



# A P A R T M E N T S



CASTELMER FARM  
Kingston, Lewes

# W E L C O M E

Castelmer Farm is set in the beautiful village of Kingston. Tucked just south of the historic town of Lewes, Kingston is one of those rare English villages that manages to feel both deeply rural yet is effortlessly connected. Nestled at the foot of the South Downs, this picturesque spot has become a quiet favourite for downsizers and families, seeking the perfect blend of scenery, community, and convenience.

Kingston retains all the hallmarks of a traditional Sussex village: winding lanes, flint-walled cottages, and a strong sense of community. The village pub, The Juggs, is a hub of local life, while scenic footpaths lead directly onto the South Downs Way — ideal for walkers and cyclists who want fresh air on their doorstep. There's a real sense of slowing down without missing out.

One of Kingston's biggest draws is its location. A leisurely walk or short drive takes you to Lewes, the county town, known for its independent shops, vibrant arts scene, and famous Bonfire celebrations. The town offers excellent amenities — from weekly farmers' markets to stylish cafés — making it a perfect complement to village life.

For a taste of the seaside, Brighton is only around 15 minutes away by car. Its eclectic shops, theatres, restaurants, and cultural events mean there's always something happening, yet you can retreat to Kingston's peaceful surroundings at the end of the day.

Kingston delivers brilliantly for travel. The nearby Lewes railway station offers direct trains to London Victoria in just over an hour, making city trips remarkably simple. Road links are equally convenient, with the A27 and A23 nearby, offering quick routes along the coast and north towards Gatwick and London.

The highly regarded Kingston Primary School makes the village of Kingston particularly appealing to families. The nearby town of Lewes also offers a range of well-respected primary and secondary schools, along with several private education options within easy reach.

Ultimately, Kingston offers something special: a village that feels rooted in tradition yet is wonderfully accessible. Whether it's long walks on the Downs, brunch in Lewes, theatre in Brighton or a quick train to London for a weekend, everything is within easy reach — all from a place that feels a world away.



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Computer generated image  
is indicative only

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# APARTMENTS

Castlemer Farm is a beautiful development of just ten homes across a stunning landscaped site. The development comprises of four apartments, five houses and one generous sized Passivhaus home.

The development comprises the very best of modern living with traditional craft. The beautiful homes combine the local build techniques of brick and flint, with dark wood cladding. These materials help the homes sit so well in their rural location. The specification within the homes is exceptional and make these beautiful homes perfect for modern living.

These beautiful apartments are set within stunning landscaped gardens, creating the perfect welcome home. The rear of the apartments have far reaching beautiful south facing views. Like all the homes in this bespoke development, the apartments have their own allocated parking spaces and EV chargers.

