

# Latimer at Summerhill Gardens

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Hailsham, East Sussex



**LATIMER**  
by Clarion Housing Group



The Elmslie. Computer generated image is indicative only.

# HAILSHAM, FOR CONNECTIONS, COUNTRYSIDE AND COAST

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The lively market town of Hailsham, East Sussex, is a great place for your new home. We're adding to the choice of affordable properties with Latimer at Summerhill Gardens, just over a mile from the town centre on Ersham Road.

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Latimer at Summerhill Gardens has a range of 2, 3 and 4 bedroom homes available with Shared Ownership. Like all Latimer homes, they meet the highest modern standards, without compromise on quality or visual appeal, and we are proud to put our name to them.

Hailsham is well-connected, with a reliable bus network offering easy access to Eastbourne, Brighton, and the South. Polegate station is also just a 6-minute drive from Summerhill Gardens, offering excellent transport links to London, Gatwick Airport, and the south coast. It's also surrounded by some of England's most scenic countryside, namely the High Weald Area of Outstanding Natural Beauty, and the South Downs National Park. It's less than 8 miles from Eastbourne too, nicknamed 'The Sunshine Coast', if you're in the mood for some sea breeze or a day at the beach.

# LATIMER DELIVERS MORE

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**LATIMER**  
by Clarion Housing Group

Latimer is part of Clarion Housing Group, and is a new kind of housing developer and that means exceeding expectations to 'deliver more'. Latimer is working with communities and councils across the country. Providing tailored solutions to their needs.

Latimer is a placemaker, committed to creating spaces and homes that are amazing to live in and visit, places that appeal to a broad range of people and preferences but always with a strong focus on community and quality.

Bricks and mortar are at the foundation of everything we do. But it's a foundation on which to build more than just homes. The Latimer impact on the land we develop is positive and enhances environments. Our surplus is poured back into communities helping the Group deliver more.

Latimer is pushing the boundaries of expectation. Because affordable shouldn't mean poor-quality. Because aspirational shouldn't mean out of reach. Because accessible shouldn't mean generic. Latimer is delivering more for residents, for communities, for the future.

Latimer doesn't just deliver homes, Latimer delivers social impact.

Latimer delivers more.

RICHARD COOK  
CHIEF DEVELOPMENT OFFICER





# GET TO KNOW HAILSHAM

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**With Hailsham town centre just few minutes' drive from home, you'll find plenty of essentials, and lots to do, conveniently close.**

Your food shopping can be done at Waitrose, Asda, Lidl and Tesco, or at one of the town's many independent shops. If you enjoy the bustle of a street market, and like to support local traders, Hailsham sets out its stalls twice a month, alternating with a farmers' market.

St Mary's Walk is a delightful little shopping area, where you can browse for children's and adults' clothes, select local produce at Sussex Larder, have a manicure, or just kick back with a coffee or casual lunch at Bucklers Café.

Hailsham's restaurant scene offers plenty of variety, with Indian, Italian, and modern British cooking all represented, as well as numerous sociable cafés and traditional pubs.

Arts and culture play a vital part in Hailsham life. Theatre, music and films are on the programme at The Pavilion, while fine art can be seen and purchased at Gallery North. The Hailsham Festival is a showcase for local creativity in art and performance, and the town's traditional Festival of Fire in October is a unique and spectacular event attracting big crowds, while raising money for charities.

Hailsham Leisure Centre is the focus for sport and fitness; and there are cricket, golf and tennis clubs in town too.

And within a few miles of Latimer at Summerhill Gardens are schools for all age groups, each with an Ofsted 'Good' rating or higher.





# FILL YOUR DAYS

BEDGEBURY NATIONAL PINETUM AND FOREST, GOUDHURST



BEACHY HEAD, EASTBOURNE

East Sussex is a part of the country rich in natural and historic attractions. The High Weald AONB is about five miles from home, giving you 500 square miles of ancient landscape to explore. The South Downs National Park, to the west, has its own beauty, encompassing heath and chalk hills, and the evocative white cliffs and dramatic vistas from Beachy Head. Eastbourne's smooth sandy beaches and seaside attractions are also easily reached.



HERSTMONCEUX CASTLE, HAILSHAM

Whether you are into walking, riding, cycling, family days out or local heritage, there's always more to discover. Walkers will love the Cuckoo Trail which runs from Hailsham to Polegate. Bedgebury Forest is bigger and wilder, while Ashdown Forest has its special charm thanks to A A Milne's timeless Winnie the Pooh stories.

For adventures with the kids, try Knockhatch Adventure Park Family, where there's a petting farm and owl sanctuary, plus waterslides, a rowing lake and soft play area, or Blackberry Farm Park for the animals and pony rides. Youngsters will also be excited to visit Drusilla's Park Zoo, whose residents include monkeys, penguins and giant anteaters.

Going back in time, there's 15th century Hertsmonceux Castle and Michelham Priory, and older still, Pevensey Castle, where William the Conqueror's army landed in 1066. It found a new role in World War II, and visitors can re-live those times in the castle's recreations. And those interested in the skies above us will find the Observatory Science Centre really fascinating. It offers lots of astronomy-based courses and events, with opportunities to look through one of its six telescopes.



# IN YOUR NEIGHBOURHOOD

A selection of the local services, shops and attractions close to Latimer at Summerhill Gardens.

## Education

- 1 Burfield Academy
- 2 Polegate School
- 3 The Meadows Nursery
- 4 Phoenix Academy
- 5 White House Academy
- 6 Grovelands Community Primary
- 7 Hankham Primary School

## Retail & essentials

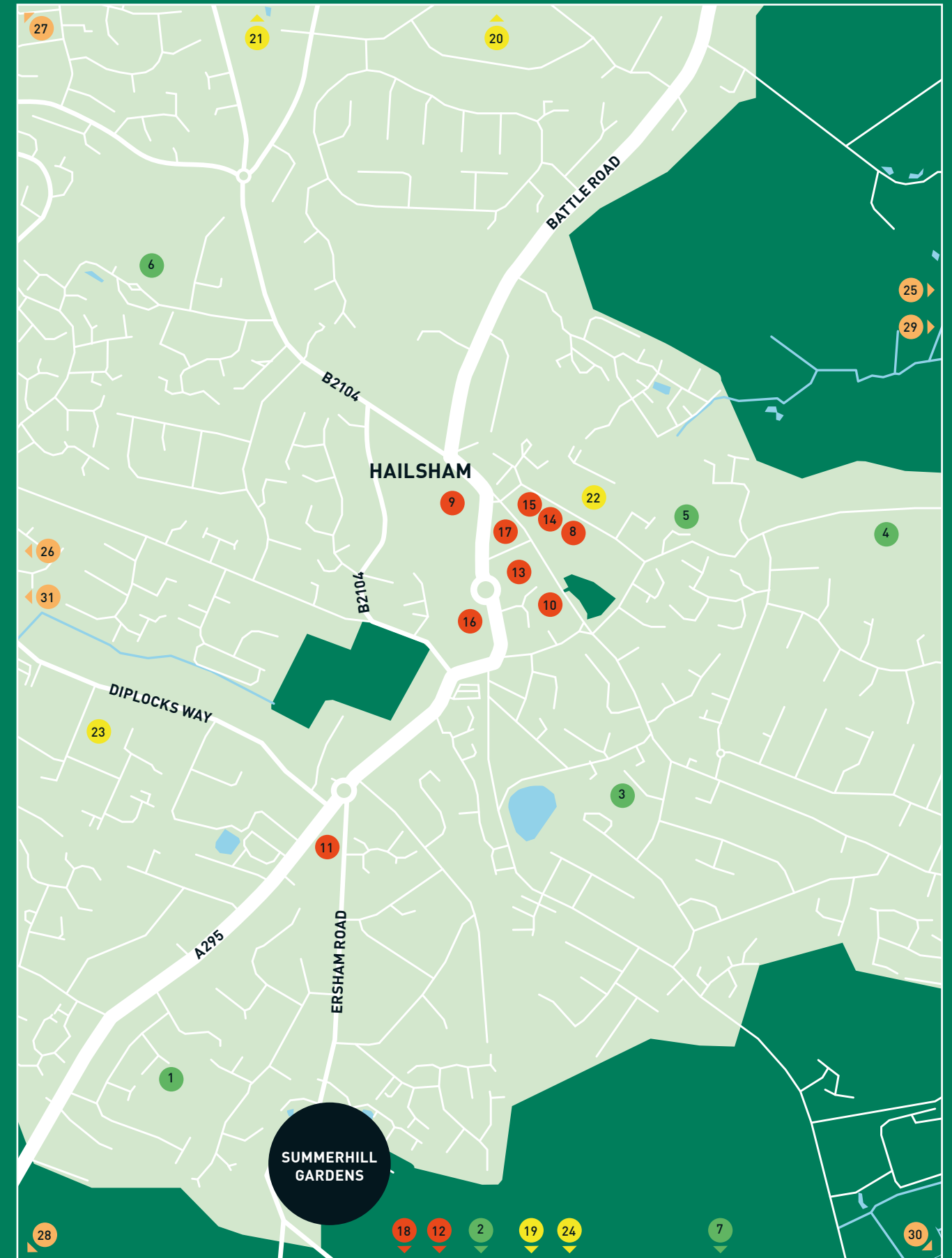
- 8 Waitrose
- 9 Tesco
- 10 Iceland
- 11 Tesco Express
- 12 Lidl
- 13 Asda
- 14 East Sussex Health Care
- 15 Vicarage Field Surgery
- 16 Kingswood Dental Practice
- 17 North Street Dental Care
- 18 Polegate Station

## Fitness, outdoor & leisure

- 19 Willingdon Golf Club
- 20 Wellshurst Golf
- 21 Horam Park Golf Club
- 22 Hailsham Leisure Centre
- 23 GL Fitness
- 24 Full Range Fitness

