

GAMBLEMEAD

HAYWARDS HEATH, WEST SUSSEX

An exclusive development of 2 and 3 bedroom homes and
1 and 2 bedroom apartments for shared ownership



Welcome to Raven Homes

Part of an established, award-winning provider of homes throughout Surrey and Sussex, Raven Homes' mission is to create inspirational new communities and to help people realise aspirations of home ownership, whilst providing unrivalled customer service.

Shared ownership

What is Shared ownership?

Shared ownership offers you a more affordable way to buy a home. If you can't quite afford the cost of buying a home at 100%, you can purchase a share (usually between 25% and 75% of the property price) and pay rent to Raven on the remaining share you don't own.

You will have to pay a management fee and any service charges as if you owned the property outright.

Who is eligible?

There are criteria which you will need to meet which include:

- You must be at least 18 years old
- Outside of London your annual household income must be less than £80,000 (less than £90,000 in London)
- You will probably be a first time buyer, but if you do own a property this must be under offer and you should be able to demonstrate why it's no longer suitable
- You cannot afford to buy a home suitable for you on the open market
- You must be able to demonstrate that you can afford the payments and costs involved in buying a home
- You will need savings sufficient to cover your deposit, legal fees and moving costs.

What is staircasing?

Staircasing gives you the option to buy further shares in your property in the future. The greater the share you own, the less rent you will need to pay to Raven and should you staircase to 100% ownership (sometimes restricted on rural schemes), then there is no need for you to pay any rent at all. Should you choose to staircase and own more of a share, then you will have greater benefit from any increase in the property's value.

What do I do next?

You will need to register with the Help to Buy agent managing the area at www.helptobuyese.org.uk.

Please contact our Sales Team who will be able to guide you through the home buying process. You will be required to complete an initial affordability check with a Financial Advisor to establish that you can meet the costs involved without overcommitting yourself financially, but you will also be expected to maximise the share you can buy. You will also be required to demonstrate a local connection to the area or meet other specific criteria which our Sales Team can advise you on.

Contact the Sales Team at sales@ravenhomes.co.uk or call 0300 303 3835.



Haywards Heath

This superb collection of new homes is ideally located within easy reach of the popular town of Haywards Heath.

Haywards Heath offers a wide range of shopping outlets as well as a comprehensive array of eateries to suit most tastes. There are plenty of opportunities to get active with a selection of fitness clubs, sports facilities and golf clubs nearby – as well as access to lots of open space if you just fancy going for a walk in the countryside.

Haywards Heath station provides regular services direct to London in just under 50 minutes so is perfect for commuting. The town is also popular with families, not only due to the varied amenities on offer, but the area is well served by some good schools.



SPECIFICATION Your new home will include the following as standard:

Kitchens

- A range of contemporary styled kitchen units with laminate worktops and upstands
- Single electric oven, gas hob and extractor hood
- Integrated washing machine, fridge/freezer and dishwasher
- Vinyl floor covering
- Stainless steel splashback to hob
- Ceiling downlighters

Bathrooms

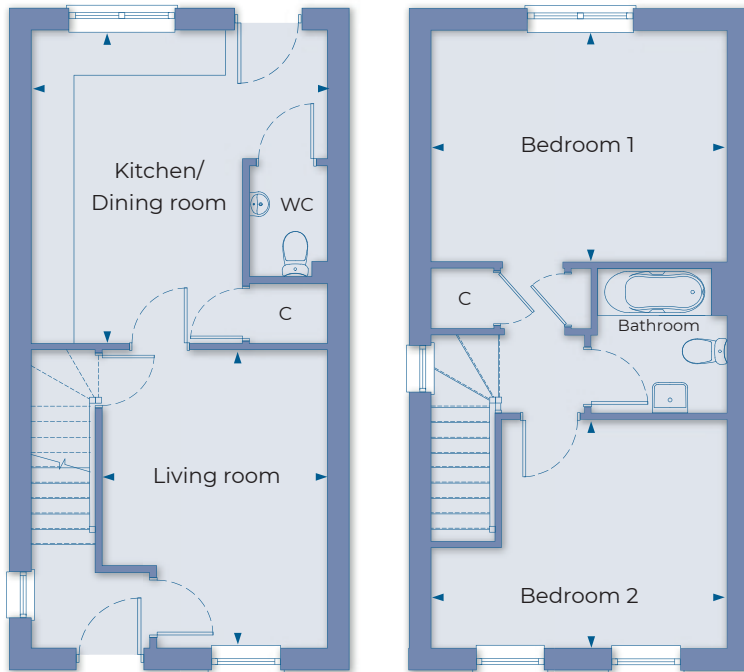
- White sanitary ware with chrome taps
- Wall tiling to perimeter of bath and splashback to basin
- Bath with shower over
- Chrome and glass shower screen
- Chrome towel rail
- Vinyl floor covering
- Ceiling downlighters

