



THE
GATEHOUSE

HAYWARDS HEATH



THE
GATEHOUSE



An architectural rendering of a modern, multi-story brick apartment building. The building features a mix of light and dark grey bricks, large windows with dark frames, and a flat roof with a balcony. In the foreground, a person is riding a bicycle on a paved path, and another person is walking. The background shows a lush green courtyard with trees and a clear blue sky with some clouds. The entire scene is framed by a white overlay with a repeating diamond pattern.

THE GATEHOUSE

A selection of 12 stunning apartments in the
heart of Haywards Heath, West Sussex

THE
GATEHOUSE



THE BUILDING

MODERN LIVING

The Gatehouse is your new home
in an enviable town centre location.

The Gatehouse is a collection of 12 beautiful new homes, comprised of seven two-bedroom and five one-bedroom apartments. Just a stone's throw away from Haywards Heath town centre and built on the edge of a historical site, this development blends modern living with the convenience of a central location.

Available on Help to Buy, The Gatehouse is a project by SN Developments - a leading residential developer in London and the Home Counties. This standout design has been developed to complement your modern lifestyle, while appreciating the rural and historical setting.

The three-storey building benefits from a private car park with eight allocated parking spaces. The top floor apartments have access to beautiful private terraces overlooking Haywards Heath. Each apartment has been furnished with the latest fittings and fixtures to ensure your convenience and comfort, including underfloor heating throughout.

The Gatehouse is just a 15 minute walk to the station so commuters can enjoy regular trains in and out of London and Brighton.

At SN Developments, we are committed to creating beautiful, contemporary homes and The Gatehouse is a prime example of our commitment to comfort and functionality.

Welcome to your new home.



PRETTY GREEN

Located in West Sussex, Haywards Heath has long been favoured by commuters working in Brighton, Gatwick or London due to its excellent train connections and convenient road access.



Balcombe Viaduct

The Gatehouse is centrally located in Haywards Heath, an area that is considered one of the most exciting and vibrant in West Sussex. The development is also just under 45 miles from London and around 13 miles from Brighton.

Along with the ease of travel, Haywards Heath offers new homeowners the opportunity to join a friendly and welcoming residential area with a range of shopping and leisure facilities nearby.

Haywards Heath is neighboured by a number of quaint villages such as Lindfield, Cuckfield and Ardingly. The town is also surrounded by beautiful country scenes, including the award-winning conservation area around Muster Green, the immaculate Borde Hill Gardens and Scrase Valley Nature Reserve.



Lindfield



Orchards Shopping Centre, Haywards Heath

HAYWARDS HEATH



Ideal for family life, there are a number of schools near The Gatehouse, including Blackthorns Community Primary Academy which has been classed as 'Outstanding' by Ofsted and Harlands Primary which has a rating of 'Good'. Warden Park Academy, is a secondary school just two miles from the development and is also rated 'Good'.

There are a number of GP surgeries nearby and the area is served by the excellent Princess Royal Hospital.

Beautiful country scenes, a busy market town and a contemporary living environment make The Gatehouse the ideal development in which to settle down and enjoy your new life.



