



*Woodhurst Grove*  
BEXHILL



CONTEMPORARY COASTAL LIVING • ENERGY EFFICIENT DESIGN  
CAPTIVATING VIEWS



THE  
PARK LANE GROUP

# EXCLUSIVE NEW HOMES



## IDYLLIC LOCATION

Welcome to Woodhurst Grove, a small collection of 2, 3 & 4 bedroom homes near Cooden in East Sussex which will all be sold for private ownership. Set back from the A259 and enjoying expansive views across open countryside to the sea, as a location it doesn't get better.

Our new homes here combine great road links and the amenities of Little Common village, Cooden and Bexhill, with an idyllic, semi-rural and secluded spot for a relaxed lifestyle.

This latest collection of Park Lane Group homes also enjoys an enhanced specification with energy efficiency and the environment at the forefront of the homes' contemporary design.

Woodhurst Grove offers a unique opportunity to secure a new home in an incredible location. The development is spacious and has been sensitively landscaped around a central green. The private grounds extend beyond this to a large pond with planting and bench seating; just the spot to sit with a coffee and enjoy the views. The surrounding, protected farmland extends to the sea providing a magnificent open vista.

## ENHANCED SPECIFICATION

You will find an impressive list of fittings and features included in the price of our new homes. For early reservations we also offer a host of optional fittings.

Internally, every home features a spacious open plan layout, designer kitchen with integrated appliances and beautifully proportioned bedrooms. The gorgeous bathrooms are fully fitted and benefit from porcelain tiling, whilst the 3 and 4 bedroom homes also boast ensembles.

## ECO CREDENTIALS

Energy efficiency has been a priority too. We have installed air source heating and hot water systems in every home to reduce energy use and bills. You will find electric car charging points\*, and we have added a variety of initiatives to encourage and support wildlife throughout the grounds.

\*EV charging points are not available on some plots.

## QUIET & CONVENIENT

Woodhurst Grove enjoys an elevated location off the A259 and backs onto open countryside providing uninterrupted views to the coast. The homes are also ideally positioned for the surrounding road links and local bus service, whilst Cooden Beach train station is just 5 minutes' drive away.

You'll find all the essentials on your doorstep in Little Common, from a Doctors' Surgery to a Tesco Express, local newsagent and popular butchers.

Continue along the A259 and within 8 minutes, you're in Bexhill with its wider range of stores, cafes and restaurants.

For families, it's good to know that the area is well served by schools. There are two primary schools along with Bexhill Academy secondary school. The town is also home to St. Richard's Catholic College, Bexhill College, King Offa Primary Academy and All Saints C of E Primary School.

Feeling active? Highwoods Golf Club and Bexhill Leisure Centre are less than 10 minutes' drive. Or head to Egerton Park and the seafront. The beaches boast expansive views and are lined by a wide promenade dotted with cafes. Beach huts can be hired during summer and there is free parking year-round.

Bexhill is also home to the modernist De La Warr Pavilion. This iconic music and arts centre offers music, comedy, exhibitions and children's activities, plus a café bar and kitchen.

Woodhurst Grove is ideally located for the A21 and A259. It is also serviced by frequent buses with a stop at the development entrance.



\*Travel times are by car & approximate. Source: Google maps.

# EXCLUSIVE NEW HOMES



Budget is one of the biggest factors when it comes to buying a property. So, it's good to know that buying a new home is a great way to make your money go further.

But that's not all, there are other benefits too.

## ENERGY EFFICIENT



Saving you money on your bills and helping the environment at the same time.

## WARRANTY PROTECTION



Our homes have a 10-year ICW structural warranty for added peace of mind.

## LOW MAINTENANCE



Existing, older properties tend to require ongoing maintenance. In contrast, a newly built home means you can relax without the worry or hassle of potential repairs.

## CHAIN-FREE



With no onward chain, buying a new home can be quick and straightforward.

## EARLY BIRD CHOICES



A choice of contemporary kitchen designs and finishes for early reservations.

## HIGH SPECIFICATION



Our homes benefit from a wide range of extras designed to save you money and create a home that's virtually ready to move straight into.

## NO HIDDEN COSTS



The sales price of each of our brand new homes reflects exactly what you'll get, with no hidden costs.

## INTEGRATED APPLIANCES



We include a range of high quality built-in appliances with extended warranties for a sleek, designer look that will save you money too.

## PRIVATE OFF-ROAD PARKING



No struggling to find a space, with private off-road allocated parking and visitor spaces too.

## PRIVATE OWNERSHIP



The homes at Woodhurst Grove are being sold for private ownership.

## MODERN DESIGN



Our new homes are created for modern lifestyles, with light and airy living spaces and contemporary designs.

## ADDED PEACE OF MIND



Every new Park Lane Group home brings together expertise gained from over 37 years in housebuilding in East Sussex and Kent. We remain an independent, locally-based developer and, as such, are committed to the local communities we live and work in.

## QUALITY HOMES



Our homes are built to the highest standards, in line with the latest building regulations and in response to our programme of continuous improvement.

