



# KINGS MEADOW

NORTH CHAILEY • BN8 4DH

BEAUTIFUL 2 AND 3 BEDROOM HOUSES





# WELCOME TO KINGS MEADOW

Just over seven miles north of Lewes in the heart of the East Sussex countryside, lies the leafy village of North Chailey. Here, Rushmon Homes' new development Kings Meadow offers a selection of stunning 1, 2 and 3 bedroom homes.

Comprising five 2-bedroom houses, four 3-bedroom houses and four 1-bedroom apartments, the development is within easy reach of the National Trust Sheffield Park & Garden and just 2 miles from the historic Bluebell Railway at Sheffield Park station.

The high-quality specification at Kings Meadow is everything you'd expect from Rushmon Homes and includes traditional timber windows and external doors, fully fitted kitchens with integrated Bosch appliances, private gardens, patios and parking for every home.



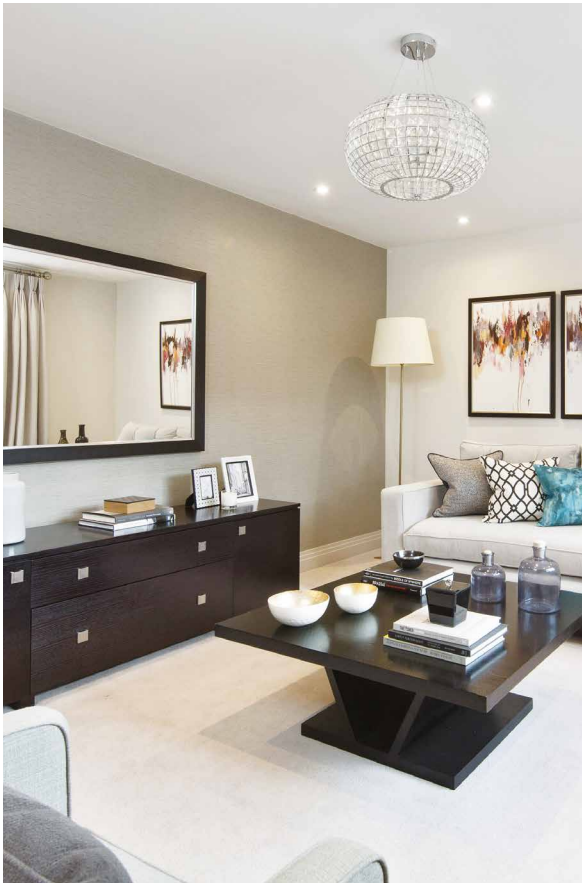




# SPECIFICATION

## KITCHENS

Kitchens by Lanzet in shaker style  
Floor finish to kitchen/living room - Amtico (Sun Bleached Oak)  
Laminate worktops with matching upstands  
1.5 bowl stainless steel sink  
Integrated triple bin  
Polished chrome mixer tap  
Lighting – LED under wall units, extractor hood and down lights  
Appliances:  
• Bosch Integrated electric single oven  
• Bosch 60cm gas hob and splash back in stainless steel  
• Bosch 60cm chimney hood in stainless steel and extractor  
• Zanussi integrated fridge/freezer  
• Zanussi integrated washer/dryer  
Removable base unit for integrated 60mm dishwasher (purchaser upgrade)



## CLOAKROOM, BATHROOM & EN-SUITE

Duravit WC with soft close seat and Grohe push plate cistern  
Dual flush system to cisterns to minimise water wastage  
Ceramic tiles to bath and shower areas, behind WC and as splashback to basin  
Chrome mixer taps  
Vanity unit to basin in bathroom and en-suite  
Thermostatically controlled shower over bath with glass screen  
Chrome heated towel rail to bathroom and en-suite  
Shaver point to bathroom and en-suite  
Extractor fan  
Floor finish – Cloakroom in Amtico (Sun Bleached Oak), Bathroom & En-suite in Amtico (White Oak)



