SPRING BANK

HAYWARDS HEATH

Sigma Homes

LOCATION + QUALITY + DESIGN





The best of
COAST, COUNTRY AND CITY

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Located in West Sussex, Haywards Heath is a small town which provides easy access to the glorious Sussex countryside, along with brilliant commuter links to London and Brighton. It is perfectly placed, with a wealth of amenities, including supermarkets, leisure facilities and a post office, along with independent boutiques and a variety of the expected retailers.

This impressive development of just twenty 2, 3 and 4 bedroom homes are designed to Sigma's renowned high standards, offering a quality specification, as well as being energy-efficient, through its commitment to sustainability.

Convenience at its
B E S T

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The town of Haywards Heath is the ideal place to have close by, with its great amenities and easy access to explore the fabulous countryside, offering plenty of local walking trails and the beautiful South Downs National Park close by. On the town's outskirts, you will find the Ouse Valley Viaduct, built in 1838, offering dramatic views and attracting many photo opportunists wishing to capture its magnificence.

Haywards Heath offers plenty of educational opportunities, with both private and state schools nearby. Under a five-minute drive from Spring Bank, you will find Wivelsfield Primary School. For children of secondary school age, The Burgess Hill Academy is just 10 minutes' car drive away. For those 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.

At Spring Bank, you are never far from the seaside or a city, with easy access via car and train to both London and Brighton.











Discover your

NEW COMMUNITY

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There are plenty of things to do in your new community. Wivelsfield village hall is under five minutes' drive away, offering a range of classes and activities, including floral crafts, salsa classes and a mother-and-toddler group. The town of Haywards Heath offers a wider variety of social opportunities, with bars, restaurants, clubs and classes to try. Spring Bank is ideally located to enjoy refreshments after a day's exploration across the South Downs National Park. There are also plenty of pretty villages to discover nearby – and why not enjoy refreshments at a lovely country pub along the way? Or, if you fancy a day of retail therapy, the Orchards Shopping Centre, in town, is packed with favourite high-street brands. Venturing further afield brings you to Brighton.

Borde Hill Gardens, the ideal place for a family day out, is just a short drive away, with its range of woodland walking opportunities (perfect for four-legged companions) and an adventure playground for children. The gardens also host seasonal events, including Music in the Garden, outdoor cinema events and a Christmas market. There are many other attractions nearby, such as Sheffield Park, Wakehurst, the Bluebell Steam Railway and Nyman's Gardens – to name just a few.

Haywards Heath is not short of sporting opportunities, with the Haywards Heath cricket club and The Dolphin Leisure Centre, as well as the local tennis club, just a short distance away. If you want to improve your handicap, there are many great golf clubs nearby, including Haywards Heath and Cuckfield, along with The Burgess Hill Golf Centre. Alternatively, for those who enjoy the equestrian scene, spend a day at Plumpton Race Course, a fun day of flat racing for all the family, or experience showjumping at Hickstead.





Brilliantly
CONNECTED

Haywards Heath offers great road connections to Sussex and beyond, by the A23 and M23. The town's train station is under 10 minutes away, offering regular rail connections to London, as well as to Eastbourne and Brighton – perfect for those looking to make their commute easier. For those travelling further afield, Gatwick Airport is just a 30-minute drive.







8mins

DRIVE TO HAYWARDS HEATH TRAIN STATION

46mins

TO LONDON VICTORIA

48mins

TO LONDON BRIDGE

28mins

DRIVE TO GATWICK

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



A computer-generated image of Spring Bank.



A collection of

IMPRESSIVE HOMES

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Nestled in the countryside, on the perimeters of Haywards Heath, this contemporary development offers 2, 3 and 4 bedroom homes, ideal for a variety of lifestyles. From Spring Bank, enjoy the peace of the country with all the ease of town living, including easy travel and a vast assortment of shops and activities.



A computer-generated image of Spring Bank.

HOMES 1 & 2

FIRST HOMES SCHEME AVAILABLE

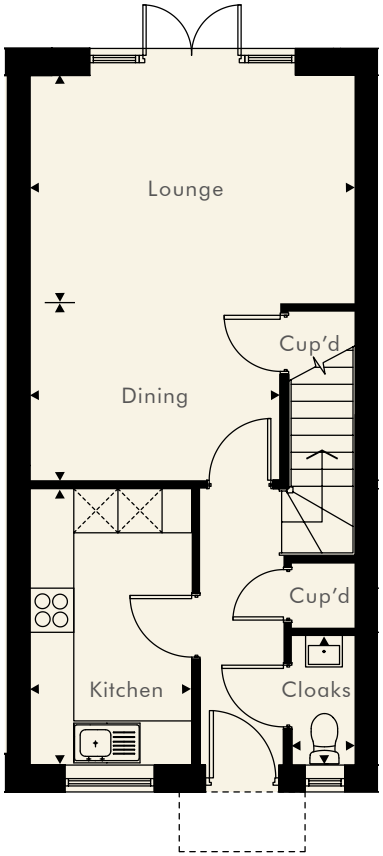
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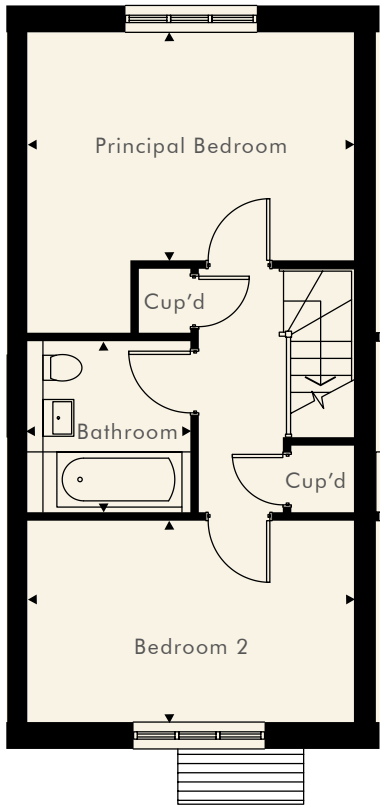


