

Liberty Place

Hailsham



Linden
HOMES



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lindenhomes.co.uk

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Welcome to Liberty Place

This exciting new development of 2, 3 and 4-bedroom homes is in the bustling Sussex market town of Hailsham.

Within easy reach of the popular south coast, the High Weald Area of Outstanding Natural Beauty and the South Downs National Park.

Historic Hailsham still hosts regular outdoor markets alongside its mix of local and national stores and supermarkets. With schools, health and sports facilities, as well as pubs, restaurants, a cinema and leisure centre, the town offers something for everyone

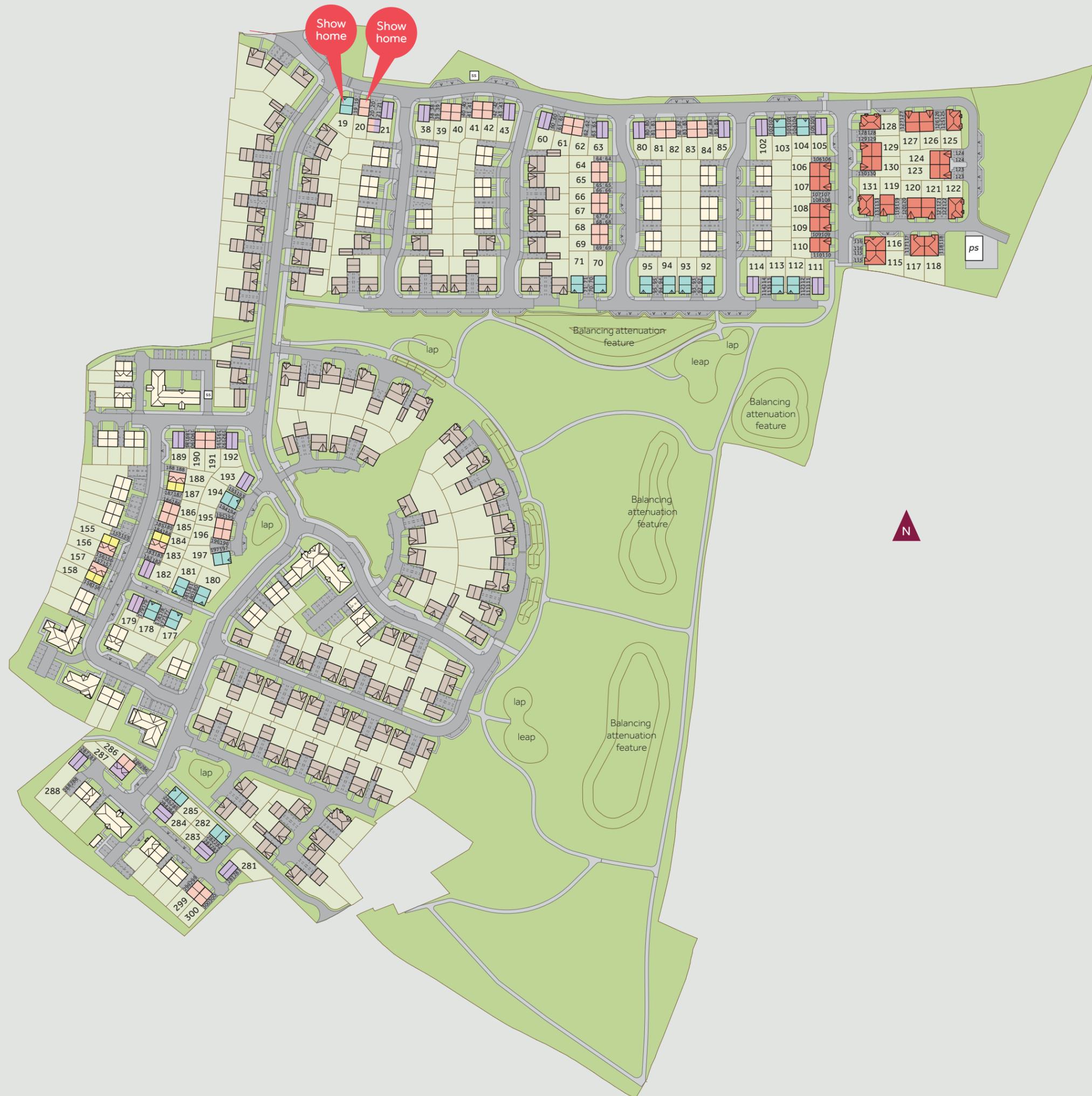
The town's main access route is the A295. It joins the A22 Hailsham bypass for Eastbourne, 10 miles away and onto the A27 for Brighton 23 miles and Hastings 19 miles. Head north on the A267 for Royal Tunbridge Wells, 25 miles away.