# SPECIFICATION

## INTERIOR

Off white walls and white ceilings  
Door to be vertical 5 panel in a French grey colour  
Door handles in two tone chrome (polished/matt finish)  
Integrated USB charger point in kitchen  
Fitted mirror fronted wardrobes to master bedroom (bedroom 1)  
Mains operated smoke/carbon monoxide detector (with battery back-up)  
TV point to living room and master bedroom (bedroom 1)  
BT point to living room  
Gas central heated with radiators



## EXTERIOR

Traditional French grey timber windows  
Lights to the front and rear  
Parking  
Private garden and patio

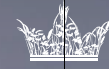


## WARRANTY

All homes come complete with a 10 year NHBC warranty  
Full demonstration of your new home before it is handed over to you

Interior images featured were taken at a previous Rushmon development





# FIVE STYLISH 2 BEDROOM HOUSES



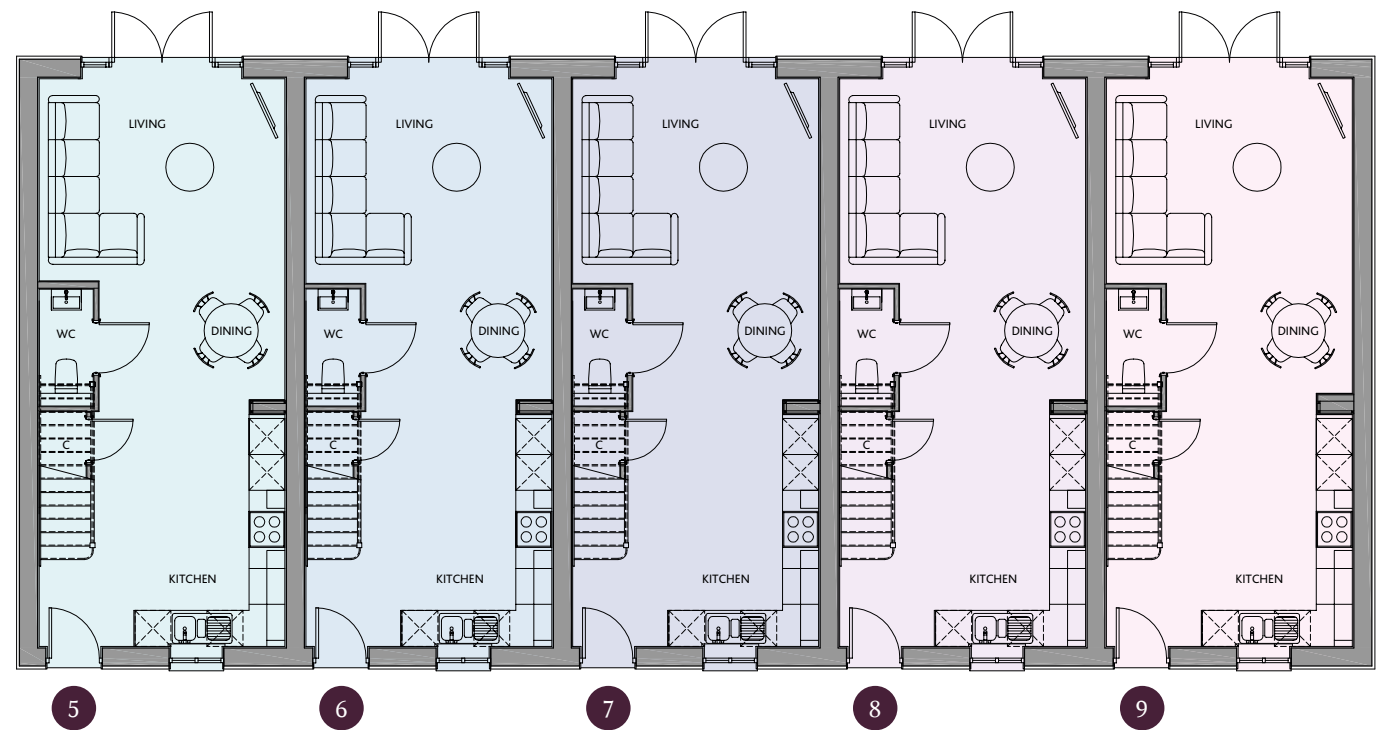
SUPERB CRAFTSMANSHIP, ELEGANT DETAILING AND AN EXCEPTIONAL FINISH





2 BEDROOM HOUSES FLOOR PLANS

GROUND FLOOR



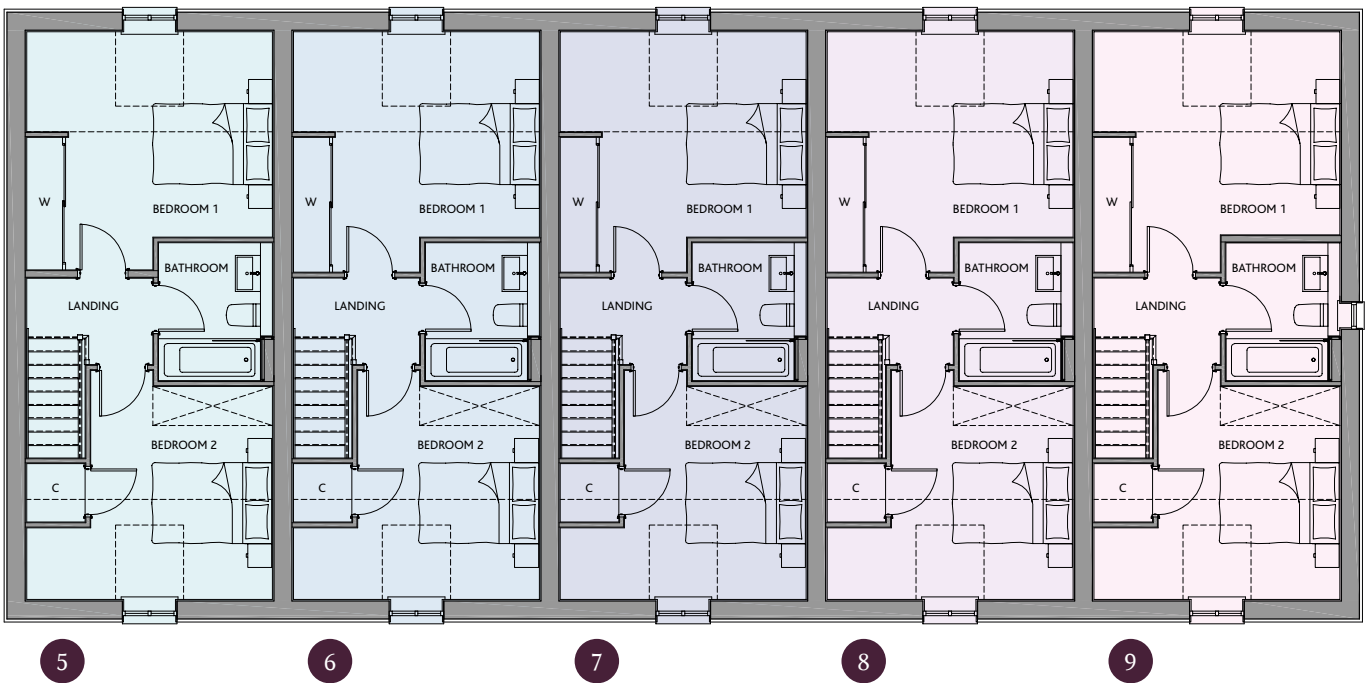
Living/Dining/Kitchen 9.46m\* x 4.10m\* 31'1" x 13'6"\*

NB: \* Denotes maximum room measurement. The dimensions given are accurate within plus or minus 2 inches (50mm), they are not intended to be used for carpet sizes, appliance sizes or items of furniture. Furnishing layouts are for guidance only. Kitchen layouts are subject to amendment. Please ask for details.



