

GOLDING PLACES AT



THE NIGHTINGALES
CROWBOROUGH

A collection of 2 and 3 bedroom houses
for shared ownership in Crowborough, East Sussex



A place to call home

Set on the border of East Sussex and Kent, an exclusive collection of 8 two and three bedroom houses available with shared ownership in a prestigious development, The Nightingales.

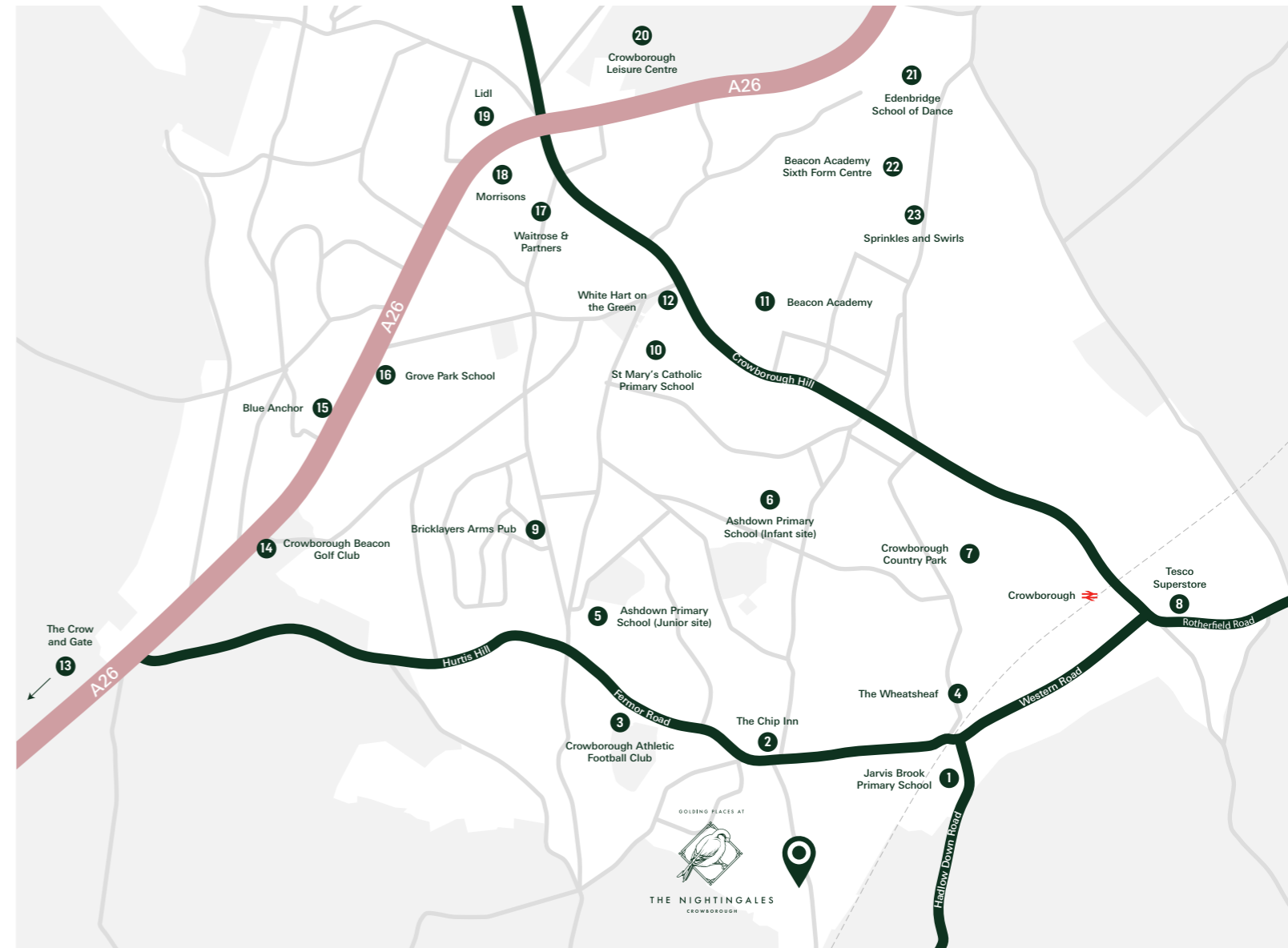
At the edge of Winnie the Pooh's Ashdown Forest and former residence of Sherlock Holmes' Sir Arthur Conan Doyle, Crowborough town is rich in history, surrounded by rolling countryside and well connected to Sussex, Kent and London. Incorporating green spaces throughout the development, spacious family homes and private gardens, The Nightingales blends modern living and community in an idyllic location.

