

HANLYE VIEW

CUCKFIELD




Sigma Homes

LOCATION + QUALITY + DESIGN







Beautiful homes in  
B E A U T I F U L  
S E T T I N G S

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Discover the small rural village of Cuckfield, set on the southern slopes of the Weald, offering fantastic walking trails around the beautiful Sussex countryside. It is perfectly placed, with local amenities including a convenience store, medical centre and a chemist's, to mention just a few. The town of Haywards Heath is just a stone's throw away, offering a range of popular supermarkets and a variety of other retailers. Hanlye View is the perfect location to call your new home.

This impressive development of just thirteen 3 and 4 bedroom homes is designed to Sigma's renowned high-quality specifications. Sigma's commitment to sustainability will ensure that your home won't cost the earth to own or heat.



## Community spirit at its FINEST σ

The village of Cuckfield is the perfect representation of life in rural Sussex, with the centre of the village lined with attractive shops and eateries. It is home to the renowned Ockenden Manor spa and hotel, part of Historic Sussex Hotels, offering visitors opulence and fine dining. Just outside of the village, you will find the Ouse Valley Viaduct, built in 1838, offering dramatic views and attracting many photo opportunists wishing to capture its magnificence.

Cuckfield is not short of educational opportunities, with both private and state schools nearby. You will be within walking distance of Holy Trinity CE (A) Primary School, catering to children of preschool and primary age, along with Warden Park Secondary Academy. For those families seeking a private education, Handcross Park school (affiliated with Brighton College) caters for children aged 2–13, while Ardingly and Hurstpierpoint colleges cater for all ages, from nursery to 18 years.

From Hanlye View, you are never far from the seaside or a city, with easy access via car and train to both London and Brighton.











## A well-connected V I L L A G E σ

Discover an abundance of things to do in your new community. The village hall and the Old School halls are hubs for activities and classes for the whole family, with even the smallest family members able to get involved with baby ballet and sensory classes. The village boasts plenty of pubs and restaurants, including the Rose and Crown and The Talbot, both gastro pubs, and there is the option of a Thai menu at The White Harte – all within walking distance of Hanlye View. Why not enjoy an afternoon’s retail therapy at the Orchards Shopping Centre in Haywards Heath, packed with favourite high-street retailers?

Borde Hill Garden, just over the road from Hanlye View, can be accessed via a pleasant walk. It hosts September’s Great British Food Festival, as well as other seasonal events which the whole family can enjoy, including Music in the Garden, outdoor cinema events and a Christmas market.

It’s a hive of outdoor activity all year and has a quaint café in its converted peacock house, available to visitors and season ticket-holders.

Cuckfield is not lacking for sporting opportunities, with the Cuckfield Cricket Club just a short distance away, with its picturesque backdrop of Cuckfield Park. There’s also a local tennis club, as well as an active and thriving Cuckfield Cosmos Football Club for all ages and the well-regarded Haywards Heath Rugby Football Club, both operating from Whitemans Green Recreation Ground in the hub of the village. If you want to improve your handicap, there are many great golf clubs nearby, including The Burgess Hill Golf Centre and also Cuckfield Golf Centre, with its 180 Degrees Bar & Kitchen and spectacular view of the viaduct, the surroundings and Haywards Heath.



Commuting  
M A D E E A S Y  
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Cuckfield is well connected to Sussex and beyond, by the A23 and M23. Haywards Heath is just seven minutes' drive by car, where its train station provides regular rail connections to London (Victoria and London Bridge stations), as well as to Eastbourne and Brighton – excellent for those looking to make their commute easier. Trains can also be caught from Balcombe (seven minutes north) and Burgess Hill (15 minutes southeast). For those travelling further afield, Gatwick Airport is just 15 miles away.





 **7 mins**

DRIVE TO HAYWARDS HEATH TRAIN STATION

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 **7 mins**

TO BALCOLMBE TRAIN STATION

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 **46 mins**

TO LONDON VICTORIA

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 **19 mins**

DRIVE TO GATWICK

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 **3 miles**

TO THE A23 AND M23



Distances and times are approximate and should not be relied on.





A computer-generated street scene of Hanlye View.





An impressive  
NEW COLLECTION  
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Tucked in the picturesque countryside of Cuckfield, this contemporary development offers 3 and 4 bedroom homes, ideal for a variety of lifestyles. From Hanlye View, enjoy the peace of the country with all the ease of town living and the vast assortment of shops and activities close by.