2 BEDROOM HOUSES FLOOR PLANS

FIRST FLOOR



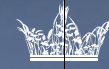
Bedroom 1 (Master) 4.10m\* x 3.97m\* 13'6" x 13'1"\*

Bedroom 2 4.10m\* x 3.82m\* 13'6" x 12'7"\*

Bathroom 2.30m x 1.90m 7'7" x 6'3"

NB: \* Denotes maximum room measurement. The dimensions given are accurate within plus or minus 2 inches (50mm), they are not intended to be used for carpet sizes, appliance sizes or items of furniture. Furnishing layouts are for guidance only. Kitchen layouts are subject to amendment. Please ask for details.





# FOUR STUNNING 3 BEDROOM HOUSES

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HIGH STANDARDS OF LIVING THAT MATCH THE QUALITY OF THE SURROUNDINGS

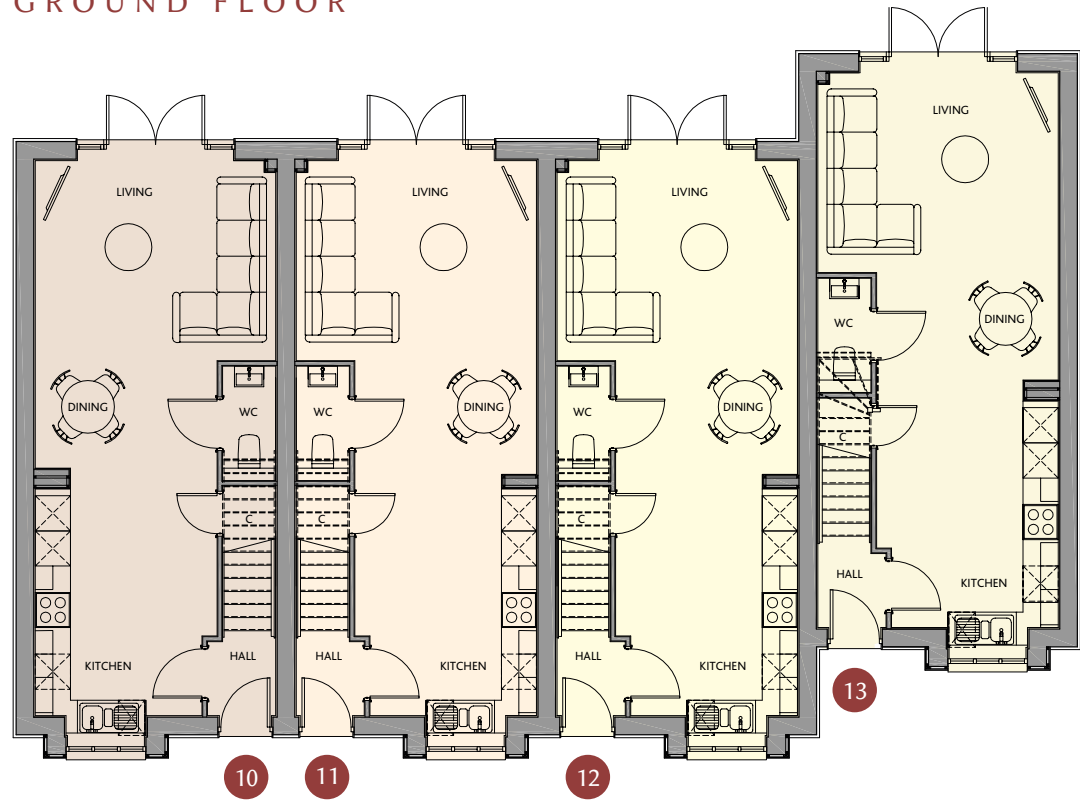
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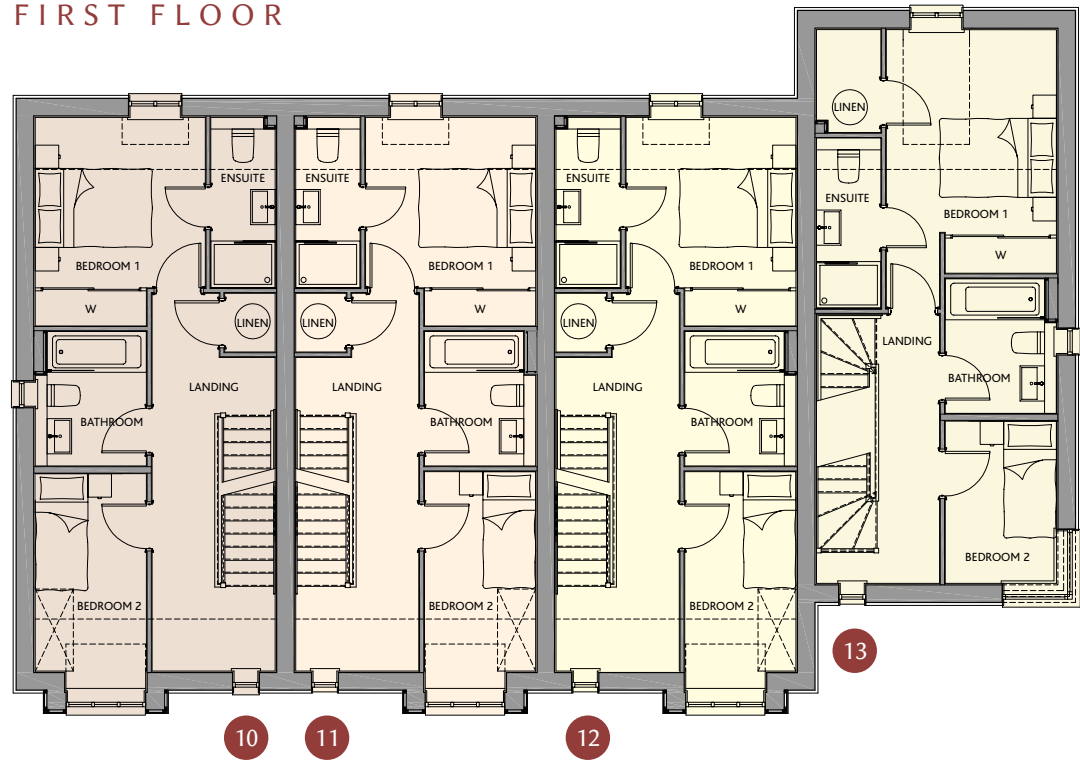