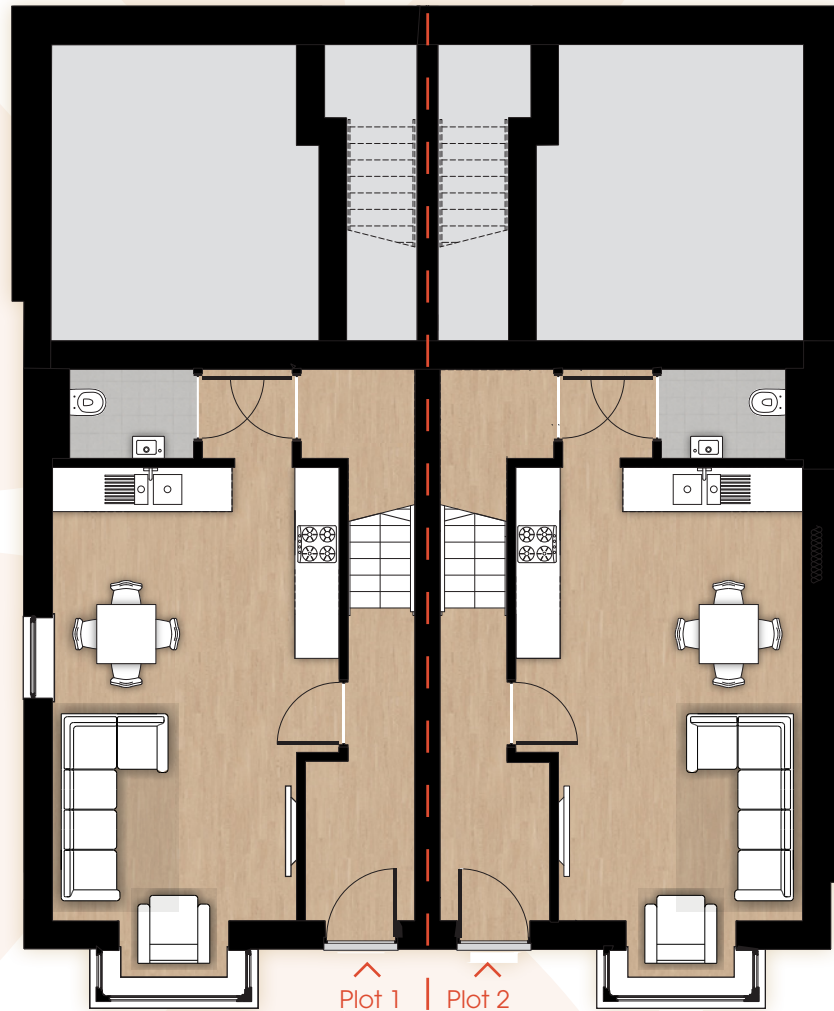
Castelmer Farm, has been designed to not only sit carefully within its beautiful environment, but to also make minimal impact on it. Greenplan believes in sustainable living and is so proud to showcase this development with the environment at its heart.