General

- White PVCu double glazed windows
- Gas fired central heating
- Carpets
- Smoke alarm
- Turf to rear garden
- NHBC warranty
- One parking space (right to use)



PLOTS 64 (handed), 65 – 2 Bedroom Houses 876 SQ FT



Kitchen/Dining Room
4698mm x 4438mm · 15'4" x 14'6" (Max)

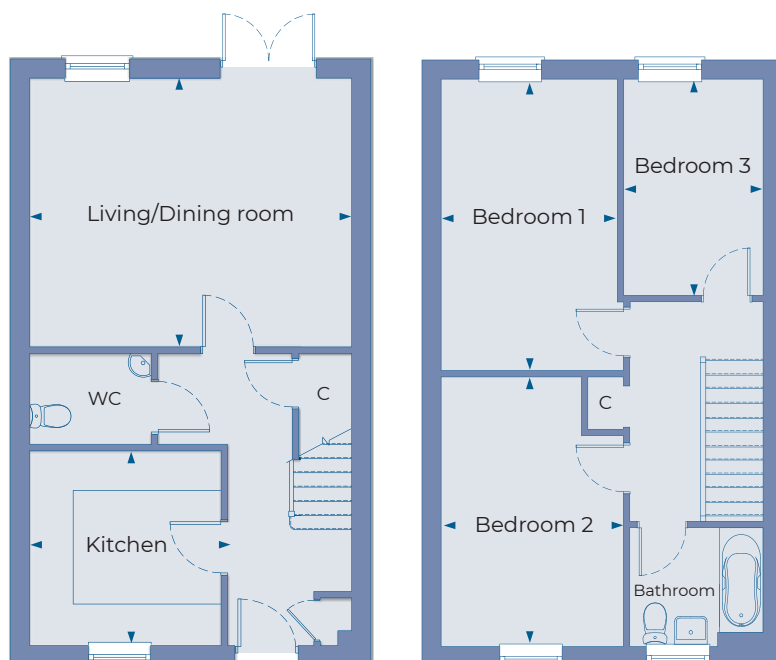
Living
4472mm x 3323mm · 14'8" x 10'10" (Max)

Bedroom 1
4438mm x 3478mm · 14'6" x 11'4" (Max)

Bedroom 2
4438mm x 3435mm · 14'6" x 11'3" (Max)

C = cupboard

PLOTS 116, 117, 118 – 3 Bedroom Houses 1016 SQ FT



Living/Dining Room
5188mm x 4390mm · 17' x 14'4" (Max)

Kitchen
3185mm x 3102mm · 10'5" x 10'2"

Bedroom 1
4770mm x 2840mm · 15'7" x 9'3" (Max)

Bedroom 2
4400mm x 2953mm · 14'5" x 9'8" (Max)

Bedroom 3
3547mm x 2277mm · 11'7" x 7'5"

C = cupboard
* Plot 116 has window on the landing.

2 & 3 Bedroom Homes for Shared Ownership

PLOTS 78 to 83 – 1 & 2 Bedroom Apartments 549 to 657 SQ FT



PLOTS 78 and 81 – 1 Bedroom 549 sq ft

Kitchen/Living Room
6115mm x 3380mm · 20' x 11'1" (Max)

Bedroom 1
4957mm x 2788mm · 16'3" x 9'1"