A computer-generated street scene of Hanlye View.

# H O M E S 1 - 3

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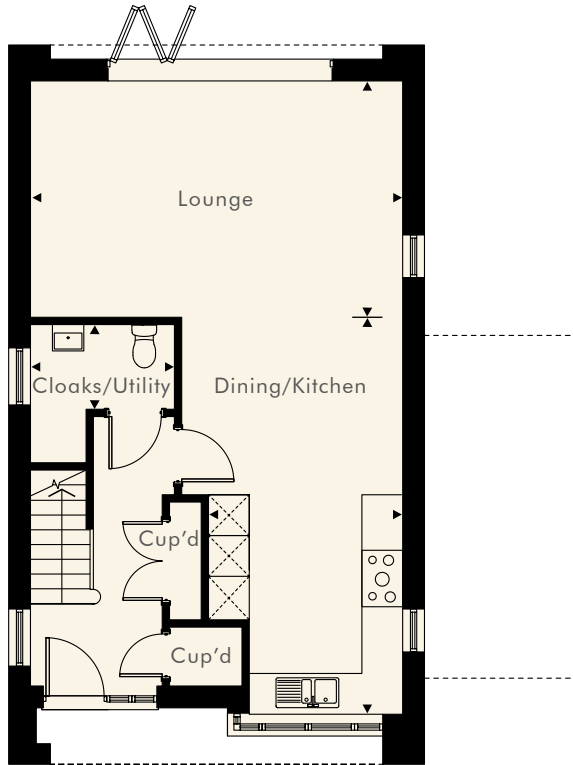
A computer-generated image of homes 1-3.



# H O M E 1

118.29 sq.m / 1273.26 sq.ft

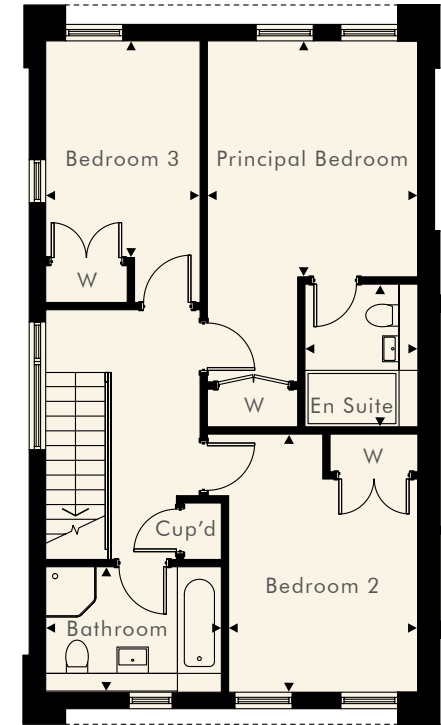
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## Ground floor

57.52 sq.m / 619.14 sq.ft

Lounge	5.93m x 3.77m	19'5" x 12'4"
Dining/Kitchen	6.33m x 3.09m	20'9" x 10'2"
Cloaks/Utility	2.29m x 1.35m	7'6" x 4'5"