Computer generated image is indicative only

## Two bedroom duplex apartment

Ground Floor

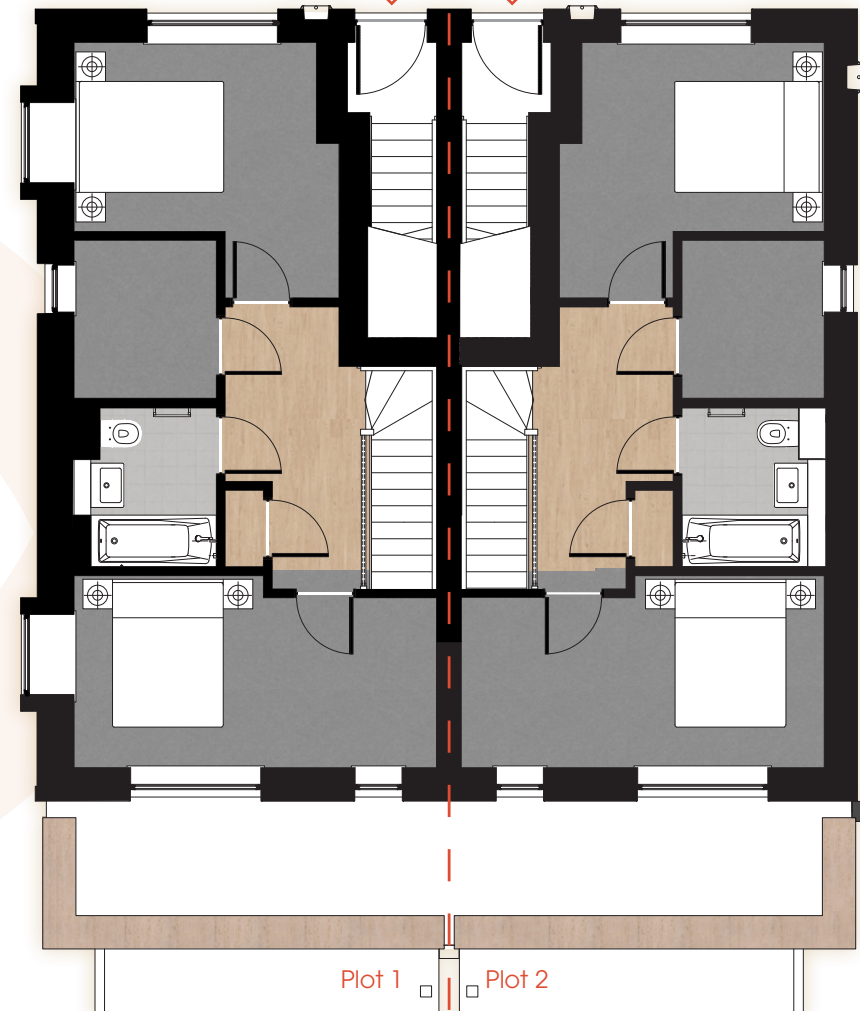


Plot 1  
entrance

Plot 2  
entrance

Kitchen/Dining/Living	3.92m x 6.18m
WC	1.95m x 1.25m

First Floor



Plot 3  
entrance

Plot 4  
entrance

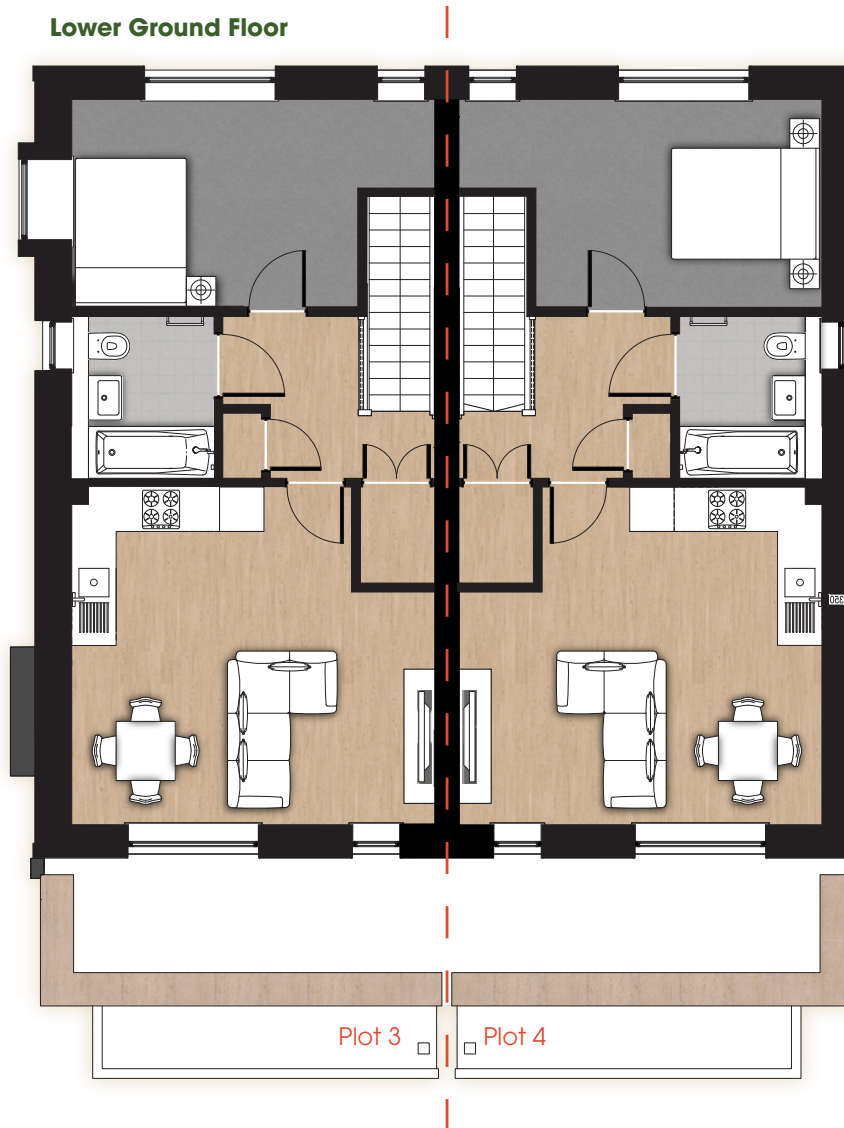
Plot 1

Plot 2

Master Bedroom	4.46m x 2.64m
Bedroom 2	3.34m x 3.50m
Home Office	1.97m x 2.17m
Bathroom	1.97m x 2.18m
Linen	0.55m x 0.86m

