

Find your sanctuary at

Charles Church at Grayling Gate

Lewes, East Sussex

2, 3 & 4 bedroom homes



Charles Church



Welcome
to your
sanctuary.

At Charles Church,
we know what
makes a house
a home. It's a
feeling of comfort,
belonging
and connection.

Grayling Gate is our stunning collection of two, three and four-bedroom homes situated on the edge of Lewes, East Sussex.

The development has plenty of rural walks on your doorstep with all the amenities you need close-by.



Building your world since 1965.

We've been creating exceptional homes for over 60 years, evolving from a small family-run business in the South East to one of the UK's leading premium housebuilders. Today, with locations across the country, we continue to deliver high-quality homes and customer service to our ever-growing Charles Church community.

We pride ourselves on building desirable homes with high specification inside and out, in sought-after locations using a mix of traditional and modern techniques.

A pleasure in everyday living

Every Charles Church home is designed to make everyday living a pleasure. Carefully considered layouts that can flex and adapt to how you live your life – it's your sanctuary after all.

Every touch, every turn

High quality specification comes as standard, so every surface you touch, every switch you flick, every handle you turn, and every door you close makes you feel reassured, comforted, safe and relaxed.

A sense of place

Finding somewhere we can call home is about more than bricks and mortar, it's about a sense of place and of belonging, too. Well-designed street scenes, gardens and green open spaces will evolve naturally over time, embedding your Charles Church home deeper into its landscape with each year that passes.

Where sustainability matters

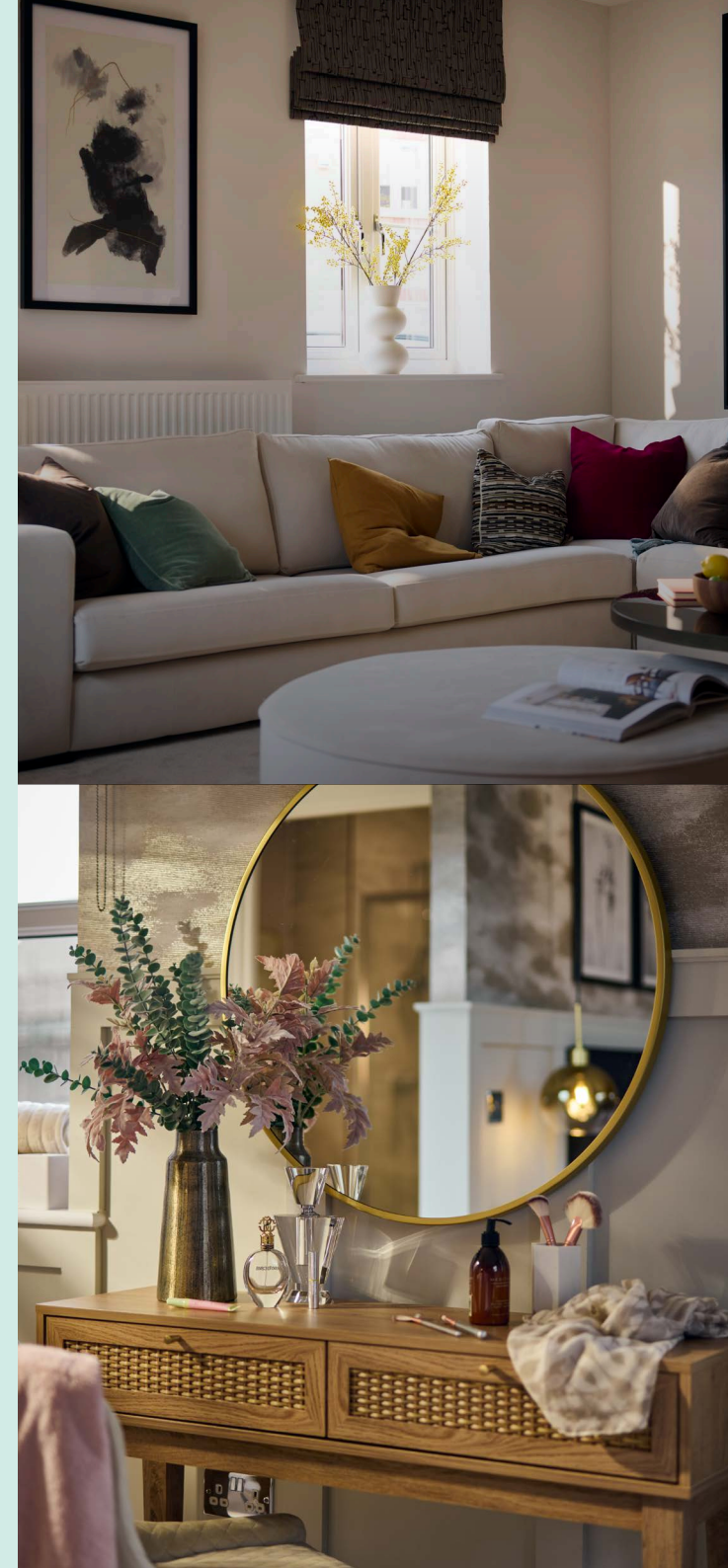
Sustainability is integral to how we design and build our developments and our homes. At every stage, our exacting standards and attention to detail ensures we create homes where quality, style and energy efficiency are seamlessly integrated.