Crowborough offers everything you need for a modern lifestyle in a picturesque countryside setting. Surrounded by the High Weald Area of Outstanding Natural Beauty, at The Nightingales you are spoilt for choice when enjoying an outdoor lifestyle. It's no wonder the area is popular with campers and those looking to escape city life, with Crowborough Country Park, Walshes Park, and several nature reserves and woodlands nearby, including Ashdown Forest the inspiration for A.A Milne's The Hundred Acre Wood in Winnie the Pooh.

Discover Crowborough

Stay closer to home and realise how much the market town itself has to offer. On the fourth Saturday of every month, discover Crowborough Market's friendly faces selling freshly baked bread, coffee, cakes and produce. For dining out there is a myriad of traditional pubs to try including The Crow and Gate or the White Hart on the Green. The area lends itself to grand country houses turned luxury hotels, such as Buxted Park Hotel and

Ashdown Park Hotel and Country Club, featuring highly-rated restaurants and spas to relax and unwind. Never go far to find what you need with Crowborough High Street just a short walk away from The Nightingales. Schools in this area are all rated 'Good' by Ofsted making The Nightingales, with its spacious homes and gardens, even more desirable for families.



SCHOOLS

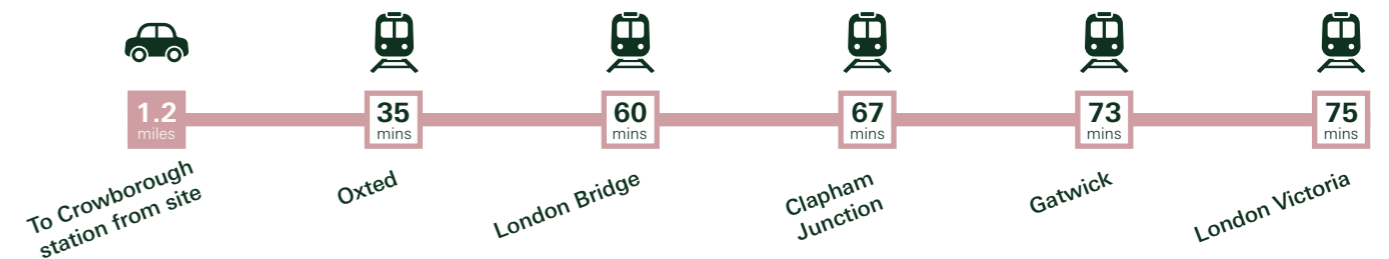
- 1 - Jarvis Brook Primary School
- 5 - Ashdown Primary School (Junior site)
- 6 - Ashdown Primary School (Infant site)
- 10 - St Mary's Catholic School
- 11 - Beacon Academy
- 16 - Grove Park School
- 21 - Edenbridge School of Dance
- 22 - Beacon Academy Sixth Form Centre

LEISURE/RETAIL

- 3 - Crowborough Athletic Football Club
- 7 - Crowborough Country Park
- 8 - Tesco Superstore
- 14 - Crowborough Beacon Golf Club
- 17 - Waitrose & Partners
- 18 - Morrisons
- 19 - Lidl
- 20 - Crowborough Leisure Centre

RESTAURANTS/BARS/PUBS

- 2 - The Chip Inn
- 4 - The Wheatsheaf
- 9 - Bricklayers Arms Pub
- 12 - White Hart on the Green
- 13 - The Crow and Gate
- 15 - Blue Anchor
- 23 - Sprinkles and Swirls