3 BEDROOM HOUSES FLOOR PLANS

GROUND FLOOR

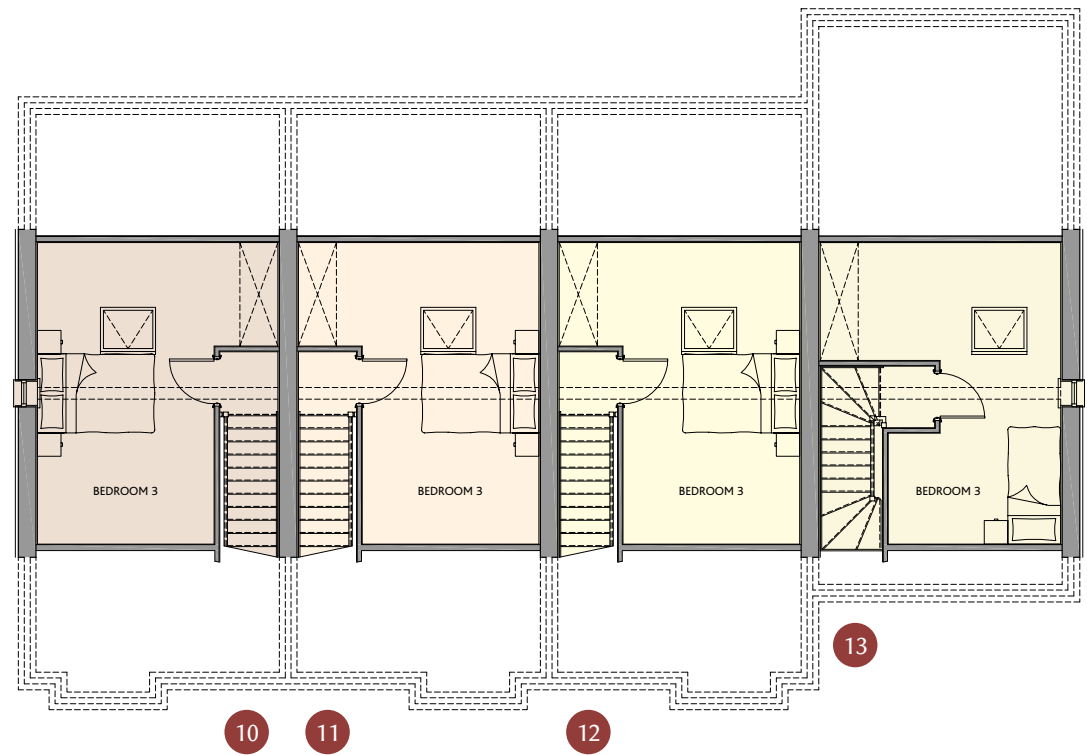


FIRST FLOOR



3 BEDROOM HOUSES FLOOR PLANS

SECOND FLOOR



HOUSES 10 - 12

Living/Dining/Kitchen	9.80m* x 4.10m*	32'2"* x 13'6"*
Bedroom 1 (Master)	2.91m x 2.91m	9'7" x 9'7"
Bedroom 1 En-Suite	2.91m x 1.10m	9'7" x 3'8"
Bedroom 2	3.71m* x 1.90m*	12'3"* x 6'3"*
Bedroom 3**	5.14m* x 4.10m*	16'11"* x 13'6"*
Bathroom	2.30m x 1.90m	7'7" x 6'3"

HOUSE 13

Living/Dining/Kitchen	9.80m* x 4.10m*	32'2"* x 13'6"*
Bedroom 1 (Master)	4.77m* x 2.91m*	15'8"* x 9'7"*
Bedroom 1 En-Suite	2.91m* x 1.10m*	9'7"* x 3'8"*
Bedroom 2	2.77m x 1.90m	9'2" x 6'3"
Bedroom 3**	5.14m* x 4.10m*	16'11"* x 13'6"*
Bathroom	2.30m x 1.90m	7'7" x 6'3"

NB: \* Denotes maximum room measurement. The dimensions given are accurate within plus or minus 2 inches (50mm), they are not intended to be used for carpet sizes, appliance sizes or items of furniture. Furnishing layouts are for guidance only. Kitchen layouts are subject to amendment. Please ask for details. \*\*Second floor room features sloping ceilings with restricted head height and room sizes shown are measured from wall to wall.





## LOCATION



### IMMERSED IN NATURE

Nature lovers will enjoy this perfect location with the National Trust Sheffield Park and Gardens within easy reach. There are many walks and trails to explore through Chailey Common Nature Reserve, the largest heathland common in the South of England. The 450 acre site is hugely popular for bird and plant spotting, dog walking and horse riding and a little further afield is Wakehurst Botanical Gardens, less than 20 minutes away by car.

And, of course, the open beaches of Peacehaven, Brighton or Seaford can all be reached in around 40 minutes.



### STEEPED IN HISTORY

North Chailey is surrounded by wonderful Sussex countryside, the picturesque River Ouse and many churches and chapels dating back to the 13th century.

The Bluebell Railway starts at nearby Sheffield Park station, with trains travelling to Horsted Keynes, Kingscote and East Grinstead. This lovingly restored historic railway and museum is a step back in time for steam enthusiasts.



