



CHARLES CHURCH



The Croft Phase 4

Burgess Hill | West Sussex



CHARLES CHURCH

Homes with a reputation for design and quality.

When it comes to designing a new development, we apply the same philosophy every time – make it unique, make it personal. That’s because we understand your new home is more than simply bricks and mortar. It’s a private place of sanctuary where we hope you’ll laugh, entertain and escape for many years to come.

We promise to provide:

- ✓ An expertly-designed home that’s sympathetic to the area
- ✓ A dedicated customer care helpline
- ✓ Two-year Charles Church warranty
- ✓ Ten-year insurance-backed new homes warranty
- ✓ Energy-efficient features that promote sustainable living
- ✓ The creative freedom to personalise your home
- ✓ Landscaping schemes to enhance your surroundings

Here to help.

One of the best things about buying a new-build home is the amazing offers and schemes you could benefit from.



Part Exchange

Need to sell your home? We could be your buyer. Save money and time and stay in your home until your new one completes.



Home Change

Sell your current home with our support. We’ll take care of estate agent fees and offer expert advice to help get you moving.



Our star rating.

We’ve been awarded a five star rating by the Home Builders Federation in their 2022 survey.



Our commitment to you.

We believe keeping you fully informed throughout the home-buying process is key to making the whole experience enjoyably simple. That's why we created The Charles Church Commitment. It's our way of making sure you receive exceptional customer service and relevant communications before, during and after you've moved in.

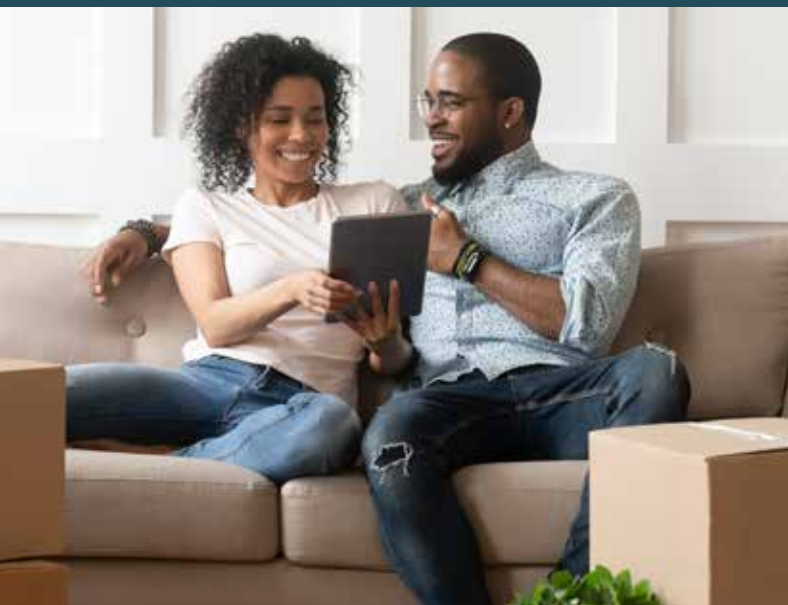
As part of our commitment, we carry out comprehensive inspections of all key build stages on every new home we build to ensure everything meets our exacting standards. Once you've picked up the keys, we'll give you a few days to settle in before getting in touch to check everything's okay and to answer any questions you may have. We're happy to hear from you at any point however, so always contact us if you have any issues.

Becoming part of the scenery.

While we may have over 60 locations around the UK, we go to great lengths to adopt a local approach when it comes to building your home. So when we provide you with the local specification, you can be confident it'll be a perfect fit for the area in terms of the style of architecture and choice of materials. We also incorporate local scenery such as trees and lakes, and work with ecologists to protect the landscape and biodiversity.

Always by your side.

Your safety will always be our priority, which is why we'll give you an exclusive emergency cover number when you move in which you can call in the unlikely event of a complete power failure, gas leak, water escape or severe drain blockage. And don't forget, when you buy a new home with us you'll benefit from our two-year Charles Church warranty, which runs alongside a ten-year insurance-backed new homes warranty.



The Croft Phase 4

Burgess Hill | West Sussex

Key features:

- > Collection of 2, 3, 4 & 5-bedroom homes
- > Plenty of local amenities
- > Commuter links to London and Brighton
- > Surrounded by stunning South Downs countryside

Enjoy the countryside at The Croft.

The Croft in Burgess Hill, West Sussex is proud to be in partnership with Sunley Estates.

This final phase boasts a variety of beautifully-designed two, three, four and five-bedroom homes.

Located just 39 miles south of London, 11.5 miles north of Brighton and Hove, and 29 miles east of the county town of Chichester, Burgess Hill is a town with much to offer.

Nestled on the eastern side of Burgess Hill, on the edge of the South Downs National Park, The Croft is in an idyllic location. Living here means you'll also be next to Ditchling Common Country Park with its 188-acres of wildlife habitats and nature trails to explore.

The Croft and Burgess Hill residents benefit from the many services provided by Charles Church and Sunley Estates, with contributions towards local leisure facilities, local services, schools, library, Country Park and a neighbourhood centre. The town has a safe traffic-free shopping area which includes The Market Place and The Martlets. Here you'll find a wide array of retailers, services and businesses for all your day-to-day needs. There's also a good selection of eateries and restaurants for when you need to recharge your batteries.

For fun and relaxation, Burgess Hill offers several recreation grounds including St John's Park, which is home to a skate park, a children's playground, a cricket green and tennis courts. The town also has a well-equipped leisure centre The Triangle, which offers a range of activities including a swimming pool and a health and fitness suite. And to catch up on the latest blockbuster, the town has its own cinema, The Orion.

Burgess Hill has a range of schools nearby including Birchwood Grove County Primary School and The Burgess Hill Academy, both with 'Good' Ofsted ratings. There's also Oakmeeds Community College.

With its variety of homes, excellent local services and superb location, The Croft is the ideal place to call home.



Always in reach.

- > The Croft is well connected as it's only 11.5 miles north of Brighton and 4.5 miles south of Haywards Heath. Nearby, there are train lines from Burgess Hill with regular routes to London and Brighton.

Wivelsfield station offers routes to the East Coast line to Hastings and further afield. The main roads nearby are the A23 and A272 and there's also a regular local bus service.



Approximate travel distance by car to:

- > Wivelsfield train station: 1.2 miles
- > Burgess Hill train station: 1.4 miles
- > Haywards Heath: 4.5 miles
- > Brighton: 11.5 miles
- > Chichester: 29 miles

The Croft

Site plan



KEY

- The Barton (2)
- The Ashworth (3)
- The Derwent (3)
- The Lockwood (3)
- The Lockwood Corner (3)
- The Lockwood Corner V (3)
- The Saunton (3)
- The Coniston (4)
- The Earlswood (4)
- The Foxcote (4)
- The Holywell (5)
- Affordable Housing
- Shared Ownership

(3) indicates number of bedrooms



CHARLES CHURCH

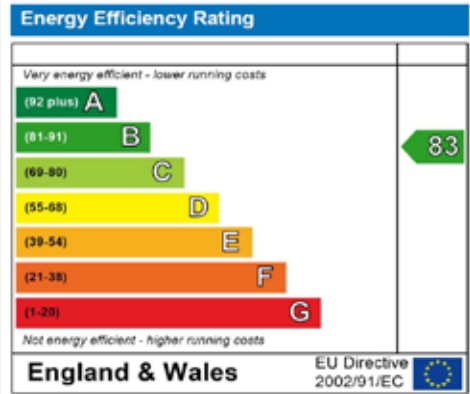
This information is for guidance only and does not form any part of any contract or constitute a warranty. Illustrations are of typical elevations and may vary. Floor plans are not drawn to scale. Room dimensions are subject to a +/- 50mm (2") tolerance and are based on the maximum dimensions in each room. Please consult your sales executive on site for specific elevations, room dimensions and external finishes.