## One bedroom apartment

### Lower Ground Floor



Kitchen/Dining/Living	4.96m x 4.61m
Master Bedroom	4.96m x 2.85m
Bathroom	1.97m x 2.22m
Plant Room	1.01m x 1.33m



The South Downs is truly an exhilarating yet calming landscape

Photo by Andrew Bowden  
[flickr.com/photos/bods](https://www.flickr.com/photos/bods)

# FINER POINTS

## Kitchens & Utility Rooms

- Kitchens are German and provided by Wessen, a manufacturer specialising in contemporary design for bespoke homes.
- Integrated into each design is a Bosch integrated oven and hob, dishwasher and washer/dryer. A full height fridge freezer provides storage for fresh food.
- Thin profile worktops and upstands compliment the kitchens and are fitted with stainless steel sinks and finished off with mono bloc taps.
- Kitchen designs feature under unit lighting, soft close drawers and fitted cutlery trays.
- Further appliances provided include a built in extractor hood.

## Flooring

- Tiled floors are provided to the WC's and Bathrooms in colour combinations to complement the wall tiling fitted.

*(Subject to build progression, flooring may be arranged at a separate cost subject to availability).*

## Bathrooms & WCs

- Cabinetry is fitted to all Bathrooms and WC's as part of a comprehensive design, finished using polished chrome
- Crosswater taps and fittings.
- Large mirrors with variable lighting are also fitted to the family bathroom.
- Crosswater sanitaryware is provided to family bathrooms.
- Heated towel warmers are provided to both the family bathroom and the ensuite and on their own circuit, controllable remotely via Heatmiser app based controls.

## Central Heating, Hot Water & Renewable Energy

- Heating and hot water is provided using Air Source Heat Pumps.
- Central heating is provided throughout the property delivered by radiators.
- Each home enjoys the benefit of in roof 440w photovoltaic panels ensuring the homes perform to an EPC 'B' rating.

## Doors & Woodwork

- Black entrance doors complete with secure deadlock mechanism, provide distinctive entrances to each home.
- Internally, white single panel panelled doors are finished with polished chrome door furniture.

## Electrical

- Shaver charging points are incorporated by way of a dedicated fitting.
- Internal lighting is provided using a combination of LED downlights and pendant lighting.
- Ceiling mounted smoke detectors, heat detectors and CO2 detectors are all installed as required for peace of mind
- Each home is fitted with an EV (electric vehicle) car charging point for easy home charging.
- High Speed Fibre Broadband (Full Fibre to Premises (FFTP) installed to each home.
- A Ring Pro door bell is fitted to each home giving the ability to communicate with visitors if away from the home.

**WESEN**

 **BOSCH**

crosswater<sup>x</sup>

## Finishing Touches

- All internal walls and ceilings are decorated in Dulux emulsion.
- Internal softwood joinery is finished in Brilliant White Satin.
- Skirtings and matching architraves are finished in Brilliant White Satin.

## External Features

- Large format paving forms both pathways around the homes.
- Communal gardens are landscaped and planted to provide welcoming entrances to each home.
- Each home has it's own parking space nearby.
- High performance Timber windows and doors with A rated glass and satin fittings.

## Warranty & Future Maintenance

- Complete 10 year Buildzone warranty.



Photos are of previous developments



# DISCOUNT MARKET SALE

## What is Discount Market Sale?

### FAQS

Do you want to own your own home, but need help to get on the property ladder?

You may be eligible for a **30% discount** on a new home with DMS.

#### What is Discount Market Sale?

Discount Market Sale is a low-cost homeownership product where you can purchase a new-build home at a discount of up to 30%. For example, a home with a market value of £250,000 would cost you £175,000 after the DMS discount is applied.

#### How much does Discount Market Sale cost?

When buying a Discount Market Sale home, the purchase price is fixed at 70% of an independently assessed open market value, using a RICS-registered valuer. This means you own the home outright, but at a lower cost than open market homes.