Haywards Heath



HAYWARDS HEATH



Linfield



Haywards Heath

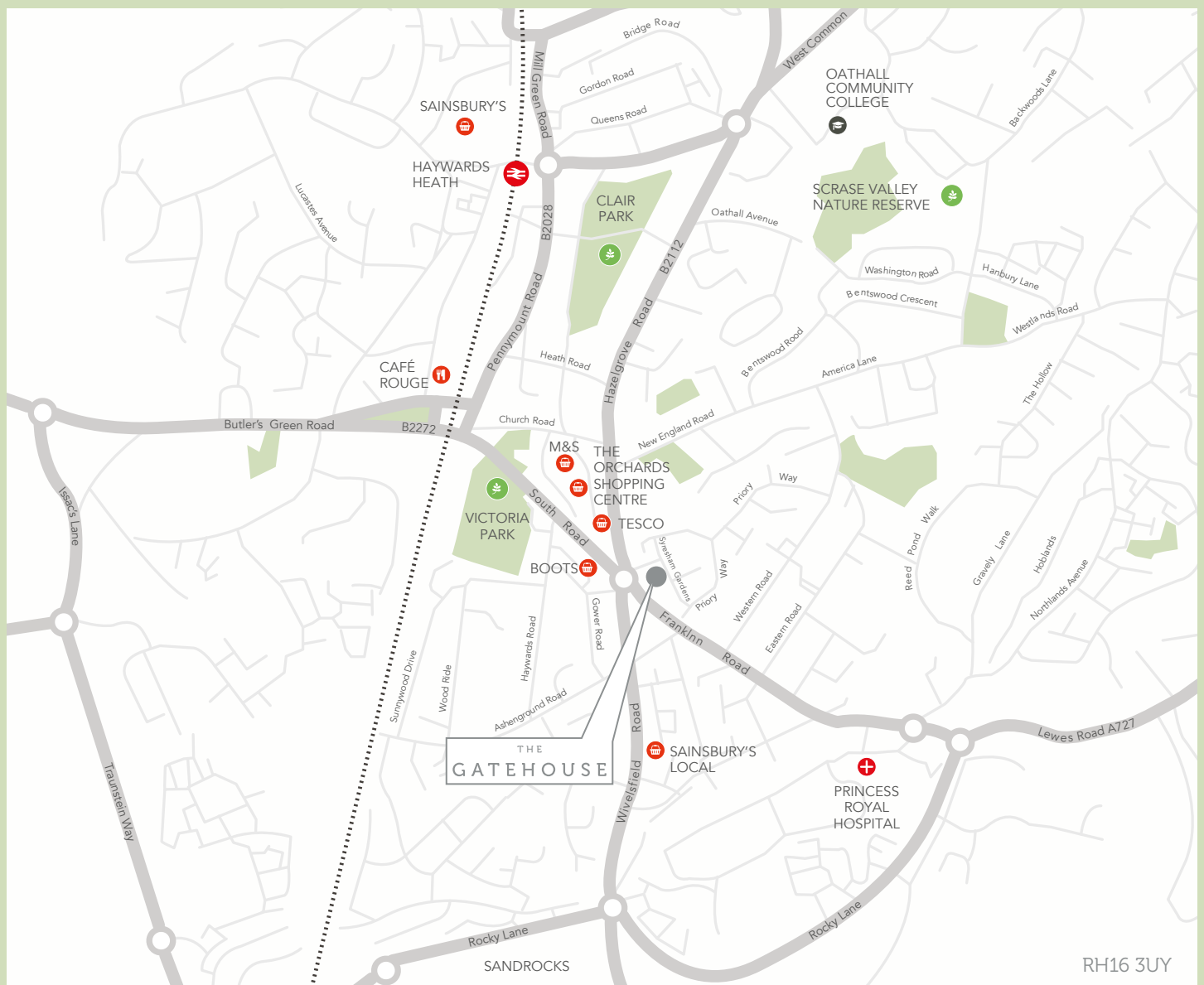


Haywards Heath Waitrose



Haywards Heath Victoria Park

GETTING AROUND



RAIL

A regular train schedule provides quick and comfortable journeys into the Capital as well as surrounding towns and cities. The Gatehouse is less than a ten minute drive to Haywards Heath Railway Station where you can board direct services to London Bridge and London Victoria. The coastal towns of Worthing and Eastbourne are less than 40 minutes away by train, while Brighton is just an 18 minute train journey.

London Victoria	44 minutes
Gatwick Airport	11 minutes
Brighton	18 minutes

ROAD

Haywards Heath has excellent road links with the M25, A23 and M23. The Gatehouse is just a 35 minute drive to Brighton. Reliable bus services travel to nearby villages and towns from various locations around Haywards Heath.

AIR

Gatwick Airport	26 minutes
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(Approximately by car)

ALL YOU COULD WANT



SHOPPING

Based in the heart of Haywards Heath town centre, The Orchards Shopping Centre offers a great choice of stores, from independent retailers to well-known names such as Marks & Spencer, Accessorize, Clarkes, Waterstones, Tesco Express and Superdrug.

The town is served by the major supermarkets Sainsbury's and Waitrose as well as a number of local food stores, offering you the luxury of choice. The Gatehouse is just one mile from both supermarkets and is easy to access by private or public transport.

For the freshest produce, be sure to visit Haywards Heath Farmer's Market held twice a month at The Orchards Shopping Centre.

EATING OUT

Haywards Heath's main restaurant area – The Broadway – is less than a ten-minute walk from The Gatehouse.

There are numerous shops, restaurants and cafés to choose from including favourites such as Costa Coffee, Pizza Express, Café Rouge and Zizzi.

There are also several pubs and wine bars in the area offering you the opportunity of a sophisticated Saturday night with friends or a relaxed pint whilst watching your favourite sport.

The Lockhart Tavern (also located on The Broadway) is a favourite local spot and is known for its delicious menu and great range of wines. Nearby, in Lindfield, The Witch Inn is full of character and has a great food selection.

ACTIVITIES

Surrounded by lush countryside scenes, you'll never be short of things to do in Haywards Heath. From long rambling walks to challenging cycling rides, this area is ideal for nature lovers and those seeking the outdoor life.

Family-friendly activities include days out in Victoria Park which offers majestic views across the South Downs and provides playgrounds, football pitches, a skate park and tennis courts. The award-winning Beech Hurst Gardens – part of the 140-year-old Beech Hurst estate – is a good choice for dog walkers, nature lovers and families alike and also has a beautiful miniature railway to enjoy.

In the town centre The Dolphin is a local leisure centre offering gym facilities, a swimming pool and fitness classes. There are also plenty of private gyms within a short distance of The Gatehouse.

THE
GATEHOUSE

The Gatehouse has been fitted with bespoke bathrooms and kitchens designed and created by Porcelanosa. Each material, fixture and design element has been hand selected by our team of interior experts, ensuring your home is as beautiful as it is functional.

PORCELANOSA

Porcelanosa Group is a global leader in the innovation, design, manufacture and distribution of interior design furniture, trend setting its cutting edge designs.

With more than 40 years' experience, Porcelanosa Group is present in 150 countries worldwide, an achievement that is attributable to its unique business model.

Uncompromising on quality, Porcelanosa's workforce of almost 5000 skilled professionals, help produce, market and deliver tiles, kitchen and bathroom products to more than 400 company owned showrooms, distribution centres and an extensive network of independent distributors and retailers.

Production diversification has played a key role in the growth of a business group that started off with the production of a single product: ceramic tiles. Today, the Group's eight companies offer a wide product range that includes lifestyle and kitchen and bathroom equipment as well as advanced building solutions for contemporary architecture.

PORCELANOSA
TILES · BATHROOMS · KITCHENS · HARDWOOD



Images are indicative of Porcelanosa and are for style only.

