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# HERITAGE MANOR

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KINGS WEALD, BURGESS HILL

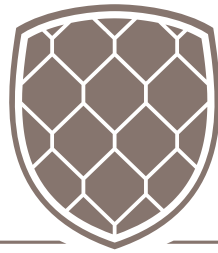
**Croudace**  
HOMES.CO.UK





KINGS WEALD

BURGESS HILL



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# HERITAGE MANOR

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KINGS WEALD, BURGESS HILL

A SUPERB DEVELOPMENT OF 2, 3 & 4 BEDROOM HOMES  
IN THE FLOURISHING TOWN OF BURGESS HILL



# A WARM WELCOME

We pride ourselves in providing you with the expert help and advice you may need at all stages of buying a new home, to enable you to bring that dream within your reach.

We actively seek regular feedback from our customers once they have moved into a Croudace home and use this information, alongside our own research into lifestyle changes to constantly improve our designs.

Environmental aspects are considered both during the construction process and when new homes are in use and are of ever increasing importance.

Our homes are designed both to reduce energy demands and minimise their impact on their surroundings. Croudace recognise that the quality of the new homes we build is of vital importance to our customers.

Our uncompromising commitment to quality extends to the first class service we offer customers when they have moved in and we have an experienced team dedicated to this task. We are proud of our excellent ratings in independent customer satisfaction surveys, which place us amongst the top echelon in the house building industry.

Buying a new home is a big decision. I hope you decide to buy a Croudace home and that you have many happy years living in it.



Russell Denness,  
Group Chief Executive



Kilns Gate - Phase 1B



Kilns Gate - Phase 1B





## 5 STAR AWARD WINNING HOME BUILDER

Croudace Homes is delighted to have been awarded an HBF 5 Star Home Builder Customer Satisfaction Award for the seventh year running. More than 9 out of 10 of our customers would recommend our homes to their friends.

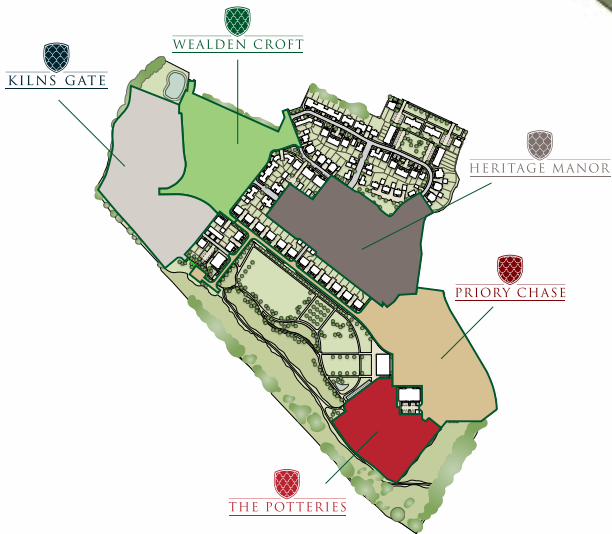


The Potteries - Phase 2B

# GENERAL DEVELOPMENT LAYOUT - PHASE 3A



## KINGS WEALD OVERVIEW







**THE SOMBOURNE**  
4 BEDROOM HOME  
PLOTS 305, 308 & 394



**THE ALBOURNE**  
4 BEDROOM HOME  
PLOTS 315 & 318



**THE HASSOCKS**  
4 BEDROOM HOME  
PLOTS 361 & 363



**THE CHADBROOK**  
4 BEDROOM HOME  
PLOTS 325, 326, 327, 328, 329 & 330



**THE BRAMLEY**  
4 BEDROOM HOME  
PLOTS 356 & 357



**THE ROSEWOOD**  
4 BEDROOM HOME  
PLOT 362



**THE BRINDLEY**  
3 BEDROOM HOME  
PLOTS 353, 354, 355, 358, 359 & 360



**THE RICHMOND**  
3 BEDROOM HOME  
PLOTS 368 & 369



**THE ASHURST**  
3 BEDROOM HOME  
PLOT 365



**THE HAMSEY**  
3 BEDROOM HOME  
PLOTS 306, 307, 314, 317, 319, 364 & 366



**THE BONNINGTON**  
3 BEDROOM HOME  
PLOTS 316 & 372



**THE WARWICK**  
3 BEDROOM HOME  
PLOT 370



**THE MELBURY**  
3 BEDROOM HOME  
PLOTS 367 & 371



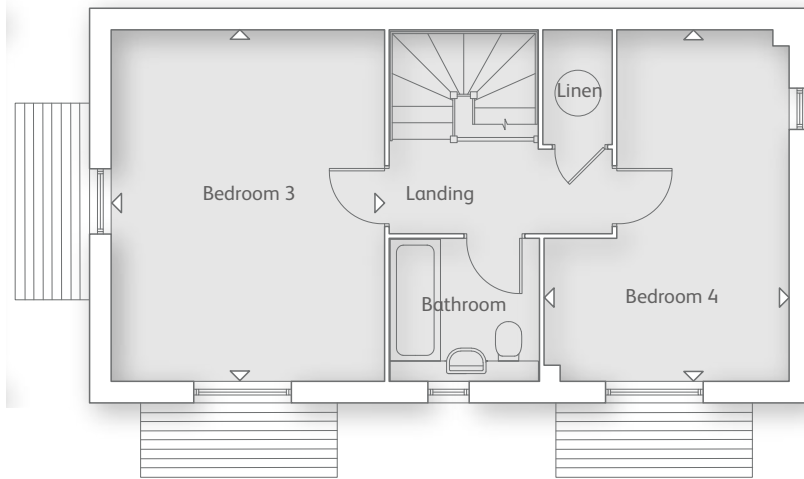
**THE NEWICK**  
2 BEDROOM HOME  
PLOTS 381, 382, 383, 384, 385, 386 & 387



# THE SOMBOURNE

4 BEDROOM HOME

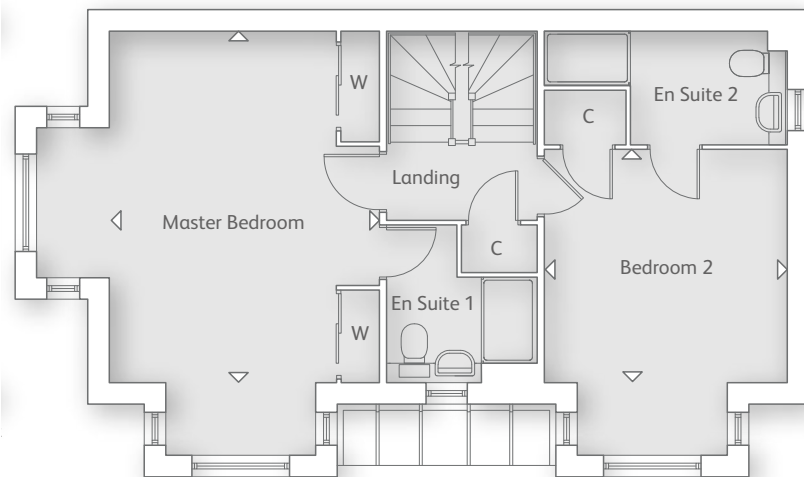




## SECOND FLOOR

Bedroom 3  
3.75m x 4.84m    12' 3" x 15' 10"

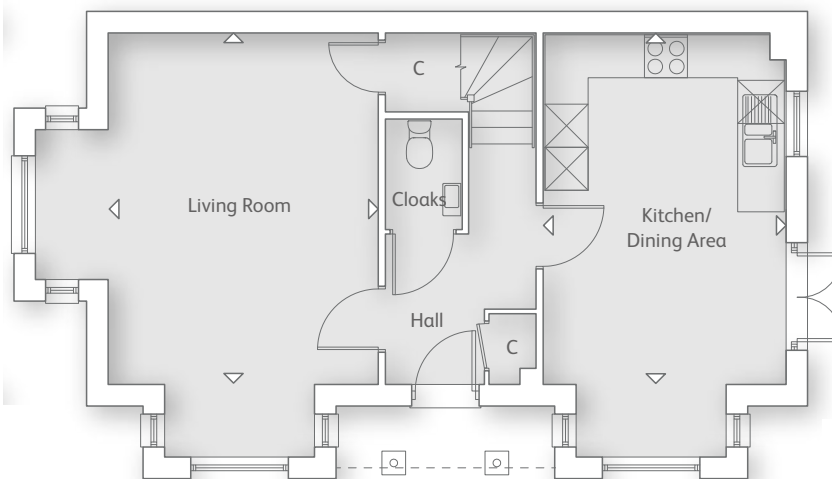
Bedroom 4  
3.36m x 4.84m    11' 0" x 15' 10"



## FIRST FLOOR

Master Bedroom  
3.70m x 4.84m    12' 1" x 15' 10"

Bedroom 2  
3.33m x 3.19m    10' 11" x 10' 5"



## GROUND FLOOR

Kitchen/Dining Area  
3.33m x 4.84m    10' 11" x 15' 10"

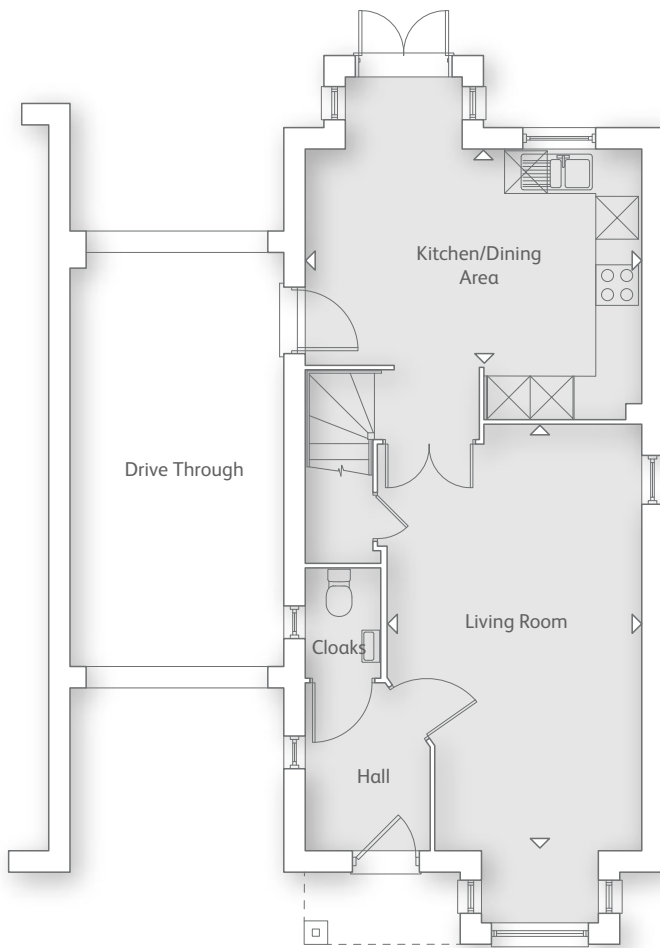
Living Room  
3.71m x 4.84m    12' 2" x 15' 10"