*Travel times are approximate. Sources: Google Maps and nationalrail.co.uk

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CROWBOROUGH

Key

- The Brambling
- The Rook
- Private sale
- Affordable rent

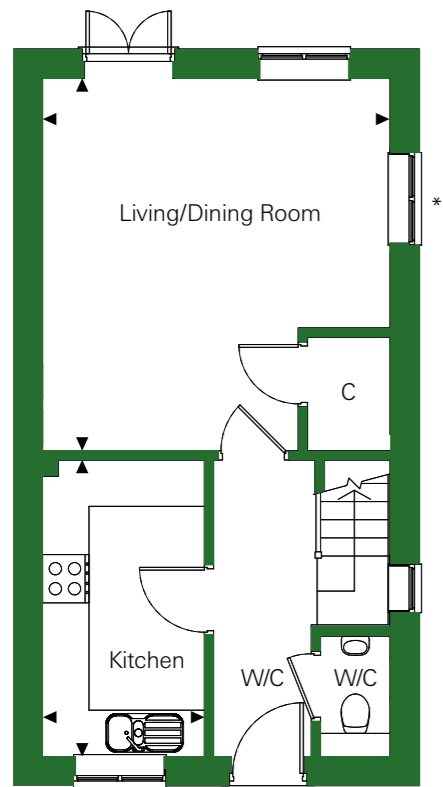


The Brambling

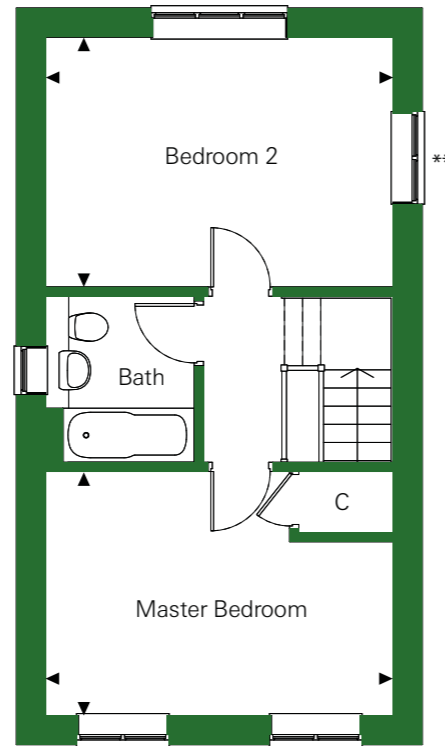
Two bedroom semi detached house

Grebe Court - Plots 80 and 81^h

Internal Area: 829 sq ft ~ 77 sq m



Ground floor



First floor

| | | |
|----------------|--------------|----------------|
| Living/Dining | 4.82m x 4.5m | 15'10" x 14'9" |
| Kitchen | 3.83m x 2.1m | 12'7" x 6'11" |
| Master Bedroom | 4.5m x 3.24m | 14'9" x 10'6" |
| Bedroom 2 | 4.5m x 3.16m | 14'9" x 10'4" |

KEY

- ^h Indicates that these plots are handed
- * Bay window and window to plot 80 only
- ** Window to plot 80 only

Floor plans shown are taken from the architect plans prior to construction and exact layouts and sizes may vary. All measurements are taken from the widest point and dimensions are subject to minor variations. To improve legibility, these plans have been sized to fit each page; as a result this plan may not be at the same scale as those on other pages.