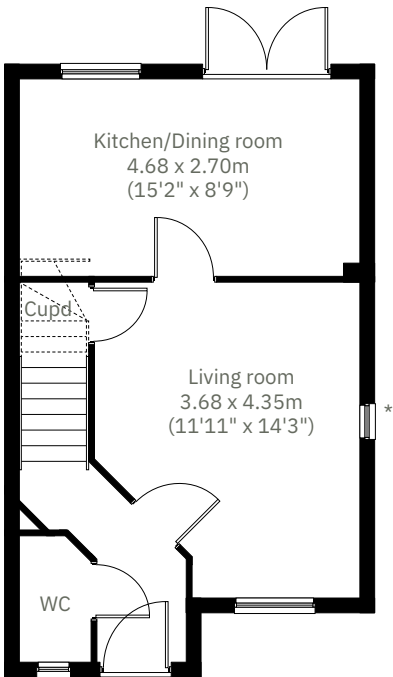
The Barton



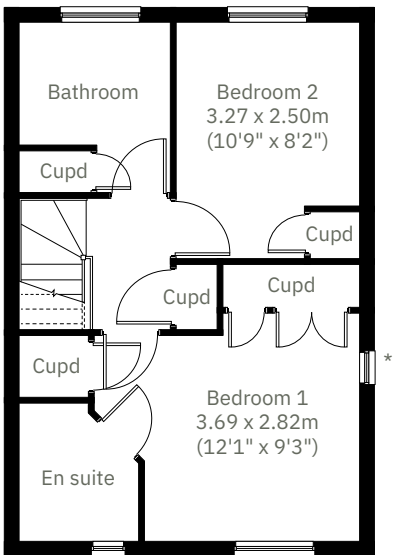
THE BARTON
Two bedroom home



The popular Barton is a two-bedroom family home with a bright and modern open plan kitchen/dining room with French doors leading into the garden. The downstairs WC, six handy storage cupboards and en suite to bedroom one mean it ticks all the boxes for practical family living.



*Window to selected plots only
Ground floor



*Window to selected plots only
First floor

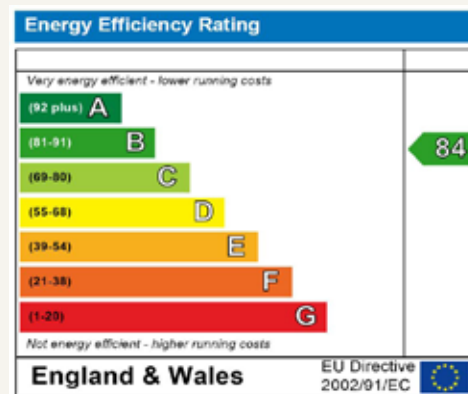
This information is for guidance only and does not form any part of any contract or constitute a warranty. Illustrations are of typical elevations and may vary. Floor plans are not drawn to scale and window positions may vary. Room dimensions are subject to a +/- 50mm (2") tolerance and are based on the maximum dimensions in each room. Please consult your sales advisor on site for specific elevations, room dimensions and external finishes. The EPC ratings are estimated and vary between house types, orientation and developments.

The Ashworth

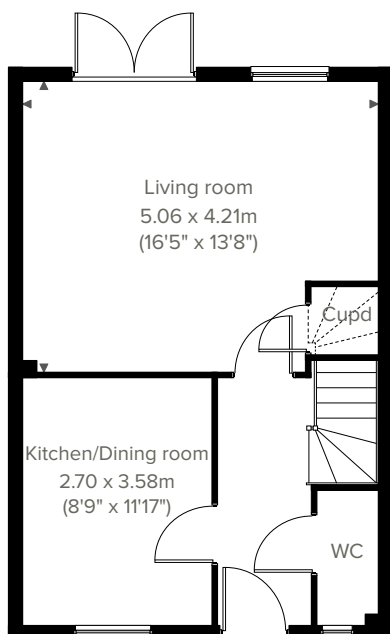


THE ASHWORTH

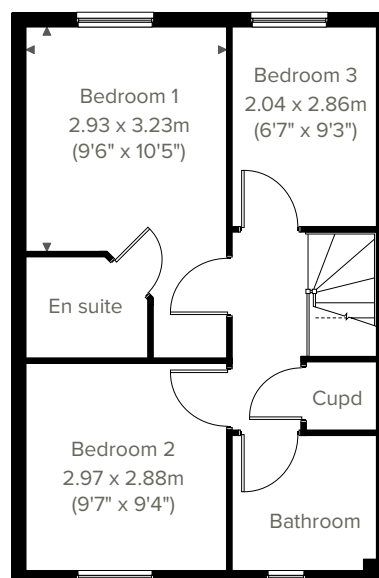
Three bedroom home



A beautifully-proportioned three-bedroom semi-detached home, the Ashworth has everything you need for modern living. Downstairs there's a front-aspect kitchen/dining room, a spacious living room with French doors leading into the rear garden, a large storage cupboard under the stairs and a WC. The first floor is home to a generous bedroom one with an en suite; plus two further bedrooms, a storage cupboard and family bathroom.



Ground floor



First floor

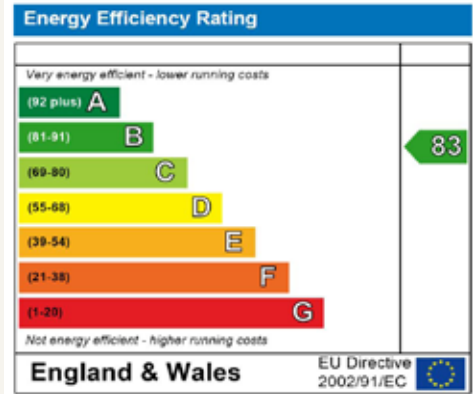
This information is for guidance only and does not form any part of any contract or constitute a warranty. Illustrations are of typical elevations and may vary. Floor plans are not drawn to scale and window positions may vary. Room dimensions are subject to a +/- 50mm (2") tolerance and are based on the maximum dimensions in each room. Please consult your sales advisor on site for specific elevations, room dimensions and external finishes. The EPC ratings are estimated and vary between house types, orientation and developments.

