



# VERMONT PLACE

HAYWARDS HEATH



A LUXURY DEVELOPMENT OF FOURTEEN  
2, 3 & 4 BEDROOM FAMILY HOMES

VERMONT PLACE • WESTERN ROAD • HAYWARDS HEATH

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



[greenrockhomes.co.uk](http://greenrockhomes.co.uk)

OUR VISION AT GREENROCK HOMES  
IS TO BRING FAMILIES TOGETHER  
IN BEAUTIFULLY DESIGNED AND  
INSPIRATIONAL FAMILY LIVING SPACES

PHILIP GOWING  
MANAGING DIRECTOR  
GREENROCK HOMES



VICTORIA PARK  
PROVIDES AN  
EXPANSIVE AREA  
FOR RECREATION



**HAYWARDS HEATH**

Just 40 miles and 45 minutes by train from Central London, and even closer to the Bohemian boutiques and beaches of Brighton, you're never far from the action at Haywards Heath. Yet at the same time, you'll enjoy a delightful Sussex location, close to the Weald, the South Downs and the Ouse Valley, with none of the city stress.

Add in a choice of Ofsted 'Good' rated schools, and great local shops and entertainment, and you have the ideal location to set up home and raise a family.

Haywards Heath is well served with local facilities and has a good range of independent shops along with the more familiar chain stores. There is a newly opened Waitrose, along with Sainsburys, Marks & Spencers and Tesco Express.

With a population of around 27,000 (census 2011) the town is a commuter town, with many people working in London,

Brighton, Crawley or at Gatwick Airport, which is only 13 miles away. The town lies 36 miles south of London and 14 Miles north of Brighton.



'The Broadway' provides a good choice of Bars and restaurants in the evenings and Clair Hall provides a great venue for many concerts and social events. Haywards Heath Leisure centre has good facilities and a swimming pool. There are many sports clubs in the town and the neighbouring area, including a good choice of Golf clubs. The Princess Royal Hospital is located on the edge of the town.

**PARK LIFE**

Victoria Park provides an expansive area for recreation, Borde Hill Gardens and Beech Hurst Gardens provide a delightful environment throughout the seasons for Green fingered enthusiasts.

**GREAT SCHOOLS**

Oathall Community College is the main secondary school for the town. There are also private schools at Great Walstead, Hurst and Burgess Hill for Girls close by.

**EASY COMMUTE**

Haywards Heath railway station provides an excellent train service to London in approximately 45 minutes. With regular trains and a new Multi storey car park on site, making it an easy commute.

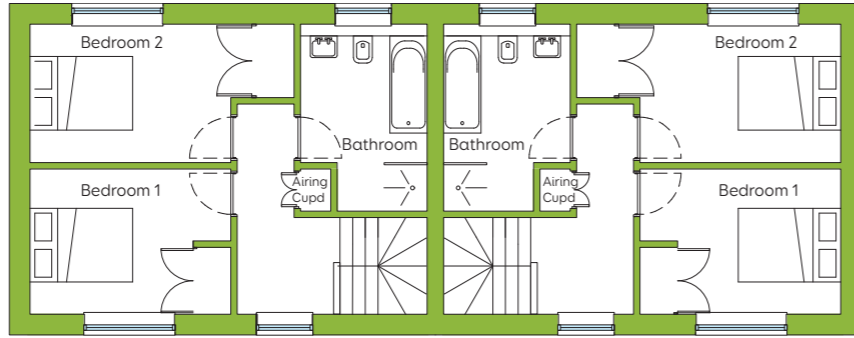
**TRAIN TIMES**

Haywards Heath to Brighton	14 Minutes
Haywards Heath to London Victoria	45 Minutes
Haywards Heath to Gatwick	11 Minutes
Haywards Heath to Lewes	14 Minutes