It's only 4 miles to Polegate Railway Station that has services to Brighton, Gatwick and London Victoria. By road Gatwick airport is 49 miles. Buses run between south coast towns and London, while the Newhaven Ferry Port is only 18 miles.



Liberty Place Hailsham

Development layout



4 bedroom home

● The Mylne

3 bedroom home

● The Becket

● The Elmslie

2 bedroom home

● The Cartwright

2 bedroom bungalow

● The Berwick

● Affordable housing

● Bovis Homes development

v	visitor space	leap	local equipped area of play
ps	pumping station	ss	substation
lap	local area of play		

Not to scale. Trees and landscaping are indicative only and may alter during construction. The trees, shrubs and gardens shown are illustrative only. Finishes and materials may vary from those shown here. Please see our sales consultant for further details.

Liberty Place

Hailsham

This plan has been produced for home identification purposes only and may be subject to change. Please check the details of your chosen plot and house type with the sales advisor. Development layout plan correct at time of going to print.



The Mylne

4 bedroom home

About this home

The Mylne brilliantly facilitates the demands of modern family life through clever design and attention to detail. At the heart of the home is a spacious open plan kitchen/dining area: a flexible space with French doors providing access to the garden. A separate living room is a bright and airy space due to the large window. The first floor hosts four bedrooms and a family bathroom. Bedroom one offers the luxury and privacy of an en suite, ensuring that queues for the bathroom are a thing of the past. The inclusion of a fourth bedroom considerably increases the flexibility of the home, offering potential as a guest room, home study or snug.

Key features

- Living room with large window
- Large open plan kitchen / dining with family area
- French doors leading to garden from dining / family area
- Four generously sized bedrooms
- Ensuite to bedroom one
- Open and inviting entrance hall



The Mylne

Ground floor

Kitchen / Dining / Family Area

6.04m x 3.75m 19'10" x 12'4"

Living Room

4.83m x 3.39m 15'10" x 11'2"

First floor

Bedroom 1

3.93m x 2.86m 12'11" x 9'5"

Bedroom 2

3.20m x 2.56m 10'6" x 8'5"

Bedroom 3

3.39m x 2.20m 11'2" x 7'3"

Bedroom 4

3.10m x 2.10m 10'2" x 6'11"

Ground floor



First floor



The Becket

3 bedroom home

About this home

Traditional from the outside but ideally suited to modern living, the Becket is the perfect family home. The ground floor features a large living room and an open plan kitchen/dining room, offering flexible, sociable, bright and airy spaces. The kitchen/dining room provides direct access into the garden through a set of double doors and an adjoining utility room. On the first floor are three generously-sized, bright bedrooms and a bathroom and a shower room, located around a central landing. Bright, flexible, this is the ultimately sociable home and one which is ideally suited to family life.

Key features

- Double-fronted
- Spacious, dual aspect living room
- Open plan kitchen / dining room with access to the garden through French doors
- Utility room with access from driveway
- Three double bedrooms
- Large entrance hallway
- Spacious landing
- Ensuite to Bedroom one



The Becket

Ground floor

Kitchen / Dining Area

5.59m x 2.94m 18'4" x 9'8"

Living Room

3.33m x 5.59m 10'11" x 18'4"

First floor

Bedroom 1

3.41m x 3.36m 11'2" x 11'1"

Bedroom 2

3.34m x 3.00m 10'11" x 9'10"

Bedroom 3

2.99m x 2.51m 9'10" x 8'3"

Ground floor



First floor



The Elmslie

3 bedroom home

About this home

The Elmslie boasts a sizeable living room with dual views over the garden. The ground floor also features a kitchen/dining room: separate spaces for cooking and dining, which creates a sociable space in which to entertain. With great living spaces, three bedrooms, ample storage and generous provision of bathrooms, the Elmslie is great for a growing family – or for a smaller family or young couples there are considerable opportunities to make the most of these great spaces.

Key features

- Access to garden from the living room
- Downstairs cloakroom / wc
- Separate kitchen / dining space
- Ensuite to bedroom one
- Third bedroom - perfect for a nursery, study or dressing room
- Driveway for 2 cars



The Elmslie

Ground floor

Kitchen / Dining Area

4.79m x 2.91m 15'8" x 9'6"

Living Room

5.10m x 3.66m 16'9" x 12'0"

First floor

Bedroom 1

3.68m x 2.87m 12'1" x 9'5"

Bedroom 2

2.87m x 2.40m 9'5" x 7'10"

Bedroom 3

3.66m x 2.15m 12'0" x 7'1"

Ground floor



First floor



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The Cartwright

2 bedroom home

About this home

A larger than average two bedroom home with a flexible, bright, open plan kitchen/dining room and a large living room which benefits from high levels of natural light. Both bedrooms are generously sized and the home benefits from ample built-in storage solutions as well as the convenience of a downstairs cloakroom.