# THE ALBOURNE

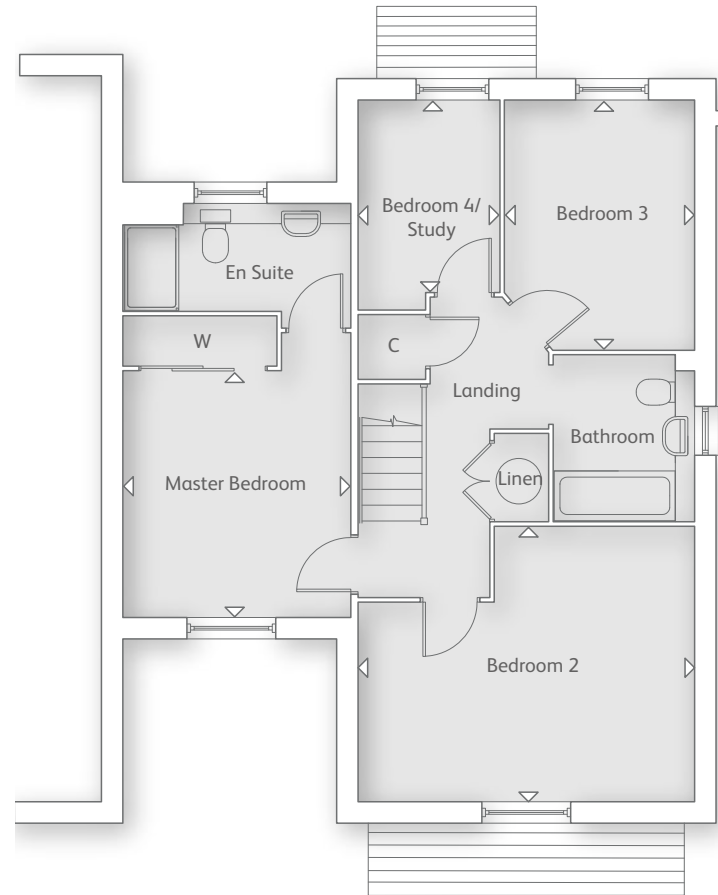
4 BEDROOM HOME





### GROUND FLOOR

Kitchen/Dining Area	4.67m x 2.98m	15' 3" x 9' 9"
Living Room	3.52m x 5.93m	11' 6" x 19' 5"



### FIRST FLOOR

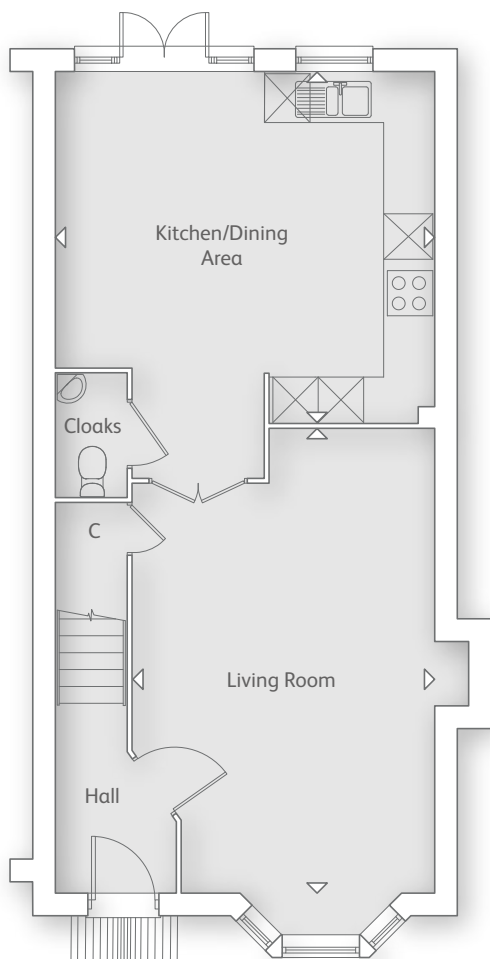
Master Bedroom	3.14m x 3.41m	10' 3" x 11' 2"
Bedroom 2	4.67m x 3.81m	15' 3" x 12' 6"
Bedroom 3	2.61m x 3.45m	8' 6" x 11' 3"
Bedroom 4/Study	1.93m x 2.64m	6' 4" x 8' 7"



# THE HASSOCKS

4 BEDROOM HOME

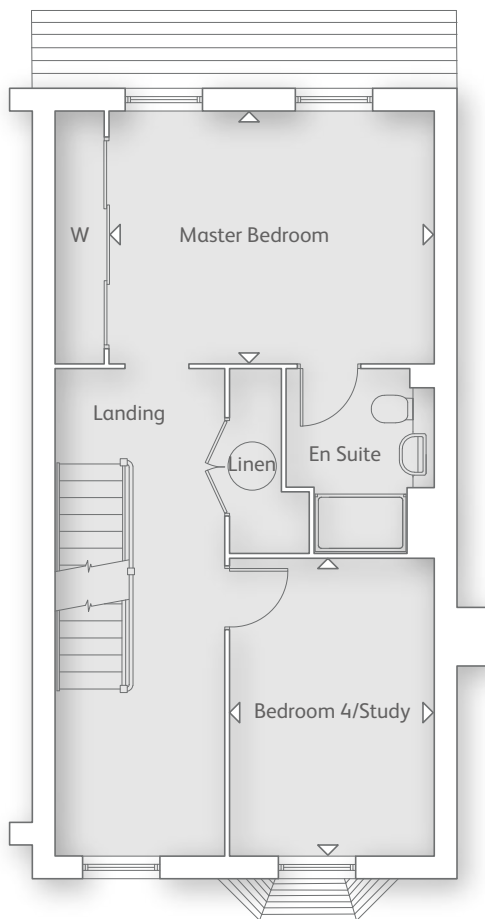




### GROUND FLOOR

Kitchen/Dining Area  
 4.96m x 4.60m    16' 3" x 15' 1"

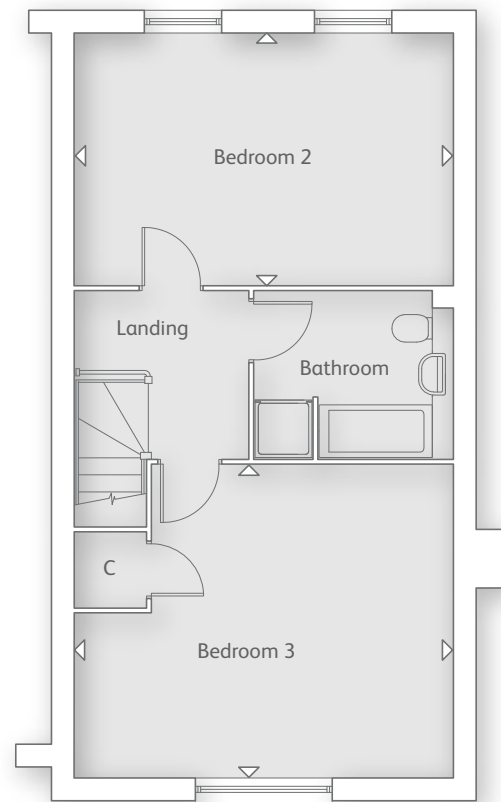
Living Room  
 3.94m x 6.09m    12' 11" x 19' 11"



### FIRST FLOOR

Master Bedroom  
 4.24m x 3.28m    13' 10" x 10' 9"

Bedroom 4/Study  
 2.65m x 3.88m    8' 8" x 12' 8"



### SECOND FLOOR

Bedroom 2  
 4.96m x 3.28m    16' 3" x 10' 9"

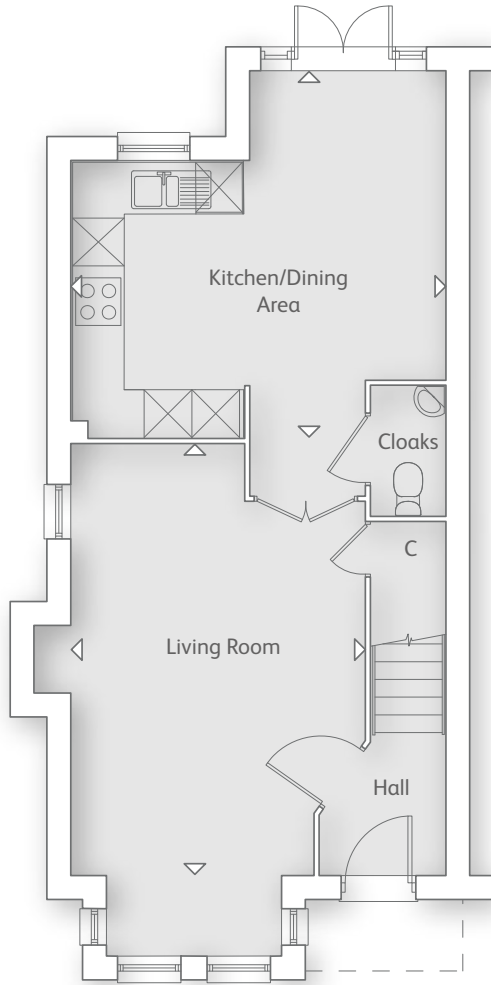
Bedroom 3  
 4.96m x 4.09m    16' 3" x 13' 5"