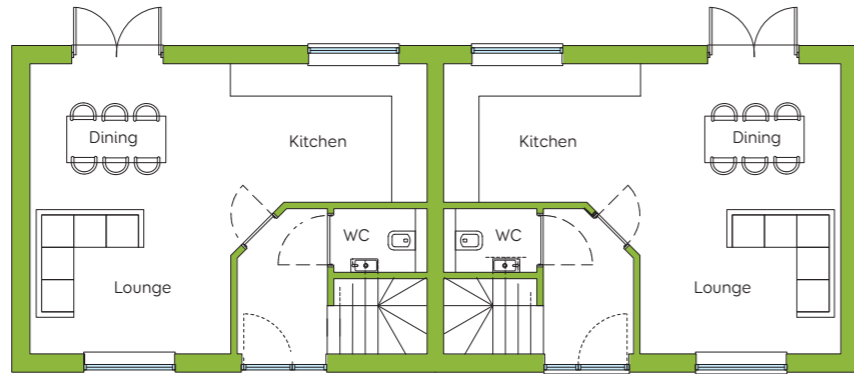


# FLOOR PLANS

First Floor



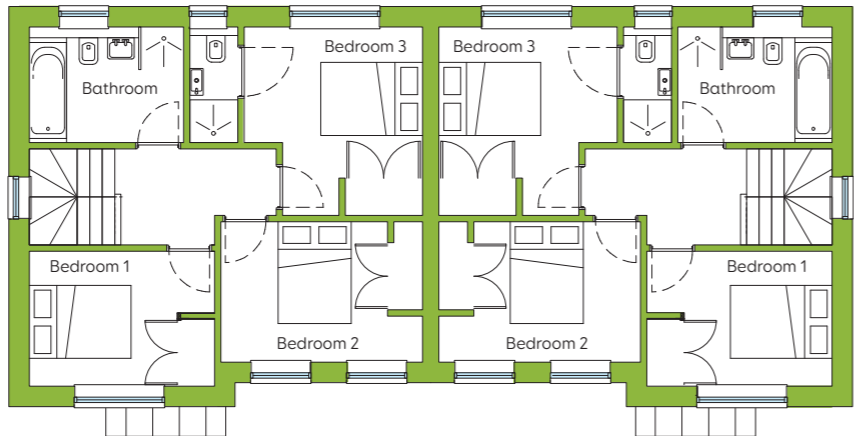
Ground Floor



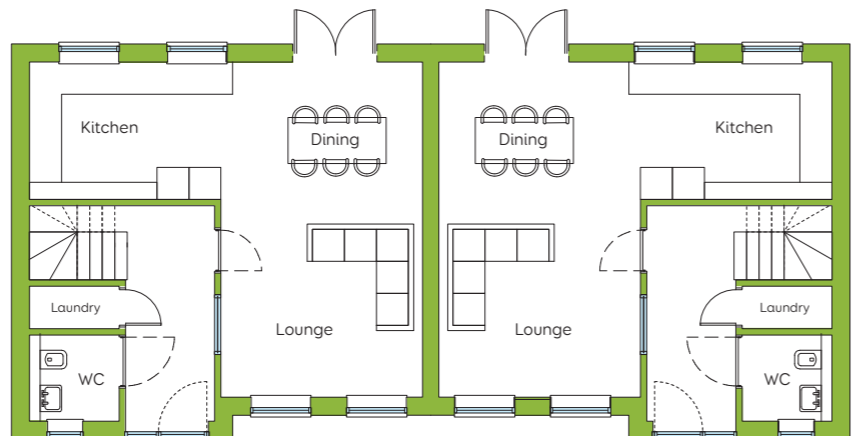
Unit 1

Unit 2

First Floor



Ground Floor

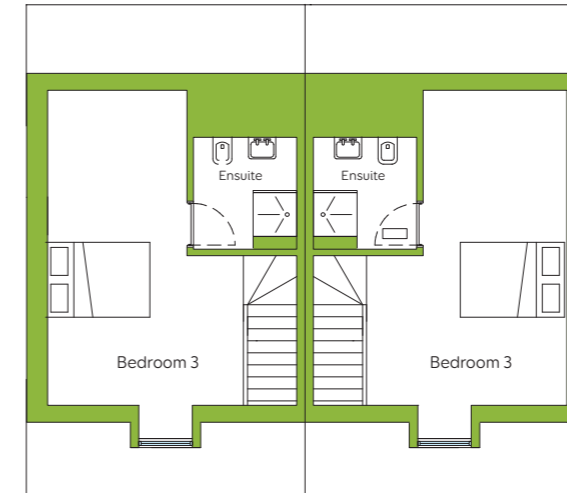


Unit 3

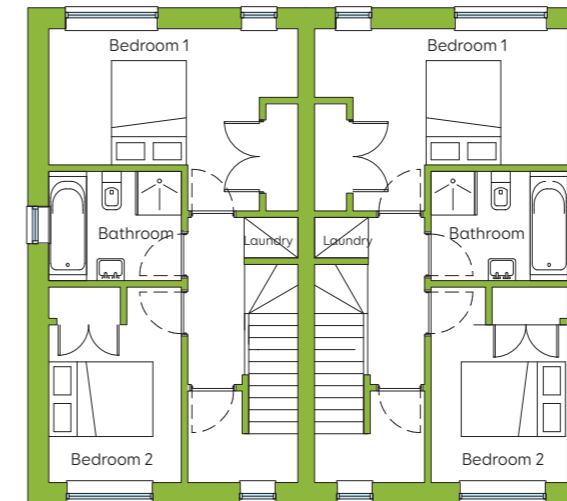
Units 4/5\*

\*Unit 5 is detached

# FLOOR PLANS



Second Floor



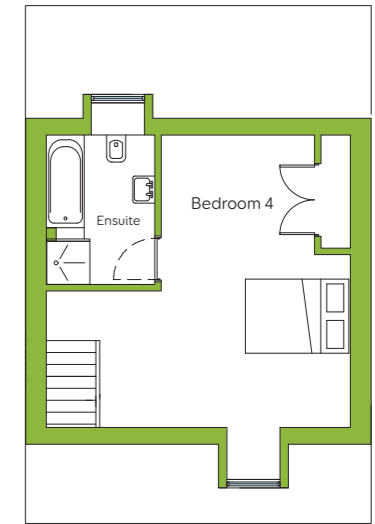
First Floor



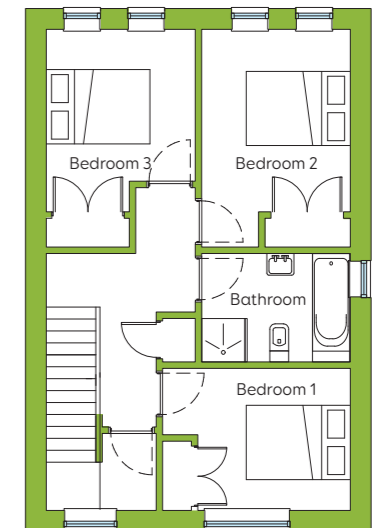
Ground Floor

Units 6/8/12

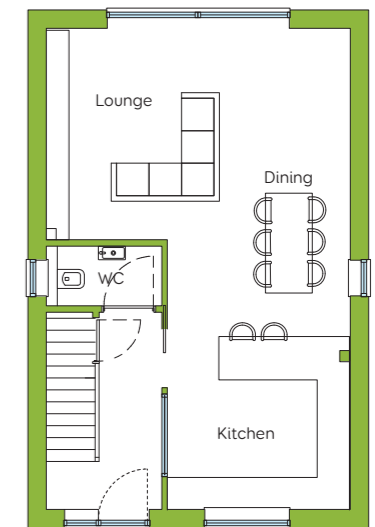
Units 7/9/13



Second Floor



First Floor



Ground Floor

Units 10/11/14



OUR HOMES ARE DESIGNED WITH A CONTEMPORARY FEEL TO OFFER EXCELLENT QUALITY THROUGHOUT



OUR HOUSES ARE FINISHED TO EXTREMELY HIGH STANDARDS WITH PARTICULAR ATTENTION TO MODERN LIFESTYLES



CGI imagery of Vermont Place

## VERMONT PLACE

THIS STRIKING NEW CONTEMPORARY DEVELOPMENT HAS BEEN CREATED BY GREENROCK HOMES TO COMPLIMENT THE LOCAL SURROUNDINGS



A LUXURY DEVELOPMENT OF FOURTEEN 2, 3 & 4 BEDROOM FAMILY HOMES

## VERMONT PLACE

This striking new contemporary development has been created by Greenrock Homes to compliment the local surroundings. The houses are to be finished to extremely high standards with particular attention to modern lifestyle, offering flexible living spaces with an open plan ground floor, ideal for entertaining. Each of the fourteen houses has its own allocated parking and landscaped rear garden.



## GREENROCK HOMES

Greenrock is a young and innovative company with a passionate commitment to building superbly designed and sustainable homes in the South East of England. Sustainability is at the heart of what they do and all of their projects involve regeneration of brownfield sites.



greenrockhomes.co.uk



Library photos of a recent Greenrock Development

## SPECIFICATION

### KITCHENS

- Stylish contemporary high gloss kitchen units
- Quartz Silestone worktops
- Integrated appliances including Neff induction hob and oven, fridge freezer, extractor hood, dishwasher and washer/dryer.

### BATHROOMS & EN-SUITES

- Designed with contemporary feel to offer excellent quality throughout
- High quality porcelain wall tiles to wet areas
- Wall mounted vanity units
- Overhead showers and framed screens
- Contemporary white sanitaryware
- Polished chrome heated towel rails and taps

### HEATING

A rated Alpha Combi Boiler system comprising of a natural gas condensing boiler with underfloor heating to ground floor and radiators to upper floors.