#### Do I meet the Discount Market Sale eligibility criteria?

To be eligible for Discount Market Sale, you must meet certain criteria:

- You must live, work, or have a close family member (parent, child, or sibling) living within the Kingston, Lewes Borough. If no eligible buyers can be found, this area may be widened to neighbouring Boroughs with Council approval.
- Your gross annual household income must not exceed £80,000.
- You must be unable to afford to buy a suitable home on the open market.
- You must not own another property at the time of purchase.
- You must be able to secure a mortgage and have sufficient funds for your deposit and associated costs.

#### How much do I need to pay as a deposit?

You will usually need a minimum deposit of 5% of the discounted purchase price. This may vary depending on your mortgage lender and personal financial situation. Speak to an Independent Financial Advisor for personalised advice.

#### Is Discount Market Sale only for first time buyers?

No, Discount Market Sale is not limited to first-time buyers. However, you must have sold any other property before you can complete your DMS purchase.

#### Do I have to pay Stamp Duty?

If you are a first-time buyer, you pay no Stamp Duty on a property valued up to £300,000. If you are a home mover, you can calculate your Stamp Duty using the official calculator here.



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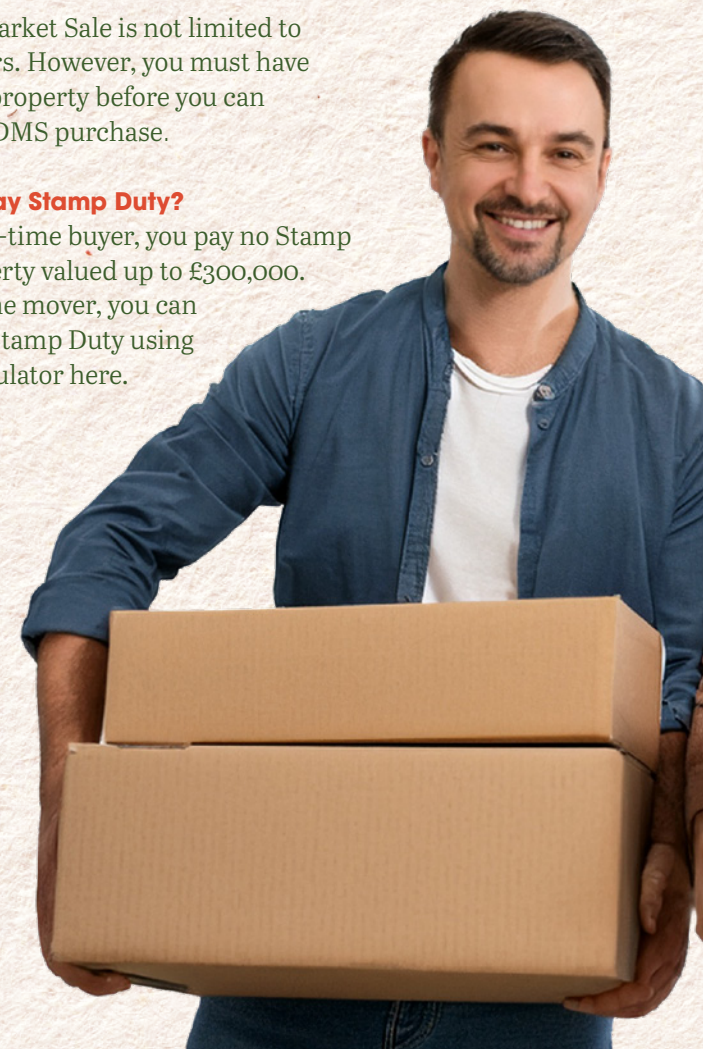