SPECIFICATION

QUALITY FINISHES

KITCHEN

- Contemporary kitchens by Porcelanosa in Bison Matt
- Contemporary Krypton Colosseo Grey worktops
- Caple stainless steel inset single bowl sink and drain
- Caple chrome monobloc single lever mixer tap
- AEG electric single oven
- AEG extractor fan
- Integrated AEG full width dishwasher
- Integrated AEG fridge-freezer
- Integrated AEG washing machine
- Integrated handles with soft close doors and drawers
- Concealed LED lighting to underside of wall units

BATHROOMS & EN SUITES

- Full height Porcelanosa tiling surrounding baths and showers
- Floor mounted Porcelanosa toilet
- Porcelanosa chrome taps
- Chrome towel rail in main bathroom
- Thermostatically controlled shower in the bathrooms and en suites
- Shaver point in the bathrooms and en suites

INTERIOR & FINISHES

- Engineered oak flooring in the hallway, living room and kitchen
- Carpet in all bedrooms
- Internal white doors and brushed aluminum ironmongery
- Soft white Dulux painted walls
- Skirting and architraves in white painted finish
- UPVC double glazed windows
- Terraces to second floor apartments

ELECTRICAL & HEATING

- Communal TV aerial to access Freeview
- Communal Sky satellite dish (pre-wired and ready for Sky Q)
- Audio entry system
- Mains operated smoke/heat detectors
- Worcester Bosch combination boiler serving an underfloor heating system

WARRANTY

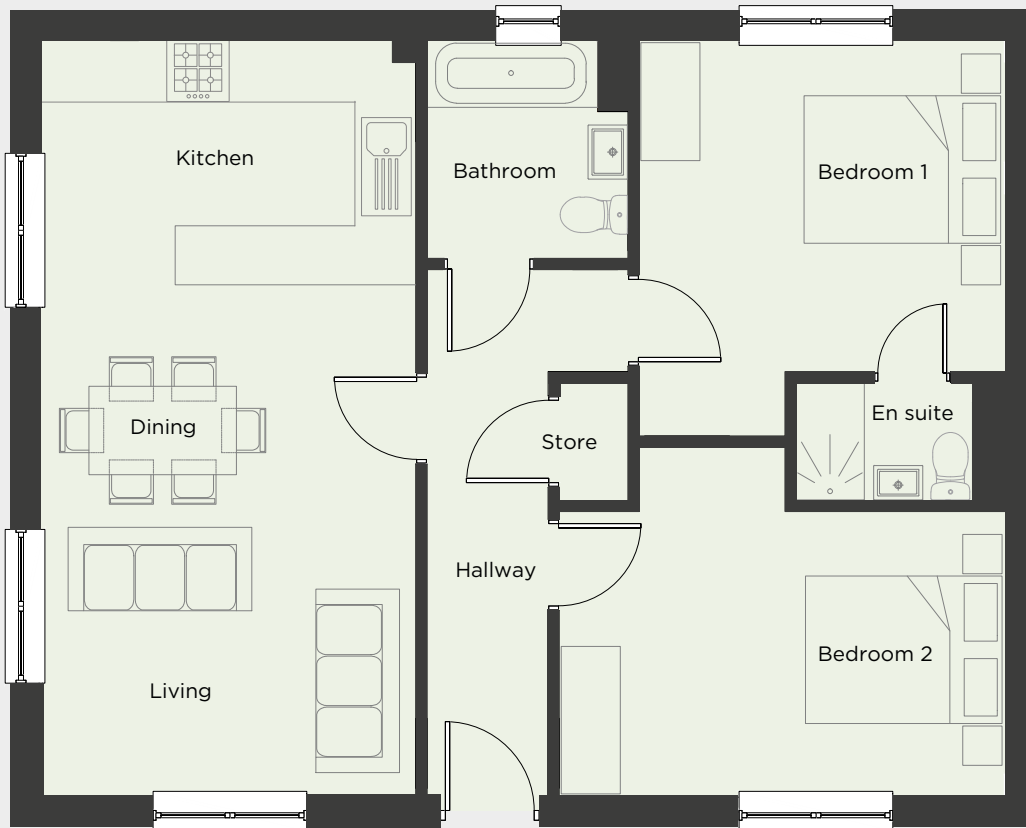
- 10 Year Build Warranty with BuildZone
- Lease Length - 250 years



