



DETAILS

LANCING

NEW MONKS PARK



WEALD *Living*

by Saxon Weald

**NEW MONKS PARK**

... LANCING ...

CONTEMPORARY TWO AND THREE BEDROOM HOUSES IN A COASTAL VILLAGE, IDEAL FOR MODERN LIVING.





## NEW MONKS PARK

••• LANCING •••

### BEST OF BOTH WORLDS

Situated just over a mile from the coast, New Monks Park enjoys a fantastic location with great transport connections; ideal for those who relish the buzz of city life, such as nearby Brighton, but still want a relaxing coastal escape to call home.

Inside, the properties offer light and spacious living areas, with the quality build standards you would expect from our award-winning partner, CALA Homes.

Available for purchase on a shared ownership basis, our collection of new homes will be released in phases from early spring 2022. Once complete, New Monks Park will also benefit from a country park and a brand-new IKEA store close by.



## ON YOUR DOORSTEP

The seaside village of Lancing with its colourful rows of beach huts, offers an idyllic combination of beach life and water sport activity with a bustling village centre and a beautiful nature park. Ideal for long walks or lazy afternoons - what could be better?

Nestled between the larger town of Worthing and the beautiful port town of Shoreham-by-Sea, there's plenty at hand to enjoy within just a few miles. But, if you want to stretch your legs a bit further, cosmopolitan Brighton is only a twenty minute train ride away, London or Southampton take around an hour and a half, Haywards Heath or Chichester half an hour and Gatwick Airport is just 45 minutes away.