The Derwent

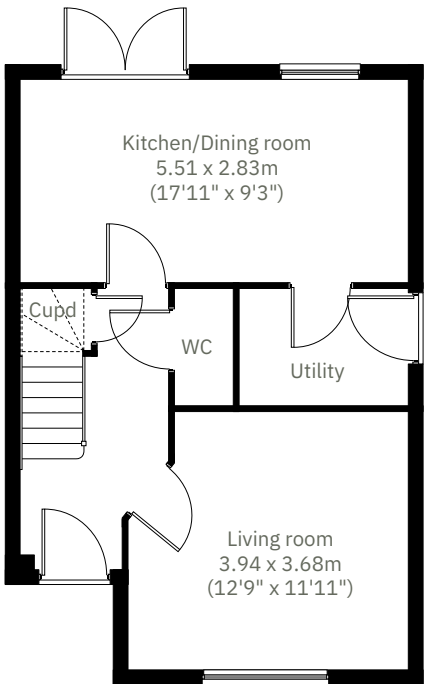


THE DERWENT

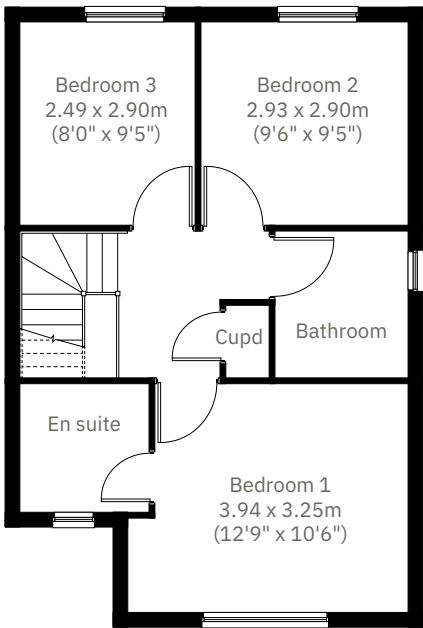
Three bedroom home



Enjoy the best of modern living in this popular three-bedroom home which benefits from a stylish kitchen/dining room with French doors leading into the garden. There’s a spacious front aspect living room, downstairs WC and handy utility room with outside access. Upstairs there are three good-sized bedrooms - bedroom one has an en suite - a family bathroom and a further storage cupboard.



Ground floor



First floor

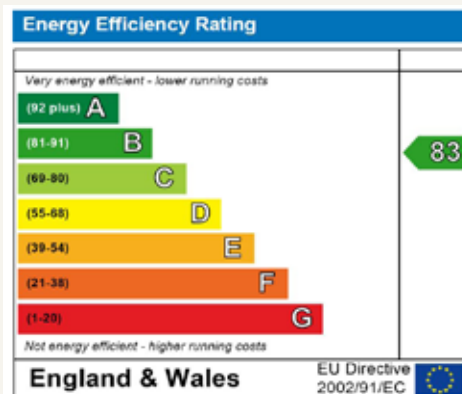
This information is for guidance only and does not form any part of any contract or constitute a warranty. Illustrations are of typical elevations and may vary. Floor plans are not drawn to scale and window positions may vary. Room dimensions are subject to a +/- 50mm (2") tolerance and are based on the maximum dimensions in each room. Please consult your sales advisor on site for specific elevations, room dimensions and external finishes. The EPC ratings are estimated and vary between house types, orientation and developments.

The Lockwood

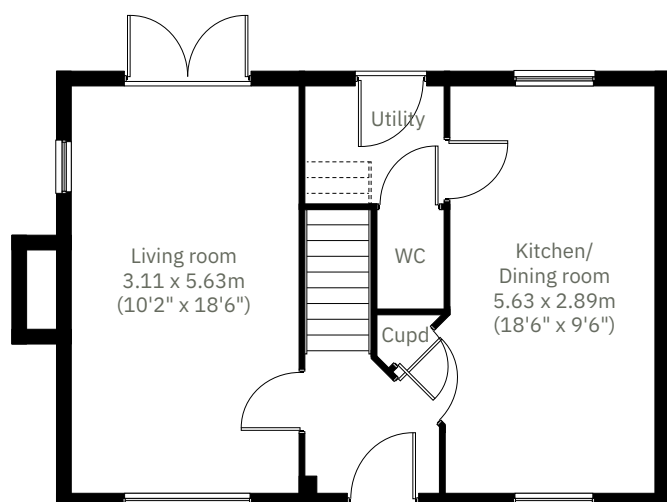


THE LOCKWOOD

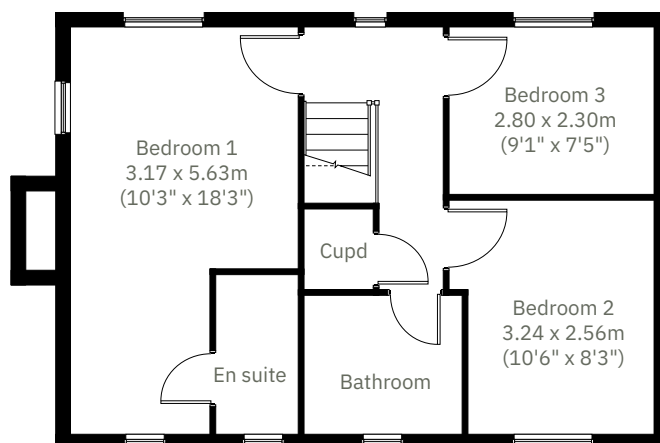
Three bedroom home



A superb family home, the Lockwood features a stunning open plan kitchen/dining room and equally impressive living room with French doors opening into the garden. A utility room with outside access, WC and storage cupboard ensure it's practical as well as stylish. Upstairs you'll find three bedrooms, including a large bedroom one with en suite, a family-sized bathroom and another handy storage cupboard.



Ground floor



First floor

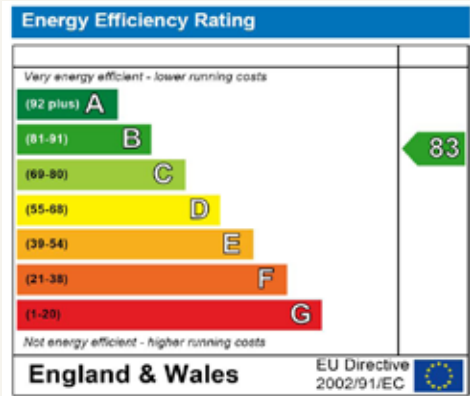
This information is for guidance only and does not form any part of any contract or constitute a warranty. Illustrations are of typical elevations and may vary. Floor plans are not drawn to scale and window positions may vary. Room dimensions are subject to a +/- 50mm (2") tolerance and are based on the maximum dimensions in each room. Please consult your sales advisor on site for specific elevations, room dimensions and external finishes. The EPC ratings are estimated and vary between house types, orientation and developments.

