets to stairs, living room, landing and all bedrooms

## General

- Landscaping to the front garden
- Turf, patio and bike shed to rear garden
- 1.8m closeboard fence or boundary walls to rear gardens (refer to hard landscaping)
- Outside tap & water butt
- 12-year NHBC warranty

Please speak to our Sales Consultants for plot specific details.

\*Location of EVCP varies and may be attached to the house or remote from the house dependent upon parking space location. Please speak to our Sales Consultants for plot specific details.



Orbit reserves the right to alter specification without prior notice. Please ask your Sales Consultant for current information when reserving your new home. Information correct at time of going to print. Images shown are from other Orbit show homes.

# Homes to be proud of



“ Shared Ownership is a brilliant opportunity for young people like me to get a chance to get on the property ladder. I have achieved my life goal of getting a house. ”

Dominic Owen-Smith

Here at Orbit Homes, not only do we believe in building quality homes, we also believe in making them accessible.

Our mission is to create welcoming communities that provide residents with a great place to live, work and play. Diversity is a big part of this and that's why at Levett View we're proud to offer a mixture of Shared Ownership and rented housing through the local council.

If you're looking to take your first steps on the property ladder, Shared Ownership allows you to purchase a proportion of your home and pay a subsidised rent on the rest. You can choose the size of this share depending on your circumstances – usually between 25% and 75%. As time goes on, it is possible to buy additional shares in your home and in doing so, your rent will reduce, until you own your home outright\* and rent becomes a thing of the past.

With Shared Ownership your deposit is based on the share you are buying rather than the full purchase price, which means a smaller mortgage and a smaller deposit. This means the idea of owning your own home in today's challenging market is not so crazy after all.

Just ask Dominic Owen-Smith who, by taking advantage of the Orbit Homes Shared Ownership Scheme, was able to buy his first home at the age of just 21.

“I heard about Shared Ownership through word of mouth and online,” said Dominic. “I could not afford to own a house outright. My financial situation was a bit on the tight side.”

After viewing the perfect Orbit Homes property and speaking to our friendly team, who provided guidance every step of the way, Dominic's mind was made up. Using a deposit of just £8,400, he was able to buy a two-bedroom home with integrated appliances, fitted carpets, private drive and a large south-facing garden.

“I just fell in love with the house which Orbit offered and the services they provided. Orbit offered a lot of support for me. It was less daunting than I thought it would be. It was a good, clean buying experience from start to finish. I'm very happy with the property.”

Dominic would recommend Orbit Homes Shared Ownership to anyone of his age. He believes you are never too young to step on to the property ladder.

“It's that one thing in life that seems unobtainable until you're a 'grown up'. But thanks to the Shared Ownership scheme, it's allowed me and many others to make their dream a reality.”

Interested in Orbit Homes Shared Ownership? Contact the team today to find out how we can help you.





Cottington Gardens, Cliffsend

# The Orbit difference

## The history of Orbit

Orbit was established in 1967 by a small but pioneering group of business people who wanted to make sure everyone could live in a good-quality, affordable home. The passion they felt was channelled into positive action, and Orbit was created.

Our purpose today is every bit as important as it was when we were founded. We provide landlord services to over 45,000 properties and build around 1,500 quality new homes each year. Our aim is to ensure the homes we provide and the communities we create are high-quality, affordable, safe and sustainable, and they really become your place to thrive. In everything we do, we are committed to improving the long-term prospects of society. We do this by taking steps to protect our planet, investing in a range of projects to support communities, families and individuals, and ensuring we have sustainable working and excellent employment practices in place.

## Building for good

When you buy from Orbit Homes, you're directly influencing the lives of thousands of individuals in the UK. Our impact reaches far beyond the homes we build and sell, as we aim to make a positive impact in the communities where we live and work too.

We put back into our communities and society in a big way. Not only through our work as responsible landlords in supporting our tenants but also by building a better planet for future generations. We are big on positive, greener actions, and have a dedicated programme called Orbit Earth to push our initiatives further. So, by buying from Orbit Homes, not only will you find your place to thrive, you will also help others do so too.



## Orbit in the community

We have invested around £25m into schemes in the last six years through a range of projects to improve the local community. This includes sensory gardens, skateboard parks, community farms and neighbourhood cinemas. We also provide help and support on wellbeing, employment and skills, digital inclusion and financial advice through our award-winning Better Days programme.

Alongside this, our employees are very active in the local community through our volunteering programme, contributing over 4,000 community hours in the last 12 months alone. Our employees have painted, decorated, planted and litter-picked their way to supporting our local communities, whilst raising over £45,000 for national and local charities, including Mind, Shelter, Macmillan Cancer Support and Prostate Cancer UK.