# THE CHADBROOK

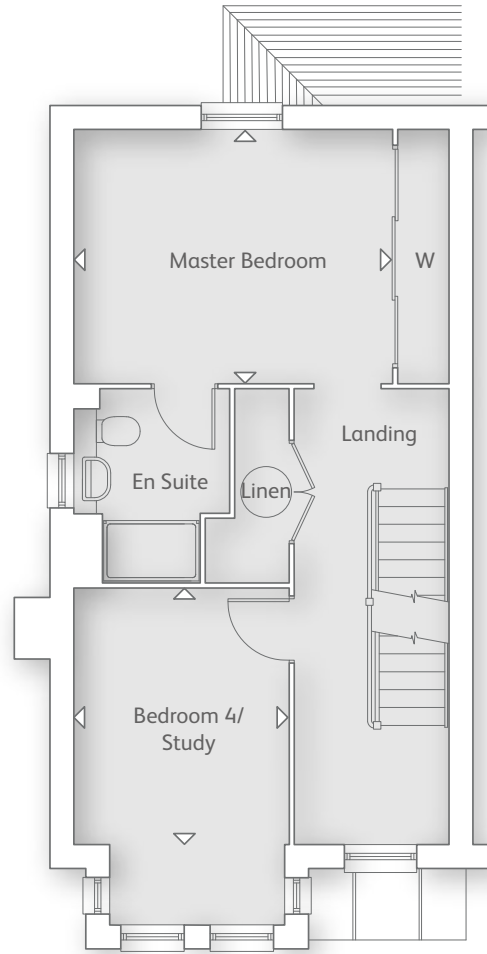
4 BEDROOM HOME





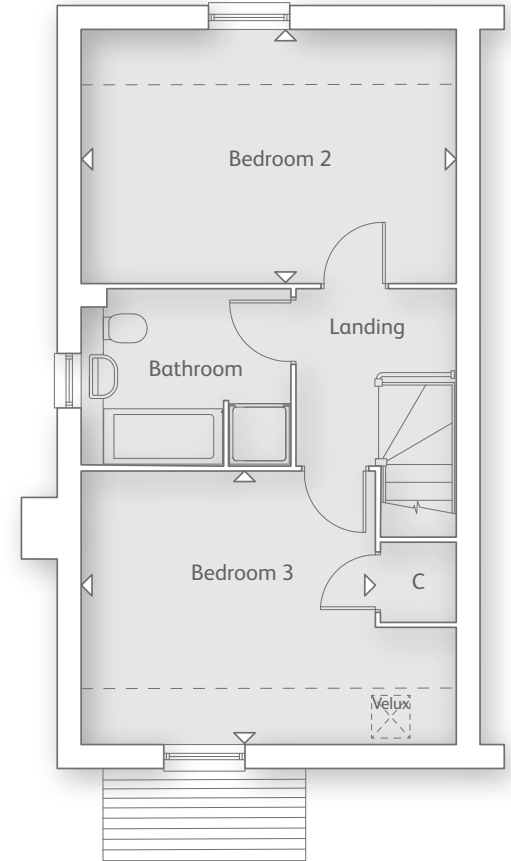
### GROUND FLOOR

Kitchen/Dining Area	4.66m x 3.44m	15' 3" x 11' 3"
Living Room	3.64m x 5.38m	11' 11" x 17' 7"



### FIRST FLOOR

Master Bedroom	3.95m x 3.14m	12' 11" x 10' 3"
Bedroom 4/Study	2.65m x 3.17m	8' 8" x 10' 4"



### SECOND FLOOR

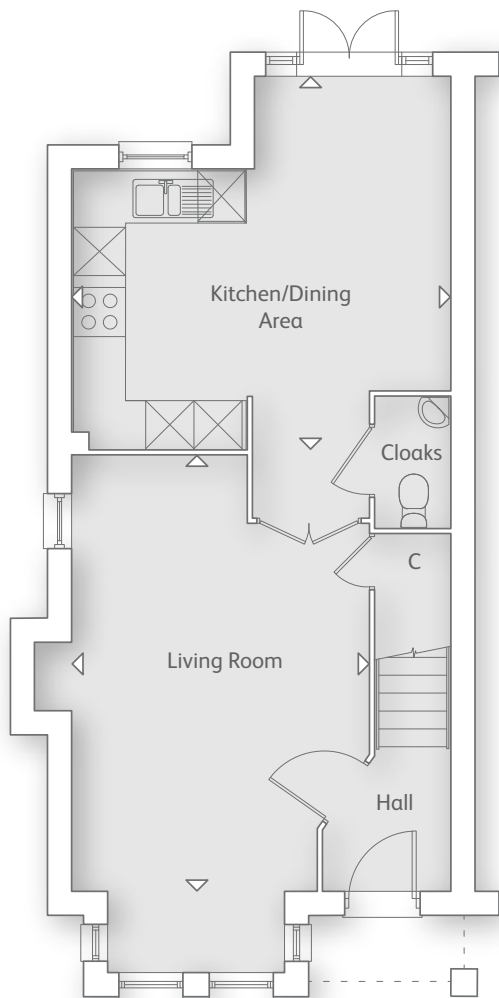
Bedroom 2	4.66m x 3.14m	15' 3" x 10' 3"
Bedroom 3	3.64m x 3.38m	11' 11" x 11' 1"



# THE BRAMLEY

4 BEDROOM HOME

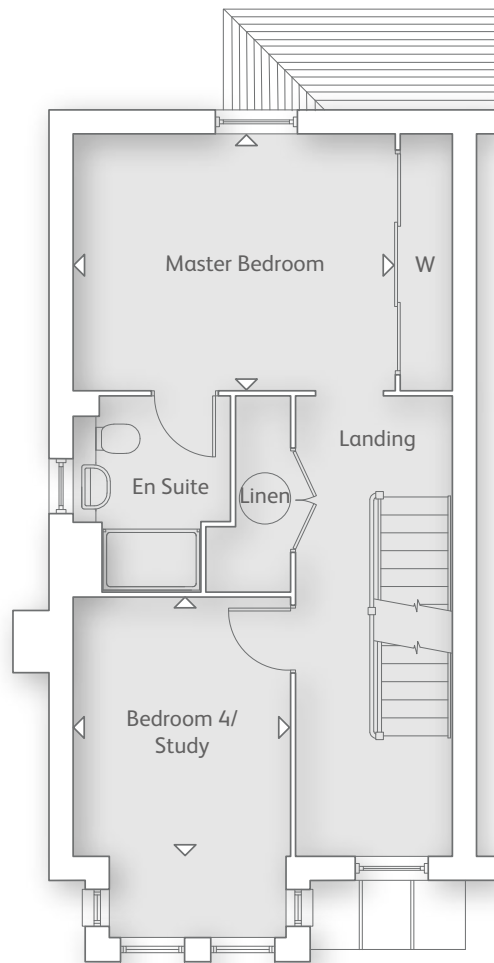




### GROUND FLOOR

Kitchen/Dining Area  
4.67m x 4.58m    15' 3" x 15' 0"

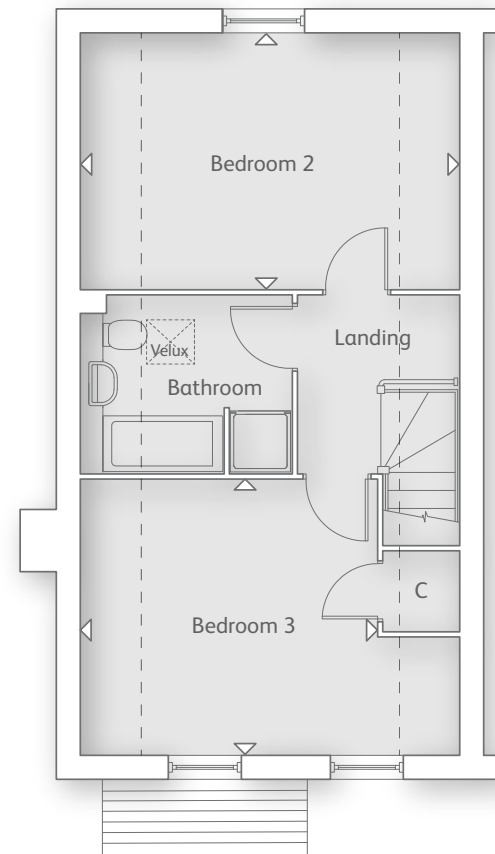
Living Room  
3.65m x 5.38m    11' 11" x 17' 7"



### FIRST FLOOR

Master Bedroom  
3.95m x 3.14m    12' 11" x 10' 3"

Bedroom 4/Study  
2.65m x 3.17m    8' 8" x 10' 4"



### SECOND FLOOR

Bedroom 2  
4.67m x 3.14m    15' 3" x 10' 3"

Bedroom 3  
3.64m x 3.38m    11' 11" x 11' 1"