## First floor

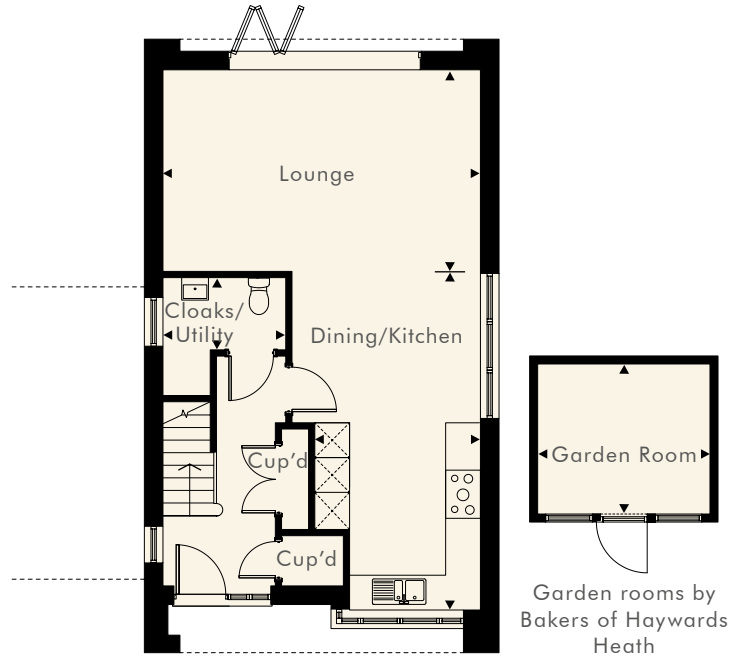
60.77 sq.m / 654.12 sq.ft

Principal Bedroom	3.76m x 3.35m	12'4" x 11'0"
En Suite	2.27m x 1.80m	7'5" x 5'11"
Bedroom 2	4.11m x 3.01m	13'6" x 9'11"
Bedroom 3	3.45m x 2.46m	11'4" x 8'1"
Bathroom	2.80m x 2.00m	9'2" x 6'7"

# H O M E 2

144.51 sq.m / 1555.49 sq.ft

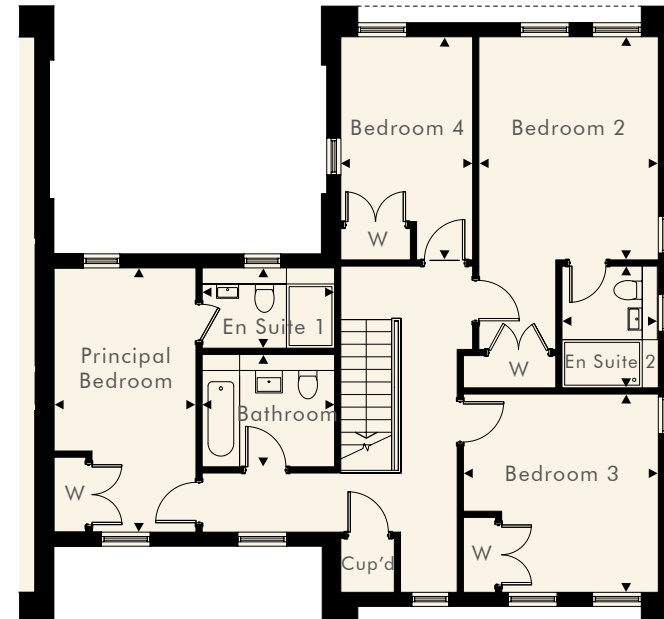
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## Ground floor

57.52 sq.m / 619.14 sq.ft

Lounge	5.93m x 3.77m	19'5" x 12'4"
Dining/Kitchen	6.33m x 3.09m	20'9" x 10'2"
Cloaks/Utility	2.29m x 1.35m	7'6" x 4'5"
Garden Room	3.30m x 2.95m	10'10" x 9'8"



## First floor

86.99 sq.m / 936.35 sq.ft

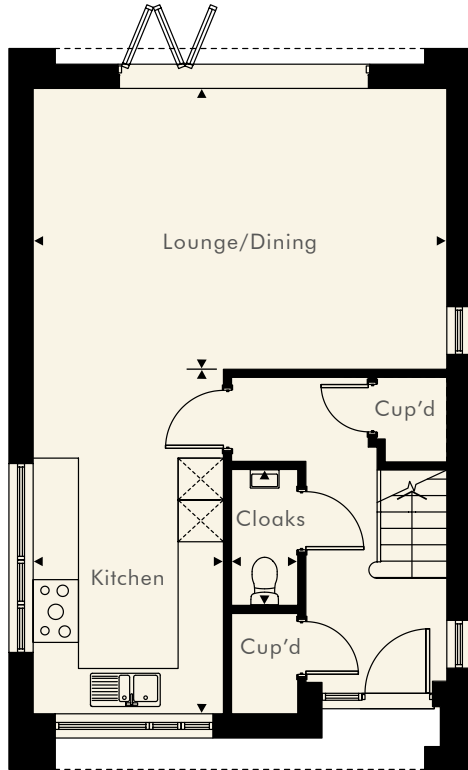
Principal Bedroom	4.93m x 2.64m	16'2" x 8'8"
En Suite 1	2.47m x 1.50m	8'1" x 4'11"
Bedroom 2	4.17m x 3.35m	13'8" x 11'0"
En Suite 2	2.30m x 1.80m	7'6" x 5'11"
Bedroom 3	3.70m x 3.64m	12'2" x 11'11"
Bedroom 4	4.16m x 2.46m	13'8" x 8'1"
Bathroom	2.47m x 2.10m	8'1" x 6'11"