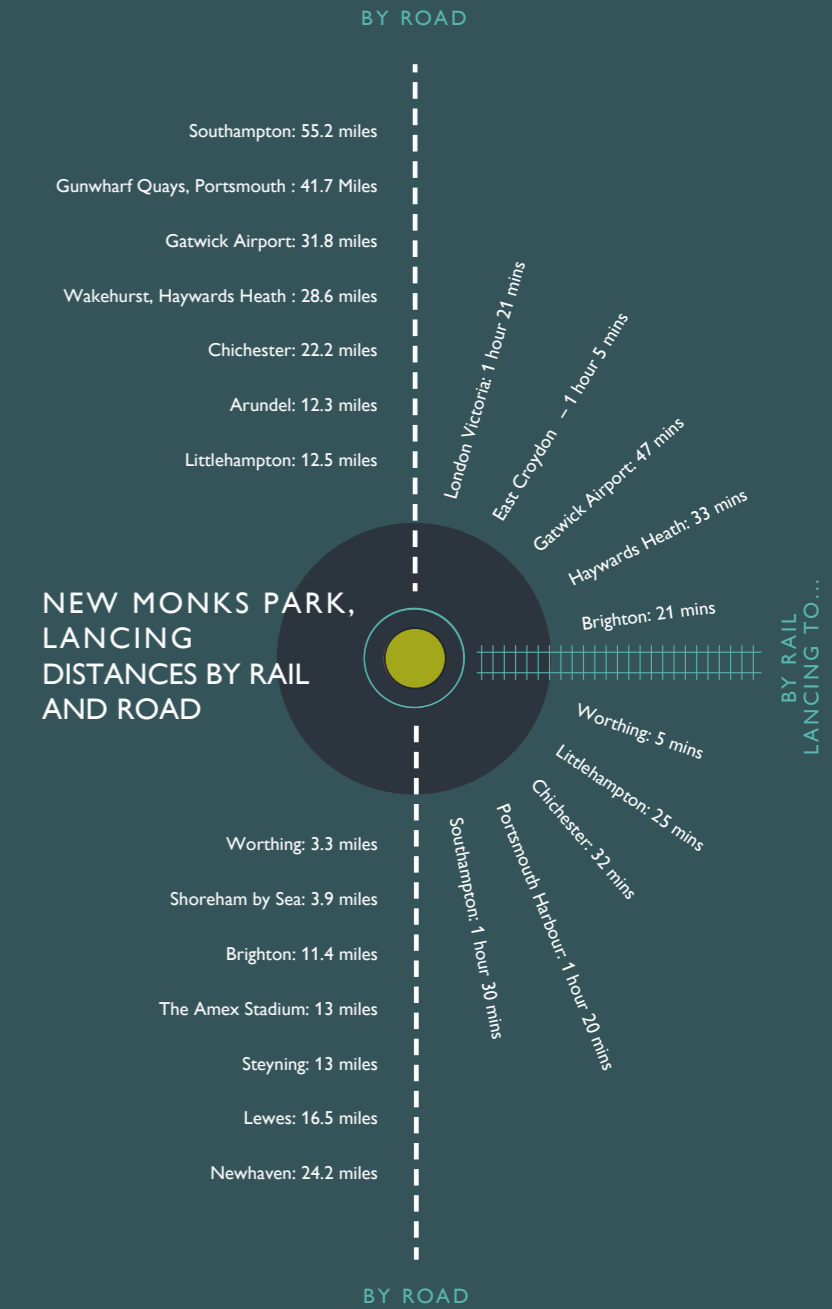
## OUT AND ABOUT IN THE LOCAL AREA



Distances are approximate based on easiest routes by road using directions from Google Maps



## NEW MONKS PARK, LANCING DISTANCES BY RAIL AND ROAD



Please note: distances and times are approximate. Information has been collated using Google Maps and National Rail.

BY RAIL  
LANCING TO...

SITE PLAN

KEY

- WEALD LIVING Shared ownership
- SAXON WEALD Affordable rent
- CALA HOMES Sales properties



PLOTS 52 & 53 NEW MONKS PARK  
THREE BEDROOM SEMI-DETACHED HOUSES



PLOTS 54 & 55 NEW MONKS PARK  
THREE BEDROOM SEMI-DETACHED HOUSES



PLOTS 56 & 57 NEW MONKS PARK  
THREE BEDROOM SEMI-DETACHED HOUSES



PLOTS 89 & 90 (87 & 88\*) NEW MONKS PARK  
THREE BEDROOM SEMI-DETACHED HOUSES  
\*Plots 87 & 88 to the left of image have similar details & finishes

PLOTS 92 & 93 NEW MONKS PARK  
TWO BEDROOM SEMI-DETACHED HOUSES



PLOTS 156 & 157 NEW MONKS PARK  
THREE BEDROOM SEMI-DETACHED HOUSES



PLOTS 199, 200 & 201 NEW MONKS PARK  
THREE BEDROOM TERRACED HOUSES



PLOT 227 NEW MONKS PARK  
THREE BEDROOM END TERRACE HOUSE



PLOTS 158, 159 & 160 NEW MONKS PARK  
THREE BEDROOM TERRACED HOUSES



PLOTS 161, 162 & 163 NEW MONKS PARK  
THREE BEDROOM TERRACED HOUSES



PLOTS 228 & 229 NEW MONKS PARK  
THREE BEDROOM SEMI-DETACHED HOUSES



PLOTS 230, 231, 232 & 233 NEW MONKS PARK  
THREE BEDROOM TERRACED HOUSES

# NEW MONKS PARK

## THREE BEDROOM SEMI-DETACHED & TERRACED HOUSES

An elegant blend of modern style and homely charm; our range of three-bedroom houses offer the family home you always dreamed of at a price you can afford.

A contemporary fully fitted kitchen, with space for dining, provides a great opportunity to bring everyone together and entertain. Meanwhile, a separate spacious lounge, with patio doors that open onto a private garden, offers the perfect setting to unwind after a busy day. Upstairs, each property features two double bedrooms and a third single bedroom, which could equally be used as a home office. A generous storage cupboard and modern family bathroom complete these fantastic homes. Outside, properties also benefit from allocated parking spaces.