The Rook

Three bedroom semi detached house

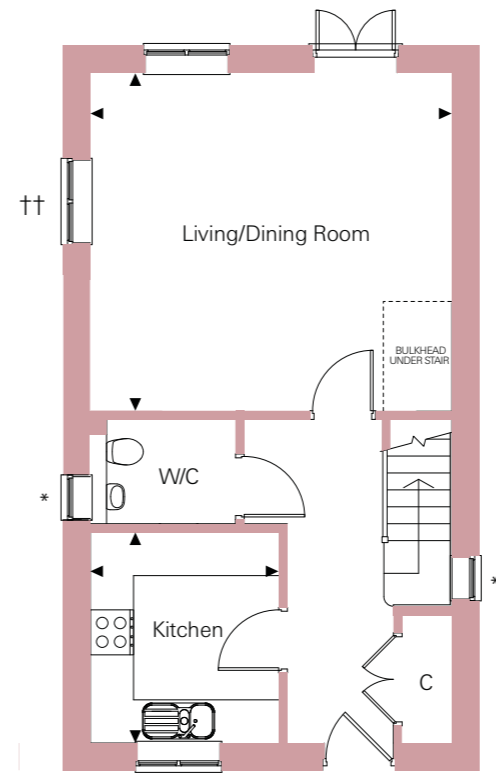
Kingfisher Drive - Plots 12^h and 13

Grebe Court - Plots 82^h and 83

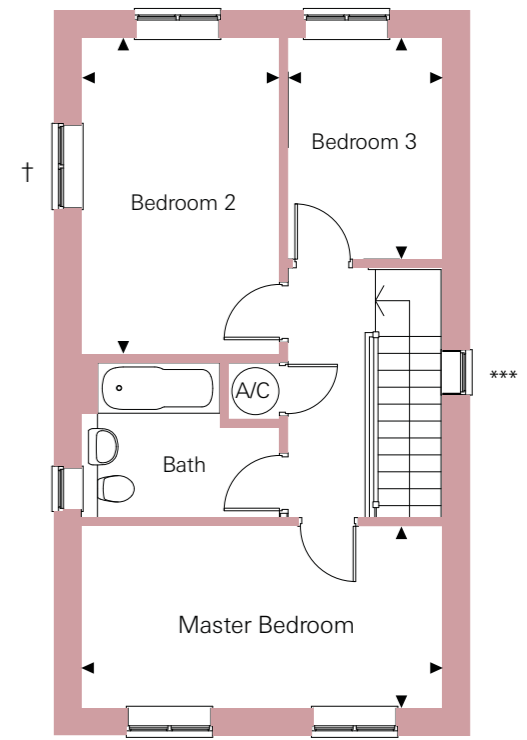
Three bedroom detached house

11^h and 14 Kingfisher Drive

Internal Area: 1006 sq ft ~ 93 sq m



Ground floor



First floor

| | | |
|----------------|---------------|---------------|
| Living/Dining | 5.02m x 4.7m | 16'6" x 15'5" |
| Kitchen | 2.93m x 2.62m | 9'7" x 8'7" |
| Master Bedroom | 4.40m x 2.75m | 14'5" x 9'0" |
| Bedroom 2 | 5.02m x 2.52m | 16'6" x 8'3" |
| Bedroom 3 | 3.08m x 2.15m | 10'1" x 7'0" |

KEY

- ^h Indicates that these plots are handed
- * Windows to plot 11, 12, 13 and 14
- ** Windows to plot 14
- *** Windows to plot 14
- † Windows to plot 14
- †† Window is a bay window to plot 14

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Specification

KITCHEN

- White fitted kitchen with ivory shaker-style doors
- Grey laminate worktops with matching upstand
- Amtico flooring
- Black glass splashback to hob
- 1.5 bowl and drainer with mixer tap
- Integrated appliances:
 - Stainless steel electric double oven
 - 4 ring induction hob
 - Stainless steel chimney cooker hood
 - Fridge freezer

BATHROOMS / ENSUITES AND CLOAKROOMS

- Roca white sanitaryware
- Chrome taps and fittings
- Thermostatic shower
- Full height Laval ceramic wall tiles to shower area
- Laval ceramic floor tiling
- Shaver unit

GENERAL

- Flat white finish to ceilings
- Light grey emulsion to walls
- White Satin paint to woodwork
- Neutral wool twist carpet to bedrooms
- 2 parking spaces per house



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The specification is indicative of style and may be subject to change at the construction of the development. Figures are based on the longest measurements in each room. These matters should be verified by any prospective buyer at the time of purchase. All information supplied within this brochure may vary and therefore does not form any part of any contract. Images have been used to present the development and assumes that a reasonable amount of time has lapsed to allow for landscaping and foliage to mature. All photographs are indicative of style only and not representative of actual specification. November 2019.

— GOLDING —
PLACES


COMPLETE MOVES