### HERITAGE MILL

Heritage Mill is located nearby on Red House Common. A windmill was first recorded on this site in 1596. The current Grade 2 listed windmill, the seventh in this location, is open to the public can be visited throughout the year.



## LOCATION



### SHOPPING AND DINING

For a fantastic shopping experience, The Orchards Shopping Centre in nearby Haywards Heath or The Martlets in Burgess Hill are both around a 20 minute drive from Kings Meadow, each offering a variety of smaller independent boutique shops along with all the usual high street names.

There are also some highly reputable local pubs including The Bull Inn, which in 1510 hosted pilgrims travelling between Winchester and Canterbury, and the quaint and picturesque Five Bells, both offering a fantastic menu.

For a more varied menu, Haywards Heath, Lewes and Uckfield offer restaurants spanning many international cuisines.



### WEEKENDS AND DOWN-TIME

Sports enthusiasts will find several clubs and leisure facilities close-by. Chailey Cricket Club and Sports Ground is just around the corner from Kings Meadow, both Lindfield and Lewes Golf Clubs are within easy reach and Haywards Heath and Uckfield have swimming pools and leisure facilities for the whole family.

Glyndebourne Opera House and Festival Hall in Lewes provides more cultural entertainment throughout the year including some of the biggest world-class operas. Each year 'The Lewes' is a huge celebration of the Fifth of November and is one of the biggest celebrated bonfire events in the world, drawing in visitors to the area from the whole of the South East of England.







## THE SITE PLAN



## NEAR EVERYWHERE YOU WANT TO BE



Haywards Heath Train Station  
5.9 miles - 14 minutes  
(London Victoria in 50 minutes)



Gatwick Airport  
18.3 miles - 31 minutes



Lindfield Golf Club  
4.7 miles - 9 minutes

Lewes Golf Club  
8.8 miles - 19 minutes



Lewes  
7.8 miles - 15 minutes

Uckfield  
6.7 mile - 17 minutes

Brighton  
15.1 miles - 40 minutes

Peacehaven  
16.9 miles - 34 minutes

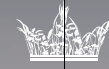


Wakehurst Place Botanical Gardens  
9 miles - 18 minutes

Glyndebourne Opera House  
10.6 miles - 22 minutes

Distance and travel times have been referenced from Google Maps.  
All train times have been taken from National Rail Enquiries.





# ABOUT RUSHMON HOMES



**RUSHMON**  
H O M E S

At Rushmon Homes we've been creating a warm welcome in our new homes for over 45 years now. As an established family business with our own children and grandchildren, we're able to understand the evolving needs of our purchasers as they and their families change and grow over the generations.

Our homes are design-led to provide light, spacious, adaptable living spaces that are a joy to be in – whether you're relaxing peacefully, socialising with friends or celebrating with loved ones.

Over the years, our customers have consistently found the quality of our homes reassuring. Our keen eye for design certainly makes our properties look elegant and inviting, but they're also refreshingly practical, functional and durable. Our craftsmen use time-honoured building traditions and only the best materials to produce a fine finish.

Based in Surrey, we have acquired a wealth of local knowledge which enables us to develop homes in some of the most sought-after areas in the South East, yet virtually all our developments are created on recycled land.

Perhaps it's a combination of all of these things that has won us a number of prestigious awards over time, with one judging panel noting of our Twin Trees scheme in Woking, "This development shows the value of well-thought-out regeneration, especially for those looking for that elusive object – the ideal family home".

Of course it's always very rewarding to receive such recognition, but our greatest accolade remains the positive feedback we hear from the people who matter most – our purchasers.





# RUSHMON

H O M E S

A FAMILY OWNED BUSINESS BUILDING QUALITY HOMES FOR OVER 45 YEARS

[WWW.RUSHMON.CO.UK](http://WWW.RUSHMON.CO.UK)

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