The Lockwood Corner

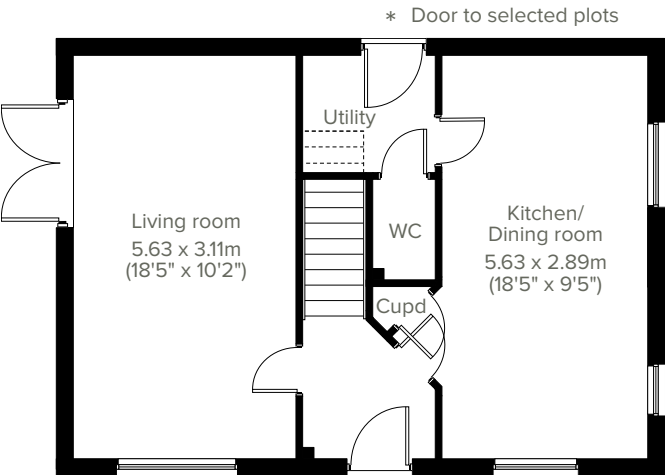


THE LOCKWOOD CORNER

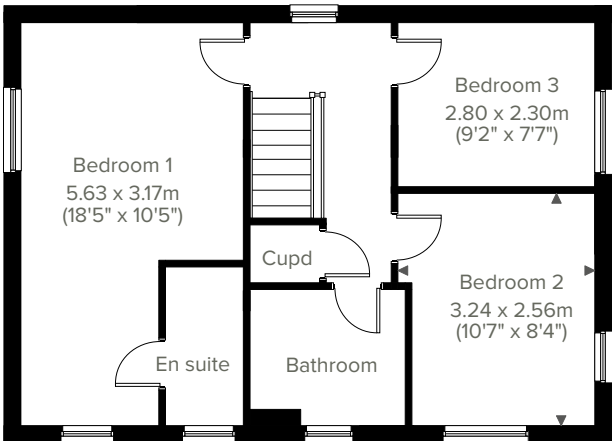
Three bedroom home



A fantastic family home, the Lockwood Corner features a stunning open plan kitchen/dining room and equally impressive living room with French doors opening into the garden. A utility room, WC and storage cupboard ensure it's practical as well as stylish. Upstairs you'll find three bedrooms, including a large bedroom one with en suite, a family-sized bathroom and another handy storage cupboard.



Ground floor



First floor

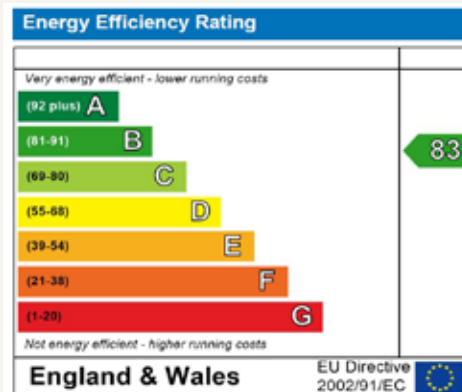
This information is for guidance only and does not form any part of any contract or constitute a warranty. Illustrations are of typical elevations and may vary. Floor plans are not drawn to scale and window positions may vary. Room dimensions are subject to a +/- 50mm (2") tolerance and are based on the maximum dimensions in each room. Please consult your sales advisor on site for specific elevations, room dimensions and external finishes. The EPC ratings are estimated and vary between house types, orientation and developments.

The Lockwood Corner V

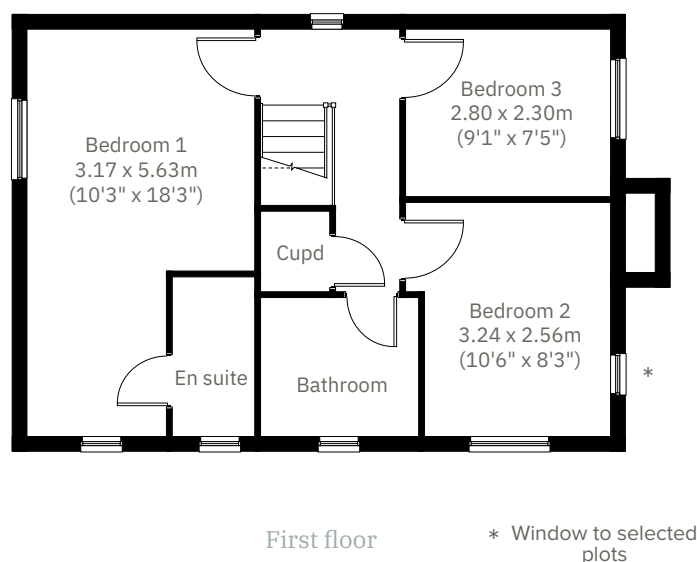
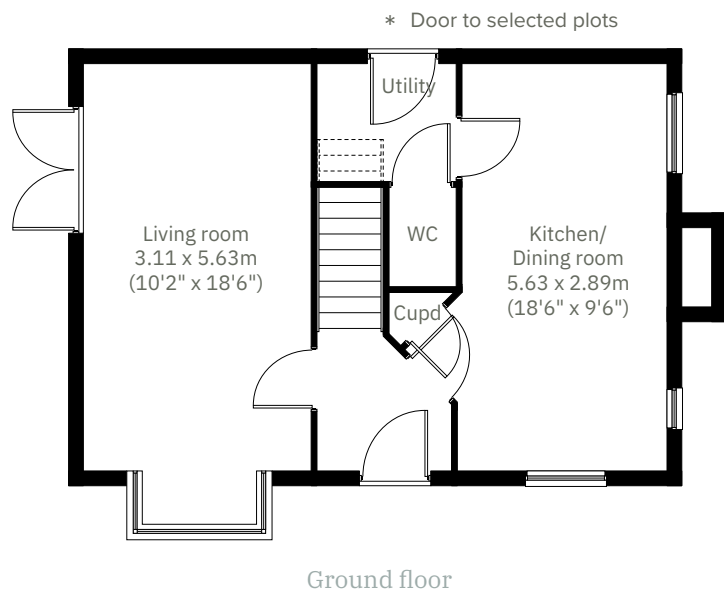


THE LOCKWOOD CORNER V

Three bedroom home



A fantastic family home, the Lockwood Corner V features a stunning open plan kitchen/dining room and equally impressive living room with French doors opening into the garden and a bay window. A utility room, WC and storage cupboard ensure it's practical as well as stylish. Upstairs you'll find three bedrooms, including a large bedroom one with an en suite, a family-sized bathroom and another handy storage cupboard.



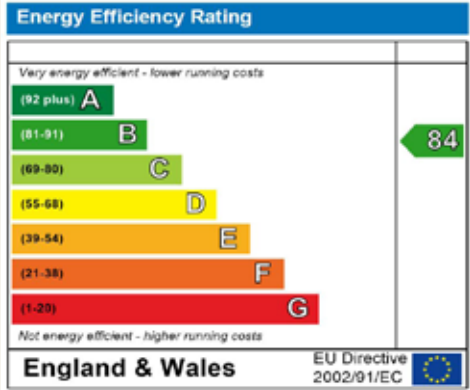
This information is for guidance only and does not form any part of any contract or constitute a warranty. Illustrations are of typical elevations and may vary. Floor plans are not drawn to scale and window positions may vary. Room dimensions are subject to a +/- 50mm (2") tolerance and are based on the maximum dimensions in each room. Please consult your sales advisor on site for specific elevations, room dimensions and external finishes. The EPC ratings are estimated and vary between house types, orientation and developments.