# H O M E 3

105.78 sq.m / 1138.60 sq.ft

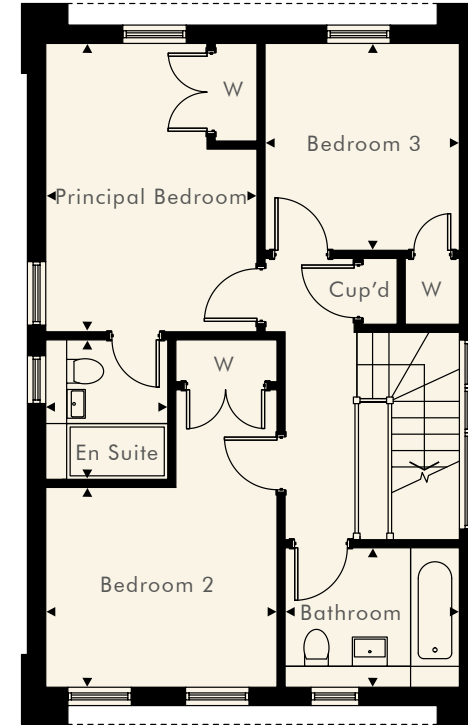
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## Ground floor

51.75 sq.m / 557.03 sq.ft

Lounge/Dining	5.93m x 4.02m	19'5" x 13'2"
Kitchen	4.94m x 2.72m	16'2" x 8'11"
Cloaks	1.95m x 0.95m	6'5" x 3'1"



## First floor

54.03 sq.m / 581.57 sq.ft

Principal Bedroom	4.13m x 3.02m	13'7" x 9'11"
En Suite	2.00m x 1.45m	6'7" x 4'9"
Bedroom 2	3.31m x 2.86m	10'10" x 9'5"
Bedroom 3	2.96m x 2.78m	9'9" x 9'1"
Bathroom	2.50m x 2.00m	8'2" x 6'7"

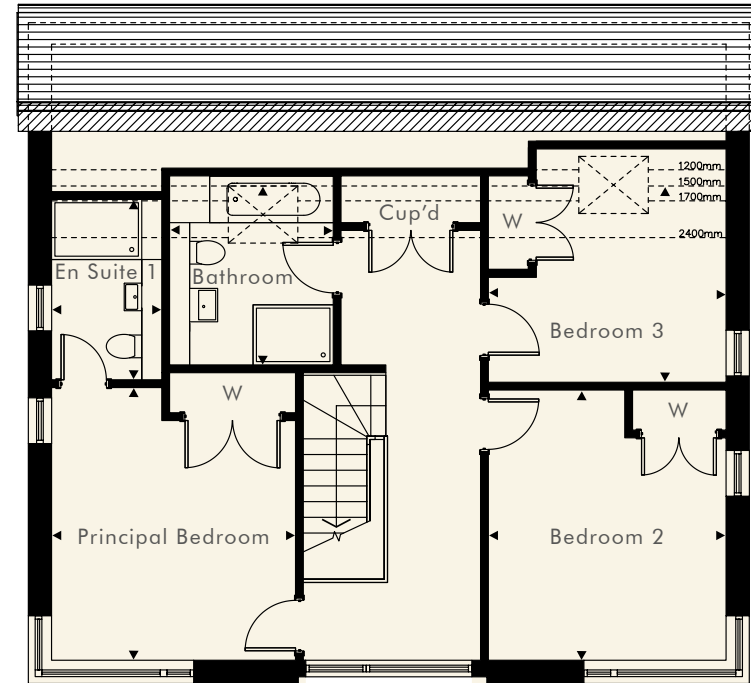
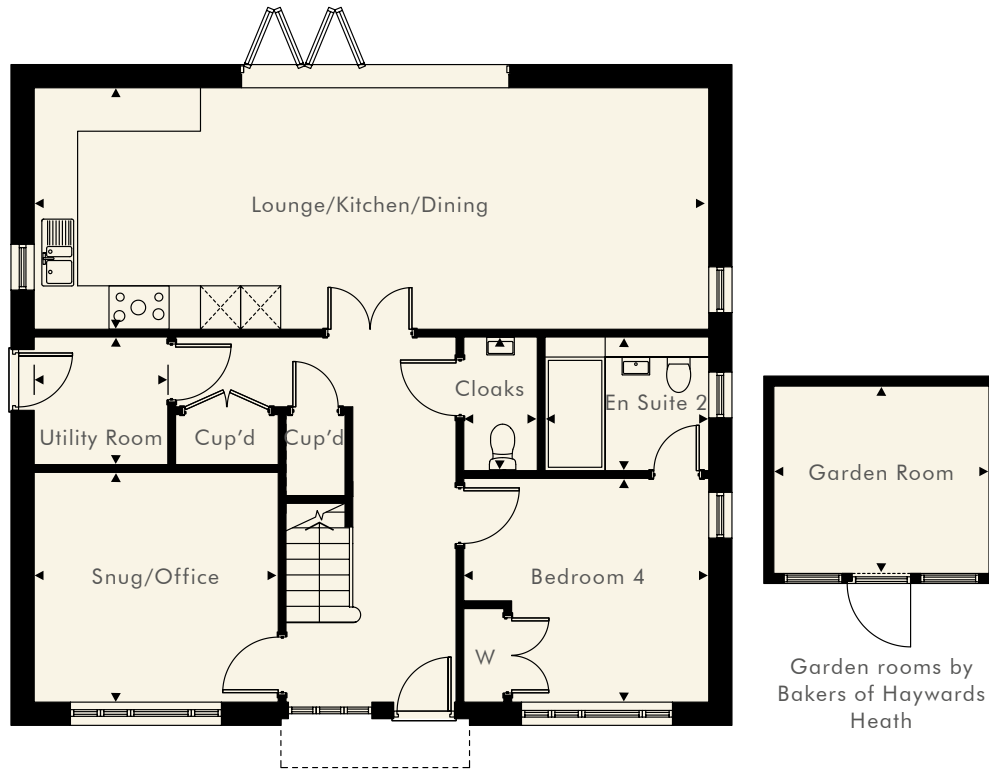
# H O M E S 4 & 5