## Culture & entertainment

- 25 Hertsmonceaux Castle
- 26 Knockhatch Adventure Park
- 27 Blackberry Farm Park
- 28 Drusilla's Park & Zoo
- 29 Observatory Science Centre
- 30 Pevensey Castle
- 31 Michelham Priory



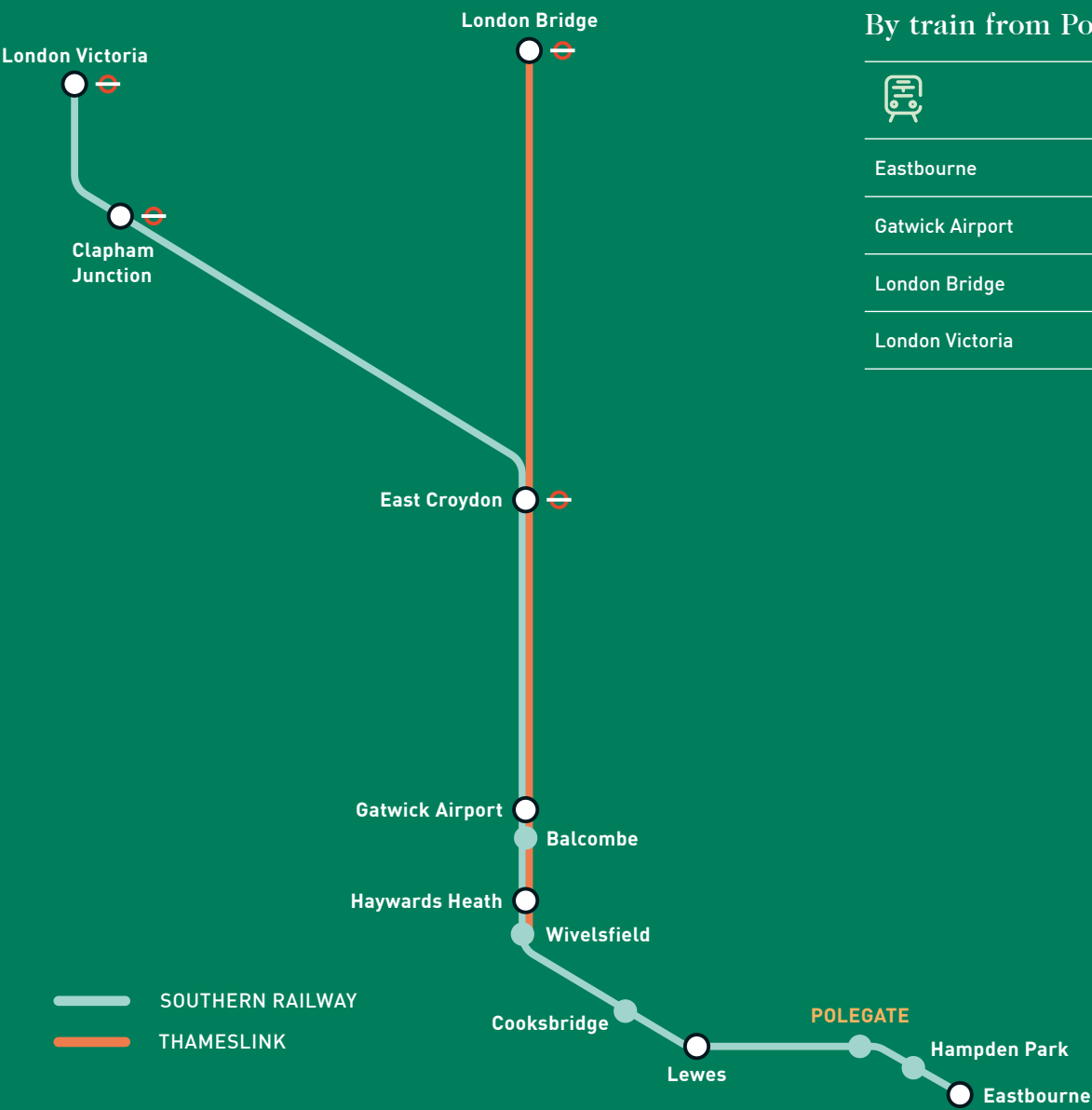
Map is not to scale and shows approximate locations only.



# Connections home and abroad

A drive of just over a mile gets you to the A22 Hailsham Bypass, the access point for Eastbourne, the A27 for Brighton and Worthing, and the A23 for Gatwick Airport and the M25.

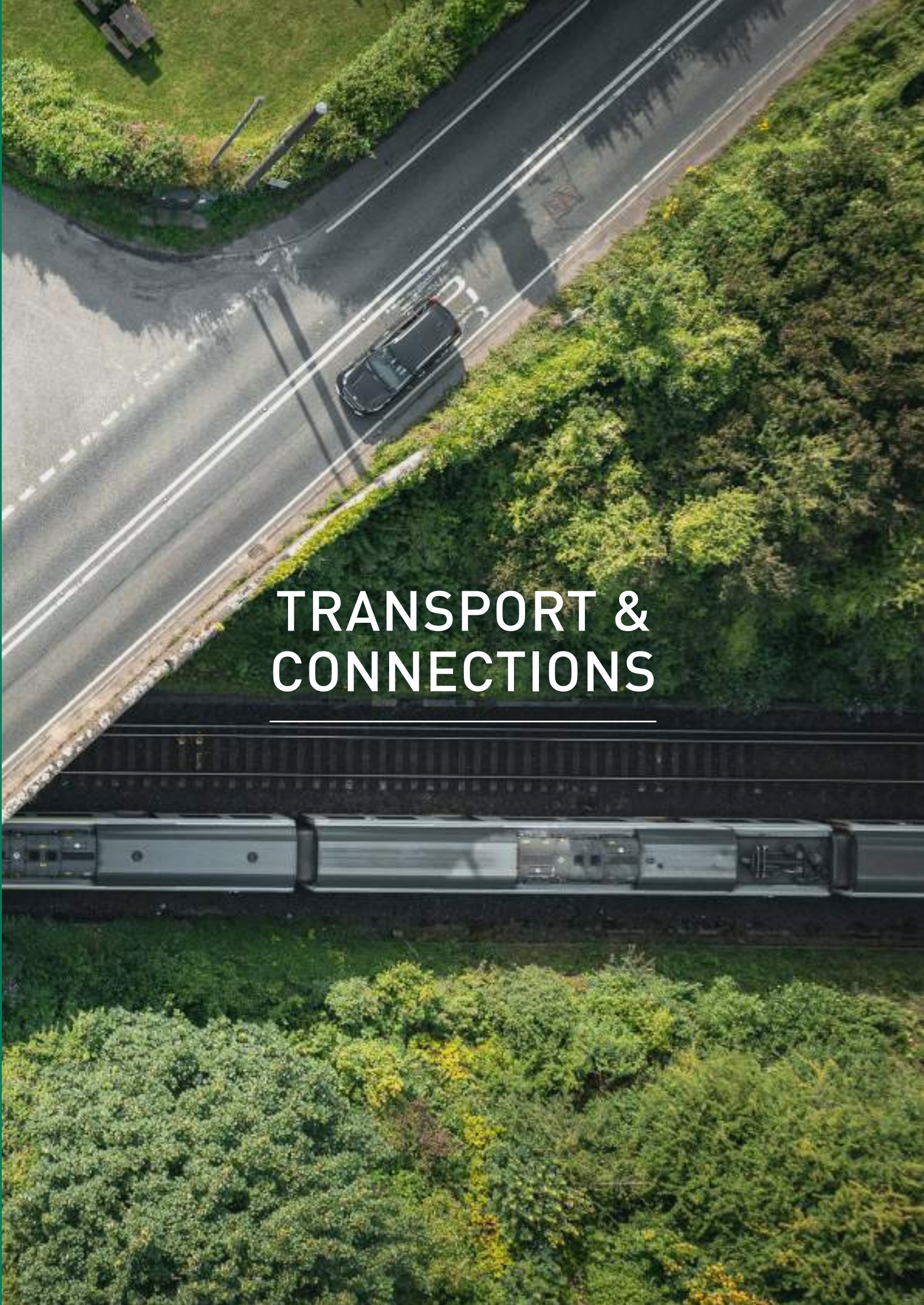
Polegate station is just under three miles away, around a 6–8 minute drive, offering services to London Victoria, London Bridge, Gatwick Airport or Eastbourne. Newhaven Ferry Port is 18 miles away, where you'll embark for Dieppe and the European mainland.



## By train from Polegate

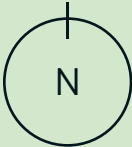
Eastbourne	10 mins
Gatwick Airport	46 mins
London Bridge	1hr 23 mins
London Victoria	1hr 24 mins

Map is not to scale and shows approximate distance only. Journey times are taken from Google Maps/National Rail





# OUR NEIGHBOURHOOD



## Key

- 2 Bedroom Houses
- THE CARTWRIGHT AND THE CARTWRIGHT TYPE 2
  - THE COOPER
  - THE COOPER V2
- 3 Bedroom Houses
- THE ASHER
  - THE ASHER V2
  - THE BECKET AND THE BECKET TYPE 2
  - THE ELMSLIE AND THE ELMSLIE TYPE 2
- 4 Bedroom House
- THE MYLNE
- HOMES FOR PRIVATE SALE AND PRIVATE RENT
- HOMES FOR AFFORDABLE RENT
- PLAY AREAS
- PUBLIC OPEN SPACES



The site plan is indicative only and may be subject to change and subject to planning. In line with our policy of continuous improvement we reserve the right to alter the layout, building style, landscaping and specification at any time without notice. Parking is indicative only - please speak to your sales adviser for individual plot layouts.





Computer generated image is indicative only.