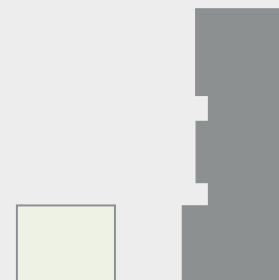
APARTMENT 1

GROUND FLOOR

2 Bedroom: 72.7 sq m | 783 sq ft



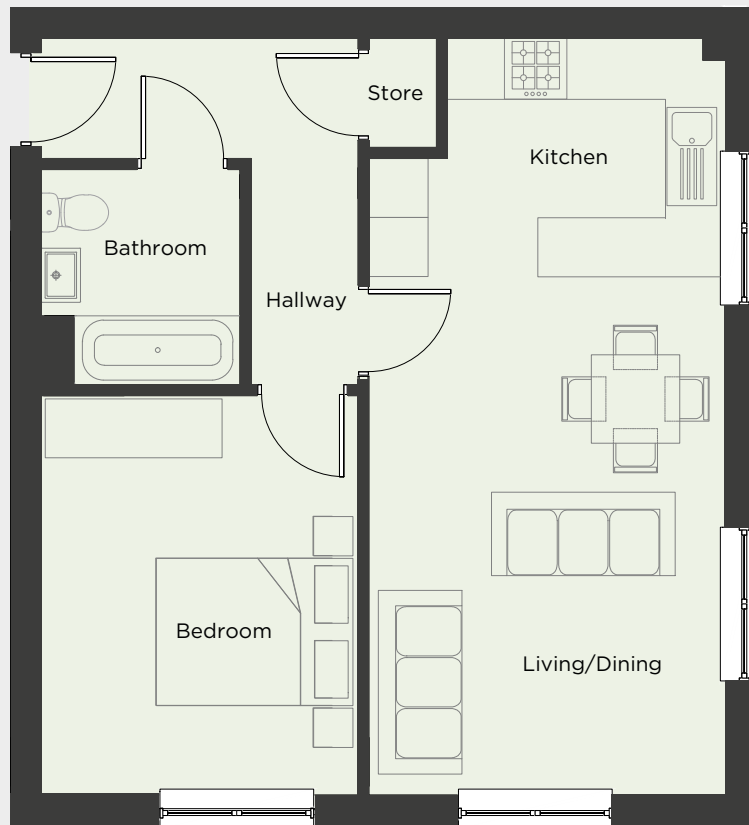
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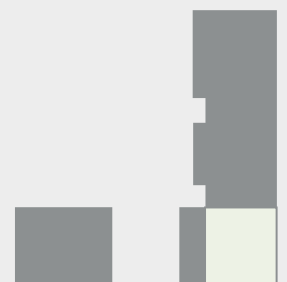
APARTMENT 2

GROUND FLOOR

1 Bedroom: 51.8 sq m | 558 sq ft



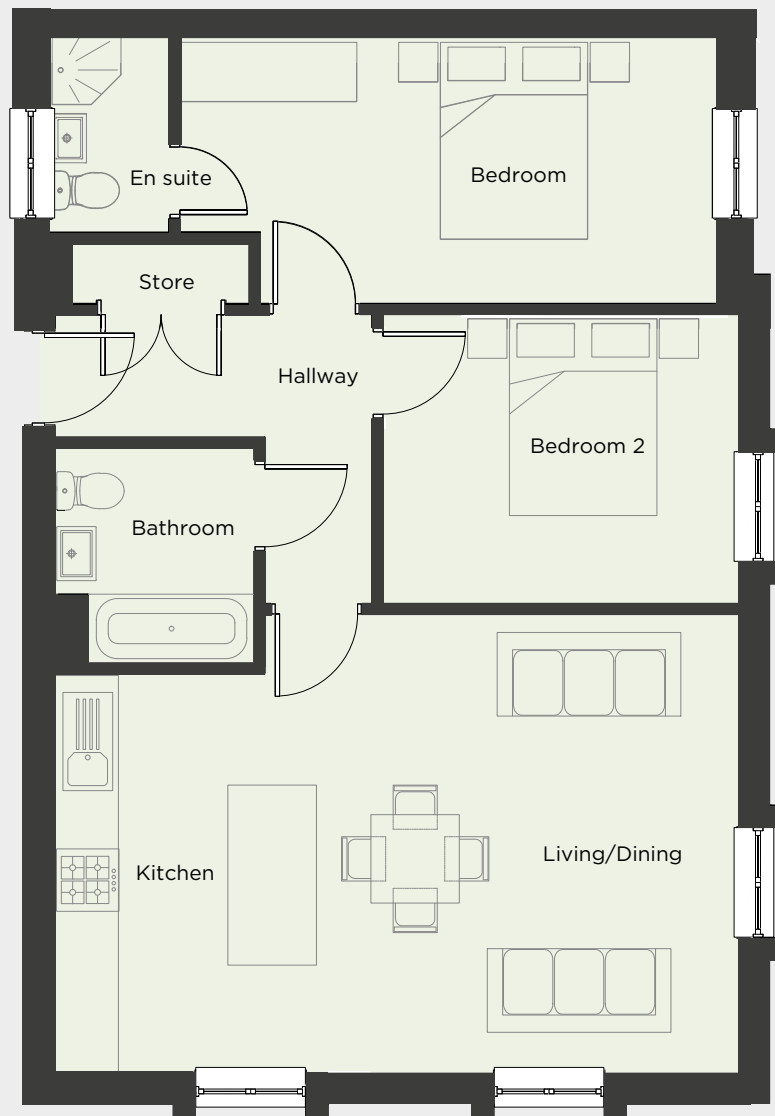
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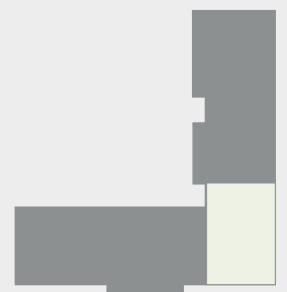
APARTMENT 3