5-star customer satisfaction

We're proud to carry the distinction of a 5-star customer satisfaction rating from the Home Builders Federation, meaning over 90% of our homebuyers would recommend us to a friend.

Building your sanctuary

Ready to find your sanctuary? We're here for you.







Our dedication
goes beyond
building houses.
We craft spaces
where you can
thrive.

With a legacy of building homes that combine timeless design, fine craftsmanship, and modern living, we're committed to building more than just houses.

Homes personalised to you, built to the highest standards. Fashioned and fitted with luxurious touches to enhance your lifestyle. Each detail tailored to elevate your every day, be it working, relaxing or entertaining.



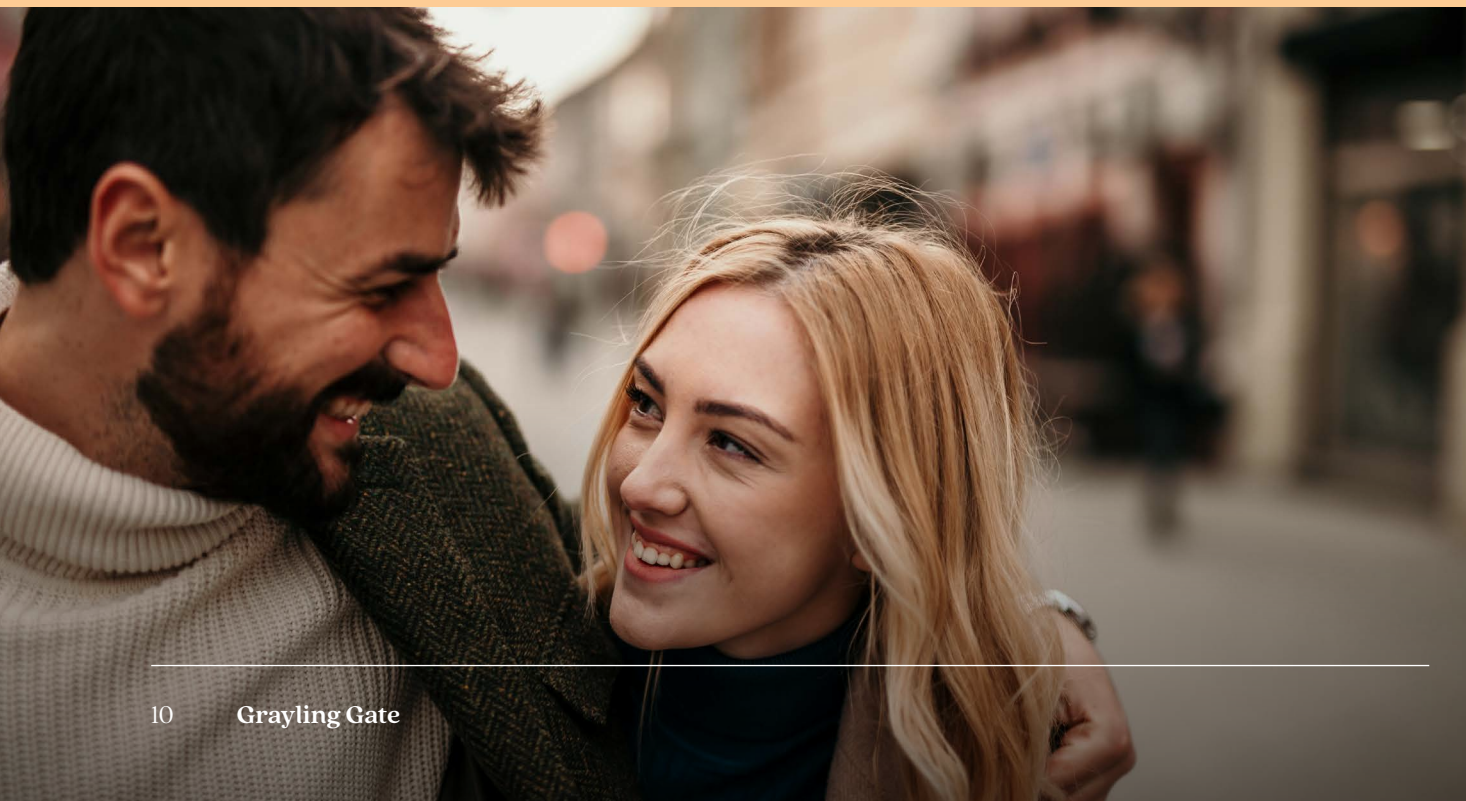






Notice
that feeling.
That's the
feeling
of home.

Discover
your happy
place.



Grayling Gate. The perfect place to live and grow.

Surrounded by tranquil countryside, Grayling Gate offers a choice of energy-efficient, two, three and four-bedroom stylishly designed premium new homes in Ringmer, East Sussex.

This thoughtfully laid out, tree-lined community was created with care and convenience in mind. The site is home to four newly built play areas, making it the perfect sanctuary for families looking for property for sale in Lewes and the surrounding area.

An ideal location for growing families, Ringmer and Lewes have a range of primary and secondary schools, many of which have been voted 'Good' by Ofsted – including Ringmer Primary & Nursery School and Kings Academy.



Please do
make yourself
at home.



The best of both worlds.

Grayingling Gate enjoys the best of country and coastal living, as the bright lights and vibrant energy of Brighton are just 30 minutes away by car, and also easily accessible by public transport. Lewes itself is home to well-known shops, weekly markets, a variety of beloved restaurants, pubs, and bars, and its very own castle and museum.