### EXTERIOR

- High quality composite front door, multi point locking and air tight seals
- White UPVC double glazed windows and doors designed for easy maintenance with large contemporary sliding doors to rear of larger properties
- Paved patio to rear gardens in natural stone
- External lights to front and rear doors
- Offroad allocated parking

### MEDIA

- Pre-wired for future satellite/digital TV, telephone and broadband to living room and master bedroom
- Secondary TV Points to remainder of bedrooms

### SECURITY & PEACE OF MIND

- Mains fed smoke detector with battery back up
- Each property is freehold
- Each home will be sold with an LABC Structural Warranty

### ADDITIONAL FEATURES

- Triple glazed windows throughout
- High quality hard wearing wood effect vinyl plank flooring to living areas
- Neutral Carpets in all Bedrooms
- Underfloor heating to ground floor and bathrooms
- Fitted wardrobes to all bedrooms

### NEW BUILD WARRANTY

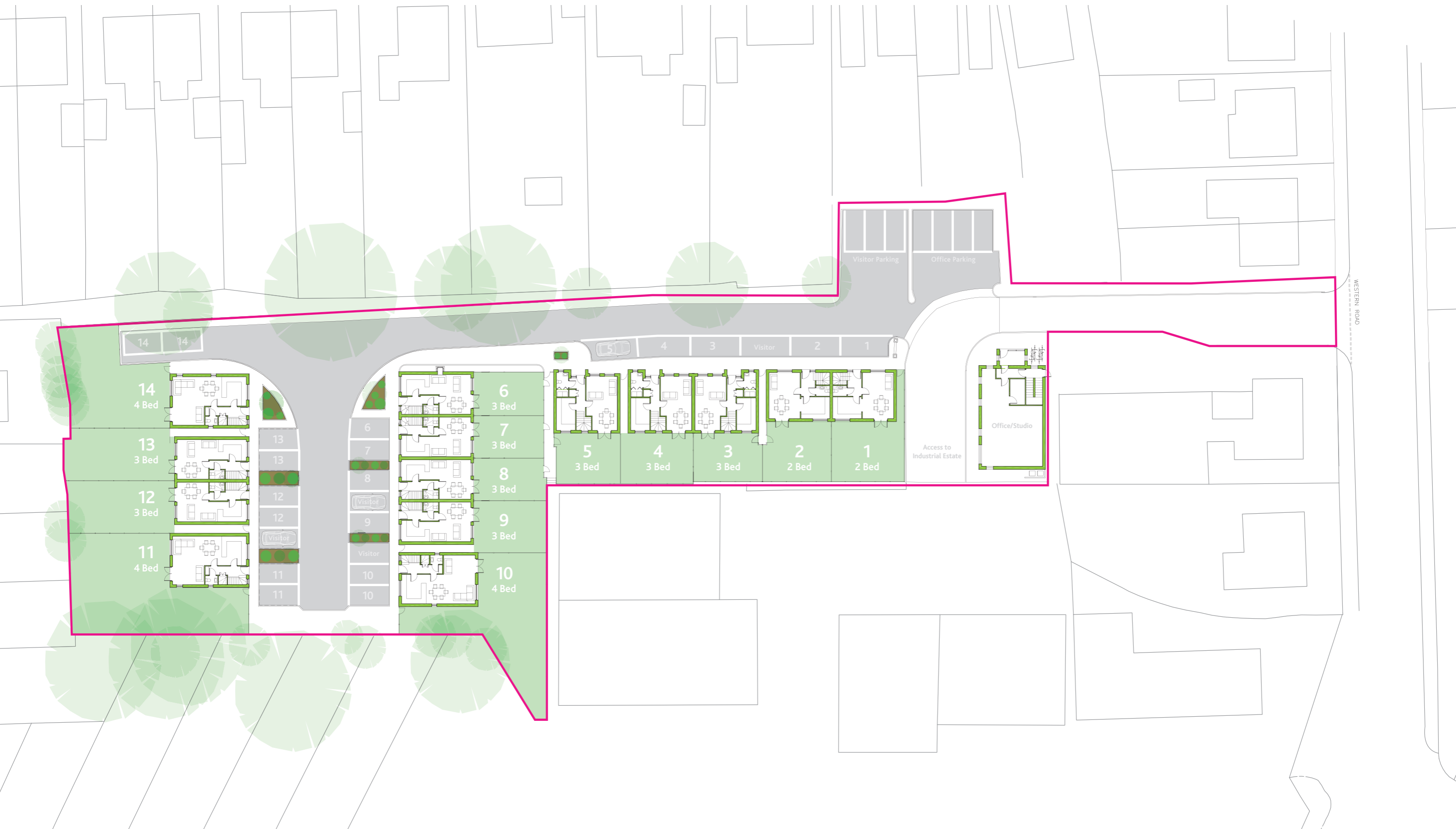
All houses are sold with a 10 year LABC New Build Insurance warranty.



### ACCESSABILITY

These new houses incorporate generous hallways, wide doorways and staircases making it easier to move around the home, particularly if you have small children or limited mobility.

# VERMONT PLACE SITE PLAN





EACH OF THE FOURTEEN HOUSES  
HAS ITS OWN ALLOCATED PARKING  
AND LANDSCAPED REAR GARDEN





# VERMONT PLACE

HAYWARDS HEATH



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