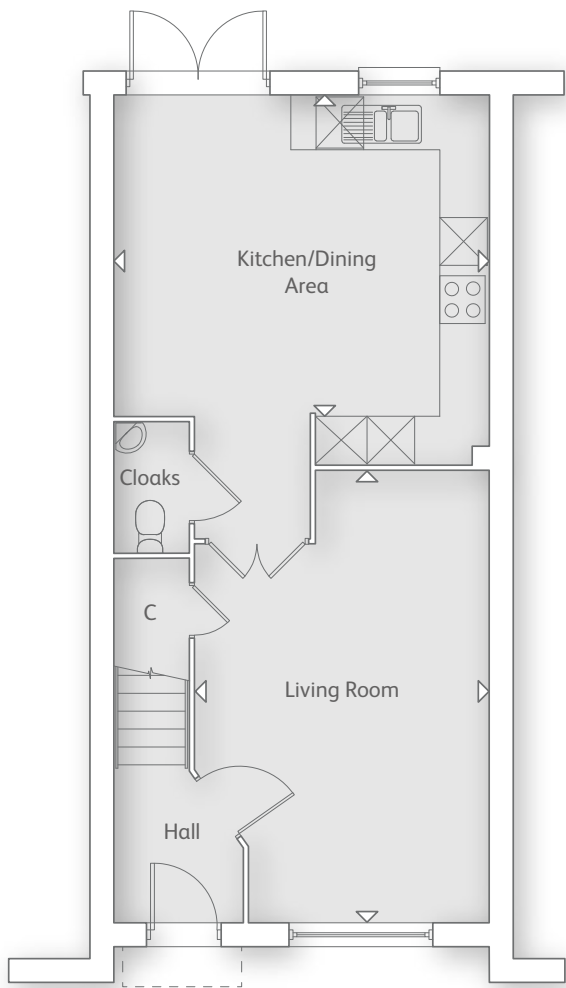


# THE ROSEWOOD

4 BEDROOM HOME



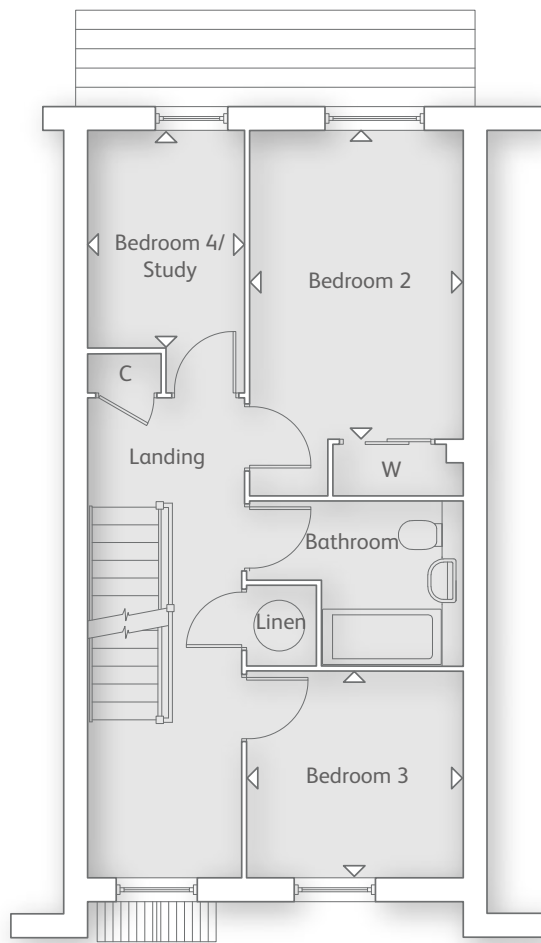




### GROUND FLOOR

Kitchen/Dining Area  
 4.66m x 3.99m    15' 3" x 13' 1"

Living Room  
 3.65m x 5.63m    11' 11" x 18' 5"

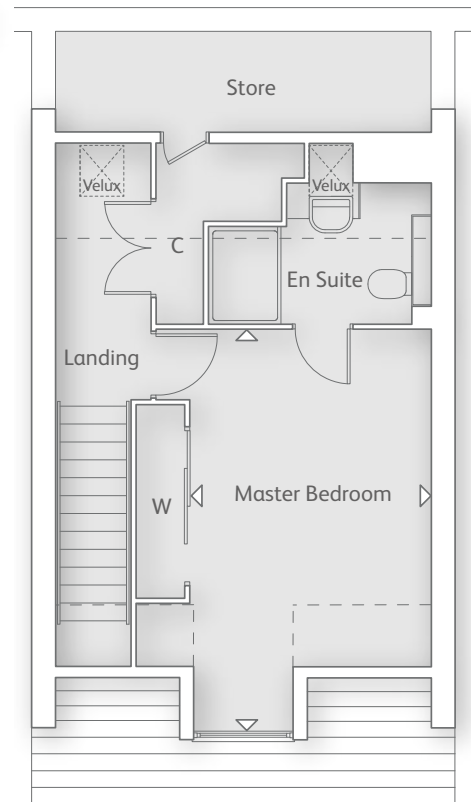


### FIRST FLOOR

Bedroom 2  
 2.63m x 3.82m    8' 7" x 12' 6"

Bedroom 3  
 2.66m x 2.54m    8' 8" x 8' 4"

Bedroom 4/Study  
 1.91m x 2.69m    6' 3" x 8' 9"



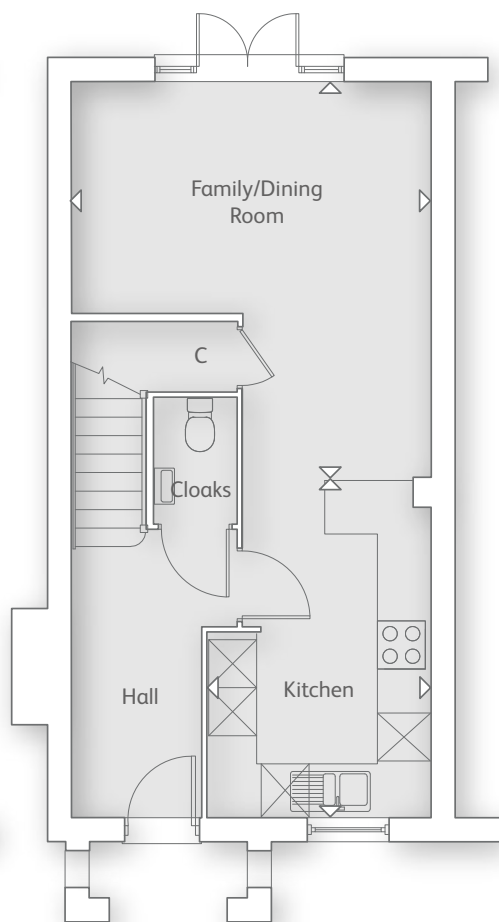
### SECOND FLOOR

Master Bedroom  
 2.98m x 5.00m    9' 9" x 16' 4"

# THE BRINDLEY

3 BEDROOM HOME

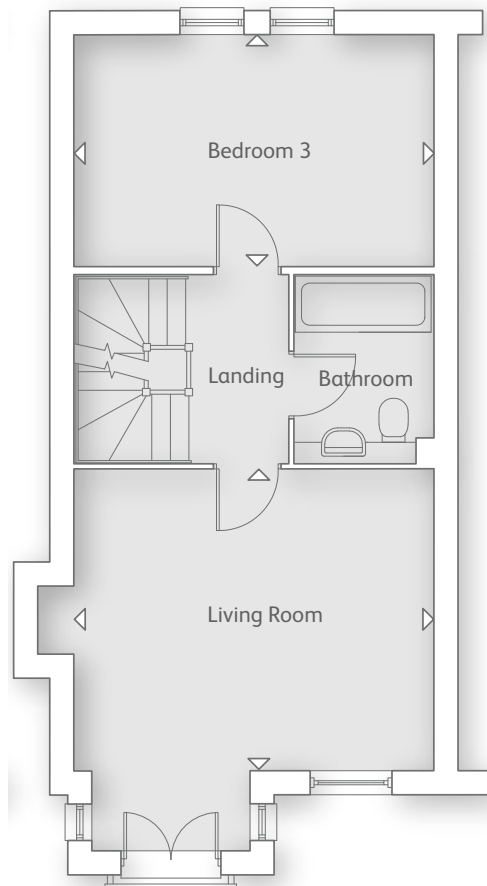




### GROUND FLOOR

Kitchen  
2.74m x 4.19m    8' 11" x 13' 8"

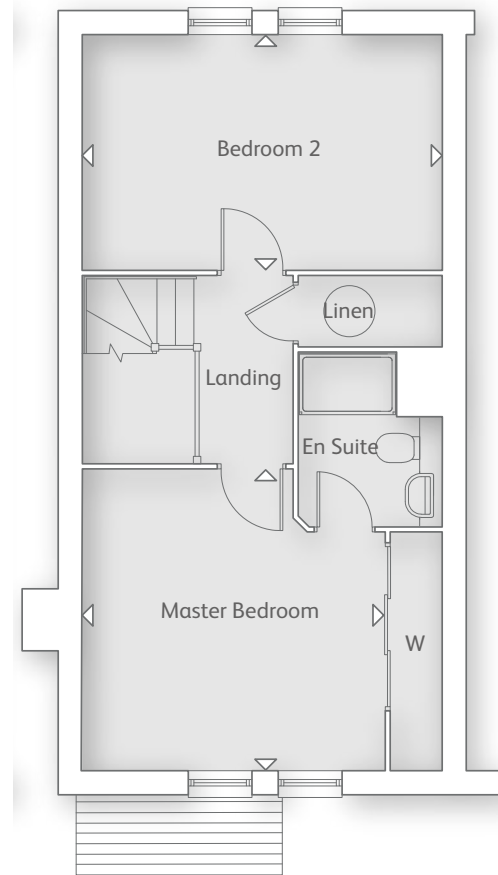
Family/Dining Room  
4.44m x 4.93m    14' 6" x 16' 2"



### FIRST FLOOR

Living Room  
4.44m x 3.73m    14' 6" x 12' 2"

Bedroom 3  
4.44m x 2.84m    14' 6" x 9' 3"



### SECOND FLOOR

Master Bedroom  
3.72m x 3.71m    12' 2" x 12' 2"

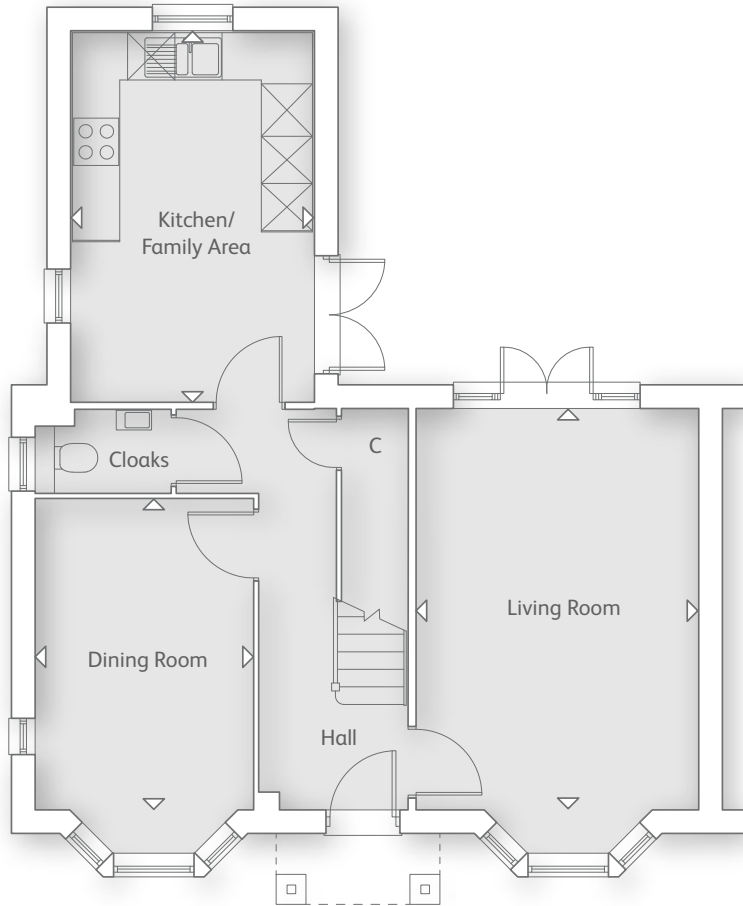
Bedroom 2  
4.44m x 2.89m    14' 6" x 9' 5"