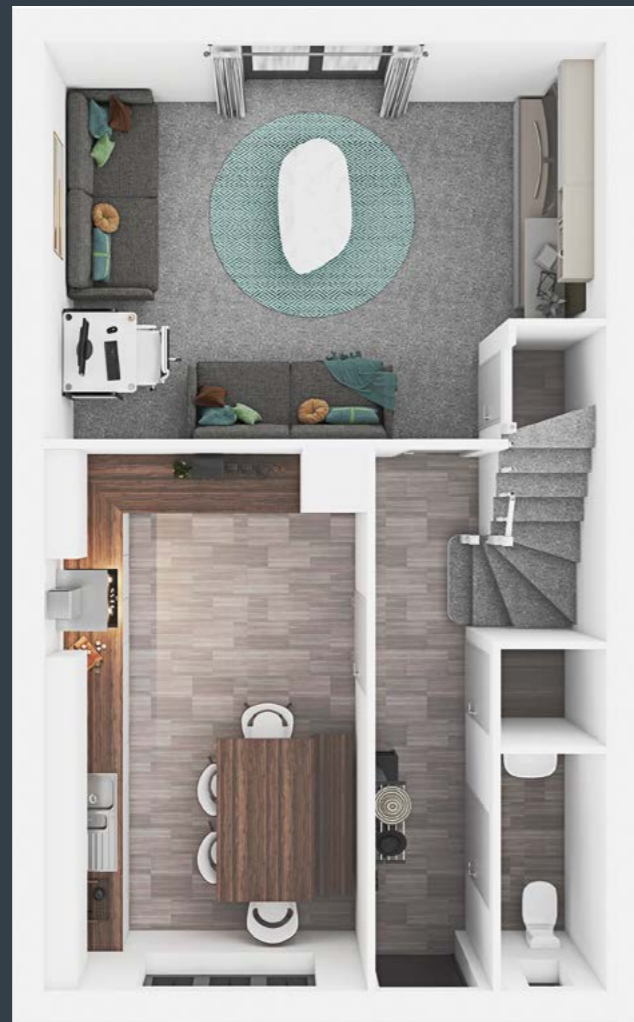
### AREAS

<b>Ground floor</b>	
Reception room	5.3 x 3.7
Kitchen / breakfast room	4.3 x 5.1
WC	1.0 x 2.2
<b>Ground floor</b>	
Bedroom one	3.1 x 4.3
Bedroom two	2.6 x 4.5
Bedroom three	2.6 x 3.2
Family bathroom	2.1 x 2.6
<b>Total Area</b>	<b>93.1 m<sup>2</sup></b>