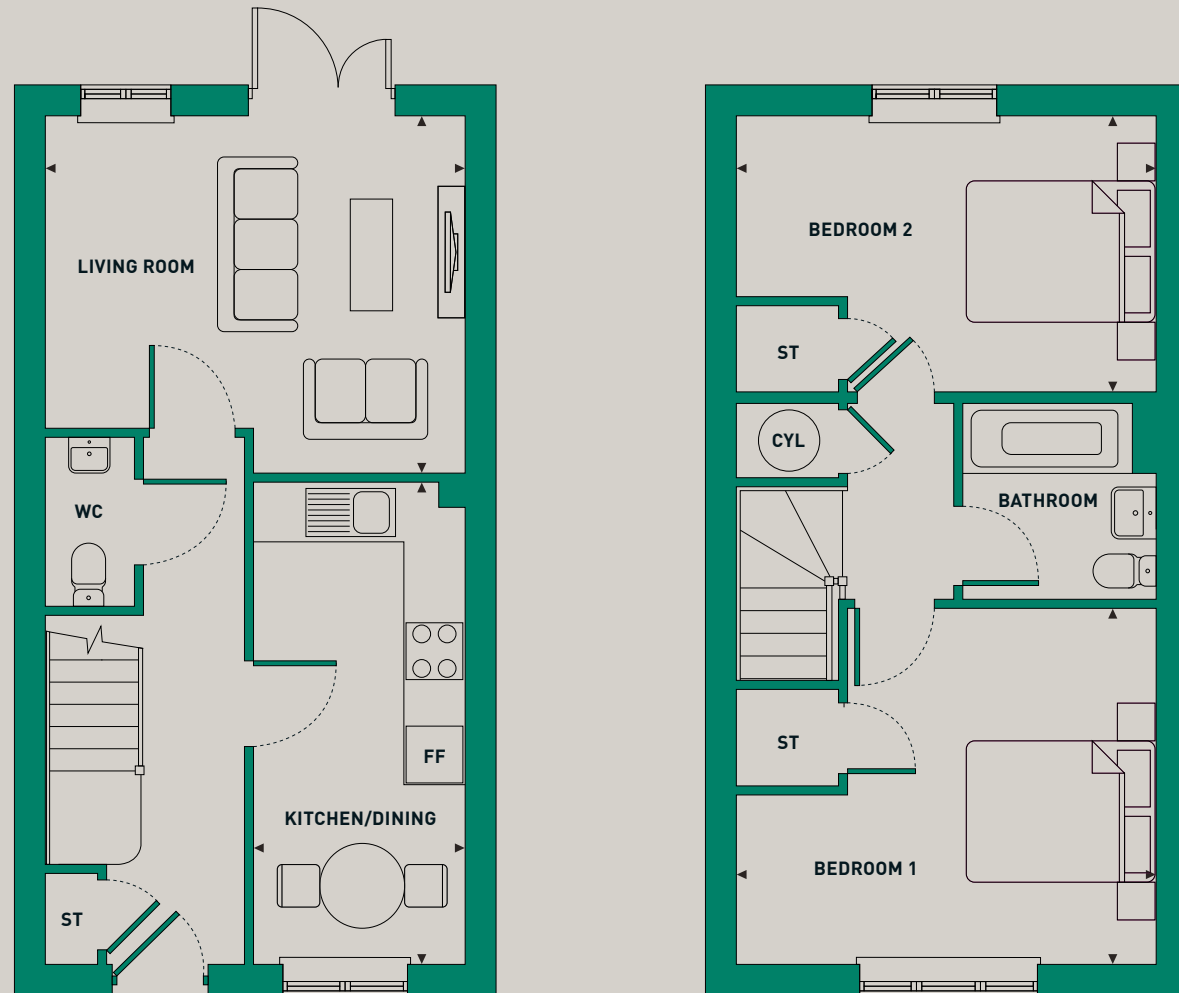
Computer generated image is indicative only.



## THE CARTWRIGHT

### TWO BEDROOM HOUSE

PLOTS 113, 114\*, 121, 122\*, 152, 153\*, 159



#### GROUND FLOOR

KITCHEN/DINING	4.8M X 2.1M	15'7" X 6'9"
LIVING ROOM	4.2M X 3.6M	13'7" X 11'8"
BEDROOM 1	4.2M X 3.6M	13'7" X 11'8"
BEDROOM 2	4.2M X 2.8M	13'7" X 9'2"

TOTAL AREA	71.4m <sup>2</sup>	768ft <sup>2</sup>
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#### FIRST FLOOR

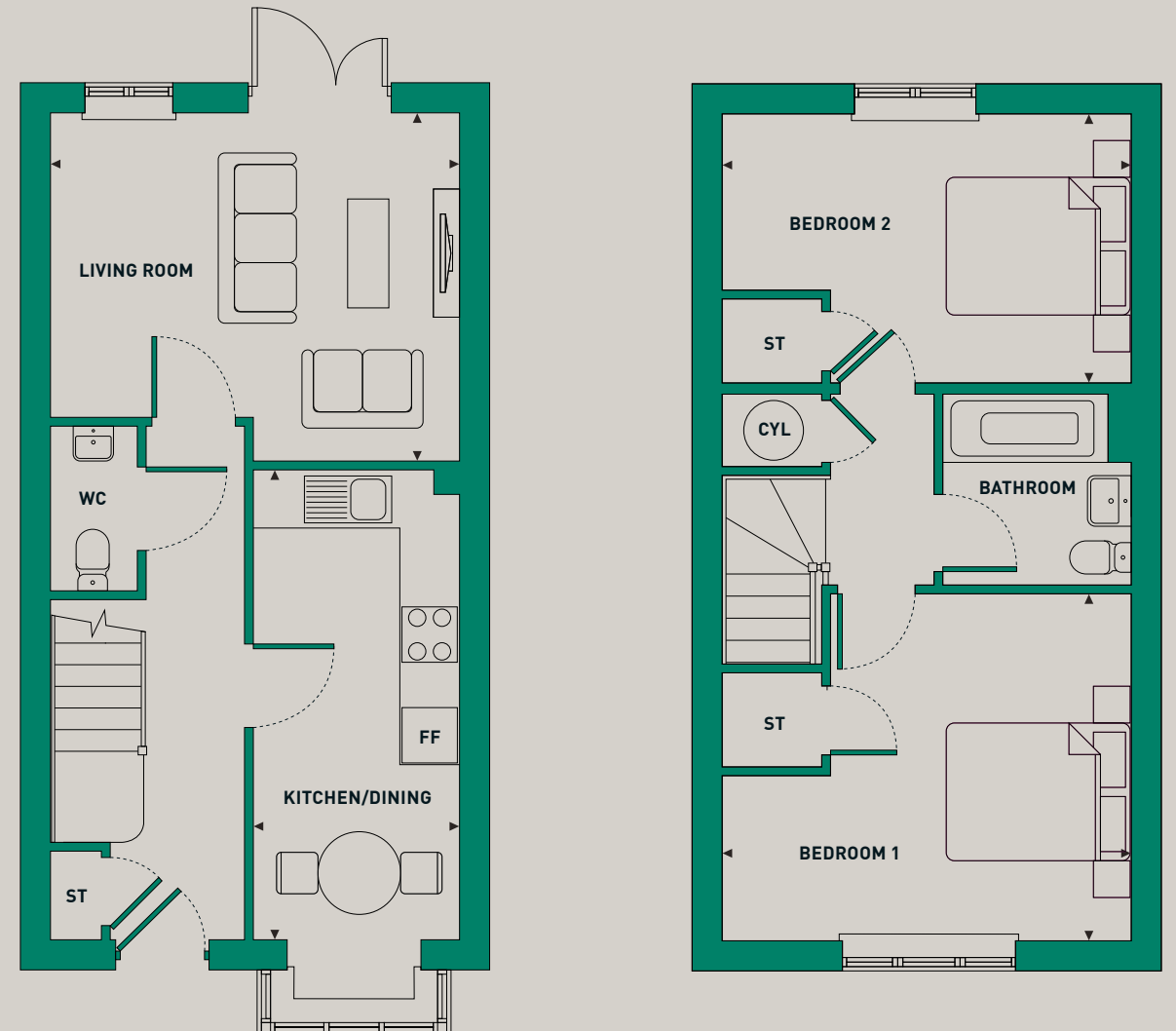
##### KEY

ST	STORAGE
CYL	CYLINDER CUPBOARD
FF	FRIDGE FREEZER
WC	CLOAKROOM

## THE CARTWRIGHT TYPE 2

### TWO BEDROOM HOUSE

PLOTS 76, 77\*, 78\*



#### GROUND FLOOR

KITCHEN/DINING	4.8M X 2.1M	15'7" X 6'9"
LIVING ROOM	4.2M X 3.6M	13'7" X 11'8"
BEDROOM 1	4.2M X 3.6M	13'7" X 11'8"
BEDROOM 2	4.2M X 2.8M	13'7" X 9'2"

TOTAL AREA	71.4m <sup>2</sup>	768ft <sup>2</sup>
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#### FIRST FLOOR

##### KEY

ST	STORAGE
CYL	CYLINDER CUPBOARD
FF	FRIDGE FREEZER
WC	CLOAKROOM

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The Cartwright. Computer generated image is indicative only.