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A computer-generated image of homes 4 & 5.





### Ground floor

91.86 sq.m / 988.77 sq.ft

Lounge/Kitchen/Dining	10.09m x 3.61m	33'1" x 11'10"
Cloaks	2.00m x 1.10m	6'7" x 3'7"
Utility Room	2.00m x 1.89m	6'7" x 6'2"
Snug/Office	3.65m x 3.43m	12'0" x 11'3"
Bedroom 4	3.66m x 3.34m	12'0" x 10'11"
En Suite 2	2.45m x 1.70m	8'0" x 5'7"
Garden Room	3.30m x 2.95m	10'10" x 9'8"

### First floor

70.80 sq.m / 762.08 sq.ft

Principal Bedroom	4.08m x 3.65m	13'5" x 12'0"
En Suite 1	2.70m x 1.63m	8'10" x 5'4"
Bedroom 2	4.04m x 3.55m	13'3" x 11'8"
Bedroom 3	3.55m x 2.94m	11'8" x 9'8"
Bathroom	2.68m x 2.45m	8'9" x 8'0"

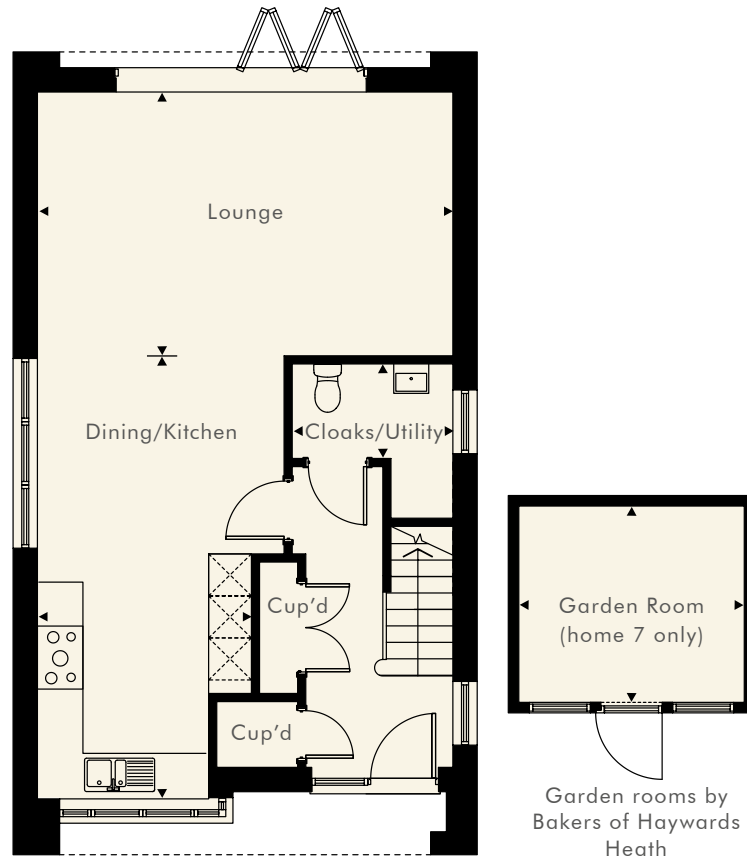