Daily activity and sport are covered with the local village leisure centre and facilities, including the Lewes Golf Club and Pells outdoor seasonal swimming pool. For those who love the sea, coastal spots such as Newhaven Beach are 30 minutes away by car. And history and culture must include the famous Glyndebourne Opera House, Firle Place and Pevensey Castle in Eastbourne.

Supported by a good network of A and B roads, getting around East Sussex is both easy and a pleasure. For travel by rail, you have Lewes train station that offers journeys to Brighton in 20 minutes and London Victoria in just over an hour.



- 1 Ringmer
- 2 Beautiful walks close by
- 3 Lewes train station
- 4 Lewes
- 5 Malling Down



Charles Church

A woman with curly hair is looking down at a smartphone in her right hand. She is wearing a light gray blazer over a white shirt and has a red lanyard with a black badge around her neck. In her left hand, she holds a brown paper coffee cup with a white lid. She is standing on a train platform, with train tracks and a blurred background of a station and greenery. A man in a suit is visible in the background, also looking at a phone.

Always in reach.

Travel by **foot** from Grayling Gate



Fingerpost Field	5 minutes
The Green Man pub	10 minutes
Breathe Pilates studio	13 minutes
Kings Academy	14 minutes
Ringmer swimming pool	14 minutes
Grounded at the Forge cafe	16 minutes
Ringmer Primary School & Nursery	21 minutes
Ringmer village green	23 minutes
The Anchor Inn pub	24 minutes
Foundry Healthcare	25 minutes

Travel by **car** from Grayling Gate



ALDI, Tesco & Waitrose supermarkets	10 minutes
Lewes train station	12 minutes
Eastbourne	34 minutes
Brighton	35 minutes
Worthing	43 minutes

Travel by **train** from Lewes



Brighton	18 minutes
Eastbourne	21 minutes
Worthing	43 minutes
London Victoria	1 hour 19 minutes

For your convenience, travel times are sourced from Google Maps and are provided as a guide. Actual journey times may vary due to traffic and other factors.