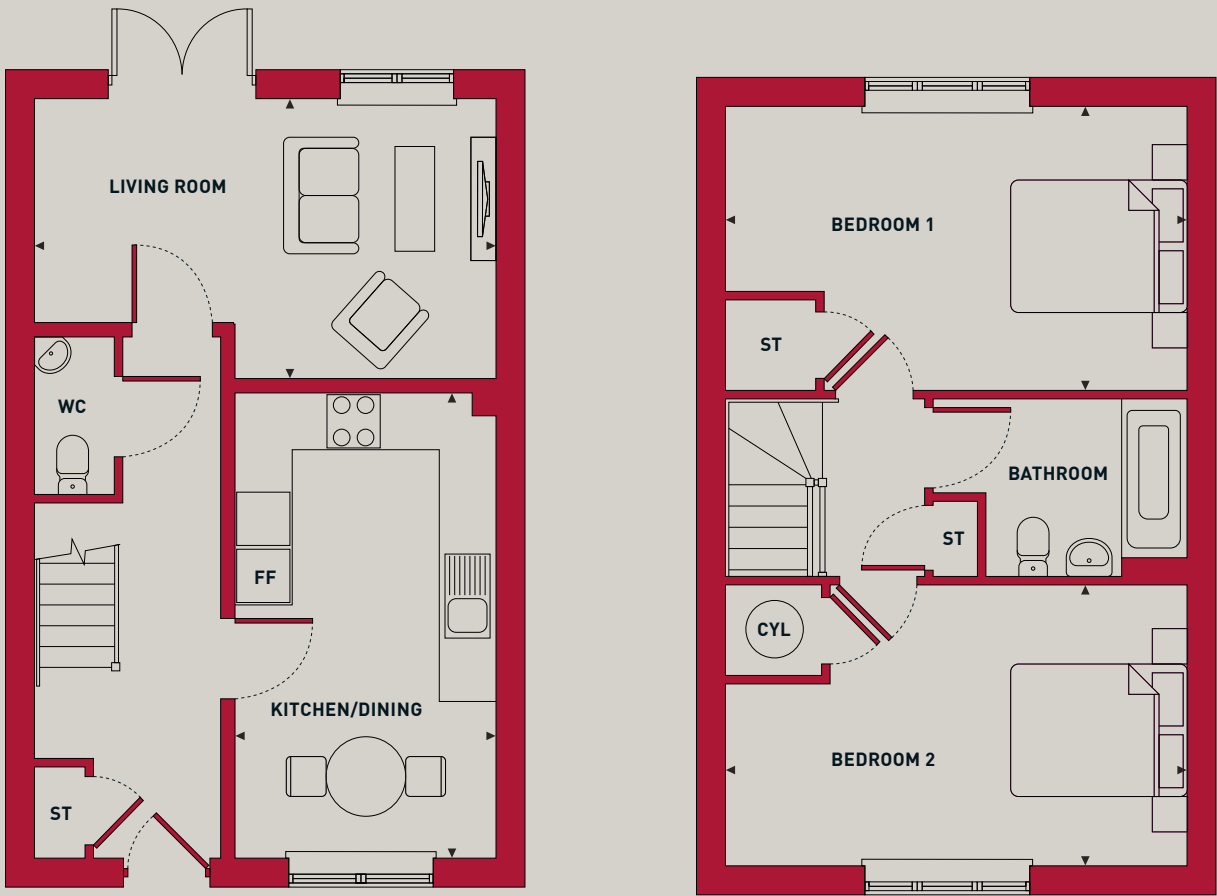
The Cartwright. Computer generated image is indicative only.



THE COOPER

TWO BEDROOM HOUSE

PLOTS 81, 82', 83, 84', 109, 110', 111, 209',  
216, 217', 220', 221



GROUND FLOOR

KITCHEN/DINING	5.0M X 2.8M	16'4" X 9'2"
LIVING ROOM	4.9M X 3.0M	16'1" X 9'8"
BEDROOM 1	4.9M X 3.0M	16'1" X 9'8"
BEDROOM 2	4.9M X 3.0M	16'1" X 9'8"

TOTAL AREA	80m <sup>2</sup>	861ft <sup>2</sup>
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FIRST FLOOR

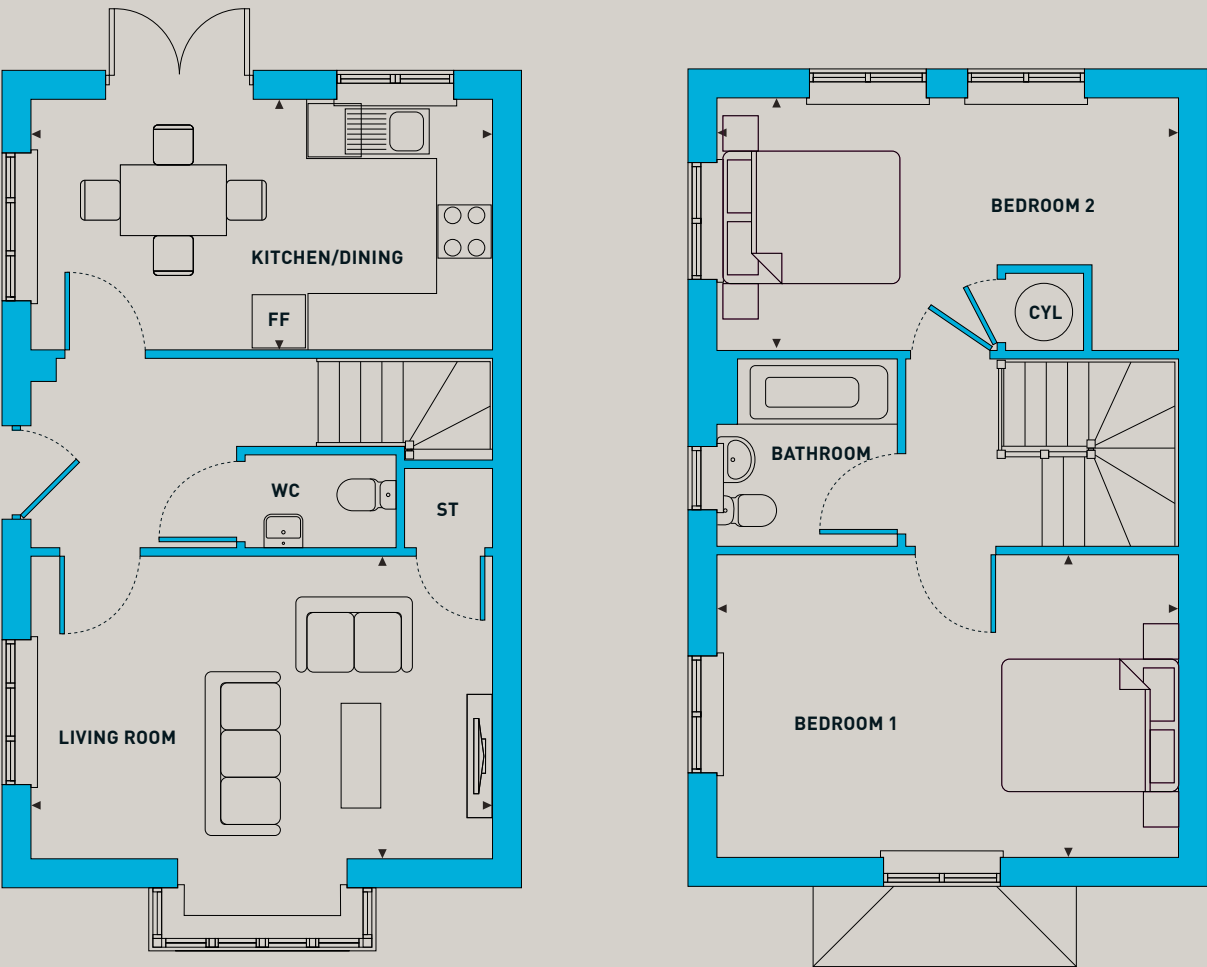
KEY	
ST	STORAGE
CYL	CYLINDER CUPBOARD
FF	FRIDGE FREEZER
WC	CLOAKROOM

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THE COOPER V2

TWO BEDROOM HOUSE

PLOTS 112', 219



GROUND FLOOR

KITCHEN/DINING	4.9M X 2.7M	16'1" X 8'9"
LIVING ROOM	4.9M X 3.2M	16'1" X 10'5"
BEDROOM 1	4.9M X 3.2M	16'1" X 10'5"
BEDROOM 2	4.9M X 2.7M	16'1" X 8'9"

TOTAL AREA	81.2m <sup>2</sup>	874ft <sup>2</sup>
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FIRST FLOOR

KEY	
ST	STORAGE
CYL	CYLINDER CUPBOARD
FF	FRIDGE FREEZER
WC	CLOAKROOM

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The Cooper. Computer generated image is indicative only.

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THE ASHER

THREE BEDROOM HOUSE

PLOTS 6, 7\*



GROUND FLOOR

KITCHEN/DINING	5.8M X 3.8M	19'0" X 12'4"
LIVING ROOM	4.2M X 3.6M	13'7" X 11'8"
BEDROOM 1	4.0M X 3.6M	13'1" X 11'8"
BEDROOM 2	4.0M X 3.1M	13'1" X 10'1"
BEDROOM 3	2.9M X 2.6M	9'5" X 8'5"