Photo by Tim Buss  
flickr.com/photos/timbuss

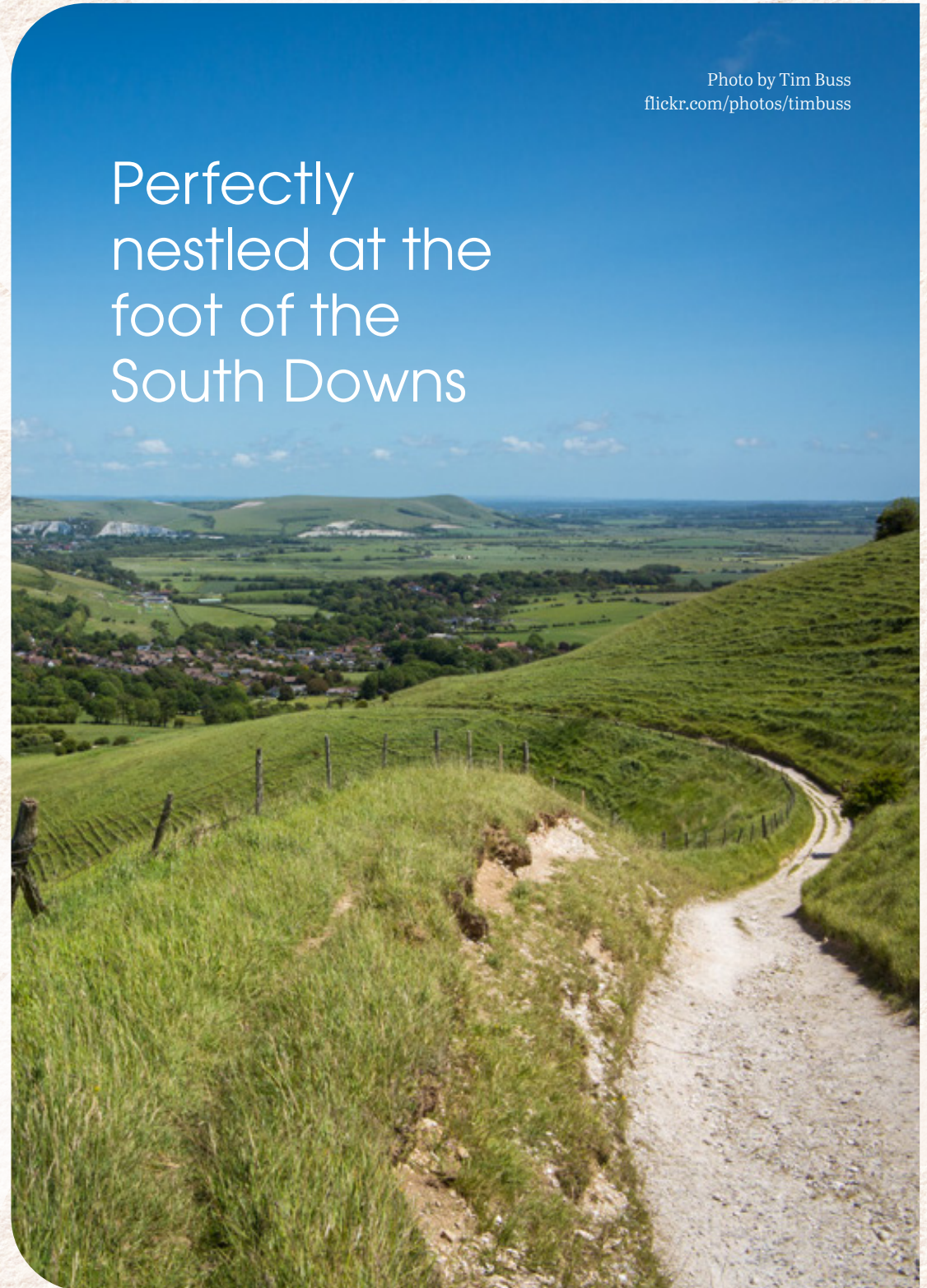
## Perfectly nestled at the foot of the South Downs