Grayling Gate site plan.

2 Bedroom Homes

-  The Nutley
-  The Laughton

3 Bedroom Homes

-  The Hadlow
-  The Buxted
-  The Dallington

4 Bedroom Homes

-  The Winchelsea



This site layout is intended for illustrative purposes only, and may be subject to change, for example, in response to market demand, ground conditions or technical and planning reasons. Trees, planting and public open space shown are indicative, actual numbers and positions may vary. This site plan does not form any part of a warranty or contract. Further information is available from a site sales advisor. The location of the affordable housing on this plan is indicative only and both the location and number of affordable housing plots may be subject to change.



The Nutley

Semi-detached home



Features

- 2 x Bedrooms
- 1 x Bathroom
- 1 x En suite
- 2 x parking spaces
- EV charging point

The Nutley is a modern two-bedroom home with an open-plan kitchen/dining room with French doors leading to the garden. There's a spacious separate living room and a handy WC. Upstairs, bedroom one benefits from an en suite, leading on from the landing is the second bedroom, main bathroom and a handy storage cupboard.

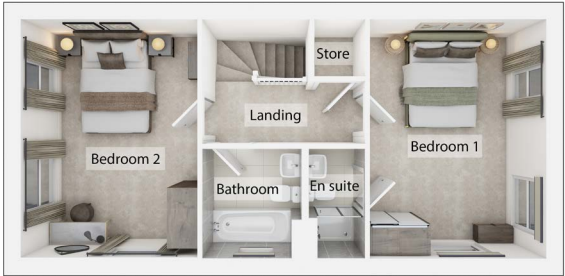
A [95]

Energy Efficiency Rating



Ground floor

Kitchen/Dining room	3.27 x 4.51m
Living room	3.78 x 4.51m



First floor

Bedroom 1	3.32 x 4.51m
Bedroom 2	3.33 x 4.51m

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. Some plots are handed. 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 PEA ratings are estimated and vary between house types, orientation and developments.



The Laughton

Semi-detached home



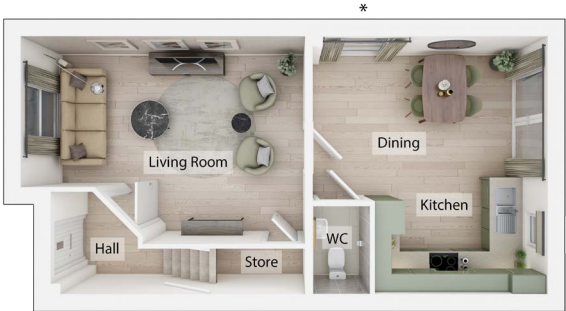
Features

- 2 x Bedrooms
- 1 x Bathroom
- 1 x En suite
- 1 x Lifestyle room
- 2 x Parking spaces

Perfectly-proportioned, the Laughton has a stylish open plan kitchen/dining room with French doors leading into the garden. It also features two good-sized bedrooms - one with an en suite - a lifestyle room/bedroom three, bathroom and off-road parking. Ideal if you're a first-time buyer looking for a fresh modern home you can make your own.

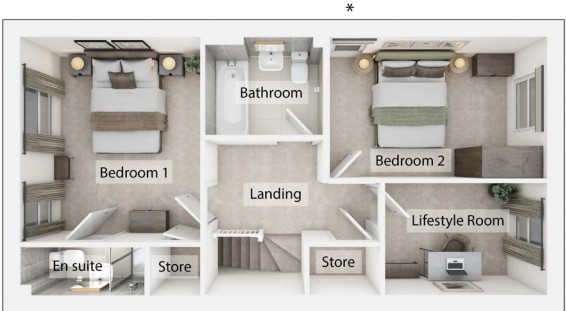
B [91]

Energy
Efficiency Rating



Ground floor

Kitchen/Dining room	4.43 x 4.82m
Living room	5.35 x 3.88m



First floor

Bedroom 1	3.39 x 3.84m
Bedroom 2	4.08 x 2.82m
Lifestyle room/Bedroom 3	3.04 x 1.92m

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The Hadlow

Detached home



Features

- 3 x Bedrooms
- 1 x Bathroom
- 1 x En suite
- 1 x Lifestyle room
- 2 x Parking spaces
- EV charging point

The Hadlow is thoughtfully-designed to be a practical as well as an attractive living space. The kitchen/living/dining room has bi-fold doors to the garden. With a family bathroom and three bedrooms - one of which benefits from an en suite - there's plenty of space upstairs to spread out as well as store items.