TOTAL AREA	94.6m <sup>2</sup>	1,018ft <sup>2</sup>
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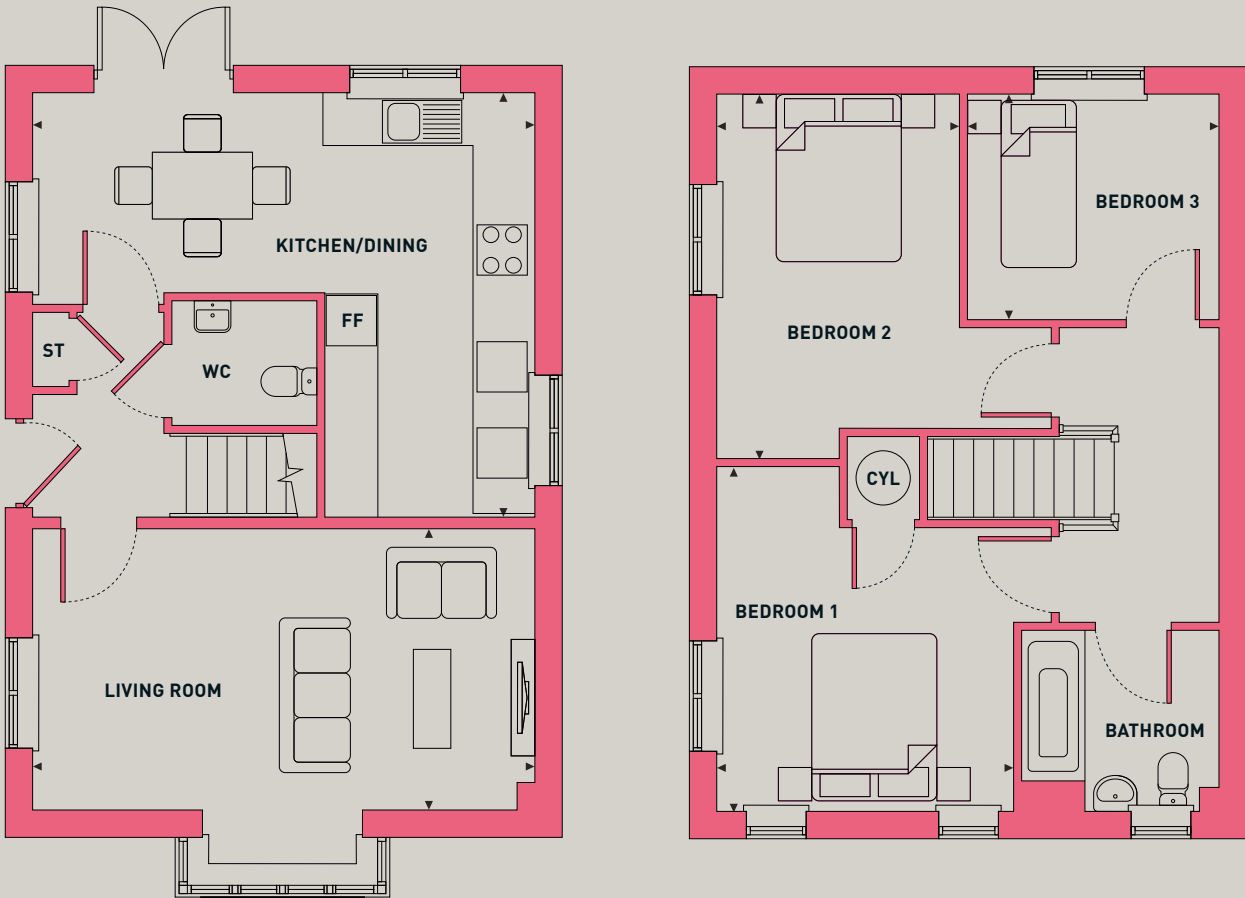
FIRST FLOOR

KEY		
ST	STORAGE	
CYL	CYLINDER CUPBOARD	
FF	FRIDGE FREEZER	
WC	CLOAKROOM	

THE ASHER V2

THREE BEDROOM HOUSE

PLOTS 80, 85\*, 218\*



GROUND FLOOR

KITCHEN/DINING	5.7M X 4.8M	18'7" X 15'7"
LIVING ROOM	5.7M X 3.2M	18'7" X 10'5"
BEDROOM 1	3.9M X 3.4M	12'7" X 11'1"
BEDROOM 2	4.1M X 2.7M	13'4" X 8'9"
BEDROOM 3	2.8M X 2.5M	9'2" X 8'2"

TOTAL AREA	93.2m <sup>2</sup>	1,003ft <sup>2</sup>
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FIRST FLOOR

KEY		
ST	STORAGE	
CYL	CYLINDER CUPBOARD	
FF	FRIDGE FREEZER	
WC	CLOAKROOM	

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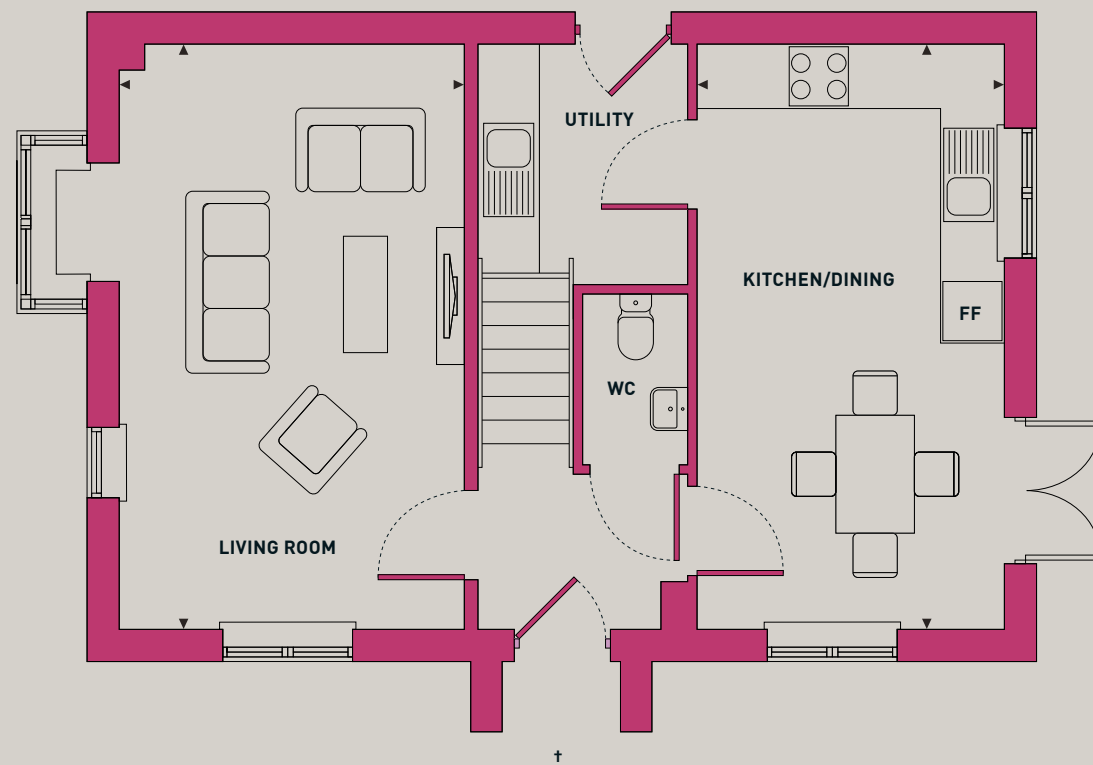
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## THE BECKET

### THREE BEDROOM HOUSE

LOTS 79, 146, 160

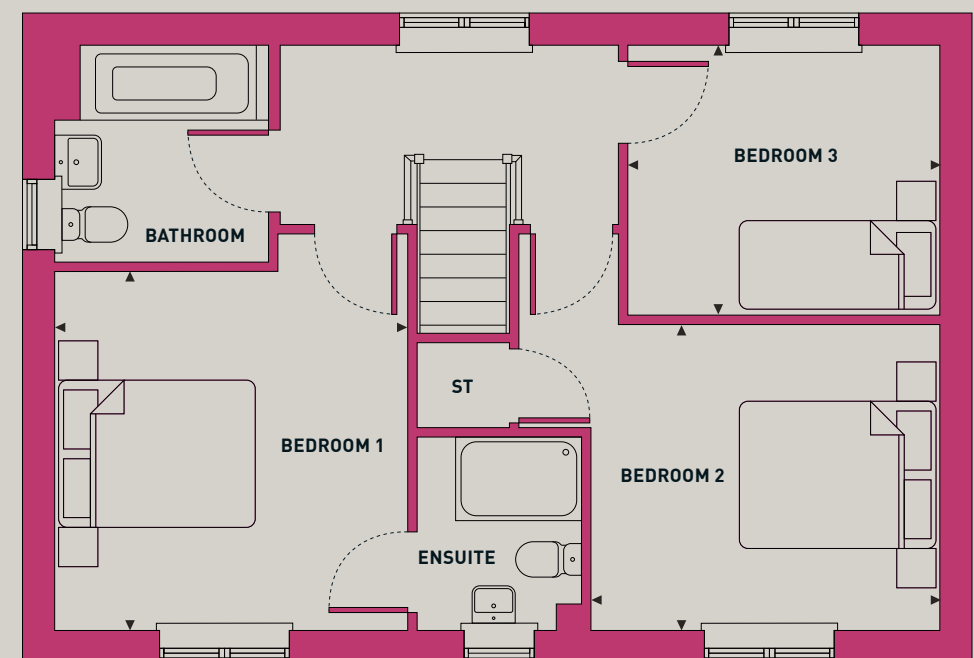


## GROUND FLOOR

KITCHEN/DINING	5.6M X 2.9M	18'4" X 9'5"
LIVING ROOM	5.6M X 3.3M	18'4" X 10'8"

## KEY

WC CLOAKROOM  
FF FRIDGE FREEZER



## FIRST FLOOR

BEDROOM 1	3.4M X 3.4M	11'2" X 11'2"
BEDROOM 2	3.3M X 2.9M	10'8" X 9'5"
BEDROOM 3	3.0M X 2.5M	9'8" X 8'2"