Key features

- Allocated parking spaces
- Downstairs cloakroom
- Large living room with French doors to garden
- Plenty of storage space
- Open plan kitchen and dining
- Private rear garden
- **Two double bedrooms**



The Cartwright

Ground floor

Living Room

4.19m x 3.60m 13'9" x 11'9"

Kitchen / Dining Area

4.84m x 2.12m 15'10" x 6'11"

First floor

Bedroom 1

4.19m x 3.58m 13'9" x 11'9"

Bedroom 2

4.19m x 2.80m 13'9" x 9'2"

Ground floor



First floor



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The Berwick

2 bedroom home

About this home

The Berwick is a stunning new home offering a modern open plan kitchen and dining/living area. The French doors let the natural light pour into the spacious area whilst giving access to the rear garden. The two bedrooms allow flexible space for a guest room or study. The family bathroom is fitted with a stylish white suite. There is also a large storage cupboard to help keep your home neat and tidy.

Key features

- Open plan kitchen/dining and living area
- Two spacious bedrooms
- Useful storage cupboard
- French doors to garden
- Family bathroom



The Berwick

Ground floor

Kitchen	7.21m x 4.11m	23'8" x 13'6"
Bedroom 1	4.67m x 3.05m	13'3" x 10'0"
Bedroom 2	4.04m x 2.65m	13'3" x 8'8"

Ground floor



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We give you so much more

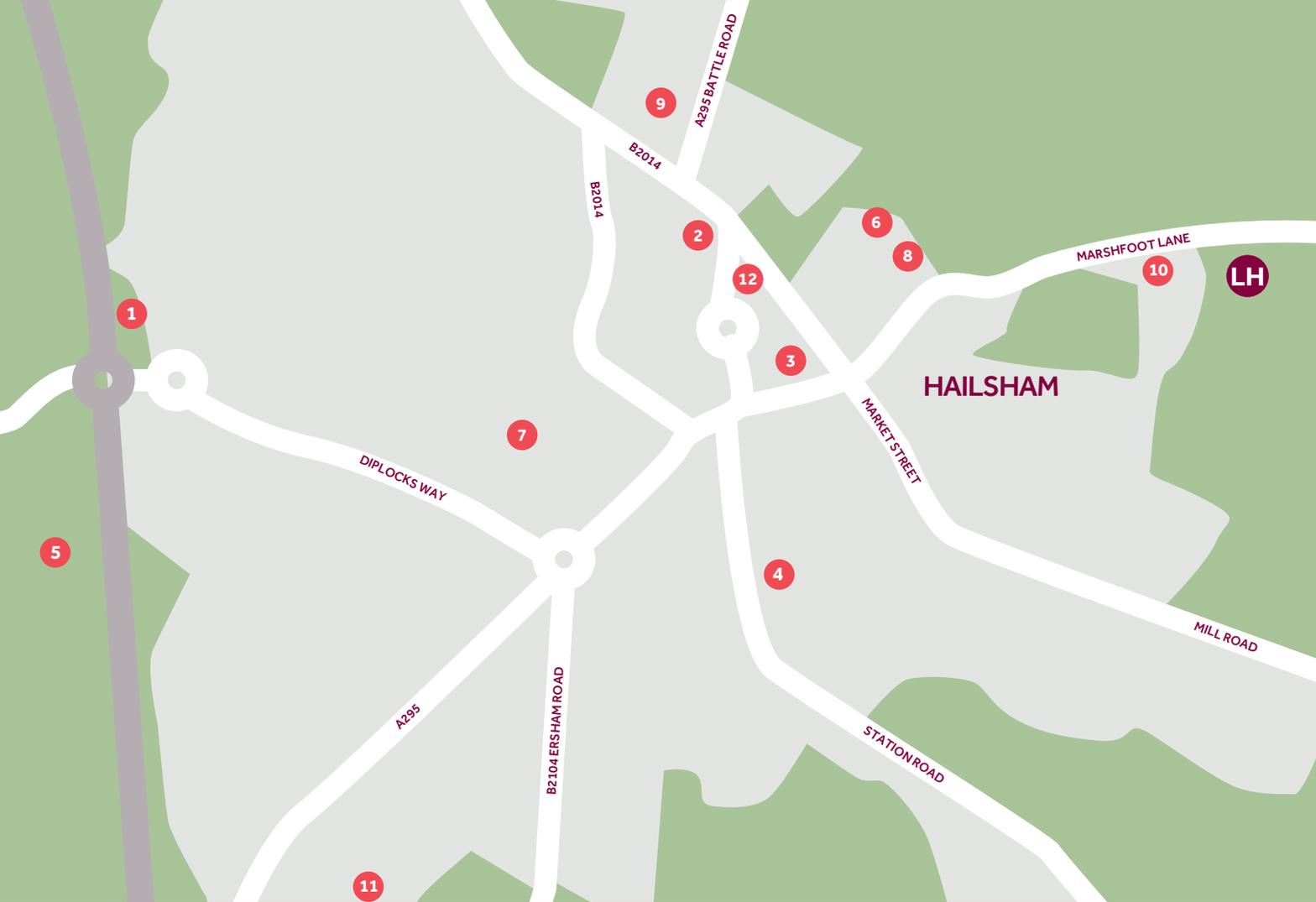
Each home will be independently surveyed during construction by NHBC, who will issue their 10 year warranty certificate on completion of the home.