A [94]

Energy Efficiency Rating



Ground floor

Living/Dining room	4.06 x 5.23m
Kitchen	2.57 x 3.10m
Lifestyle room	3.27 x 3.95m



First floor

Bedroom 1	4.06 x 3.01m
Bedroom 2	3.32 x 3.95m
Bedroom 3	4.11 x 2.71m

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The Buxted

Detached home



Features

- 3 x Bedrooms
- 1 x Bathroom
- 1 x En suite
- 1 x Lifestyle room
- 2 x Parking spaces
- EV charging point

The Buxted is a spacious three-bedroom home that benefits from an open-plan kitchen/dining/family room with bi-fold doors to the garden and a separate living room. There's also a utility room, downstairs WC and two handy storage cupboards. Upstairs, there are three bedrooms, a lifestyle room/bedroom 4, and en suite to bedroom one, and a fresh modern family bathroom.

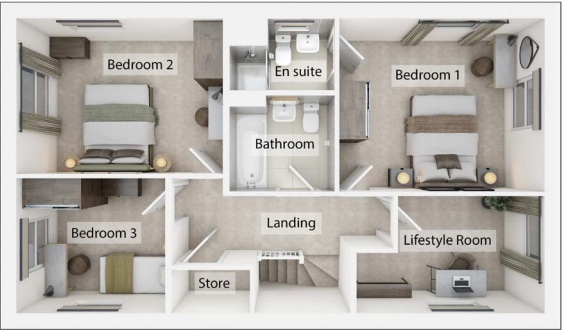
A [94]

Energy Efficiency Rating



Ground floor

Kitchen/Dining room	3.99 x 5.86m
Family area	1.77 x 3.65m
Living room	4.58 x 2.95m



First floor

Bedroom 1	4.07 x 3.44m
Bedroom 2	4.09 x 3.09m
Bedroom 3	2.95 x 2.68m
Lifestyle room/Bedroom 4	3.72 x 2.32m

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The Dallington

Semi-detached home



Features

- 3 x Bedrooms
- 1 x Bathroom
- 1 x En suite
- 2 x Parking spaces
- EV charging point

Enjoy the best of modern living in this three-bedroom home that benefits from a stylish open plan kitchen/dining room and downstairs WC. The Dallington also features a bright dual-aspect living room with French doors leading into the garden. Upstairs, there are three good-sized bedrooms – bedroom one with an en suite – a good-sized family bathroom and a storage cupboard.

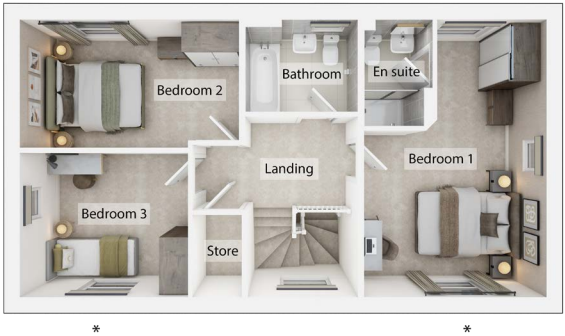
A [93]

Energy Efficiency Rating



Ground floor

Kitchen/Dining room	4.39 x 5.52m
Living room	3.61 x 5.52m



First floor

Bedroom 1	3.63 x 5.53m
Bedroom 2	4.36 x 2.56m
Bedroom 3	3.35 x 2.87m

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The Winchelsea

Detached home



Features

- 4 x Bedrooms
- 1 x Bathroom
- 1 x En suite
- 1 x Lifestyle room
- 2 x Parking spaces*
- EV charging point

The Winchelsea is a modern four-bedroom detached home, ideal for family life. There's a sociable open plan kitchen/dining/living room with bi-fold doors to the garden, as well as separate lifestyle room, utility and a downstairs WC. Upstairs, bedroom one has its own en suite and the other three bedrooms share the family bathroom.