The Saunton

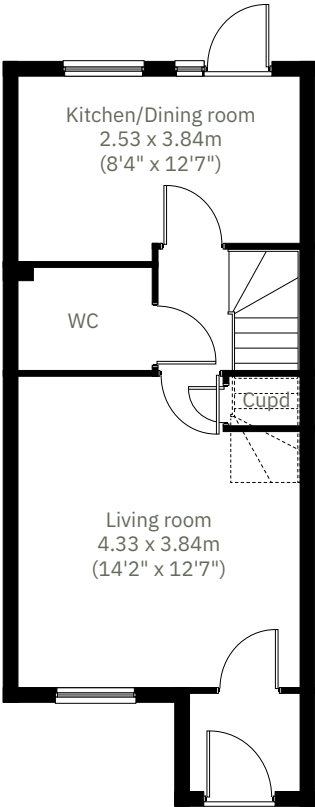


THE SAUNTON

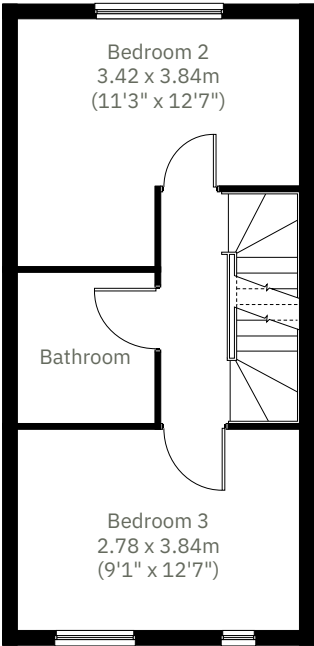
Three bedroom home



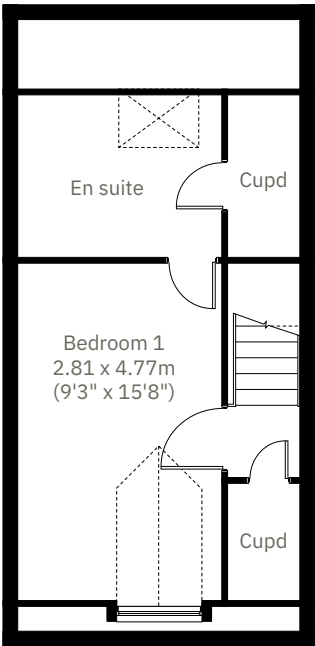
An attractive three-storey, three-bedroom home, the Saunton has a modern open plan kitchen/dining room, a nicely-proportioned living room and three good-sized bedrooms. The enclosed porch, downstairs WC, three storage cupboards and off-road parking mean it’s practical as well as stylish. The top floor bedroom one also has a spacious en suite.



Ground floor



First floor



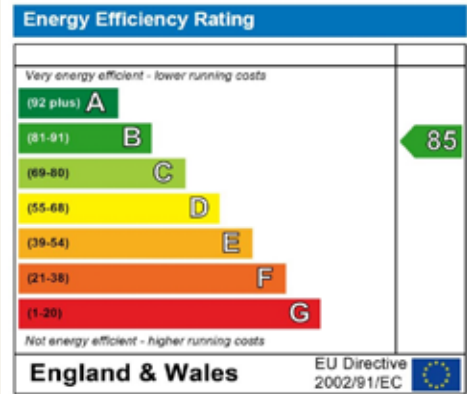
Second floor

This information is for guidance only and does not form any part of any contract or constitute a warranty. Illustrations are of typical elevations and may vary. Floor plans are not drawn to scale and window positions may vary. Room dimensions are subject to a +/- 50mm (2") tolerance and are based on the maximum dimensions in each room. Please consult your sales advisor on site for specific elevations, room dimensions and external finishes. The EPC ratings are estimated and vary between house types, orientation and developments.

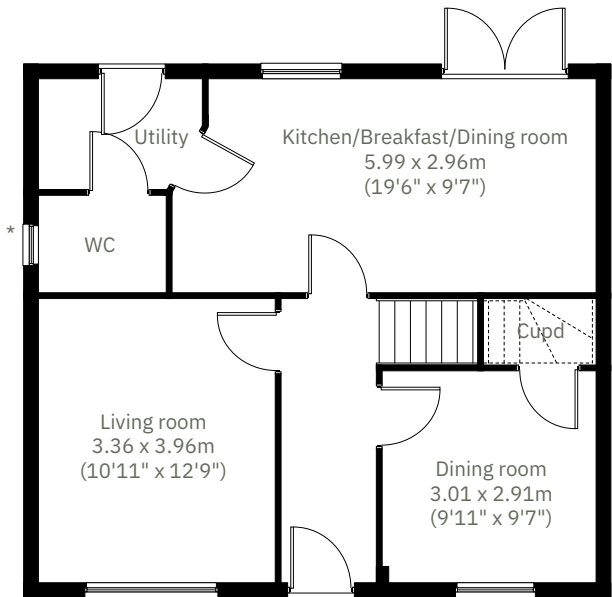
The Coniston



THE CONISTON
Four bedroom home

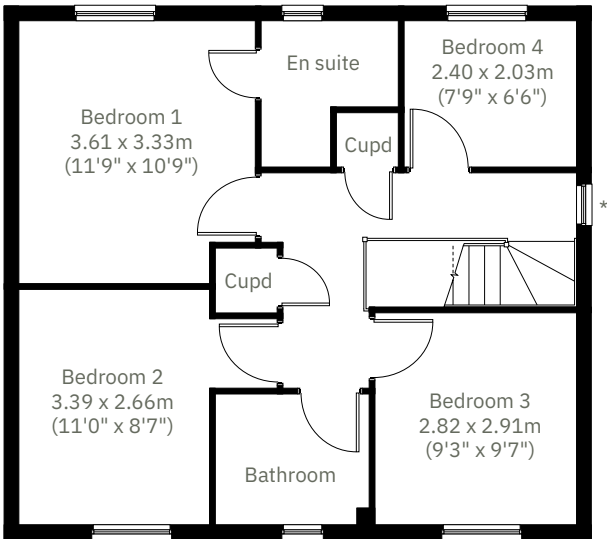


A popular family home, the Coniston ticks all the boxes. The modern and stylish open plan kitchen/breakfast/dining room is perfect for spending time as a family and entertaining. There's also a well-proportioned living room, separate dining room, downstairs WC and handy utility with outside access. Upstairs there are four bedrooms - bedroom one has an en suite - a large family-sized bathroom and two storage cupboards.



*No window to plot 55

Ground floor



*Window to selected plots only

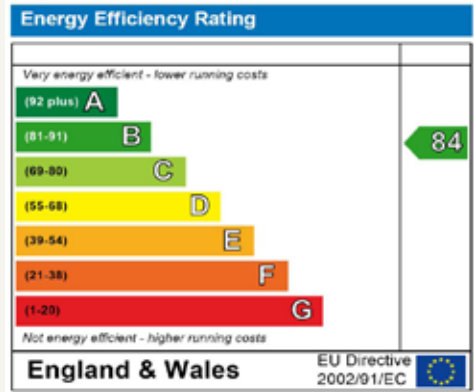
First floor

This information is for guidance only and does not form any part of any contract or constitute a warranty. Illustrations are of typical elevations and may vary. Floor plans are not drawn to scale and window positions may vary. Room dimensions are subject to a +/- 50mm (2") tolerance and are based on the maximum dimensions in each room. Please consult your sales advisor on site for specific elevations, room dimensions and external finishes. The EPC ratings are estimated and vary between house types, orientation and developments.