## Orbit Earth

Orbit Earth was established to recognise the importance of protecting the environment and to act in the protection of our planet. Our design standards set out the controls to ensure that the stunning new homes we build make a positive impact on the environment.

We have four main priorities:

- Climate action to become net-zero carbon
- Ecological resilience to enhance the quality of green spaces
- Responsible partnerships and a sustainable supply chain
- Increasing biodiversity



Sanderling Mews, Herne Bay

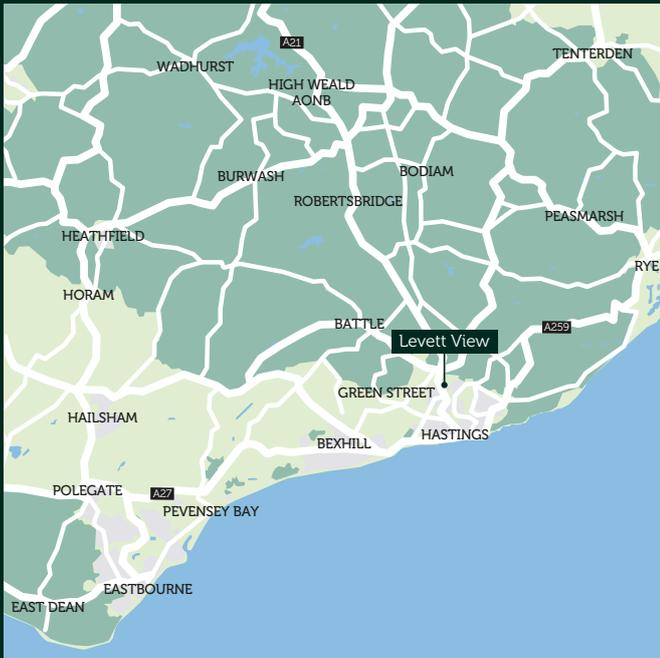
## Design standards

At Orbit, our vision is to take the lead in building thriving communities, and we recognise that to build a thriving community, great care and attention needs to be given to the way in which they are designed.

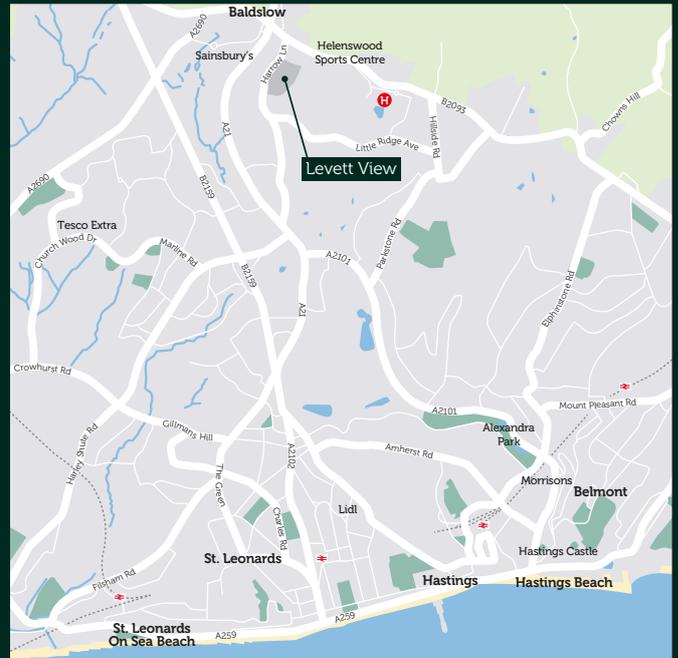
We know that communities are about people first and foremost, but the design of the places we live in can also have a huge impact on our lives. From the design of each individual home, to the spaces in between that make up the public realm, great design can have a positive impact through its ability to 'surprise and delight'.

At Orbit, we believe that good design is at the heart of delivering thriving communities, and it is fundamental to our mission. It is also essential to our creation of your place to thrive.





**Wider Area**



**Local Area**

**orbithomes.org.uk**

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 **levettview@orbit.org.uk**

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Orbit has a policy of continuous improvement and reserves the right to alter plans, specification, elevational treatments and positions of doors and windows at any time. Orbit reserves the right to change the tenure of any of these homes subject to market conditions and without notice. Information contained within this brochure is a general indication of the development and is not intended to be construed as part of any legal contract or contain any representation of fact upon which any party is entitled to rely. Information correct at time of going to print in March 2025. 06123-01.