## KEY

ST STORAGE

<b>TOTAL AREA</b>	<b>95.9m<sup>2</sup></b>	<b>1,032ft<sup>2</sup></b>
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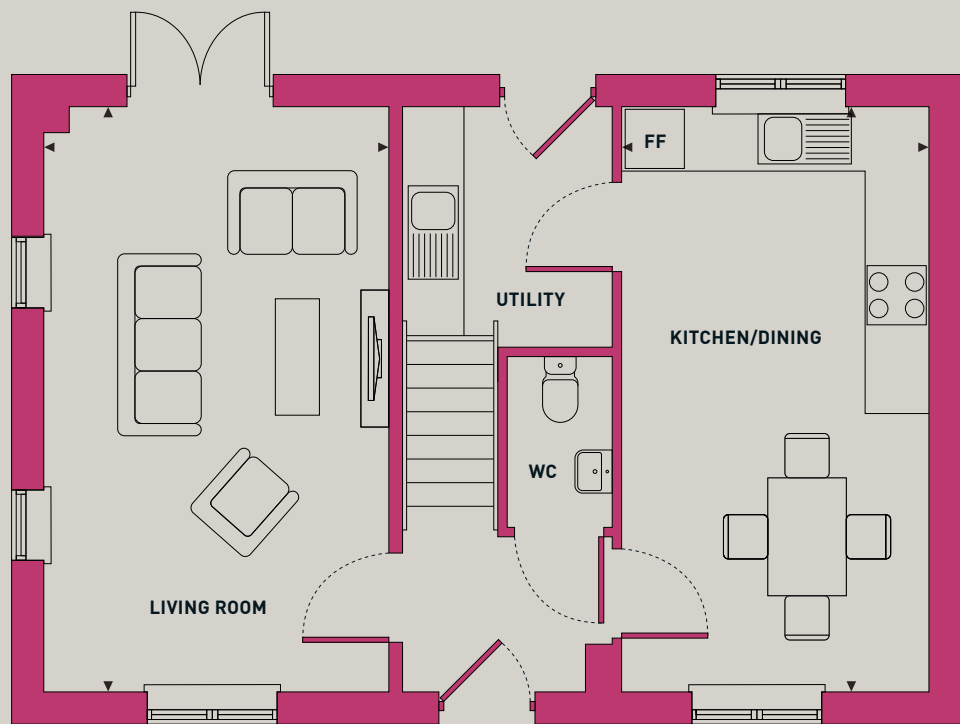
\*Brick piers not applicable to 160. Floorplans shown are for approximate measurements only. Exact layouts and sizes may vary. All measurements may vary within a tolerance of 5%. The dimensions are not intended to be used for carpet sizes, appliance sizes or items of furniture.

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THE BECKET TYPE 2

THREE BEDROOM HOUSE

PLOT 151

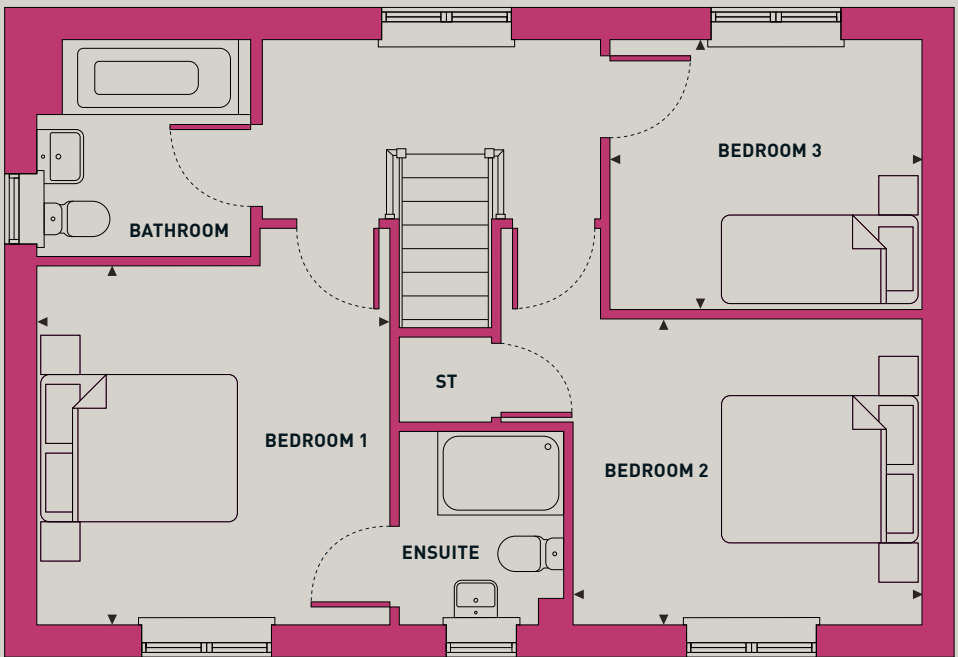


GROUND FLOOR

KITCHEN/DINING	5.6M X 2.9M	18'4" X 9'5"
LIVING ROOM	5.6M X 3.3M	18'4" X 10'8"

KEY
WC CLOAKROOM
FF FRIDGE FREEZER

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FIRST FLOOR

BEDROOM 1	3.4M X 3.4M	11'2" X 11'2"
BEDROOM 2	3.3M X 2.9M	10'8" X 9'5"
BEDROOM 3	3.0M X 2.5M	9'8" X 8'2"

KEY
ST STORAGE

TOTAL AREA	95.1m <sup>2</sup>	1,024ft <sup>2</sup>
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The Becket. Computer generated image is indicative only.

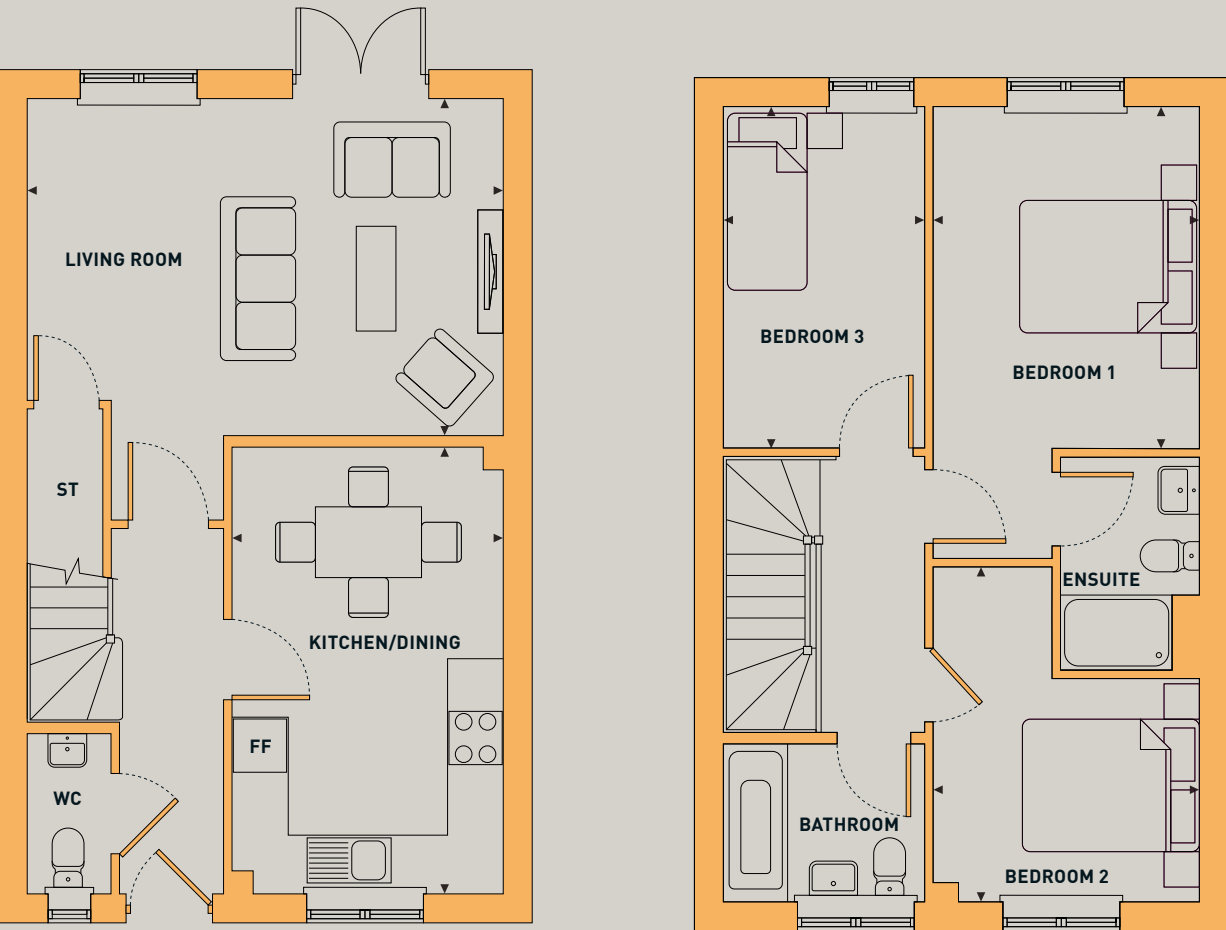
The Becket. Computer generated image is indicative only.