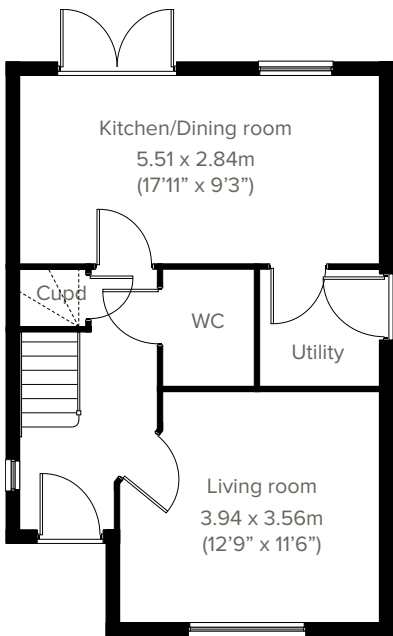
The Earlswood



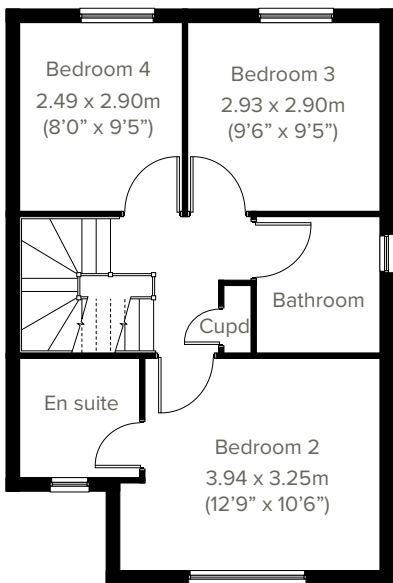
THE EARLSWOOD
Four bedroom home



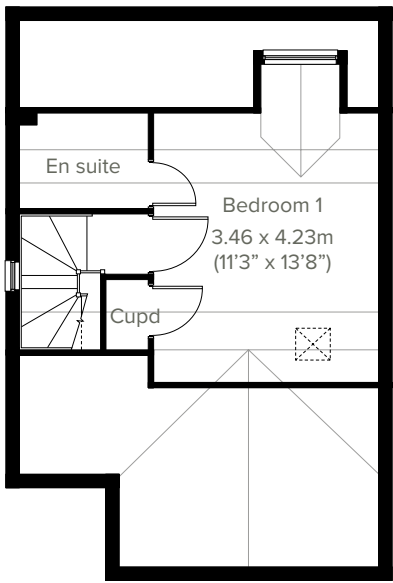
The Earlswood is a modern three-storey home ideal for family life. This four-bedroom home features an open plan kitchen/dining room with French doors leading into the garden, a handy utility room, a front-aspect living room, plus under-stairs storage and a WC. The first floor has three good-sized bedrooms, one with an en suite, and the main family bathroom, and on the top floor there's an impressive bedroom one with en suite and storage cupboard.



Ground floor



First floor



Second floor

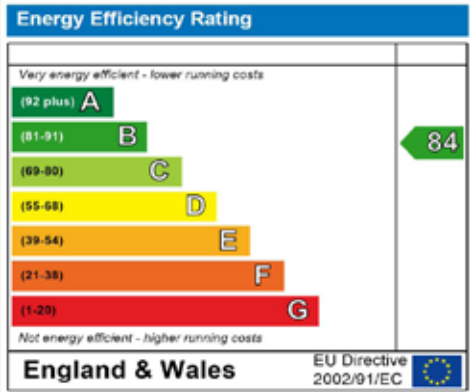
This information is for guidance only and does not form any part of any contract or constitute a warranty. Illustrations are of typical elevations and may vary. Floor plans are not drawn to scale and window positions may vary. Room dimensions are subject to a +/- 50mm (2") tolerance and are based on the maximum dimensions in each room. Please consult your sales advisor on site for specific elevations, room dimensions and external finishes. The EPC ratings are estimated and vary between house types, orientation and developments.

The Foxcote

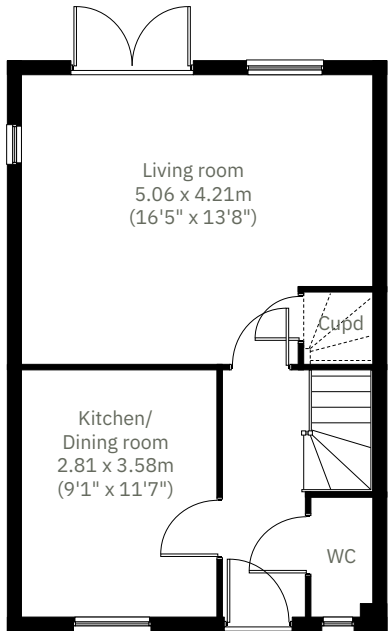


THE FOXCOTE

Four bedroom home

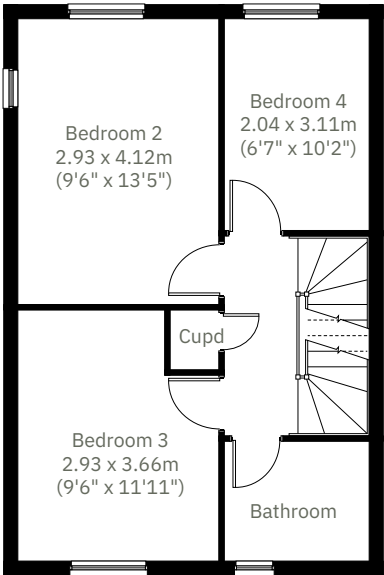


Modern three-storey living at its best, the Foxcote is a four-bedroom home ideal for families. It features an open plan kitchen/dining room, a light-filled living room with French doors leading into the garden, plus a handy under-stairs storage cupboard and WC. The first floor has three good-sized bedrooms and the main family bathroom, and on the top floor, there's an impressive bedroom one with en suite.



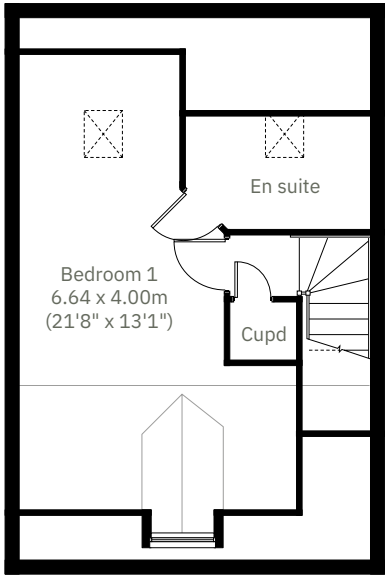
*Window to selected plots only

Ground floor



*Window to selected plots only

First floor



Second floor

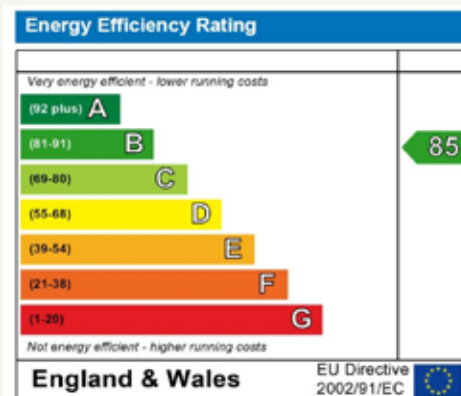
This information is for guidance only and does not form any part of any contract or constitute a warranty. Illustrations are of typical elevations and may vary. Floor plans are not drawn to scale and window positions may vary. Room dimensions are subject to a +/- 50mm (2") tolerance and are based on the maximum dimensions in each room. Please consult your sales advisor on site for specific elevations, room dimensions and external finishes. The EPC ratings are estimated and vary between house types, orientation and developments.