# H O M E S 6 - 8

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A computer-generated image of homes 6-8.

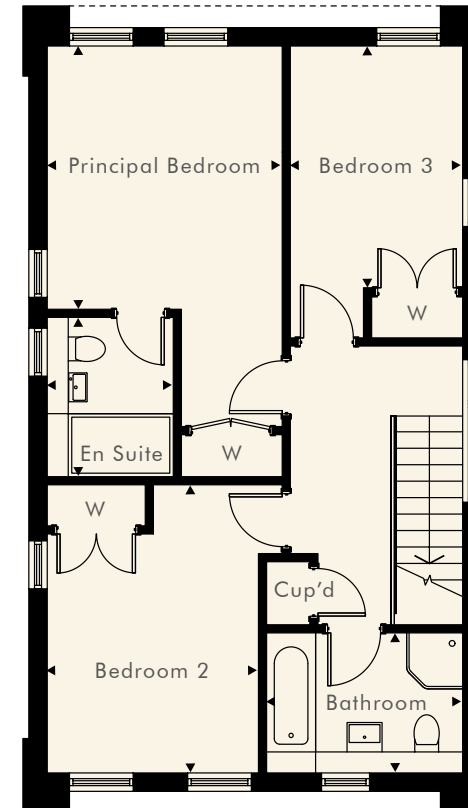




### Ground floor

57.52 sq.m / 619.14 sq.ft

Lounge	5.93m x 3.76m	19'5" x 12'4"
Dining/Kitchen	6.32m x 3.09m	20'9" x 10'2"
Cloaks/Utility	2.29m x 1.33m	7'6" x 4'4"
Garden Room	3.30m x 2.95m	10'10" x 9'8"



### First floor

60.78 sq.m / 654.23 sq.ft

Principal Bedroom	3.75m x 3.35m	12'4" x 11'10"
En Suite	2.27m x 1.80m	7'5" x 5'11"
Bedroom 2	4.11m x 3.01m	13'6" x 9'11"
Bedroom 3	3.45m x 2.46m	11'4" x 8'1"
Bathroom	2.80m x 2.00m	9'2" x 6'7"

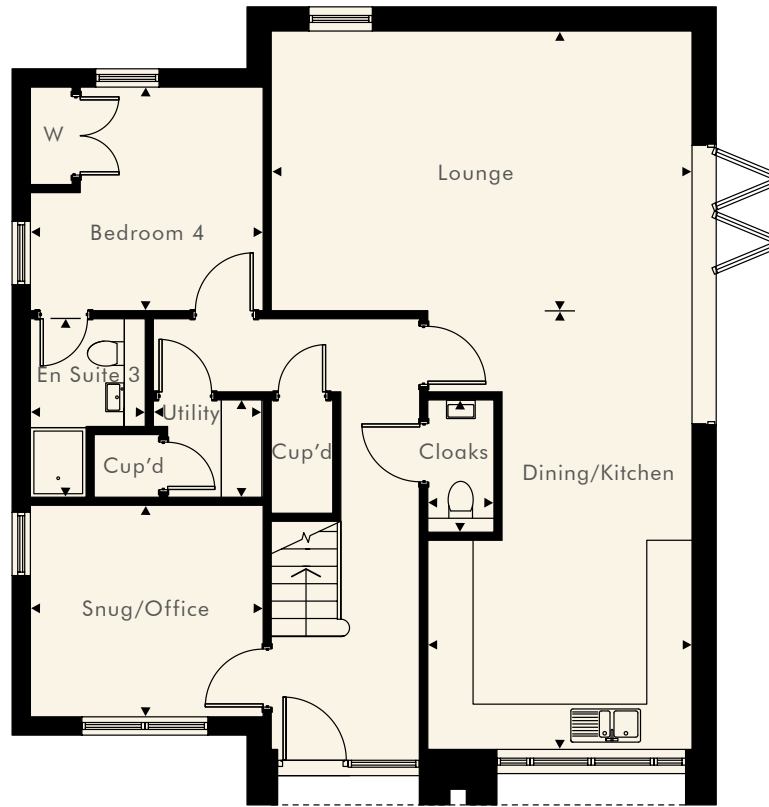
# H O M E 9

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A computer-generated image of home 9.