\* Measurements are shown at their widest points



Ground floor



First floor



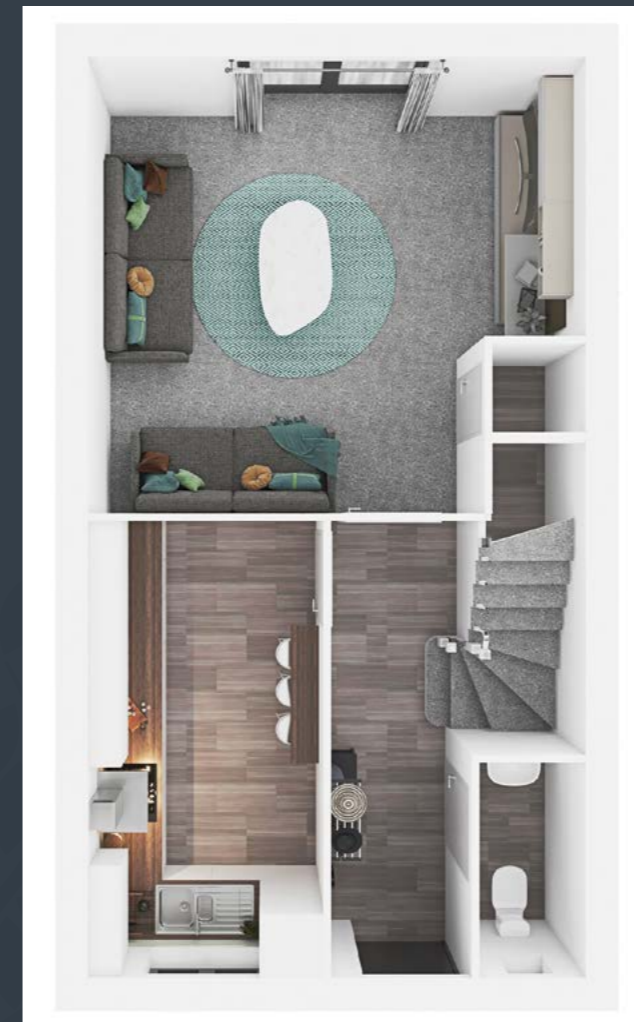
# NEW MONKS PARK

## TWO BEDROOM SEMI-DETACHED HOUSES

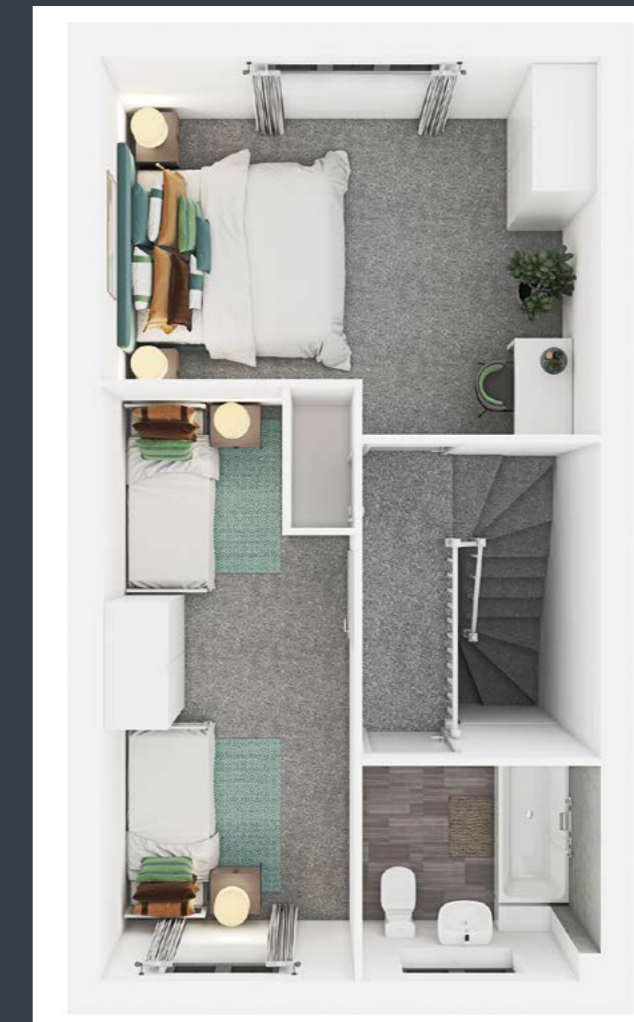
An ideal option for first time buyers; our stylish two-bedroom houses are perfect for those looking to take their first steps onto the property ladder.

Spacious lounges look out onto private gardens, while contemporary and fully fitted kitchens are situated separately at the front of the house. Upstairs, properties feature a bright and airy master bedroom, a generously sized second bedroom, as well as a large storage cupboard and modern family bathroom. Each property also benefits from allocated parking spaces.

Ground floor



First floor



### AREAS

<b>Ground floor</b>	
Reception room	4.6 x 4.3
Kitchen / breakfast room	2.2 x 4.3
WC	1.0 x 2.0
<b>Ground floor</b>	
Bedroom one	4.6 x 3.5
Bedroom two	2.4 x 5.5
Family bathroom	2.0 x 2.2
<b>Total Area</b>	<b>79.6 m<sup>2</sup></b>

\* Measurements are shown at their widest points

Computer generated images and photos are indicative of how your property may look and are examples only.

Floorplans shown are indicative only. All room sizes are approximate with maximum dimensions of finished measurements. Indicative measurements are taken at the widest points.