### **What happens if I want to sell my DMS home?**

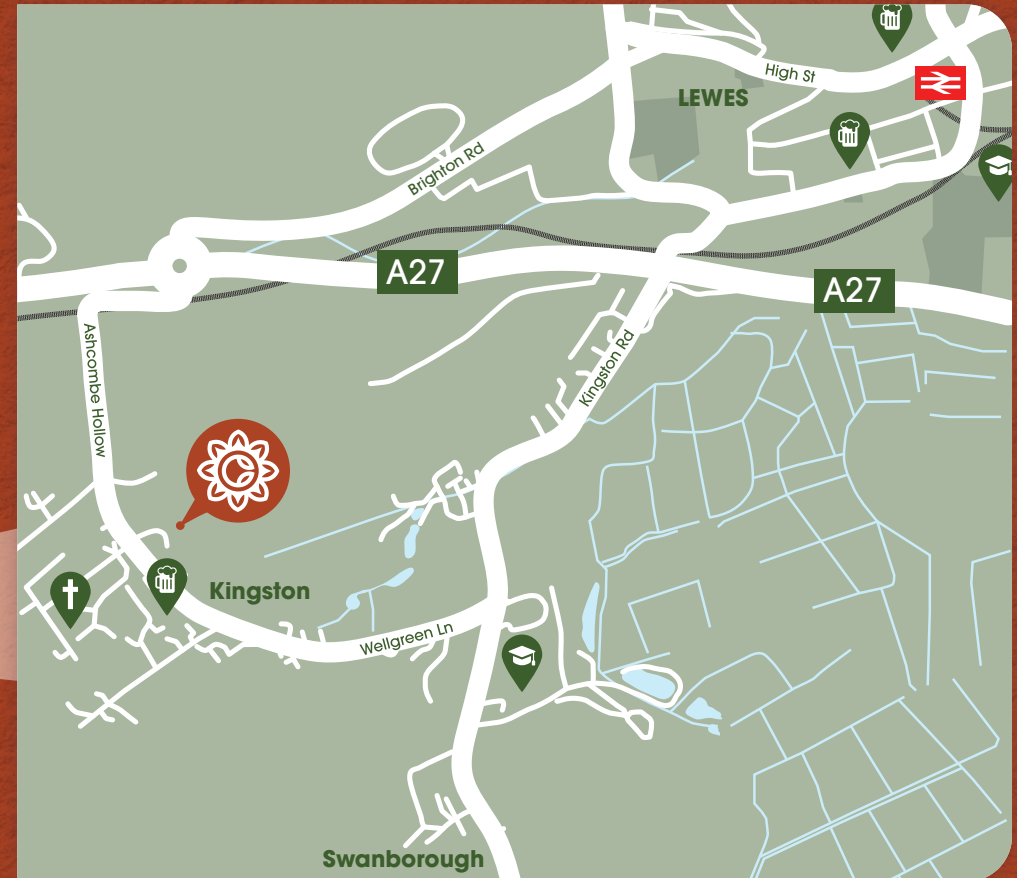
You can sell your home at any time, but it must be resold at 80% of its current market value, using a RICS valuation. The buyer must also meet the eligibility criteria and be approved by Maidstone Borough Council before the sale can proceed. You will not be able to complete a resale without a Compliance Certificate from the Council, and your solicitor must apply for this in advance. A legal restriction is placed on the title of the property to ensure these conditions are met.

### **What is a RICS-registered valuer?**

A RICS-registered valuer is a qualified property professional who is accredited by the Royal Institution of Chartered Surveyors (RICS). They follow strict professional standards (known as the “Red Book”) to provide independent and accurate property valuations. You can search for a local RICS-registered valuer via the official RICS website: [www.ricsfirms.com](http://www.ricsfirms.com). Simply enter your postcode and choose “Valuation” as the service type.



# LOCATION



#### Disclaimer:

The information provided in this brochure is intended to be accurate and informative. However, the developer reserves the right to make changes to the design, specifications, and layout of the properties without prior notice. All images and floor plans are for illustrative purposes only and may not represent the final product. Measurements and dimensions are approximate and subject to change. Purchasers are advised to check the latest plans and specifications with the sales team before making any decisions. While we endeavour to ensure the accuracy of the information, we cannot be held responsible for any errors or omissions. Any incentives or offers are subject to terms and conditions and may be withdrawn at any time without notice.

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