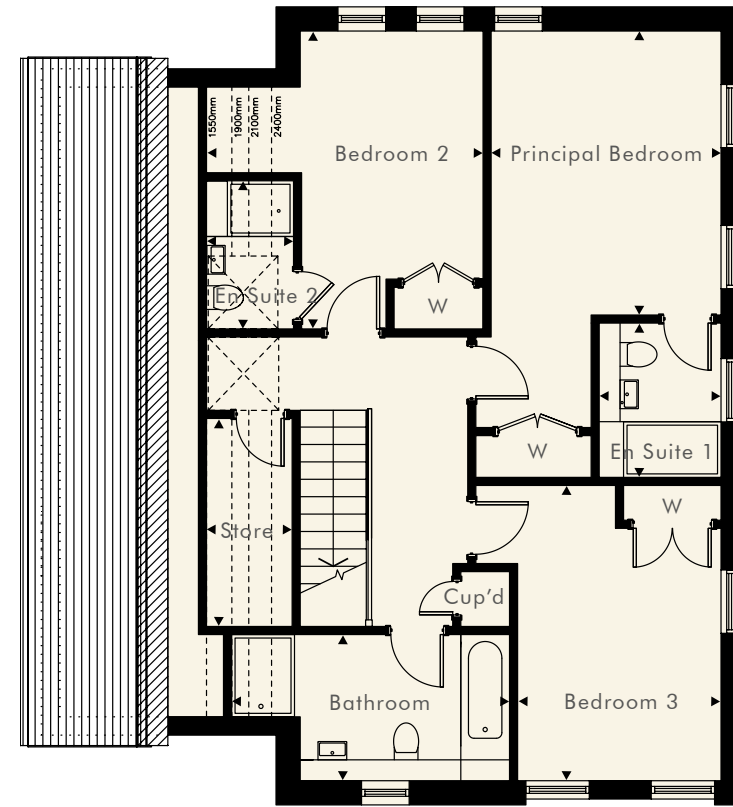




### Ground floor

93.00 sq.m / 1001.04 sq.ft

Lounge	6.00m x 4.01m	19'8" x 13'2"
Dining/Kitchen	6.30m x 3.79m	20'8" x 12'5"
Cloaks	1.90m x 0.95m	6'3" x 3'1"
Utility	1.38m x 1.35m	4'6" x 4'5"
Bedroom 4	3.34m x 3.21m	10'11" x 10'6"
En Suite 3	2.54m x 1.65m	8'4" x 5'5"
Snug/Office	3.34m x 3.03m	10'11" x 9'11"



### First floor

76.05 sq.m / 818.60 sq.ft

Principal Bedroom	4.08m x 3.30m	13'5" x 10'10"
En Suite 1	2.21m x 1.85m	7'3" x 6'1"
Bedroom 2	4.27m x 3.97m	14'0" x 13'0"
En Suite 2	2.21m x 1.25m	7'3" x 4'1"
Bedroom 3	4.24m x 2.92m	13'11" x 9'7"
Bathroom	3.99m x 2.00m	13'1" x 6'7"
Store	2.88m x 1.23m	9'5" x 4'0"

# Superior SPECIFICATION σ

## INTERNAL SPECIFICATION

- White horizontal panel doors with aluminium inlays
- Built-in wardrobes in all bedrooms
- Brushed stainless steel lever door furniture
- Eggshell white hand-painted staircase
- Brushed stainless steel light switches and sockets
- LED ground-floor downlighters, with the exception of the ground-floor bedroom with its pendant light; pendant lighting on upper floors
- Multimedia plate in study and TV point in lounge, principal bedroom and family room\*
- Double sockets with USB point in all rooms
- 1m boarding around loft hatch, where possible
- Luxury vinyl flooring in hall, kitchen/dining room, utility rooms and cloakrooms
- Luxury vinyl flooring in all bathrooms and en suites
- 80% wool carpet in all other areas
- Matt white emulsion on walls and ceilings