# THE RICHMOND

3 BEDROOM HOME

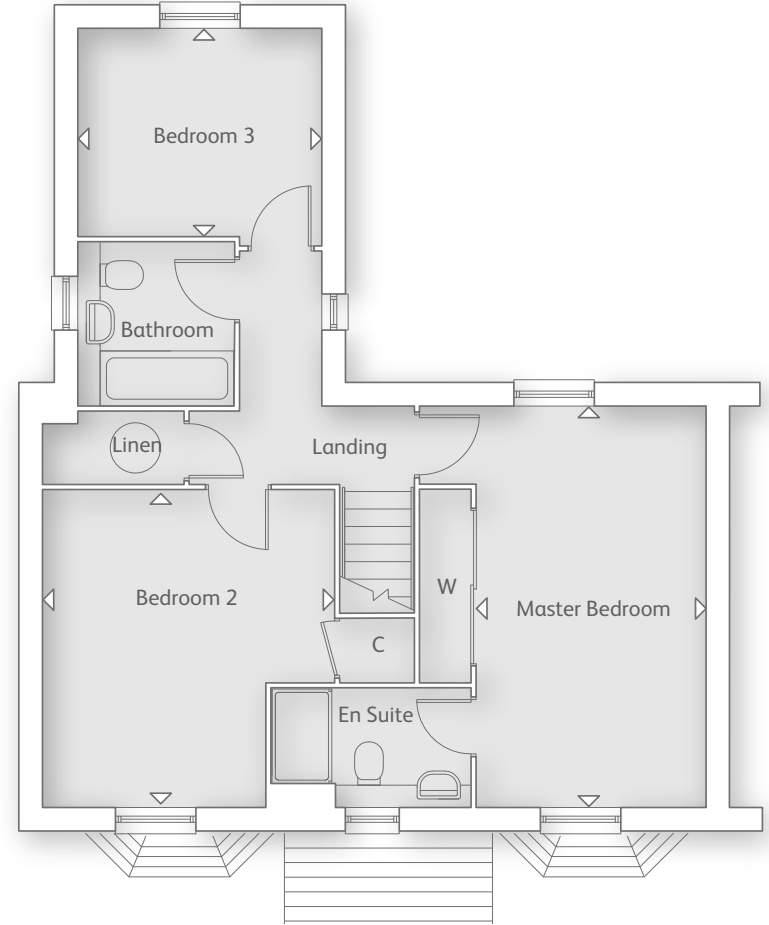




GROUND FLOOR

Kitchen/Family Area	3.04m x 4.66m	9' 11" x 15' 3"
Dining Room	2.71m x 3.90m	8' 10" x 12' 9"

Living Room	3.53m x 5.04m	11' 7" x 16' 6"
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FIRST FLOOR

Master Bedroom	2.86m x 5.04m	9' 4" x 16' 6"
Bedroom 2	3.65m x 3.98m	11' 11" x 13' 0"

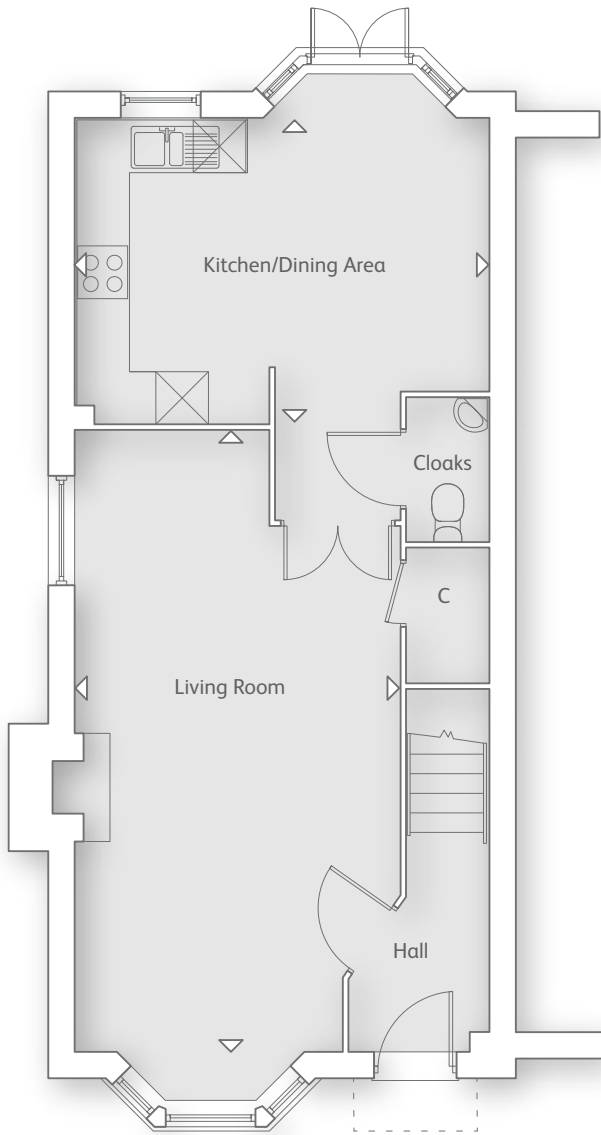
Bedroom 3	3.04m x 2.59m	9' 11" x 8' 5"
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# THE ASHURST

3 BEDROOM HOME

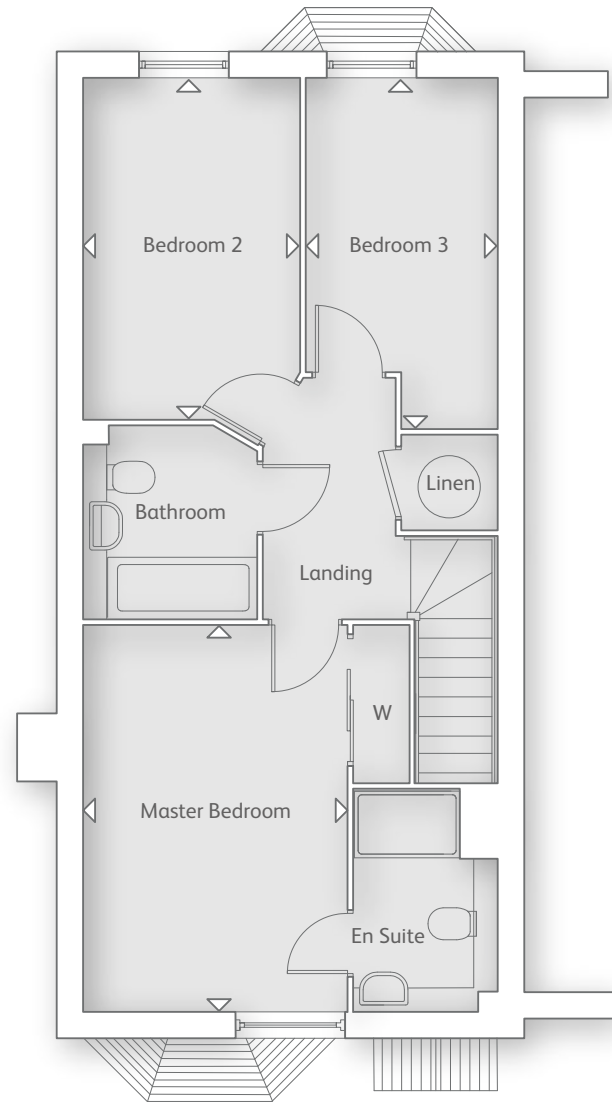




### GROUND FLOOR

Kitchen/Dining Area  
 4.67m x 3.43m    15' 3" x 11' 3"

Living Room  
 3.65m x 7.03m    11' 11" x 23' 0"



### FIRST FLOOR

Master Bedroom  
 2.95m x 4.35m    9' 8" x 14' 3"

Bedroom 2  
 2.41m x 3.84m    7' 10" x 12' 7"

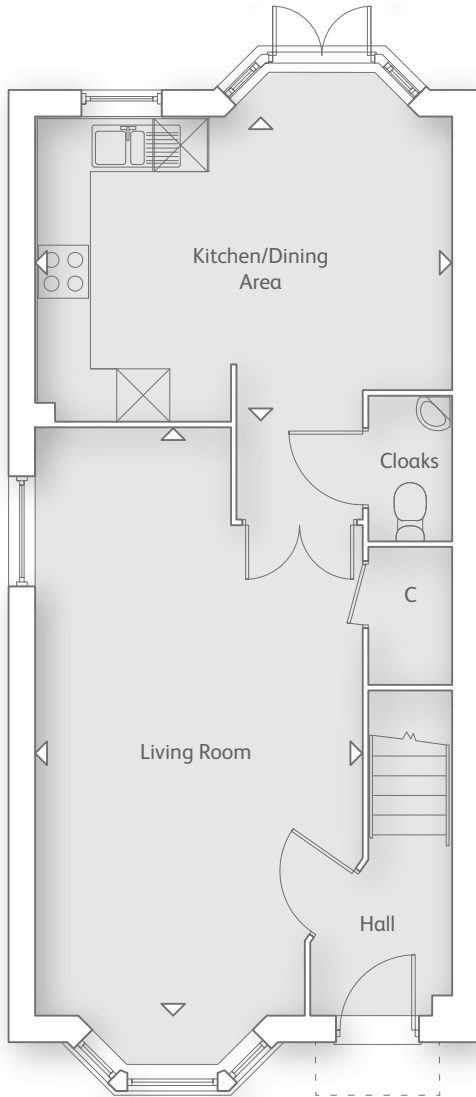
Bedroom 3  
 2.14m x 3.94m    7' 0" x 12' 11"