FIRST FLOOR

2 Bedroom 72.4 sq m | 779 sq ft



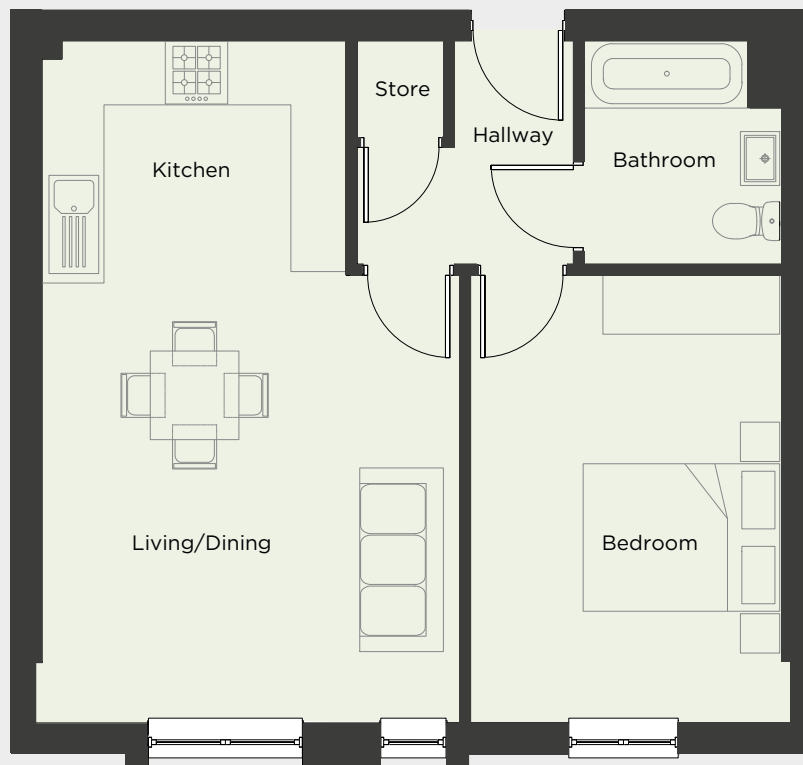
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APARTMENT 4

FIRST FLOOR

1 Bedroom 51.8 sq m | 558 sq ft



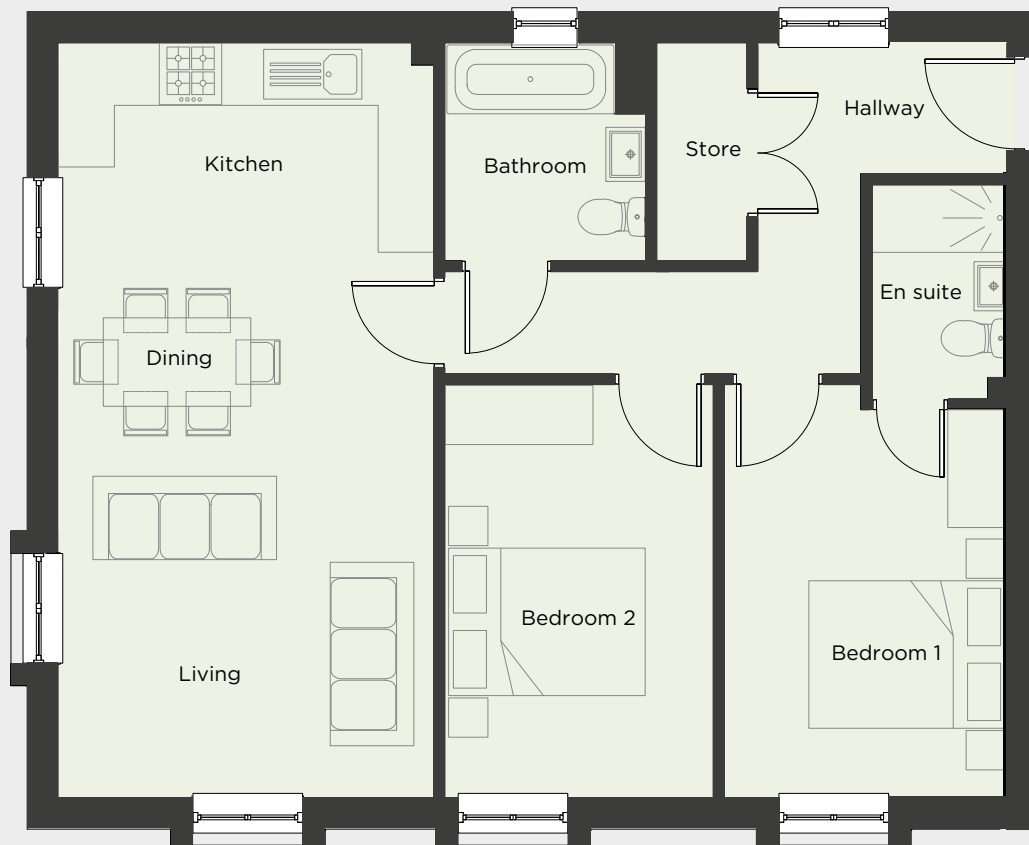
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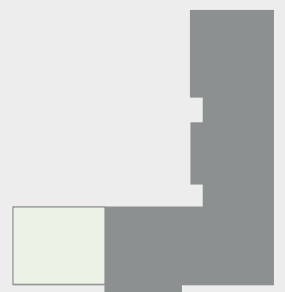
APARTMENT 5