These plans provide indicative details of the property including kitchen/bathroom layouts, balconies/gardens etc. All dimensions indicated are approximate and should not be relied upon for floor treatments or home furnishings. Weald Living reserves the right to make changes to these plans prior to exchange of contracts.

Plans do not highlight the gradient of outside space or location of manhole covers, sheds, or paving. The final layout of the garden may change.

## AN EYE FOR DETAIL

Moving into a new home is a fresh and exciting start. We keep the décor of our properties attractive yet understated, giving you a perfect blank canvas ready to make your own. Sleek kitchens and contemporary bathrooms are also finished to a modern specification to complement your style perfectly.

Outside, each property benefits from a private garden, so whether you're bringing family and friends together or prefer some peace and quiet, there's an outdoor space to enjoy. A parking space is also provided for each home.



Computer generated images and photos are indicative of how your property may look and are examples only. Layouts and finishings may vary.



### SPECIFICATION

#### Kitchen

- Modern, fully fitted Symphony Plaza range kitchen in porcelain with laminate worktop in Brazilian Walnut and coloured glass splashback
- Integrated Indesit appliances, including electric oven and cooker hood, gas hob, fridge freezer, washer dryer and dishwasher
- White LED downlighters and pelmet lighting

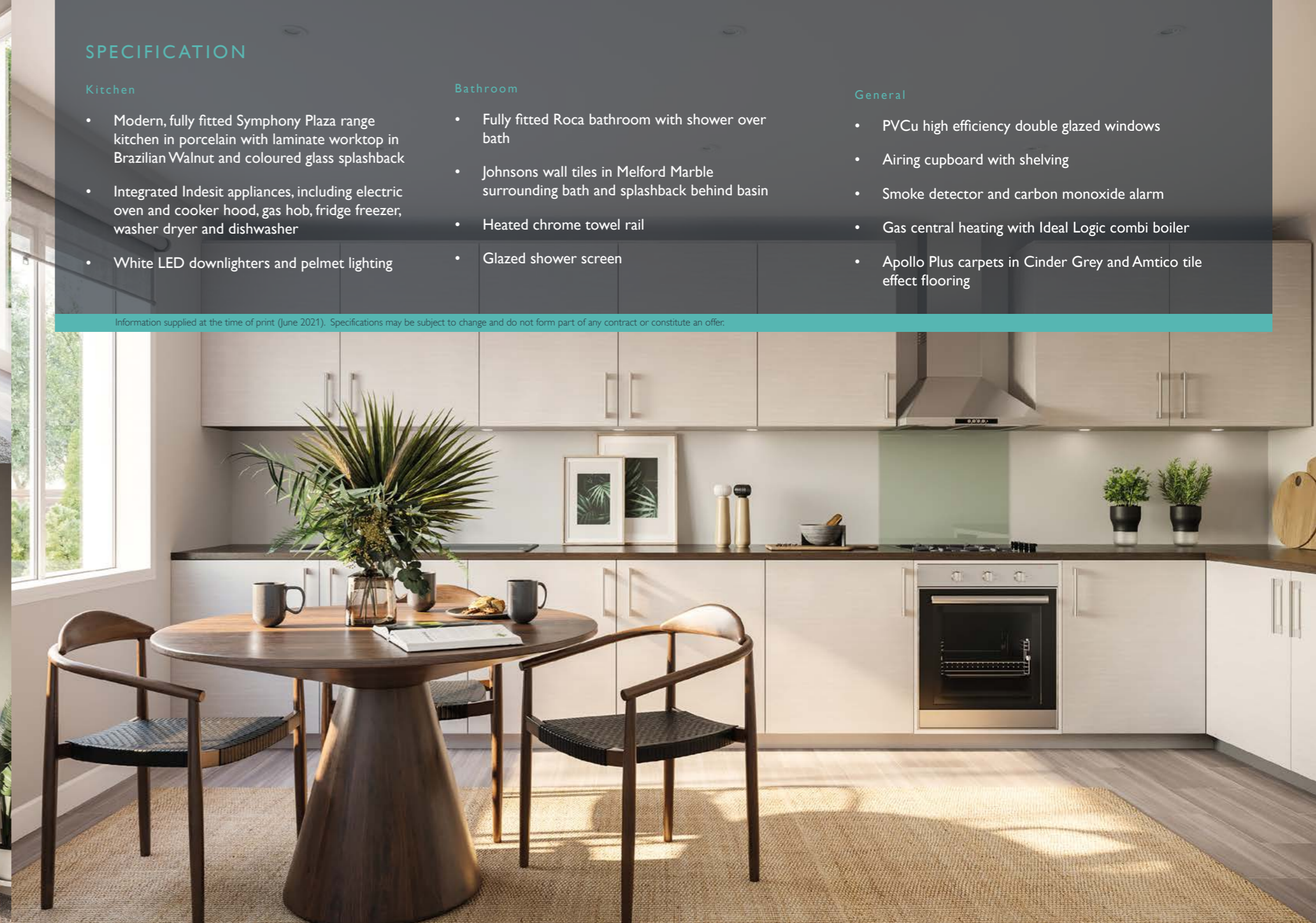
#### Bathroom

- Fully fitted Roca bathroom with shower over bath
- Johnsons wall tiles in Melford Marble surrounding bath and splashback behind basin
- Heated chrome towel rail
- Glazed shower screen

#### General

- PVCu high efficiency double glazed windows
- Airing cupboard with shelving
- Smoke detector and carbon monoxide alarm
- Gas central heating with Ideal Logic combi boiler
- Apollo Plus carpets in Cinder Grey and Amtico tile effect flooring

Information supplied at the time of print (June 2021). Specifications may be subject to change and do not form part of any contract or constitute an offer.





## HELP TO BUY



Our homes at New Monks Park are available to purchase on a shared ownership basis. Shared ownership allows you to buy a share in a property and pay rent on the remainder. Over time and as your finances allow, you can increase your share to up to 100%.