The Holywell

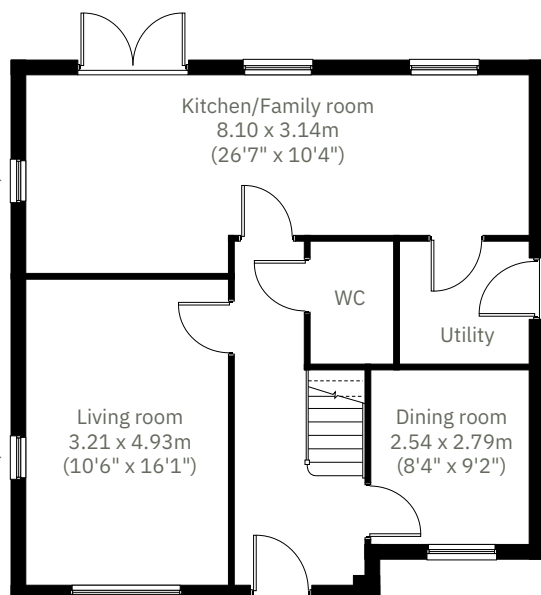


THE HOLYWELL

Five bedroom home

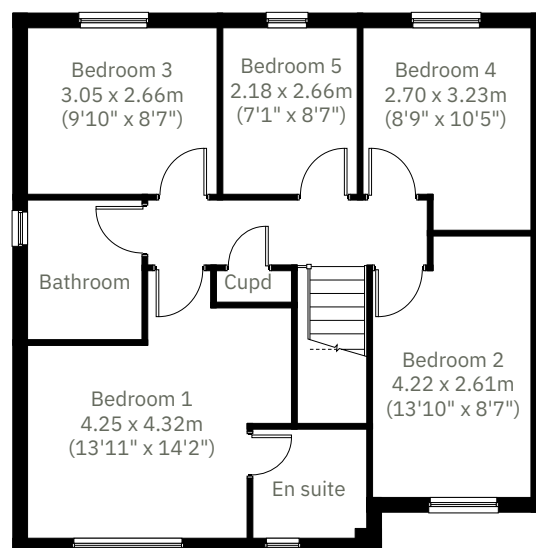


An impressive family home, the Holywell is a five-bedroom detached home perfect for modern living. The stylish open plan kitchen/family room is ideal for spending time together and entertaining guests. There's also a well-proportioned living room, separate dining room, downstairs WC and handy utility with outside access. Upstairs there are five bedrooms - bedroom one with an en suite - a large family-sized bathroom and a handy storage cupboard.



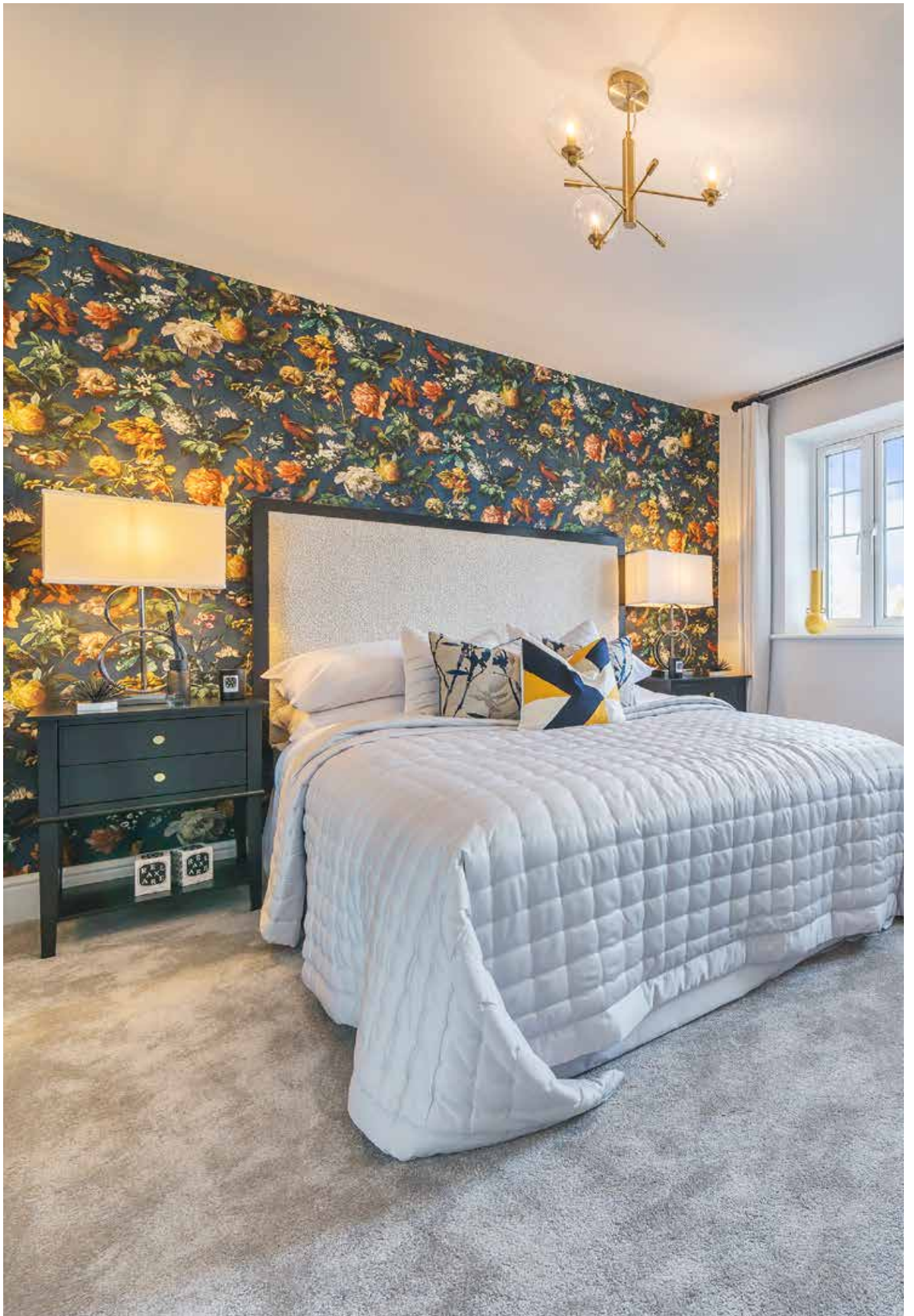
*Window to selected plots only

Ground floor



First floor

This information is for guidance only and does not form any part of any contract or constitute a warranty. Illustrations are of typical elevations and may vary. Floor plans are not drawn to scale and window positions may vary. Room dimensions are subject to a +/- 50mm (2") tolerance and are based on the maximum dimensions in each room. Please consult your sales advisor on site for specific elevations, room dimensions and external finishes. The EPC ratings are estimated and vary between house types, orientation and developments.