FIRST FLOOR

2 Bedroom 72.7 sq m | 783 sq ft



Plans not to scale



APARTMENT PLANS

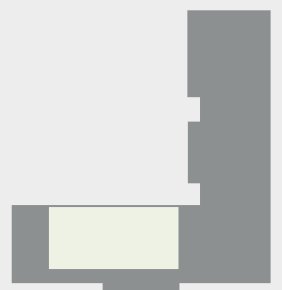
APARTMENT 6

SECOND FLOOR

2 Bedroom 73.4 sq m | 790 sq ft



Plans not to scale



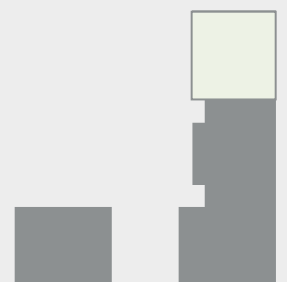
APARTMENT 7

GROUND FLOOR

2 Bedroom 72 sq m | 775 sq ft



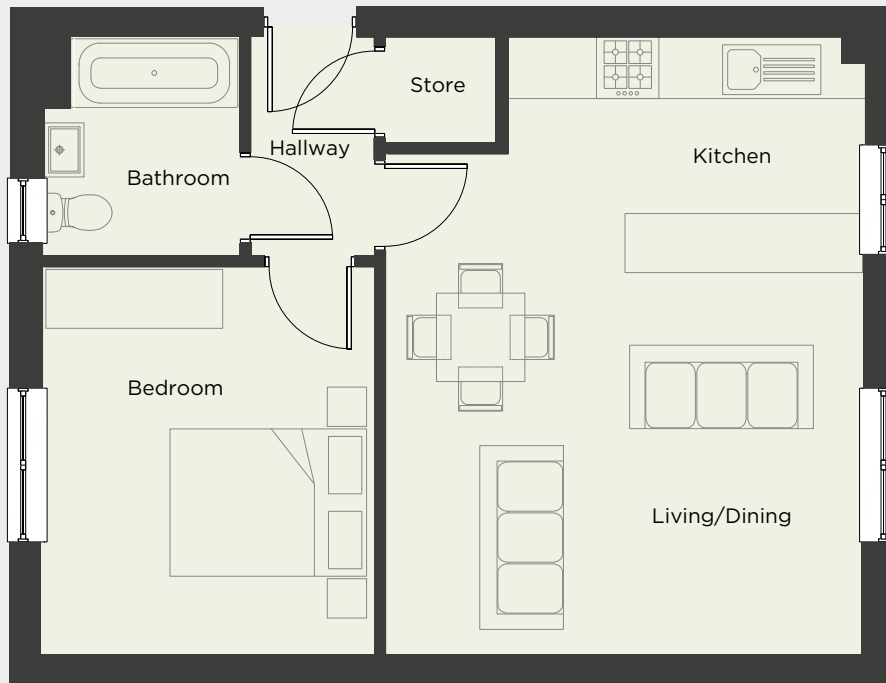
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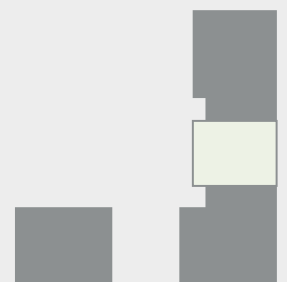
APARTMENT 8