*Plots 36 and 45 have 3 parking spaces

A [93]

Energy Efficiency Rating



Ground floor

Kitchen/Dining/Living room	5.80 x 6.53m
Lifestyle room	3.60 x 3.05m

First floor

Bedroom 1	5.40 x 3.22m
Bedroom 2	3.78 x 3.18m
Bedroom 3	3.62 x 3.22m
Bedroom 4	2.53 x 3.18m

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Specification.

General

- White sockets and light switches throughout
- White downlighters to kitchen, utility, WC, bathroom and en suite(s). Rose pendant or batten lighting to all other rooms
- Dulux matt emulsion finish in brilliant white to walls and ceilings, satin finish to woodwork
- Oak veneer internal doors
- Flooring: carefree ultra carpet to whole house, with luxury vinyl tile to kitchen/utility/hallway/all bathrooms
- Gas central heating
- UPVC double glazed lockable windows

Kitchen

- Choice of kitchen units/worktop (subject to build stage) from Symphony Gallery Range
- Worktop upstand to kitchen (and utility if applicable)
- AGA Rangemaster Elements Composite sink in crystal white
- Soft closure doors and drawers
- AEG stainless steel built-in oven*
- AEG 4 or 5 zone induction hob*
- AEG fully integrated fridge/freezer, dishwasher * washing machine*
- Quartz worktop and upstand (4 beds only)

Bathrooms and en suites

- Soft close toilet seat
- Contemporary style sanitaryware in white
- Choice of wall tiling (dependent on build stage), splashback to basin in WC, half-height tiling to sanitaryware walls in bathroom & en suite, shower enclosures fully tiled
- Thermostatic rain dance shower to en suite
- Shower over bath (4-bedroom homes only)
- Chrome towel radiators in main bathroom and en suite(s)

Exterior

- Outside tap & turf to rear garden
- Rear patio extended to width of patio/bi-fold doors 2400 deep
- EV Charging point 7KWh Mode 3
- Front gardens landscaped as per development design
- Security chain to front door
- Slate effect door number plate
- 1.8-metre high close board boundary fencing
- Solar panels (please refer to your Sales Executive to confirm details)

Warranty

- 10 year new homes warranty

* As per individual kitchen drawings.





This is your
world, we
just built it.

Charles Church



Charles Church

10 reasons to buy a new home.

01. Cheaper bills.

Because new homes are designed with efficiency in mind – cost-effective heating systems, advanced insulation, double-glazed windows and doors – you'll start saving money on your energy bills from the moment you move in.

02. Moving schemes.

Think you can't afford to move home? Think again. From Part Exchange and Own New Rate Reducer to Armed Forces and Key Worker Discounts, there's a host of offers and incentives that make buying a brand new home a little bit easier.

06. Peace of mind.

Your Charles Church home is backed by a 10-year new homes warranty, plus two-year Charles Church defects warranty. Should you need to make a claim, our Customer Care Team will be on hand to help.

07. Designed for modern living.

Considered, flexible room design and spaces that can be adapted for life how you choose to live it, now and in the future.



03. More freedom to do what you love.

Spend less time and money on home maintenance and repairs and more on the things that bring you joy: going for walks, entertaining family and friends, going on holiday, or simply finding a cosy corner to sit and read a book.

04. Everything is new.

New kitchen. New bathroom. New heating system. New paint. A brand new home means you can walk straight in and start living, secure in the knowledge that your property has been built and finished to the latest quality and efficiency standards.



05. No upper chain.

Relax knowing that your vendor is reputable, reliable and has a vested interest in ensuring you move into your new home as quickly and as painlessly as possible.

08. High spec as standard.

You'll feel the quality as soon as you walk through the front door. From the Silestone worktops and German appliances in the kitchen, to the chrome towel radiators in the bathroom and chrome sockets and light switches throughout. Everywhere you look and touch will feel just right.



09. A fresh start.

Forget stripping someone else's wallpaper, cleaning cupboards and painting skirting boards, a new home is clean and fresh, ready for you to move into and start living straightaway.

10. Safe and secure.

Sleep well from day one, sound in the knowledge that you're protected by a burglar alarm, lockable windows, smoke detectors, fire retardant materials and security lighting.



Your home, better connected for a brighter future

Hyperfast 900Mb broadband is available
on this development.

FibreNest provides you with high-speed, totally unlimited
full-fibre broadband to your home, at great prices.

