

THE BRAMLEY. THE ORCHARD

IFIELD GREEN, IFIELD, CRAWLEY, WEST SUSSEX RH11 0ND



PRICE .. FROM £287,500 .. FREEHOLD

A stunning development of 3 and 4 bedroom houses built on the former site of an old orchard surrounded by mature trees and greenery. Homes at the Orchards offer space to live and room to grow in modern day living. The houses combine traditional principles of design and construction with modern facilities and imaginative landscaping, situated within 35 minutes of the south coast and 50 minutes of London. All properties have designer kitchens fitted with quality Smeg appliances and contemporary bathrooms and en-suites.

In brief, The Bramley comprises on the ground floor a reception room (14'5 x 11'11), kitchen/dining room (19'11 x 11'3) and a cloakroom. On the first floor there are 3 bedrooms: Bedroom 1 (12' x 11'3) with en-suite, Bedroom 2 (13'5 x 8'12), Bedroom 3 (8'5 x 7'6) and a bathroom.

FEATURES

- **End of Terrace 3 bedroom with garage & parking space**
- **Gas central heating**
- **Designer kitchens by Urban Myth**
- **Fully integrated appliances to kitchen**
- **Standard in white with chrome fittings**
- **Fitted wardrobes to master bedroom**
- **Turf and tap to rear garden**
- **Wiring for burglar alarm system**
- **Ten year National House Building Council warranty**
- **Contemporary style front and rear external lights**

PROPERTY MISDESCRIPTIONS ACT 1991 – Although every care has been taken in the production of these sales particulars prospective purchasers should note: 1. All measurements are approximate. 2. Services to the property, appliances, fixtures and fittings included in the sale are believed to be in working order (though they have not been checked). 3. Prospective purchasers are advised to arrange their own tests and/or surveys before proceeding with purchase. 4. The agents have not checked the deeds to verify the boundaries. Intending purchasers should satisfy themselves via their solicitors as to the actual boundaries of the property.

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20 Station Road
Burgess Hill
West Sussex RH15 9DJ

01444 456431

5 Muster Green
Haywards Heath
West Sussex RH16 4AP

01444 417600

The Nook, High Street
Cuckfield
West Sussex RH17 5JZ

01825 722288

The Green
Newick
East Sussex BN8 4LA

01825 760770

212 High Street
Uckfield
East Sussex TN22 1RD

01273 843377

29 Keymer Road
Hassocks
West Sussex BN6 8AB

01293 533333

39 High Street
Crawley
West Sussex RH10 1BQ

Creating a Sense of Place

In designing The Orchard our starting point was a time-honoured maxim: the whole is greater than the sum of its parts. Our aim was to create homes, not just places to live. A 'village' whose residents can integrate and socialise, while retaining their individuality. It's about having a sense of place, without losing a sense of identity.

Enjoying the comforts of modern living doesn't have to mean sacrificing the beauty of nature. The imaginative design of The Orchard brings together community and countryside, creating a contemporary living arena that's closely in touch with the natural world. Mature trees and green spaces are all around, and just a short drive down the road brings you to rolling down land and open fields.

Homes at The Orchard have been carefully designed to offer the ultimate in contemporary comforts. At the same time, we've given you the freedom to reflect your individual tastes and lifestyle. With spacious, well planned accommodation and contemporary fixtures and fittings – each having been sourced not only for eye catching design, but for excellent craftsmanship. The result is the perfect living space for the 21st century, with traditional quality built in.

Crawley is a lively town with excellent shopping, leisure and entertainment facilities, not to mention a kaleidoscopic choice of eateries, with everything from ethnic restaurants and pizza parlours to traditional public houses.

The Orchard is close to a well respected primary school and there are thirty others in Crawley, as well as a good choice of state and independent secondary schools within easy travelling distance.

Whether you're a regular commuter or simply like to hit the city for shopping or a night out, getting to London is easy. There's a fast, frequent train service from the town's mainline station to London Victoria, as well as a direct road route via the M23/A23. The M23 also connects with the M25 for easy access to the wider UK motorway network.

With London's Gatwick Airport less than eight miles away, travelling abroad for business or pleasure couldn't be easier. Gatwick is the UK's second busiest airport, with 70 airlines flying passengers from two terminals to more than 200 worldwide destinations. A First Class Specification

Kitchen

- Designer kitchens by Urban Myth in a variety of styles. *
- Quality appliances by Smeg including stainless steel electric oven, gas hob with extractor chimney hood.
- Integrated fridge / freezer, dishwasher and washer / dryer.
- Free standing Siemens washing machine and tumble dryer to house types Calville and Empire.
- One and a half bowl stainless steel sink unit.
- Under unit lighting.
- Sleek 150mm high glass splash back, rising to 450mm high behind hob.
- Dichroic downlighters – polished chrome finish.
- Ceramic tiled floor. *

Bathroom and En-suite

- Contemporary Sanitary Ware by Ideal Standard in white with chrome fittings.
- European wall tiling. *
- Shaver point - polished chrome.
- Surface mounted extract fan.

Finishes

- Smooth plastered walls and ceilings with white emulsion finish.
- Fitted wardrobes by Urban Myth to principle bedroom.
- Coving.
- Latch ironmongery - polished chrome finish.
- Four panel internal doors painted white.
- Contemporary grooved architrave and skirting boards.

Heating

- Gas fired central heating via hot water radiators.

Windows

- Timber framed double glazed sealed units.

Security

- Wiring for burglar alarm system.
- Mains operated smoke detector.

Home Entertainment/Communications

- Television and FM radio outlet points to reception room (x2), bedrooms, study, kitchen and dining room.
- Telephone outlet points to reception room (x2), bedrooms, study, kitchen and dining room.

General

- Five amp ambient lighting circuit to reception room, dining room and principle bedroom.
- Turf and tap to rear garden.
- Contemporary style front and rear external lights.

Warranty

- Ten year National House Building Council warranty.

Reservation fee of £1,000 (non-refundable) and solicitors details to reserve the unit of your choice, 10% deposit upon exchange of contracts - **no later than 21 days after reservation** - balance payable upon completion. Service Charge is **£233.64**

** Choice to be available subject to the stage of construction. Higgins Homes plc employs a policy of continuous improvement and it reserves the right to alter or amend the specification as necessary and without prior notice.*

For a detailed brochure, floor plans and information on incentives available, please contact either Julian Thorpe or Patrick Moody at Mansell McTaggart, Crawley on 01293 533 333.

www.mansellmctaggart.co.uk

www.primelocation.co.uk

www.rightmove.co.uk