# THE HAMSEY

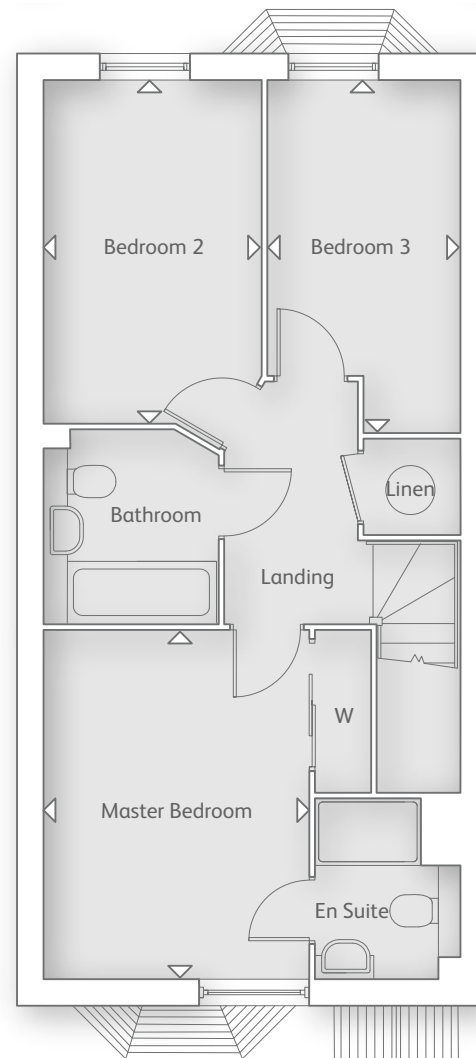
3 BEDROOM HOME





### GROUND FLOOR

Kitchen/Dining Area	4.67m x 3.43m	15' 3" x 11' 3"
Living Room	3.65m x 6.61m	11' 11" x 21' 8"



### FIRST FLOOR

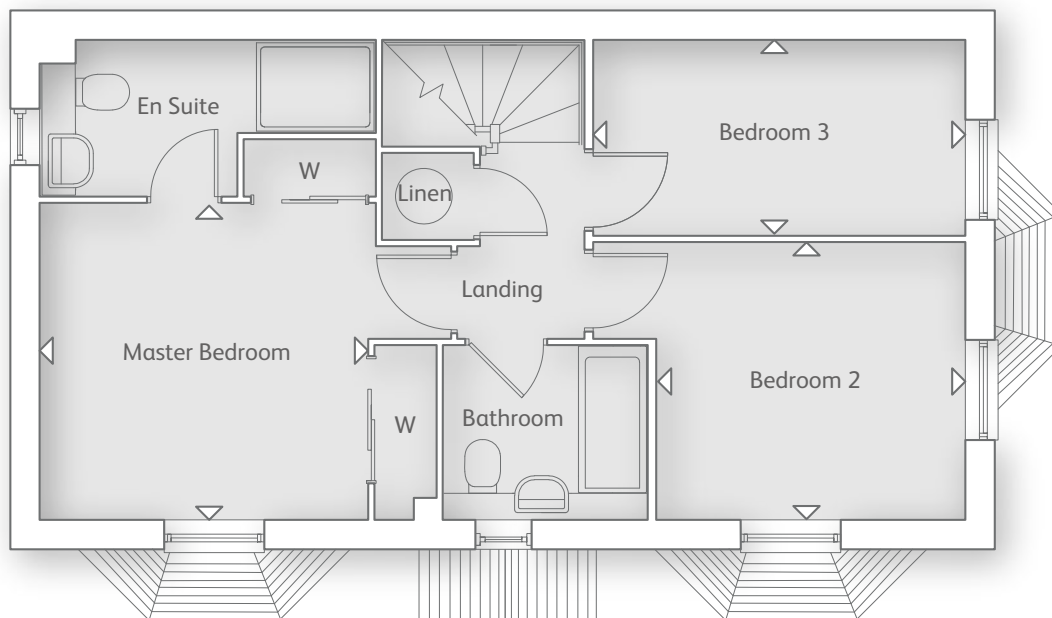
Master Bedroom	2.97m x 3.90m	9' 8" x 12' 9"
Bedroom 2	2.41m x 3.84m	7' 10" x 12' 7"
Bedroom 3	2.14m x 3.94m	7' 0" x 12' 11"



# THE BONNINGTON

3 BEDROOM HOME





## FIRST FLOOR

Master Bedroom	2.97m x 3.90m	9' 8" x 12' 9"
Bedroom 2	2.41m x 3.84m	7' 10" x 12' 7"
Bedroom 3	2.13m x 3.94m	6' 11" x 12' 11"



## GROUND FLOOR

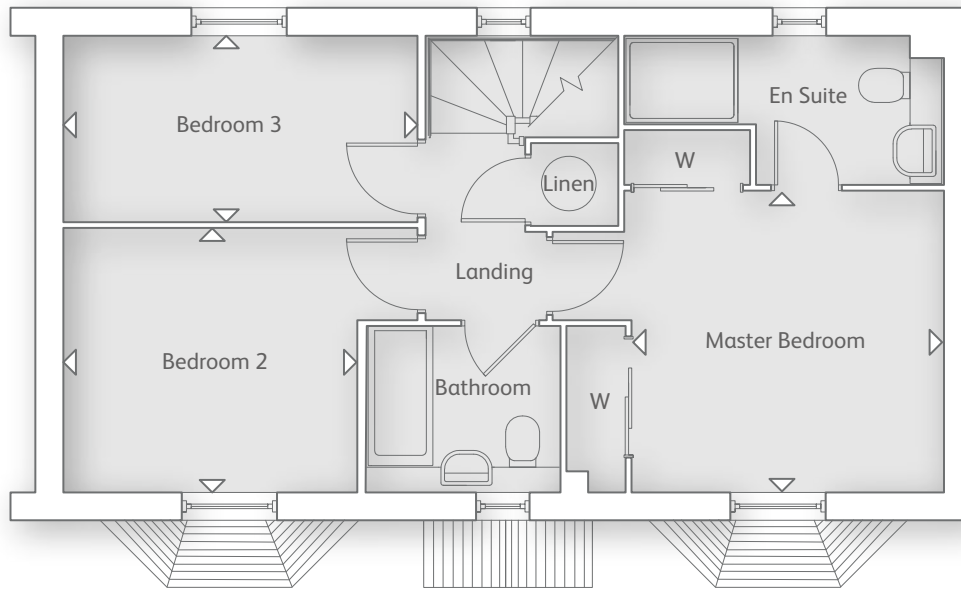
Kitchen/Dining Area	4.67m x 3.40m	15' 3" x 11' 1"
Living Room	3.65m x 6.61m	11' 11" x 21' 8"



# THE WARWICK

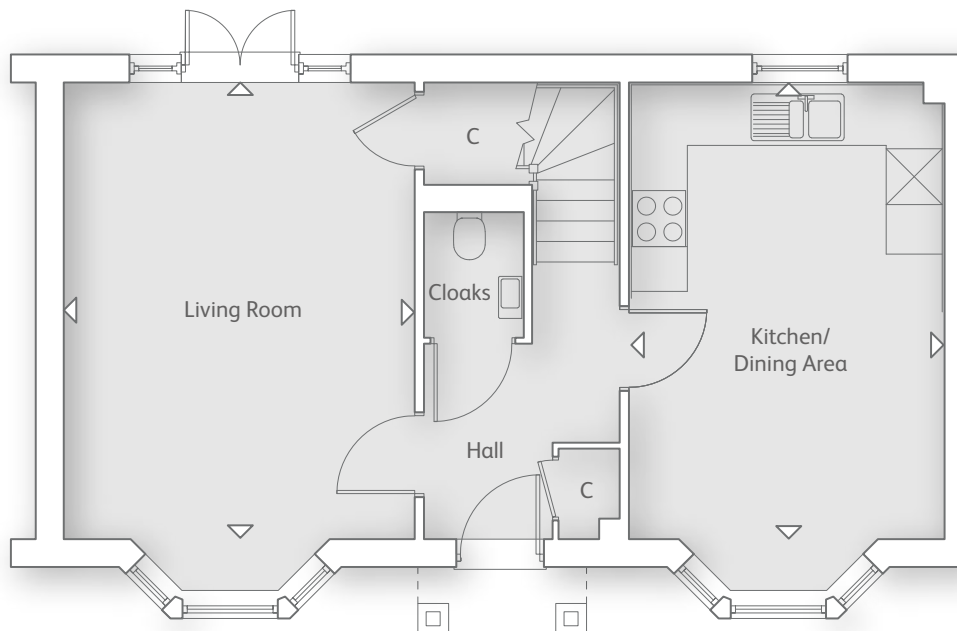
3 BEDROOM HOME





### FIRST FLOOR

Master Bedroom	3.29m x 3.18m	10' 9" x 10' 5"
Bedroom 2	3.10m x 2.78m	10' 2" x 9' 1"
Bedroom 3	3.74m x 1.94m	12' 3" x 6' 4"



### GROUND FLOOR

Kitchen/Dining Area	3.33m x 4.84m	10' 11" x 15' 10"
Living Room	3.71m x 4.84m	12' 2" x 15' 10"