Our sales team will be happy to discuss the range of extras available

	The Henley	The Fairview	The Winchester	The Bayswater	The Windsor
<b>CONTEMPORARY KITCHEN AND LIVING</b>	 (2)	 (3)	 (3)	 (3)	 (4)
Choice of kitchen (doors, handles and worktops*) with soft-close doors					
Corner carousel unit, pan drawers and tall tower unit for optimum storage					
Composite 1 ½ bowl sink and drainer with chrome mixer tap					
Integrated soft-close utensil drawers	1	2	2	2	2
Energy efficient integrated 70/30 fridge freezer, dishwasher, washer dryer, electric ceramic hob, extractor, glass splashback and double eye-level ovens					
Energy efficient integrated 70/30 fridge freezer, dishwasher, washer dryer, electric ceramic hob, extractor, glass splashback and eye-level oven					
LED lighting under wall units and dimmer switches in the living room					
Spacious breakfast bar with ample seating space					
Luxury vinyl tiled oak flooring in the kitchen & entrance hallway (option to extend into the living room*)					
Full width glazed patio doors					
Spacious understairs cupboard with lighting					
<b>FABULOUS BEDROOMS AND BATHROOMS</b>					
Built-in cupboard in the master bedroom (Plots 3, 5, 6, 8, 14, 16 & 19 only)					
WC with chrome heated towel radiator, toilet roll holder, vanity unit, tiled splashback and mirror					
WC / Utility room with washer/dryer, chrome heated towel radiator, toilet roll holder, vanity unit, tiled splashback and mirror					
En-suite shower room with fully tiled shower, porcelain flooring, chrome heated towel radiator, door hook, vanity unit, LED mirror and integrated shaver socket					
Main bathroom with fully tiled corner shower, chrome heated towel radiator, shaver socket, door hook, full-sized bath with chrome mixer taps, fitted mirror, vanity unit, luxury wall and floor tiling					
Main bathroom with fully tiled L shape bath/shower mixer, chrome heated towel radiator, door hook, toilet roll holder, mirror, shaver socket, vanity unit, luxury wall and floor tiling					
<b>GENERAL FEATURES</b>					
Economical and eco-friendly air source heat pump heating and hot water system					
Energy efficient downlighters to the ground floor and bathrooms					
Entrance mat in the hallway					
Upgraded solid core oak doors and brushed chrome door furniture					
Provision for high-speed fibre internet					
Fitted TV and CAT 6 data sockets in the living room and bedrooms					
Power sockets with USB sockets to bedrooms and kitchen (chrome in kitchen)					
<b>EXQUISITE EXTERIORS</b>					
Canopied entrance porch with contemporary front door, letterplate and mains-operated doorbell					
Enclosed landscaped garden & patio with full-height gate & shed					
Exterior lighting, power point & tap					
Electric car charging facilities (Except for Plots 1, 2, 5, 8, 10, 11, 12 & 13)					
Private allocated parking space(s)		 	 	 	 

\*Although we make every effort to ensure that as many optional extras choices are available to you, please be aware that orders can only be accepted at certain stages of the construction process.

# SITE PLAN



## *The Henley*

**2 BEDROOM HOME**

PLOTS 2, 5, 8, 10, 11, 12, 13 & 15



## *The Fairview*

**3 BEDROOM HOME**

PLOTS 3, 14 & 16



## *The Winchester*

**3 BEDROOM HOME**

PLOTS 1, 4, 6, 7, 9, 17, 18, 22, 23, 24, 25, 26 & 27



## *The Bayswater*

**3 BEDROOM HOME**

PLOTS 19, 20 & 28



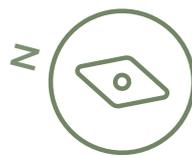
## *The Windsor*

**4 BEDROOM HOME**

PLOTS 21 & 29



\*Site plan is indicative only. It is for general guidance and may be subject to change. The layout is not intended to indicate specific boundaries and is not necessarily to scale.



A secluded pond with benches for seating and a pathway for strolling

A natural habitat buffer and a raft of measures will be implemented to encourage and support wildlife within the grounds

Designated private parking and ample visitors spaces provided throughout the development.

Electric car charging facilities (\*specific plots only)



Woodhurst Grove  
BEXHILL



Our friendly, expert team is on hand to help you every step of the way. From enquiry to move-in, we take care of all the details in-house so that you can benefit from dealing with the same personable team.



THE  
PARK LANE GROUP

Call **01424 448999**  
to arrange a viewing

Woodhurstgrove.com

The Park Lane Group strives to constantly improve the design and construction of its properties. As a result, alterations take place from time to time which may lead to differences between the properties and brochure descriptions. Whilst we endeavour to be accurate, our marketing material does not provide an infallible guide to actual specifications. For sales purposes, the choice of kitchen finishes is only available for early reservations.

Distances and travelling times are for guidance only and should not be relied upon. Artists' impressions, illustrations and photographs are purely indicative and may not be wholly representative.

We therefore advise the interior and exterior specifications are verified with our representative or selling agent.

Please also note that this information does not constitute part of a contract or a warranty.