GROUND FLOOR

1 Bedroom 51.4 sq m | 553 sq ft



Plans not to scale



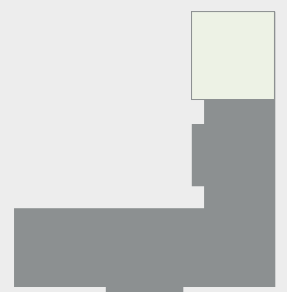
APARTMENT 9

FIRST FLOOR

2 Bedroom 72.2 sq m | 777 sq ft



Plans not to scale

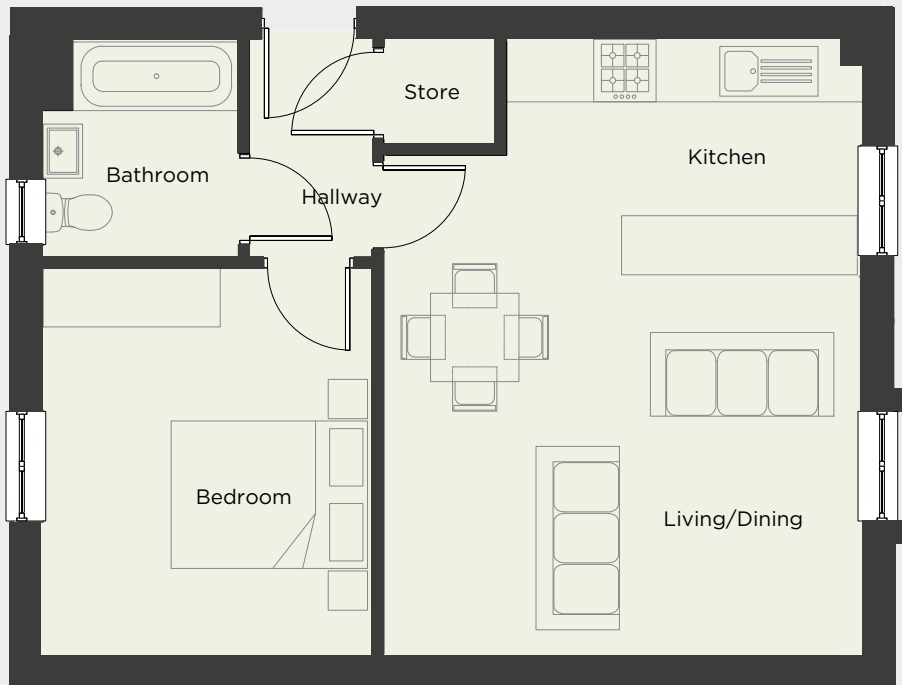


APARTMENT PLANS

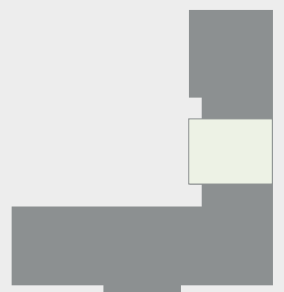
APARTMENT 10

FIRST FLOOR

1 Bedroom 51.3 sq m | 552 sq ft



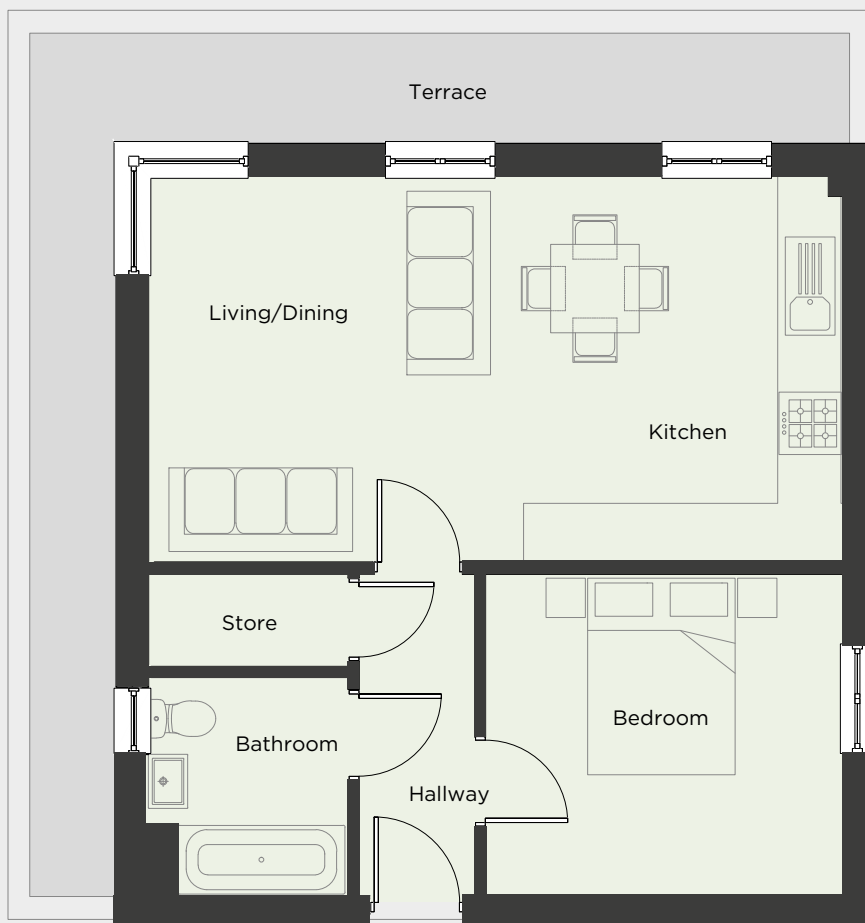
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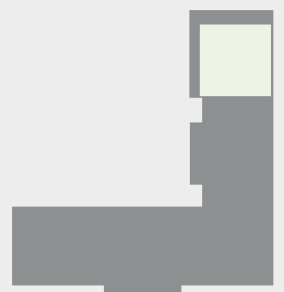
APARTMENT 11

SECOND FLOOR

1 Bedroom 51.4 sq m | 553 sq ft



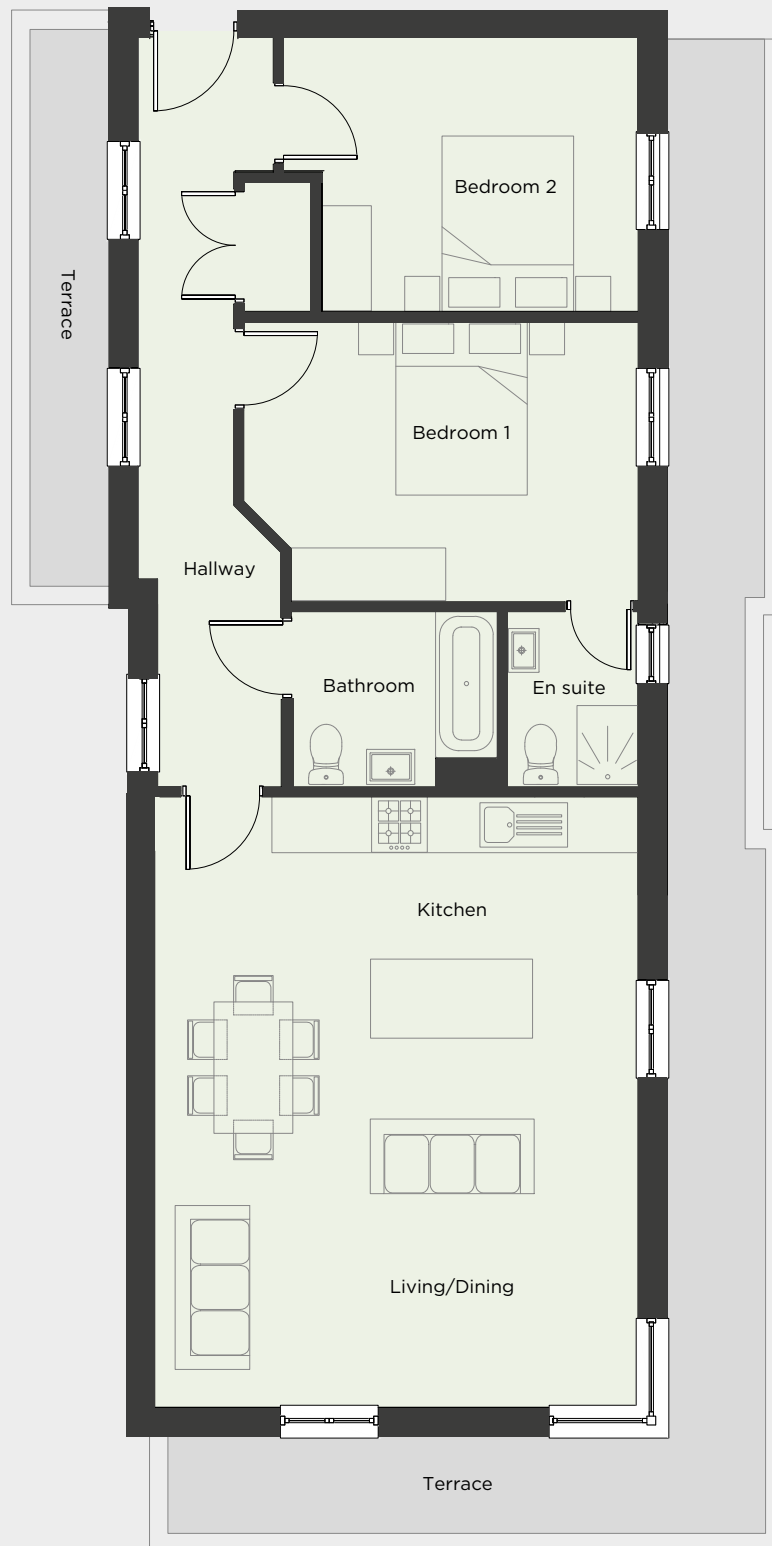
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APARTMENT 12