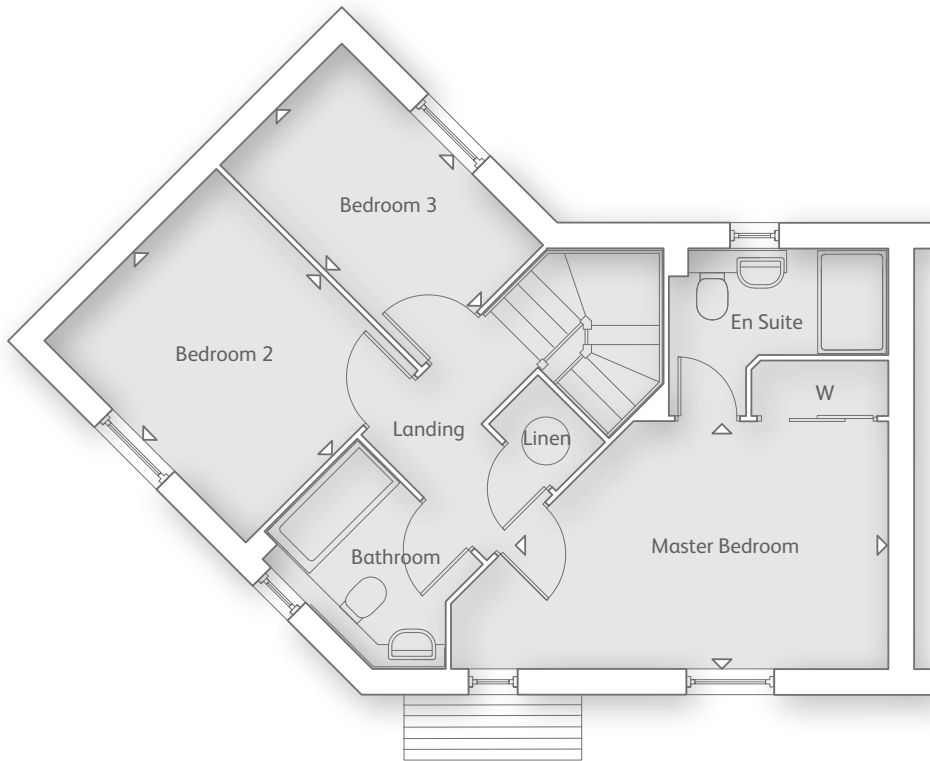


# THE MELBURY

3 BEDROOM HOME

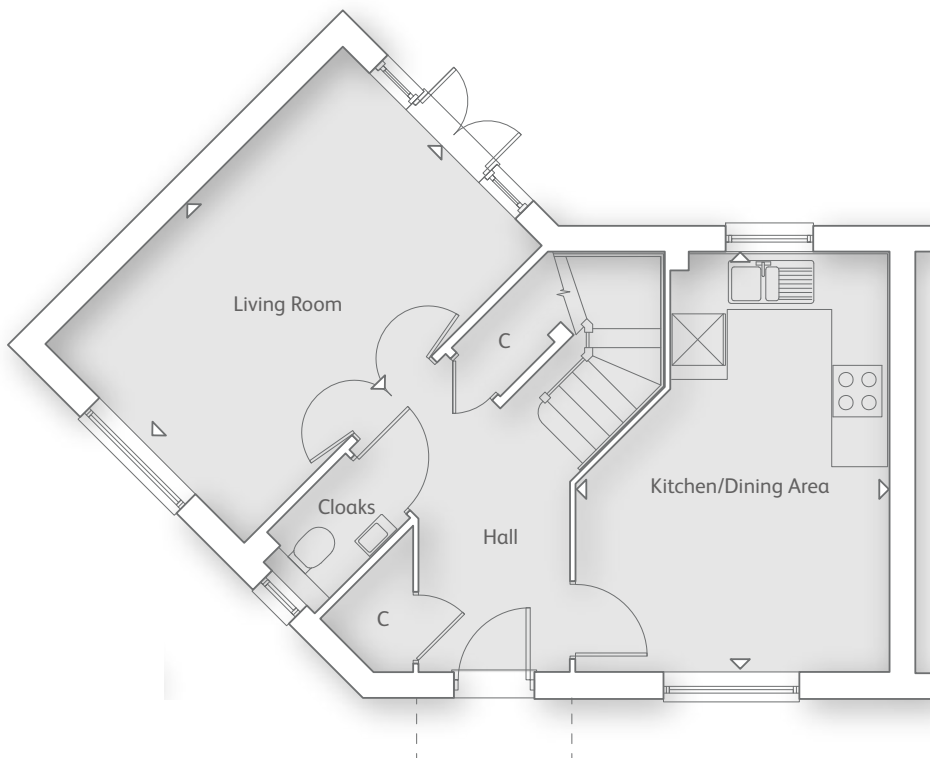






### FIRST FLOOR

Master Bedroom	5.04m x 2.81m	16' 6" x 9' 2"
Bedroom 2	3.26m x 2.78m	10' 8" x 9' 1"
Bedroom 3	3.26m x 1.94m	10' 8" x 6' 4"



### GROUND FLOOR

Kitchen/Dining Area	3.60m x 4.84m	11' 9" x 15' 10"
Living Room	3.22m x 4.84m	10' 6" x 15' 10"

# THE NEWICK

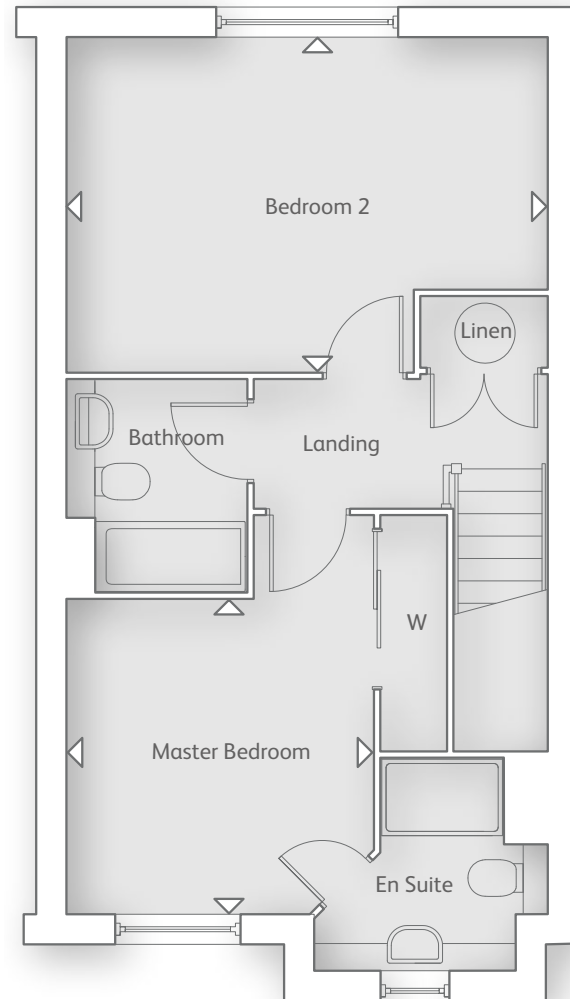
2 BEDROOM HOME





### GROUND FLOOR

Kitchen	2.35m x 3.54m	7' 8" x 11' 7"
Living/Dining Area	4.73m x 5.01m	15' 6" x 16' 5"



### FIRST FLOOR

Master Bedroom	3.00m x 3.08m	9' 10" x 10' 1"
Bedroom 2	4.73m x 3.28m	15' 6" x 10' 9"



# INSIDE YOUR NEW CROUDACE HOME

We know that moving into a new home is a fresh, exciting start. Our new homes are a blank canvas ready and waiting for you to make your own.

## QUALITY, STYLE & CHOICE

We can help you personalise your new Croudace built home with advice from our expert Sales Consultants and our considered range of customer choices including wall colours, fitted furniture, tiling and wardrobe glazing finishes.

The availability of customer choices is dependent on, and subject to, stage of construction at the time of reservation. All of our available ranges are viewable at our sales centre after launch.





	THE SOMBOURNE	THE ALBOURNE	THE HASSOCKS	THE CHADBROOK	THE BRAMLEY	THE ROSEWOOD	THE BRINDLEY	THE RICHMOND	THE ASHURST	THE HAMSEY	THE BONNINGTON	THE WARWICK	THE MELBURY	THE NEWICK
<b>KITCHEN AND APPLIANCES</b>														
High quality furniture with storage/workspace	■	■	■	■	■	■	■	■	■	■	■	■	■	■
Laminate worktops with up-stand to Kitchen or Utility†	■	■	■	■	■	■	■	■	■	■	■	■	■	■
Chimney extractor hood	■	■	■	■	■	■	■	■	■	■	■	■	■	■
Stainless steel double electric oven with 4 gas burner hob	■	■	■	■	■	■	■	■	■	■	■	■	■	■
Stainless steel single electric oven with 4 gas burner hob	■	■	■	■	■	■	■	■	■	■	■	■	■	■
Integrated Fridge/Freezer	■	■	■	■	■	■	■	■	■	■	■	■	■	■
Integrated Dishwasher	■	■	■	■	■	■	■	■	■	■	■	■	■	■
Integrated Washing Machine	■	■	■	■	■	■	■	■	■	■	■	■	■	■
<b>BATHROOM, EN SUITE &amp; CLOAKROOM</b>														
White sanitaryware and chrome fittings	■	■	■	■	■	■	■	■	■	■	■	■	■	■
Ceramic wall tiles	■	■	■	■	■	■	■	■	■	■	■	■	■	■
Fitted furniture to Bathroom, En Suite(s) and Cloakroom‡	■	■	■	■	■	■	■	■	■	■	■	■	■	■
Shower enclosure with thermostatic shower in En Suite(s)†	■	■	■	■	■	■	■	■	■	■	■	■	■	■
Bath screen with thermostatic bath/shower mix	■	■	■	■	■	■	■	■	■	■	■	■	■	■

† Where applicable/practicable. For more information regarding garages and allocated parking, please speak to one of our Sales Consultants. Please note that fittings and features installed may vary from shown. ‡Please note that there is no fitted furniture in the Cloakrooms of The Warwick, The Bonnington, The Hamsey, The Ashurst, The Albourne, The Rosewood, The Brindley, The Bramley, The Chadbrook, The Sombourne, or The Hassocks.