### Eligibility

To buy a home with us, please register with Help-to-Buy at [www.help2obuyagent3.org.uk](http://www.help2obuyagent3.org.uk) and check that you meet the shared ownership requirements. If you already own your home, or own a home under a shared ownership scheme, you can still apply for Weald Living shared ownership provided you have an offer on your current home. You'll need to be at least 18 years old to be able to obtain a mortgage.

You will need approximately £5,000 to cover the costs of purchasing a home. These costs cover things like; the reservation fee, mortgage valuation fee, mortgage arrangement fees, solicitors' fees, removal costs and utility connection charges.

Please see our website [www.wealdliving.com](http://www.wealdliving.com) for up-to-date property prices.

### Affordability

Household income requirements will differ from development to development, in line with factors such as current house prices and the share for sale. The general guidelines state that you must have a combined household income of less than £80,000 per year outside of London. Weald Living will perform checks to ensure you can afford to purchase and sustain the housing costs before offering you a home.

### Apply now

Shared ownership makes it possible to own your own home. If you think you are eligible to buy a Weald Living shared ownership home, please register with [sales@wealdliving.com](mailto:sales@wealdliving.com)



## INTRODUCING WEALD LIVING

Weald Living is a part of Saxon Weald, providing properties for outright sale, shared ownership and private market rent across Sussex and Hampshire.

Saxon Weald, established in 2000, is a non-profit making housing association and manages approximately 6,750 social rented properties in addition to its Weald Living homes.

We are highly experienced in both property management and maintenance, and value our role as a leading provider of affordable housing in the Horsham district.



Saxon Weald supports the development of mixed tenure sites and is proud to provide homes for shared ownership and affordable rent at New Monks Park. We may change the tenure of some properties subject to demand.





NEW MONKS PARK  
 HAYLEY ROAD,  
 LANCING,  
 WEST SUSSEX,  
 BN15 9HG



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by Saxon Weald

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