Specifications



- > Double glazed PVCu windows
- > Gas central heating
- > Walls painted white
- > Smooth finish ceilings painted white
- > White sockets and light switches throughout
- > White 5-panel pre-finished doors
- > Satellite TV point in living room and bedroom 1
- > Choice of kitchen units / worktop (subject to build stage)
- > Kitchen sink – 1.5 bowl & monoblock mixer tap
- > Soft close kitchen cupboards & drawers
- > Stainless steel single oven
- > Stainless steel 4-burner gas hob and canopy hood
- > Glass splashback
- > Space and spur for fridge freezer
- > Removable cupboard, spur and plumbing for dishwasher
- > Space, spur and plumbing for washing machine
- > Space and spur for tumble dryer (subject to house type)
- > Contemporary style sanitaryware
- > Half height tiling to sanitaryware walls, full height to shower enclosure
- > Mira Minimal Eco thermostatic shower to en-suite
- > Smoke detectors to all habitable rooms
- > 1.8m high fence
- > Mains operated doorbell
- > 10 year new homes warranty



Enhance your new home.



Whatever your aspirations, individual tastes or creative ideas our Select Options will help you enhance your beautiful new Charles Church home. It's your chance to create the dream home you've always wanted.

You want your new home to reflect your taste and personality. After all, that's how to feel truly comfortable in the most important place to you – your own home. We all dream of owning a home that reflects our individual tastes and personality. And at Charles Church we believe in giving every house buyer that special privilege. That's why we build an impressive range of house types beautifully designed for modern living.

But choosing a home to suit you down to the ground is only the start. Our Select Options range offers you the finest interior and exterior options so you can enhance it by adding or upgrading selected items from an extensive range. And you can be confident that each item has been carefully chosen to complement the style and immaculate finish of your new home.

The choice is all yours.

Your choices from the Select Options range collection include carpet, curtain and lighting packages; wardrobes, kitchen and bathroom upgrades; fixtures and appliances as well as a multitude of other popular fixtures and fittings. There are also Select Options for your garden so you can create a space which is practical, secure and stylish - somewhere to relax in from day one. So you can begin to see just how much you can personalise your home.

Choose from our extensive range of carefully-selected products and services from leading suppliers and manufacturers. We are one of the UK's major house builders, and with our buying power we can offer you our range of Select Options at highly competitive prices. What's more, it can all be done from the comfort and convenience of the marketing suite with experienced sales advisors on hand to help you.

Reserve early for more options.

Providing your property is at a suitable stage of construction, we'll be delighted to add the Select Options items that will make your home a place you can truly call your own. It's worth remembering, the earlier you reserve your home, the more Select Options choices you'll have available to you.

Adding items from our Select Options range means you get all of the benefits with none of the inconvenience. It makes home buying easier than ever because when you move in, all of those special details will have been taken care of for you. Then all you have to do is sit back and enjoy all the comforts of your new home right from day one. Your new, enhanced Charles Church home, styled by you, ready to move into.





It pays to buy new.



No chains

Few things are more annoying in the home buying process than a time-consuming chain you can't control. Buying new limits the chance of getting involved in one.



No space goes to waste

Research shows that 17% of living space often goes unused in older properties. Modern homes are proven to use every inch of room as effectively as possible.



Living it up in style

When you buy a new Charles Church home you can expect a brand spanking new fitted kitchen, bathroom suite, and in some cases an en suite and dressing room.



Less work, more freedom

Buying new means you'll spend far less time on repairs and maintenance, after all, life's too short to spend every weekend doing DIY.



Flexible ways to buy

We offer a range of schemes to help get you on the property ladder, including Home Change and Part Exchange.



Better safe than sorry

All our homes are built from fire-retardant materials and come with fitted smoke alarms and fire escape windows. They're also far more secure than older buildings thanks to the security locks and lighting we use.



Lower energy bills

New homes have to meet stringent energy-efficient standards, which means you'll spend less on your energy bills from day one. All our homes come with a cost-effective combi boiler, first-rate loft insulation and draught-free double glazed windows.



First-rate, not second-best

From your boiler and windows to your carpets and curtains, everything in your new home is new. This means you get to enjoy all the latest designs and tech, while also benefitting from the manufacturers' warranties that come with them. Win-win.



Long-term peace of mind

All our new homes come with a ten-year, insurance-backed warranty, as well as our very own two-year Charles Church warranty. In the unlikely event you ever need to make a claim, our Customer Care Team will be happy to provide all the help you need.



The choice is all yours

A new home offers you a blank canvas and a chance to showcase your own style and personality at every turn. So while our homes come with fitted kitchens and bathrooms, which you can fully customise them with our Select Options (depending on the build stage).

#CharlesChurchLife

Charles Church



We're constantly amazed at the creativity and inventiveness of our homebuyers. From beautiful feature walls to stylish succulent displays, we love seeing how our customers transform their interior and exterior spaces.

You'll find lots of inspiring examples over on our Instagram page at [@charleschurchhomes](https://www.instagram.com/charleschurchhomes)



Snap. Share. Win.

Upload your own photos with the hashtag **#CharlesChurchLife** and you could be the lucky winner that is chosen each month to receive a **£100** The White Company Voucher. We've included a few past winners on this page so you can check out the competition.

Visit our Instagram page for terms and conditions.

Good luck



The Croft Phase 4

Unicorn Way
Burgess Hill
West Sussex
RH15 0UU

t: 01444 229762
e: thecroft.tval@charleschurch.com
w: www.charleschurch.com/the-croft

Head Office

Charles Church Thames Valley
Persimmon House
Knoll Road
Camberley
Surrey
GU15 3TQ

t: 01276 808 080
e: tval.sales@charleschurch.com

Issue: January 2023 Ref: 340/369

Charles Church Developments Limited, Registered
office: Charles Church House, Fulford, York YO19 4FE

Registered in England no: 1182689

The Croft is a marketing name only. The copyright in this document and design is confidential to and the property of Charles Church Developments 2023. These details are intended to give a general idea of the type of home but they do not form part of any specification or contract. The dimensions are approximate and may vary depending on internal finish. By the time you read this some of the details may have changed because of the Charles Church policy of continually updating and improving design features. Therefore, please be sure to check the plan and specification in the sales office to keep you up-to-date with the latest improvements. The vendors of this property give notice that: (i) the particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract; (ii) no person in the employment of Charles Church or their authorised agents has any authority to make or give any representation or warranty whatever in relation to this property. Charles Church is compliant with the New Homes Quality Code. Please ask your sales executive if you have any further questions.



charleschurch.com