THE SOMBOURNE	THE ALBOURNE	THE HASSOCKS	THE CHADBROOK	THE BRAMLEY	THE ROSEWOOD	THE BRINDLEY	THE RICHMOND	THE ASHURST	THE HAMSEY	THE BONNINGTON	THE WARWICK	THE MELBURY	THE NEWICK
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### SECURITY & COMFORT

Brick and block construction	■	■	■	■	■	■	■	■	■	■	■	■	■
NHBC Buildmark 10 year cover	■	■	■	■	■	■	■	■	■	■	■	■	■
Gas central heating system controlled with Hive Active Heating	■	■	■	■	■	■	■	■	■	■	■	■	■
Mains smoke and carbon monoxide alarms	■	■	■	■	■	■	■	■	■	■	■	■	■
Composite front door and multipoint locking system	■	■	■	■	■	■	■	■	■	■	■	■	■
Double glazed PVCu windows and French casement doors†	■	■	■	■	■	■	■	■	■	■	■	■	■
LED downlighting to Hall, Landing, Kitchen, Bathroom and En Suite(s)†	■	■	■	■	■	■	■	■	■	■	■	■	■
Satellite dish provided & wired for Sky Q to Lounge (subscription required)	■	■	■	■	■	■	■	■	■	■	■	■	■
TV point to Living Room, Kitchen/Dining Area, Dining Room, Family Room and all Bedrooms	■	■	■	■	■	■	■	■	■	■	■	■	■
Cat 6 Home Network points to Living Room & Master Bedroom	■	■	■	■	■	■	■	■	■	■	■	■	■

### DECORATION & JOINERY

Vertical 5 panel or ladder moulded internal doors	■	■	■	■	■	■	■	■	■	■	■	■	■
Built-in wardrobe to Master Bedroom	■	■	■	■	■	■	■	■	■	■	■	■	■
Built-in wardrobes to Bedroom 2	■	■	■	■	■	■	■	■	■	■	■	■	■
Built-in storage to other Bedroom(s)	■	■	■	■	■	■	■	■	■	■	■	■	■

### EXTERNAL FEATURES

External power point (subject to layout)	■	■	■	■	■	■	■	■	■	■	■	■	■
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### Photovoltaic Solar Panels

Many of the homes at Kings Weald are fitted with Photovoltaic (PV) Technology. These panels convert daylight into electricity via PV panels/modules on the roof. The electricity produced is connected to a consumer unit and will power a proportion of your electrical requirements. Any surplus electricity will be fed back to the grid, or supplementary electricity will be provided via the National Grid as required.



# TRANSPORT & CONNECTIONS

## ON FOOT

- Wheelwright Lane Park  
10 minutes
- Birchwood Grove County Primary School  
11 minutes
- The Co-operative Food  
15 minutes
- Burgess Hill Rail Station  
15 minutes
- The Orion Cinema  
20 minutes
- Waitrose  
20 minutes
- Market Place Shopping Centre  
21 minutes
- Post Office  
22 minutes
- Wivelsfield Rail Station  
22 minutes

## BY CAR

- A273  
2.4 miles
- A23  
5.1 miles
- Brighton  
11.8 miles
- M23 (Junction 11)  
13.8 miles
- Crawley  
15.3 miles
- Horsham  
16.6 miles
- Worthing  
19.6 miles
- Gatwick Airport  
20.8 miles
- Eastbourne  
29 miles
- M25 (Junction 7)  
33.5 miles

## BY TRAIN

- From Burgess Hill Rail Station
- Brighton  
15 minutes
- Gatwick Airport  
17 minutes
- Crawley  
26 minutes
- Lewes  
30 minutes
- Worthing  
32 minutes
- East Croydon  
33 minutes
- Horsham  
36 minutes
- Clapham Junction  
43 minutes
- London Victoria  
50 minutes

## EDUCATION

- Manor Field Primary School  
1 mile
- Burgess Hill Girls School  
1.2 miles
- Birchwood Grove Community Primary School  
1.2 miles
- Oakmeads Community College  
1.7 miles
- Sheddingdean Community Primary School  
1.8 miles
- Woodlands Meed School  
1.9 miles
- London Meed Community Primary School  
1.9 miles
- St Wilfrid's Catholic Primary School  
1.9 miles



## FROM THE M25

Leave the M25 at junction 7 and join the M23 southbound, which then becomes the A23. Continue for 8 miles.

Leave the A23 at the Hickstead junction, turn left onto the A2300 and follow signs for Burgess Hill.

Continue ahead at the first roundabout.

At the next roundabout, take the first exit onto the A273; continue ahead at the next roundabout.

At the mini roundabout, turn right onto the B2036 London Road.

Turn left at the next mini roundabout onto Leylands Road.

Continue ahead over two mini roundabouts; you will pass Wivelsfield station on your right.

At the next mini roundabout, take the second exit onto Junction Road.

Turn left onto Cants Lane, continuing straight ahead at the mini-roundabout. Keep following Cants Lane as the road bends to the right and becomes Kings Way, where you will find us situated on the right, just after the slight bend in the road.



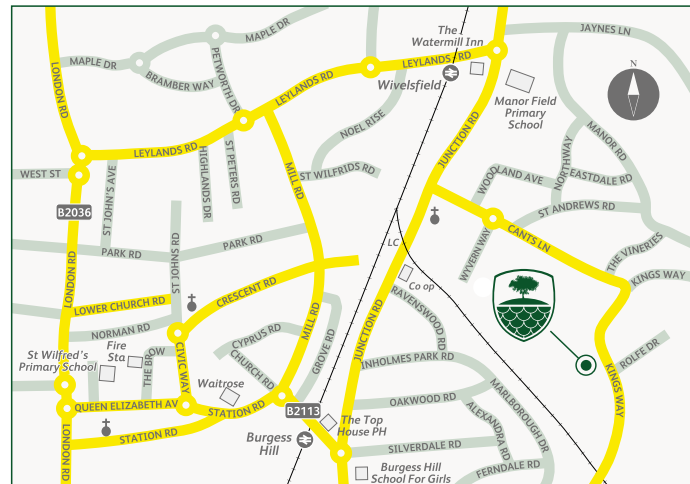
## BY TRAIN

Burgess Hill is the nearest railway station.

We are a 15 minute walk from the station.

For further information on train times and fares, please call the National Rail Enquiry Line on 03457 48 49 50, or check the National Rail website on [www.nationalrail.co.uk](http://www.nationalrail.co.uk)

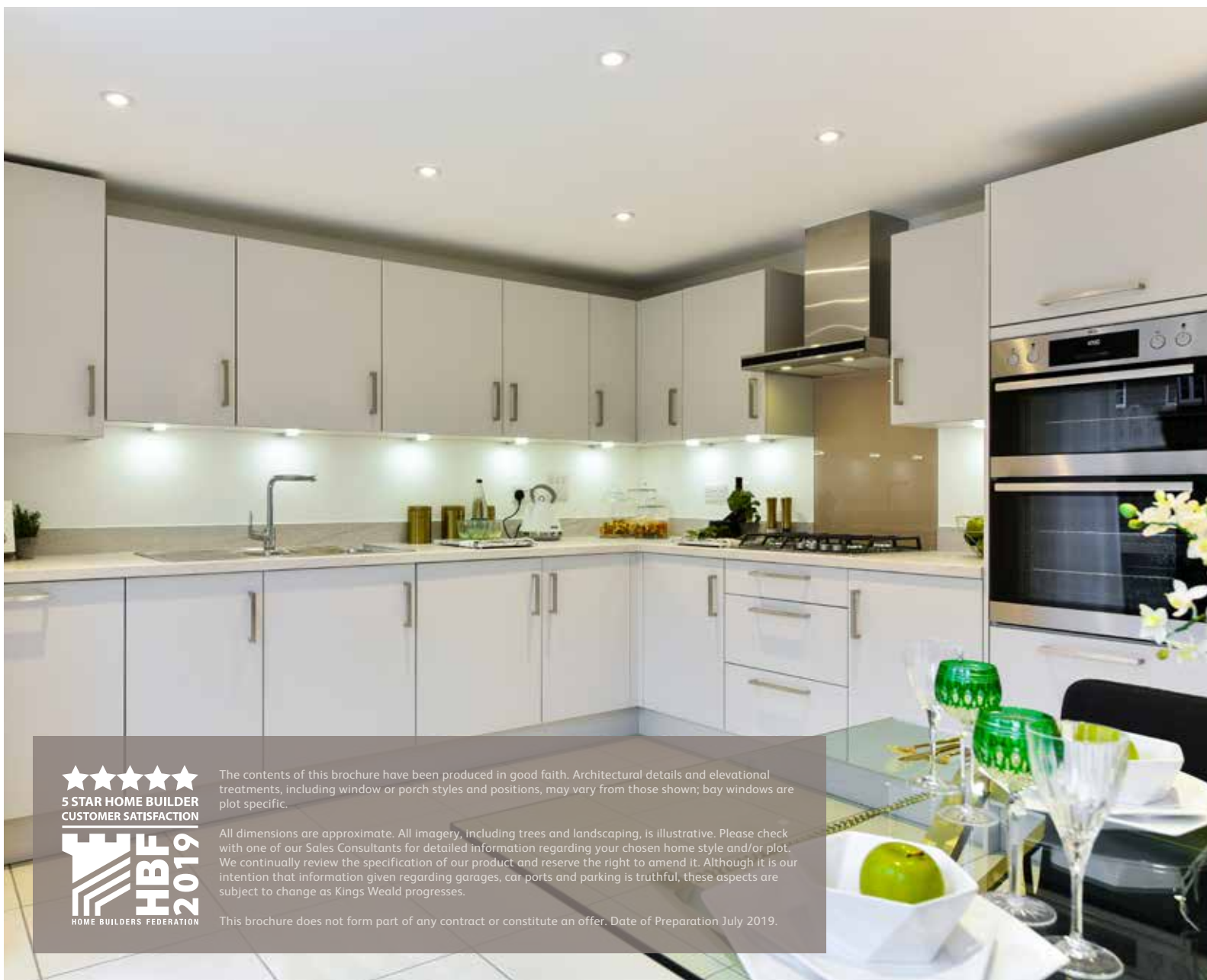
SAT NAV: RH15 0TH





[www.consumercode.co.uk](http://www.consumercode.co.uk)

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5 STAR HOME BUILDER  
CUSTOMER SATISFACTION



The contents of this brochure have been produced in good faith. Architectural details and elevational treatments, including window or porch styles and positions, may vary from those shown; bay windows are plot specific.

All dimensions are approximate. All imagery, including trees and landscaping, is illustrative. Please check with one of our Sales Consultants for detailed information regarding your chosen home style and/or plot. We continually review the specification of our product and reserve the right to amend it. Although it is our intention that information given regarding garages, car ports and parking is truthful, these aspects are subject to change as Kings Weald progresses.

This brochure does not form part of any contract or constitute an offer. Date of Preparation July 2019.





Kings Way  
Burgess Hill  
West Sussex  
RH15 0TH

Open Daily from 10am to 5pm

**0333 321 8908**

[kingsweald@croudacehomes.co.uk](mailto:kingsweald@croudacehomes.co.uk)



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KINGS WEALD

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BURGESS HILL