Choose the best package for you

We know every household is different, that's why we've put together six amazing packages to suit everyone's needs. From surfing the net on the sofa to binge-watching the latest box set, streaming music with friends to ruling the galaxy in the latest must-have game - we've got the service for you.



Scan me!
For packages
& pricing.



0333 234 2220



support@fibrenew.com

Information correct at June 2025. Please see www.fibrenew.com for the latest information and prices.

Get connected today!

To sign up you will need your Unique Customer Reference. Please ask your sales advisor for this:

Schemes available to help you move.



New Build Boost.

If you've saved a 5% deposit, you could get a 15% interest-free boost* with this new mortgage scheme from Gen H, supported by Charles Church.



Part Exchange.

Break the chain and Part Exchange your current home for a brand new Charles Church home. No chain, no hassle.



Deposit Boost.

We'll boost your 10% deposit to 15% with our Deposit Boost scheme.



Home Change.

We'll help you sell your home in three simple steps. No agent valuation costs. No estate agent fees. No hidden fees or paperwork.



Bank of Mum and Dad.

Buying your first home with financial support from a family member? We'll thank them with a gift of £2,000.



Early Bird.

Be first in line. Secure your preferred plot before it's officially released for sale.



Armed Forces/Key Worker Discount.

Because you look after us, we'll look after you with a £500 discount on every £25K you spend on a new Charles Church home.



Own New Rate Reducer.

Take advantage of lower interest rates and smaller monthly payments when you buy a Charles Church home with Own New Rate Reducer.

*The boost is an equity loan and you may pay back more than you borrowed. Specific mortgage rates apply. If you stop paying your mortgage, you could lose your home. This promotion is approved by Imagine Mortgages Limited, t/a Gen H.



Proud to be building communities.

When creating Grayling Gate, not only did we create a lovely local environment for you and your family, we also contributed to the wider community.

Throughout the development process, we proactively engage with local communities and work closely with planning authorities. Grayling Gate has achieved the right balance of homes and open space and the right mix of house types for a thriving community.

We also include much-needed homes for our Housing Association partners. Our plan enhances local facilities too, providing investment in local infrastructure such as transport, education, retail and recreation facilities, as well as initiatives to generate biodiversity.



Transport

Charles Church will contribute towards improvements to the local transport services. A £59,000 contribution will go towards improving the local bus services.



Recycling

Charles Church will contribute towards the local recycling facilities.



Traffic regulation

Charles Church will contribute £5,000 towards a Traffic Regulation Order.



Housing

Charles Church are committed to delivering a minimum of 25.5% of the development as affordable housing.