THE ELMSLIE

THREE BEDROOM HOUSE

PLOTS 74, 75\*, 117, 118\*, 139\*,  
140, 141\*, 142, 155, 156\*, 161



GROUND FLOOR

KITCHEN/DINING	4.8M X 2.9M	15'7" X 9'5"
LIVING ROOM	5.1M X 3.6M	16'7" X 11'8"
BEDROOM 1	3.6M X 2.8M	11'8" X 9'2"
BEDROOM 2	3.6M X 2.8M	11'8" X 9'2"
BEDROOM 3	3.6M X 2.1M	11'8" X 6'9"

TOTAL AREA	86.7m <sup>2</sup>	933ft <sup>2</sup>
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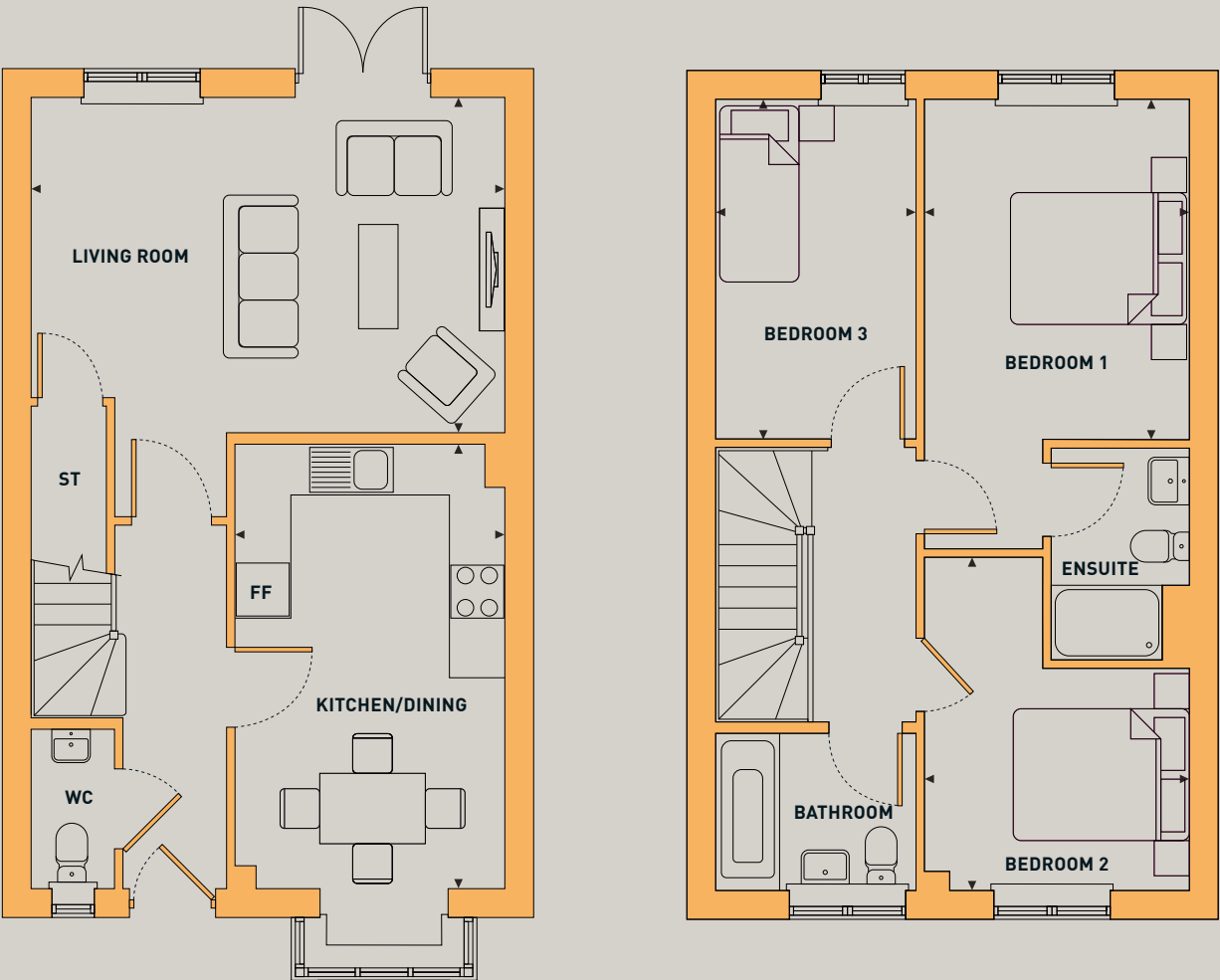
FIRST FLOOR

KEY		
ST	STORAGE	
FF	FRIDGE FREEZER	
WC	CLOAKROOM	

THE ELMSLIE TYPE 2

THREE BEDROOM HOUSE

PLOTS 115, 116\*, 119, 120\*, 157, 158\*



GROUND FLOOR

KITCHEN/DINING	4.8M X 2.9M	15'7" X 9'5"
LIVING ROOM	5.1M X 3.6M	16'7" X 11'8"
BEDROOM 1	3.6M X 2.8M	11'8" X 9'2"
BEDROOM 2	3.6M X 2.8M	11'8" X 9'2"
BEDROOM 3	3.6M X 2.1M	11'8" X 6'9"

TOTAL AREA	86.7m <sup>2</sup>	933ft <sup>2</sup>
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FIRST FLOOR

KEY		
ST	STORAGE	
FF	FRIDGE FREEZER	
WC	CLOAKROOM	

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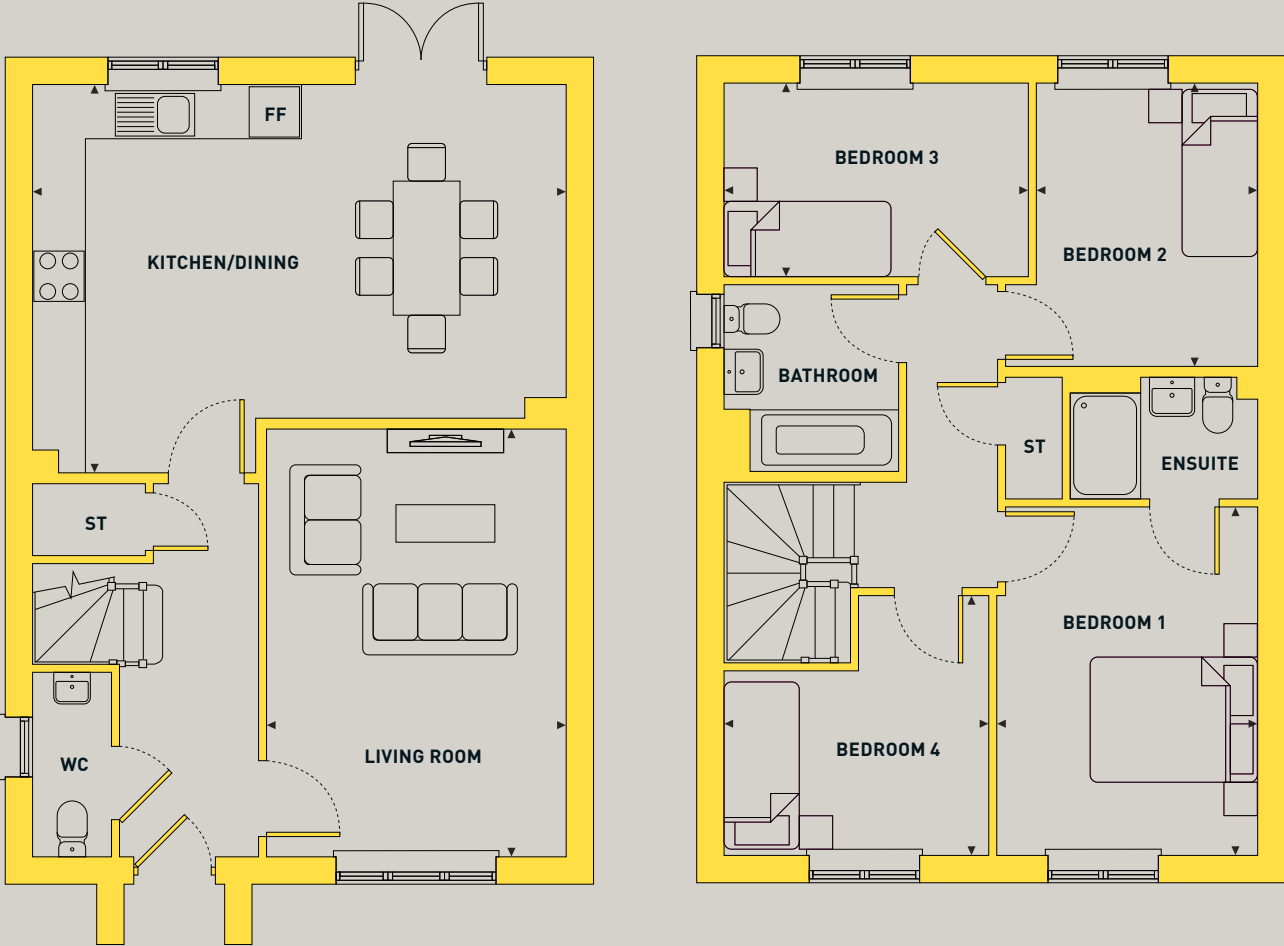


The Elmslie. Computer generated image is indicative only.

The Elmslie. Computer generated image is indicative only.



THE MYLNE  
FOUR BEDROOM HOUSE  
PLOT 154



GROUND FLOOR

KITCHEN/DINING	6.0M X 3.8M	19'7" X 12'5"
LIVING ROOM	4.8M X 3.4M	15'7" X 11'2"
BEDROOM 1	3.9M X 2.9M	12'8" X 9'5"
BEDROOM 2	3.2M X 2.5M	10'5" X 8'2"
BEDROOM 3	3.4M X 2.2M	11'2" X 7'2"
BEDROOM 4	3.0M X 2.9M	9'8" X 9'5"

TOTAL AREA	105.5m <sup>2</sup>	1,136ft <sup>2</sup>
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FIRST FLOOR

KEY
ST STORAGE
FF FRIDGE FREEZER
WC CLOAKROOM

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The Elmslie kitchen/dining. Computer generated image is indicative only.





The Elmstie bathroom. Computer generated image is indicative only.

Our homes at Summerhill Gardens come with a range of fixtures and fittings as standard, providing the perfect backdrop for you to create a home that you’ll love to live in.

## ATTENTION TO DETAIL

KITCHENS
Individually designed contemporary Symphony Kitchen units in Woodbury Cashmere with chrome chunky bridge handles
Integrated oven, hob, extractor hood, fridge freezer and dishwasher
Stainless steel splashback
Dark Ash laminate worktop
BATHROOMS
Contemporary white sanitaryware
Wall tiling to wet areas and full height tiling around bath
Chrome towel rail
Clear glass shower screen
LIGHTING AND ELECTRICAL
Downlights to kitchen
Pendant lights to remaining rooms
OTHER FEATURES
Carpets to stairs, landing and bedrooms
Walls painted in white matt emulsion
Woodwork painted in white satin
Novilon Viva Warm Wood laminate vinyl tiles to ground floor, bathroom, kitchen, WC and ensuite
Washer/dryer to each home
Turf to gardens
Air source heat pumps to all homes

Your attention is drawn to the fact that it may not be possible to provide the exact products as referred to in the specification. In such cases, a similar alternative will be provided. Latimer reserves the right to make these changes as required.