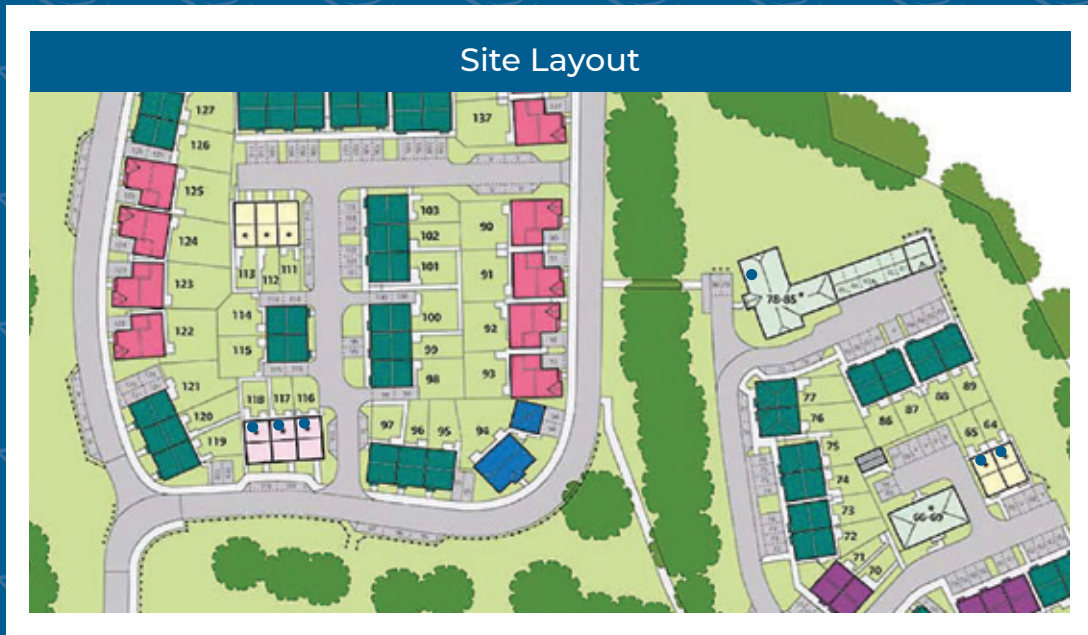
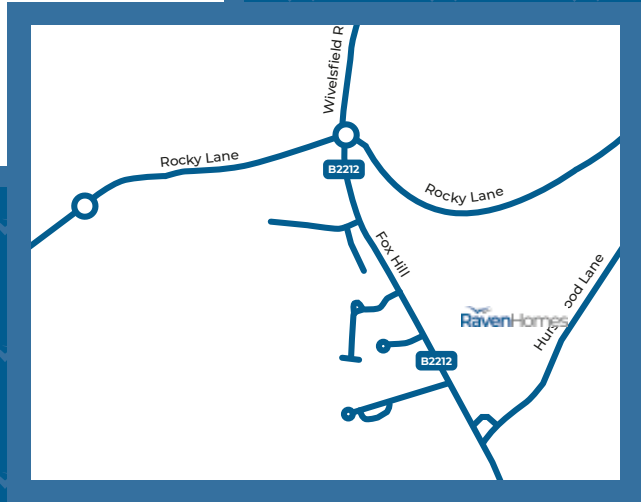
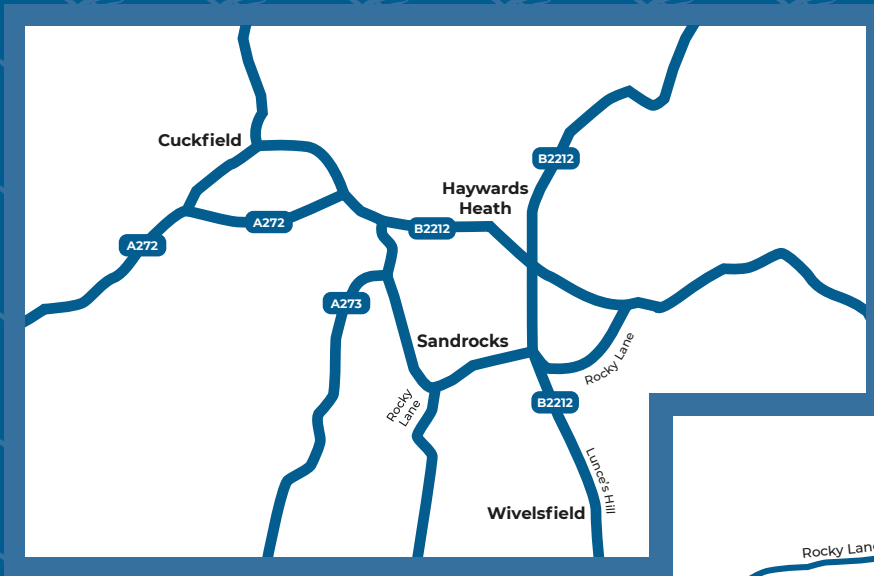
PLOTS 79, 80, 82 83 – 2 Bedroom 657 sq ft

Kitchen/Living Room
6145mm x 3995mm · 20'1" x 13'1" (Max)

Bedroom 1
3683mm x 3263mm · 12'1" x 10'8" (Max)

Bedroom 2
4148mm x 2237mm · 13'7" x 7'4"






Correct as of December 2019

Although every care has been taken to ensure the accuracy of information provided, the contents of this brochure are for general guidance only and are not to be treated as statements of fact and do not form part of a contract or constitute a warranty. Fittings and fixtures and standards of finish shown in photographs are not necessarily those to be included in the sale of any particular home and we reserve the right to amend specifications as necessary but to an equal or higher standard.

The homes will be sold only on the terms of any contract for sale agreed through our solicitors.

Layouts and dimensions on the floorplans are for guidance only. Dimensions are taken from the Developer's architects' plans and have not been surveyed on site as the development is under construction. They are not intended to be used for carpet sizes, appliance space or items of furniture. All are subject to a tolerance of +/- 50mm.

CGIs are indicative and external elevations may be subject to change by the Developer, as such they are for guidance only.  Denotes point where measurements are taken from.

We reserve the right to make alterations, omissions or additions to the development or any part of it without prior notice. Raven Place is the marketing name of the development. Please check the postal address with a member of the sales team. The developer is Linden Homes.

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