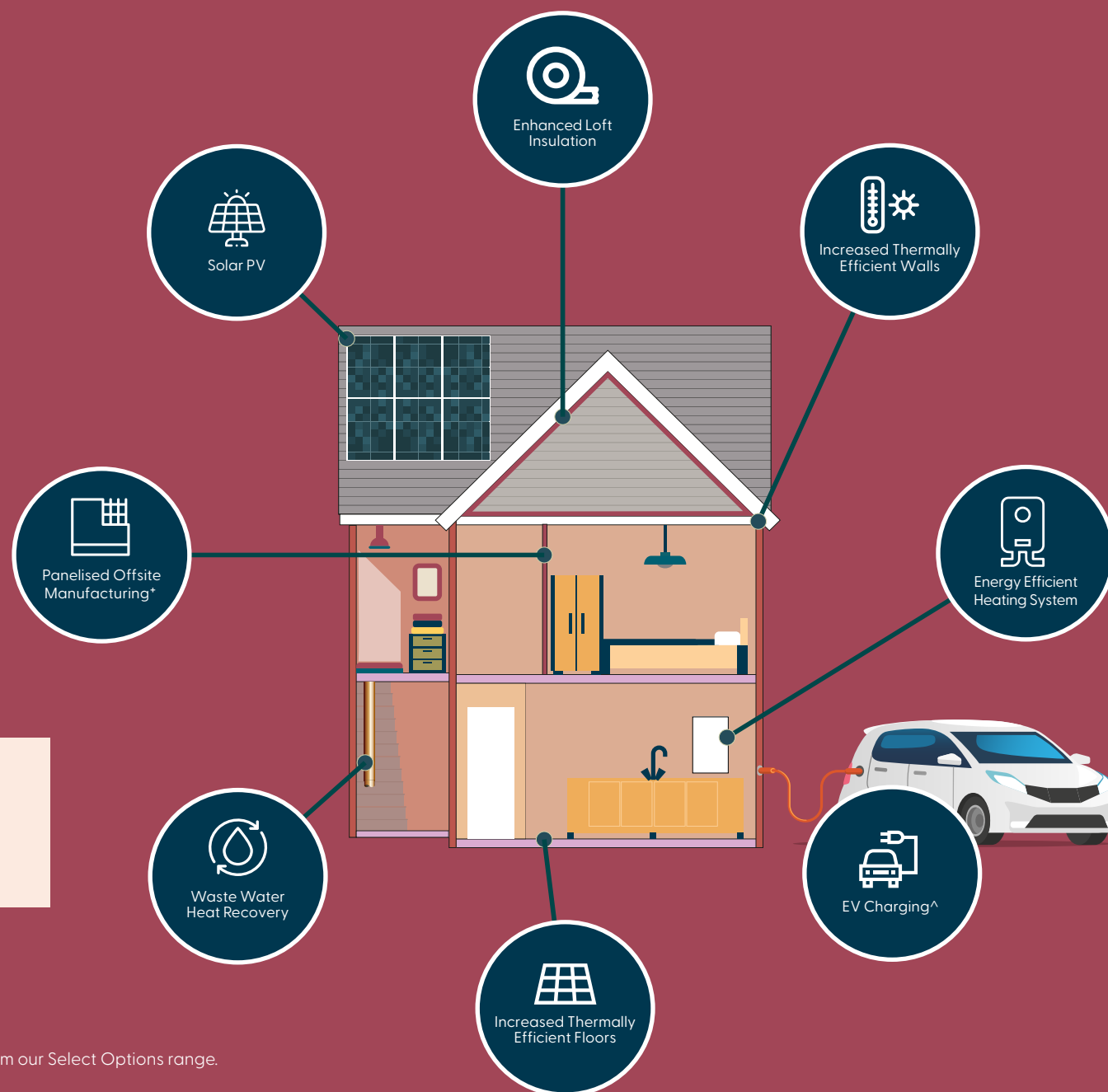
Eco Range Homes

New build homes are changing, and together, we're embracing the future.

Recent updates to the Government's Part L building regulations mean from June 2023 our new Charles Church Eco Range homes will have a reduction of 31% in carbon emissions. This means a warmer, more energy-efficient home for you and the really cosy feeling of knowing it's better for the environment.

When compared to a Victorian-built equivalent, savings could be up to £31,640.

The £6,730 saving is in comparison to a Charles Church home built to current building regulations (2013).



NB: not all homes will be built using timber frame technology.

^NB: Not all homes will have EV Chargers, but they can be added from our Select Options range.



31% reduction in carbon emissions

Solar panels help boost your existing energy-efficient boiler using sustainable green energy. For full details of the number of solar panels (where applicable) and the location; please refer your sales advisor for details.

EV charging is a handy addition if you have an electric car, as you can charge it from the comfort of your own home. NB: Not all homes will have EV chargers as they're site and plot dependent. They can be added from our Finishing Touches range.

Enhanced loft insulation is a huge cosy blanket that slows down the transfer of heat between your home and the outside world. It not only warms your home in the winter but keeps it cooler in the summer.

Waste water heat recovery ensures the waste water from the shower heats the incoming cold water as it goes up the pipe so that the boiler doesn't have to work as hard to heat it.

More thermally-efficient walls mean less heat escaping, so you aren't as dependent on central heating, and whatever heat is generated is kept in your home.

Our **panelised off site-manufactured timber technology** uses a unique, sustainable panel system which adds to the thermal efficiency of your home. *NB: not all homes will be built using timber frame technology.

Energy-efficient boilers use the latest technology to warm your already well-insulated home. The controls allow you to optimise your energy saving whilst keeping you comfortable.

A more thermally-efficient ground floor will mean you'll benefit from the additional insulation we're incorporating in the floor construction.

This means... a saving of up to **£6,730*** over the lifetime of a 25 year mortgage.



Charles Church at Grayling Gate

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Our star rating

We've been awarded a five star rating by the Home Builders Federation in their 2025 survey.

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

Registered in England no: 1182689

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