	2 bedroom The Cartwright The Berwick		3 bedroom The Elmslie The Becket		4 bedroom The Myline	
Kitchen						
Symphony Konzept range kitchen with laminate worktop	■	■	■	■	■	■
Stainless steel sink and drainer (single bowl) with chrome mixer tap	■	■	■	■	■	■
Stainless steel sink and drainer (single bowl) with chrome mixer tap in utility				■		
Indesit hob (60cm) with Indesit built-in single oven, with stainless steel splashback and integrated silver hood	■	■	■	■	■	■
Fridge / freezer space	■	■	■	■	■	■
Space for integrated dishwasher with plumbing and electrics	■	■	■	■	■	■
Space for washing machine with plumbing and electrics in utility				■		
Space for washing machine with plumbing and electrics in kitchen	■	■	■		■	
Bathrooms and en suite(s)						
Ideal Standard contemporary white Tempo Arc sanitary ware suite	■	■	■	■	■	■
Ideal Standard close coupled WC to cloakroom	■	■	■	■	■	■
JustTray Fusion low profile shower tray with glass enclosure			■	■	■	■
Handheld hair wash attachment in bathroom			■	■	■	■
Shower over the bath	■	■				
Choice of Standard Porcelanosa wall tiling (splashback, half-height over bath, and full-height to shower cubicle)*	■	■	■	■	■	■
White batten light holder	■	■	■	■	■	■
Radiator in bathroom / en suite	■	■	■	■	■	■

■ Fitted as standard - included in the property
* Subject to stage of construction

	2 bedroom The Cartwright The Berwick		3 bedroom The Elmslie The Becket		4 bedroom The Myline	
Doors and Windows						
Front door with three-point security locking system and security chain	■	■	■	■	■	■
PVCu double glazing to windows	■	■	■	■	■	■
Double glazed PVCu French doors	■	■	■	■	■	■
Internal doors to be ladder door style pre-primed with brass satin finish handles	■	■	■	■	■	■
General						
White painted walls and smooth white ceilings	■	■	■	■	■	■
Gas central heating with wall mounted combi-boiler, programme selector and room thermostats	■	■	■	■	■	■
Thermostatic valves to all radiators (with the exception of rooms with separate thermostat control)	■	■	■	■	■	■
Contemporary light to front door and wiring only to the rear door	■	■	■	■	■	■
Mains wired smoke detectors with battery back-up	■	■	■	■	■	■
Battery powered carbon monoxide detector (wall mounted) to be provided next to the boiler	■	■	■	■	■	■
Power and lighting to garage (where in curtilage of the plot)	■	■	■	■	■	■
Cycle store to homes without garage	■	■	■	■	■	■
Turf to rear garden	■	■	■	■	■	■
Electric vehicle (EV) charging point	■	■	■	■	■	■
Enclosed fenced rear garden and garden gate (where applicable)	■	■	■	■	■	■
NHBC Buildmark cover	■	■	■	■	■	■
First two years' customer service support from Linden Homes	■	■	■	■	■	■
Water butt	■	■	■	■	■	■



Around the local neighbourhood

- | | | |
|--|--|--|
| 1 Hailsham Country Park
BN27 3UQ | 5 Bushy Wood Activity Centre
BN27 3LZ | 9 Hailsham Community College
BN27 1DT |
| 2 Tesco superstore
BN27 1DN | 6 Hailsham Leisure Centre
BN27 1BA | 10 Phoenix Academy
Primary School
BN27 2PH |
| 3 Hailsham Pavilion
Theatre & Cinema
BN27 1AE | 7 Hailsham Town Football Club
BN27 3DY | 11 Burfield Academy
Secondary School
BN27 3NW |
| 4 Hailsham Duck Pond
BN27 2BS | 8 Waitrose Supermarket
BN27 1BE | 12 ASDA Hailsham
BN27 1DP |