## KITCHEN

- Contemporary-designed handleless kitchen
- Bosch® single oven and microwave combi oven
- Bosch® induction hob
- Integrated fridge-freezer
- Integrated dishwasher
- Integrated wine cooler in 4 bedroom homes
- Integrated washer-dryer in all homes without a utility room
- Units and spaces for buyer's own appliances for homes with utility room
- Undercupboard lighting
- Silestone® kitchen worktop, upstand and splashback hob
- Stainless steel sink

## BATHROOMS & EN SUITES

- Roca® sanitary ware
- Steel baths
- Vado® brushed black taps and shower fittings
- Vanity unit in en suite shower rooms, family bathroom and downstairs cloakroom
- Mirror with demister in bathroom and en suite mirrors
- Shaver socket

## EXTERNAL

- Parking for two vehicles
- External tap
- External socket
- Paved patio and paths
- Landscaping on front areas
- Turf on front and rear gardens
- Electric car-charging point in all houses† (IP65 rated)
- Garden rooms by Bakers of Haywards Heath
- Shed in rear garden to all homes

## HEATING & COMFORT

- Underfloor heating with thermostatic controls in each ground-floor room; radiators on upper floors in all houses
- Heated electric chrome towel rail in all bathrooms and en suites
- UPVC windows
- Heat pump for hot water

## SECURITY & PEACE OF MIND

- Mains smoke detectors
- Security lighting
- External chrome bell push, with internal mains chime
- Provision for wireless security system
- Multilocking-point front and rear doors
- 10-year ICW warranty





A vision of  
E X C L U S I V I T Y  
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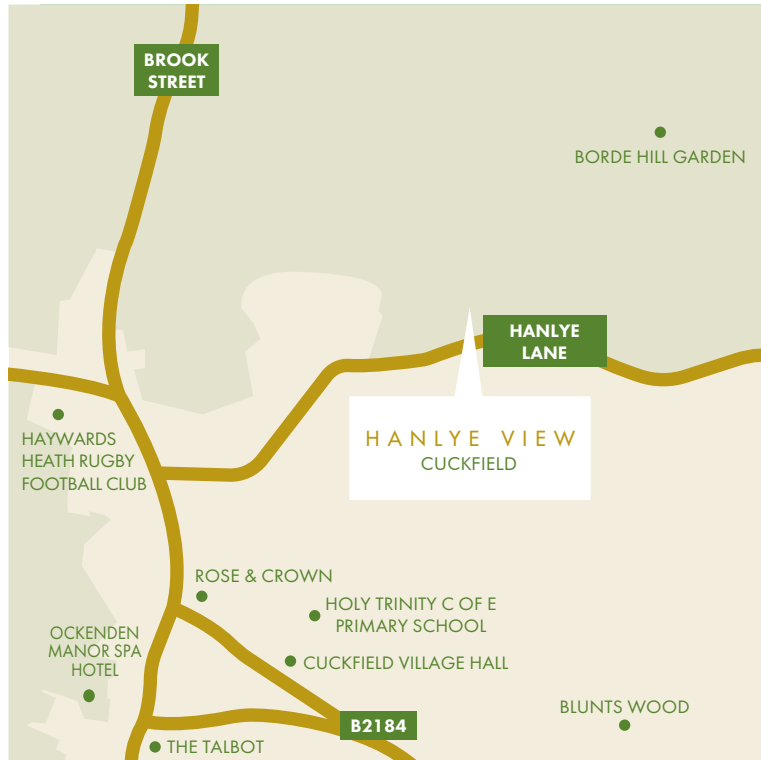
Sigma Homes is a well-respected niche developer with a simple vision and track record of creating stunning, individual developments for discerning buyers in south east England. This approach is based on over 40 years' development experience in a region with some of the most discriminating and demanding purchasers, building thoughtfully designed residences which fuse local architectural vernacular with contemporary design and environmentally conscientious specification.





Image depicts a typical Sigma Homes interior.

## Hanlye View, Hanlye Lane, Cuckfield, West Sussex, RH17 5SQ



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

Sigma Homes Limited, 44-46 Springfield Road, Horsham, West Sussex, RH12 2PD

Tel: 0203 019 0741

Email: [enquiries@sigmahomesgroup.co.uk](mailto:enquiries@sigmahomesgroup.co.uk)

**Sigma Homes**  
LOCATION + QUALITY + DESIGN



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