SECOND FLOOR

2 Bedroom 76.1 sq m | 819 sq ft



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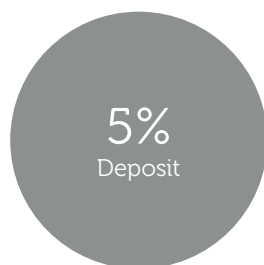
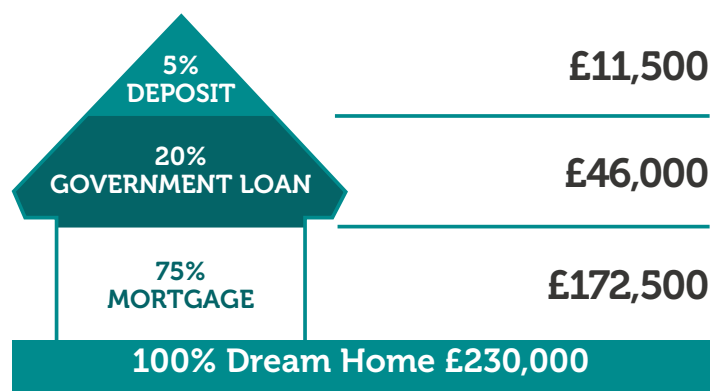


SECURING YOUR NEW HOME IS EASIER THAN YOU THINK

With Help to Buy, you can buy a new SN Developments home with just a 5% deposit - whether you're a first-time buyer or you're moving on from your existing home.

The Government lends you up to 20% of the cost of your newly built home, so you'll only need a 5% cash deposit and a 75% mortgage to make up the rest.

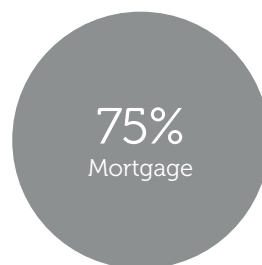
The Help to Buy: Equity Loan is interest-free for 5 years and can be repaid at any time or on the sale of the home.



You only need a minimum 5% deposit.



The government will lend you up to 20% of the value of your property through an equity loan, which can be repaid at any time or on the sale of your home.



So you will only need to secure up to a 75% mortgage from a bank or building society.



Maximum home purchase of £600,000.

HELP TO BUY HOW IT WORKS

Typical example:

Cost of your new SN Developments home	£230,000
5% deposit	£11,500
20% equity loan	£46,000
75% mortgage	£172,500



Backed by
HM Government

For more information, please visit: www.helptobuy.gov.uk

THE DEVELOPER

SN DEVELOPMENTS

SN Developments is a leading residential developer which specialises in developing land and creating luxury new build homes.

The founders of SN Developments have a combined experience of 35 years in the property market. Our team is passionate about building stunning homes for families, individuals and investors. SN Developments has chosen highly qualified architects and construction specialists to advance their vision and to help create young and vibrant communities.

As well as The Gatehouse, SN Developments has recently completed projects in Aylesbury, Buckinghamshire and a collection of luxury homes in Leytonstone, East London. Currently we are also building 91 luxury apartments in Godalming, Surrey; just one of a number of projects to be launched in 2019.

Trusted and reliable, SN Developments focus their designs on homes of high quality, comfort and longevity.



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DISCLAIMER:

We wish to advise prospective purchasers that these sales particulars and specifications are believed to be correct, but their accuracy is in no way guaranteed, nor do they form part of any contract. We have not carried out a detailed survey nor tested the services, appliances or specific fittings. Measurements are approximate. Some images are computer generated and their accuracy may differ from the finished homes. Please note: windows are floor to ceiling but not Crittall-style as shown in CGIs. (03/19)

Designed and produced by Oracle Creative: www.oraclecreative.co.uk



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