## MORE ABOUT LATIMER

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### Why buy with Latimer?

Latimer is the development arm of Clarion Housing Group, developing private homes in thriving, mixed-use communities.

Clarion Housing Group is the UK's largest provider of affordable housing, with over 125,000 homes and more than 360,000 residents across the country. As part of Clarion Housing Group, Latimer has an unrivalled balance sheet with net assets of over £7bn and a turnover of close to £1bn per annum. For the past 125 years, we've been building communities that work for the long-term.

The Clarion story started with William Sutton, a 19th century entrepreneur who gifted his entire fortune (£230 million in today's money) to build affordable housing across major cities in the UK. We have been delivering on his legacy ever since. The majority of homes we build will always be for affordable tenures, but building homes for private sale is crucial for our business to develop both mixed sustainable communities and recycling any profits we make from private sales back into building and maintaining more affordable homes.

What sets Latimer apart is our long-term commitment to the people who live in our homes. We don't build and then simply move onto the next site; we create places for families to thrive and all of our work is built on strong financial foundations, meaning we are a dependable partner.

We also want every Latimer community to be socially and environmentally sustainable. That means a consistent commitment to high quality and low carbon properties.

Our model is very different to other developers. We don't have shareholders, so we don't face short-term demands to make profit at any cost. Instead, we are driven by our commitment to quality, community and places that succeed.

As a Group, we have a committed development pipeline of over 16,000 new homes and have ambitions to become a top ten home builder in the UK over the next 5-7 years. If you buy a Latimer home, you will be buying into an organisation with 125 years of history and an enduring commitment to building communities that succeed.

Whatever the stage of your property-owning journey, we're here for you. Read on to find out how we can help you get the keys to your very own home.





## Buying a home with Shared Ownership gives you an accessible and flexible way to buy your dream home.

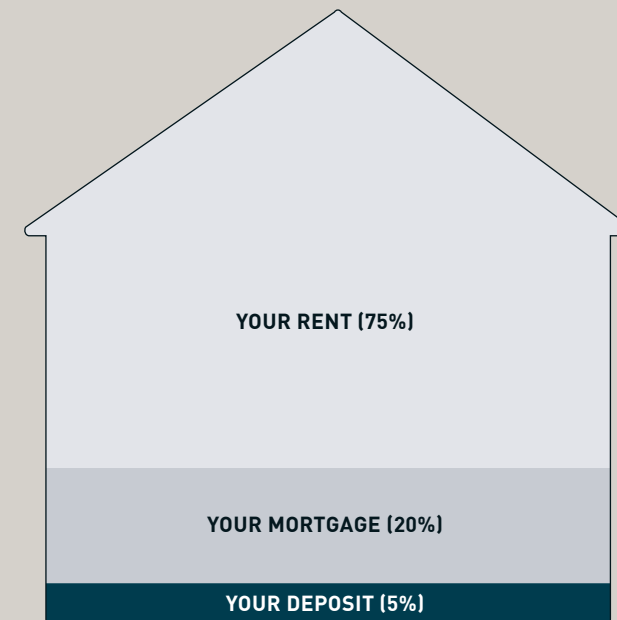
With Shared Ownership, you buy a share of your home – as much as you can afford – starting from as little as 10%, and rising up to 75% of the property’s value. You then pay subsidised rent to Clarion Housing Association on the remaining share of your home. The scheme is sometimes called part buy, part rent.

The deposit required for a Shared Ownership mortgage is lower than if you were purchasing a property outright. It is usually 5–10% the initial share you are purchasing, rather than on the full value of the property. You only need a mortgage to cover the price of your share.

Once you’ve moved in, you can, if you wish, begin to buy more shares in your home until you own it outright. This process is known as staircasing. It is a good idea to start thinking about staircasing even before you buy, so you have a plan for owning more of your property. We have tools available to help you get an idea of the current value of your home and to understand how much you can afford to buy.

There’s more information on Shared Ownership in the step-by-step guide that you can find on the Latimer website: [latimerhomes.com](http://latimerhomes.com)

### EXAMPLE: PURCHASING 25% OF A PROPERTY VALUED AT £200,000



#### 1 YOUR DEPOSIT

Your 25% share of this property would be worth £50,000, meaning you would need a 5% mortgage deposit of £2,500.

#### 2 YOUR MORTGAGE

A mortgage lender could loan you the remaining £47,500 to make up the full value of your 25% share.

#### 3 YOUR RENT

You will then pay subsidised rent to Latimer on the remaining 75% of the property you don’t own.

## Eligibility for Shared Ownership

To be eligible for Shared Ownership, you will need to meet certain requirements set by Homes England.

You could be eligible if:

- You are at least 18 years old
- You cannot afford to buy a home that suits your household’s needs on the open market
- You have savings to cover a mortgage deposit and can obtain a mortgage
- Your household earns £80,000 or less
- You are a first-time buyer

If you already own a home and need to move but cannot afford to – or you have equity from a recent sale – please contact us, as there are some circumstances under which you may still be eligible.

In some cases, due to criteria set by local authorities, you may be asked to show a connection to the local area where you’re looking to buy. For instance, you might currently live and/or work there.

Maximum incomes and further eligibility requirements may vary for each scheme.

## Interested in buying with Shared Ownership?

Your first step is to visit [www.latimerhomes.com](http://www.latimerhomes.com) to browse all the Shared Ownership properties in the areas you are interested in. If you see something you like, register your interest on the website by entering your contact details and a few basic facts to help us assess your eligibility for Shared Ownership. We will then put you in touch with an independent Mortgage Advisor who will assess whether the purchase is affordable for you and take you through all your options.



# MAKING A POSITIVE IMPACT

The homes we create at Latimer are homes for life, meaning we deliver more to the communities our homes are part of, and do more to protect the environment they're located in.



## Environmental impact

Our projects are future-facing, with homes designed and built to keep our residents and the world they live in healthy. From city centres to rural retreats, Latimer developments will always maximise fresh air and green spaces, and protect local wildlife and natural assets. As an intrinsic part of our efforts to minimise environmental impact, we are targeting net zero carbon compatible by 2030 at all developments.



## Economic impact

All developers have a legal obligation to the local community, and the planning process considers every development's potential for bringing prosperity and opportunity as well as the nuts and bolts of the build.

At Latimer however, we deliver more than what is required by law. Latimer developments also benefit communities through job generation, green places, fresh faces and vibrant social spaces. Our economic impact starts when we buy the land, and continues far into the future through our customers and the relationships we build.



## Social impact

We create spaces that generate social energy. By this, we mean that we design high-quality homes and spaces that help foster a sense of community, building a sense of inclusion, safety and happiness. Communities are created in the shared spaces, the green spaces, the open doors and the passing places. When you say hello to your neighbour in the gardens or you share a lift to your floor, these are the moments that generate relationships. At Latimer, we spend the same time and energy on creating those spaces as we do on the design, layout and production of our homes.





# OUR DEVELOPMENTS

**Latimer builds homes for both outright sale and Shared Ownership throughout the nation, from contemporary apartments to family homes, in locations ranging from rural landscapes to thriving towns and iconic city centres.**

The Latimer brand is synonymous with high-quality design and a commitment to excellence. This encompasses the locations we choose as well as the beautiful craftsmanship and the materials we use. We partner with architects, designers and contractors who share our values.

Once the homes are built and occupied, our customer service and aftercare continue to uphold our core values of providing happiness and delivering more.

These are a selection of our developments, please visit [latimerhomes.com](https://latimerhomes.com) to explore more.



## Alta at Consort Place Canary Wharf

Alta provides affordable city living in the heart of London's famous Canary Wharf. Enjoy fantastic local amenities and some of the capital's best transport connections. Our homes up to the 32nd floor offer amazing city views within a fresh destination with cafés, bars and restaurants nearby.



## Ashmere Ebbsfleet Garden City

Ashmere is an exclusive new address, expertly designed as a contemporary interpretation of the UK's garden city heritage. Ashmere also benefits from excellent new transport connections into central London, ensuring convenience for all residents.



## Kiln Grange Stone Cross

Nestled in the picturesque village of Stone Cross, Kiln Grange is an exceptional collection of new Shared Ownership homes. This boutique development presents a unique opportunity to enjoy the best of both countryside and coastal living, while also offering excellent transport links to the capital and the wider south coast.





## A WORD FROM OUR CUSTOMERS

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### Energy bills halved at Conningbrook Lakes

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**Sue and her partner, Sean, have swapped their idyllic but energy-inefficient cottage in nearby Ruckinge for a new three bedroom home close-by at Conningbrook Lakes in Ashford, Kent.**

Surrounded by beautiful views of rolling hills and lakes, the peaceful country park setting, coupled with the benefits of living in a new-build home, has cemented their decision to move from a period property. Sue explains: “I really loved our old, picturesque cottage but the style and layout of our new-build home here is just as appealing. The development has been designed to feel like a traditional Kent village and the lakeside setting is so peaceful. The most notable change is our energy bill, which was astronomical in our old home.”

Situated within walking distance to popular Ashford, the location also ticked a big box for the family. Sue comments: “At Conningbrook Lakes, we have the best of both worlds. We still have the countryside views and peaceful green space on our doorstep, but we can now walk to all the amenities in Ashford too.”



# GET IN TOUCH

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**FIND US**  
[WWW.LATIMERHOMES.COM/SUMMERHILL-GARDENS](http://WWW.LATIMERHOMES.COM/SUMMERHILL-GARDENS)

**VISIT US**  
11 BRYONY DRIVE, OFF ERSHAM ROAD, HAILSHAM, EAST SUSSEX BN27 3ZA

**PLEASE NOTE:** Viewings are by appointment only,  
please speak to our sales team for further information.

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