A computer-generated image of homes 1 & 2.

First Homes is available on plots 1 and 2. Terms and conditions apply. To be eligible for a First Home, you must be a first-time buyer with a household income of no more than £80,000 in England (£90,000 in London). Not available in conjunction with any other offer.

79.50 sq.m / 855.73 sq.ft





Ground floor

39.75 sq.m / 427.87 sq.ft

Lounge	4.31m x 3.10m	14'2" x 10'2"
Dining	3.29m x 2.40m	10'10" x 7'11"
Kitchen	3.75m x 2.09m	12'4" x 6'10"
Cloaks	1.75m x 0.86m	5'9" x 2'10"

First floor

39.75 sq.m / 427.87 sq.ft

Principal Bedroom	4.31m x 3.09m	14'2" x 10'2"
Bathroom	2.32m x 2.08m	7'7" x 6'10"
Bedroom 2	4.31m x 2.73m	14'2" x 8'11"

Measured at 1.5m. All dimensions are accurate to within 50mm. Furnishings on the above floor plans, including but not exclusive to kitchens, bathrooms, en suites and cloaks layouts are indicative only and should not be relied upon.

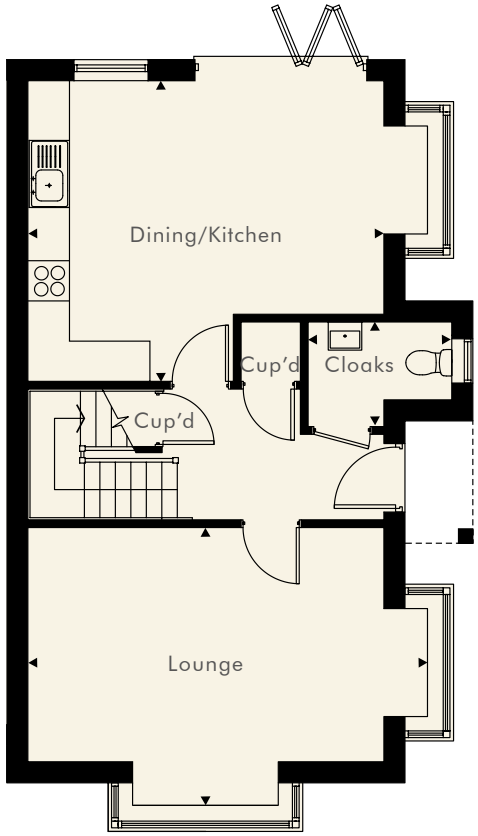
HOMES 7, 12 & 18

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A computer-generated image of home 7.

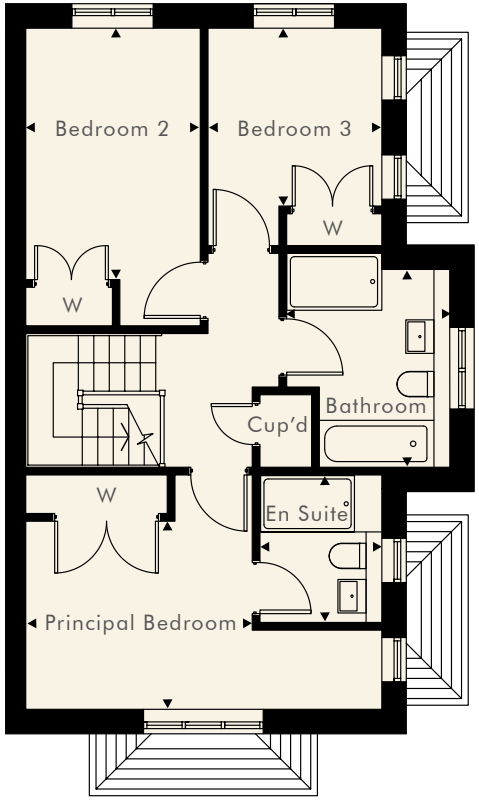
109.36 sq.m / 1177.14 sq.ft



Ground floor

53.21 sq.m / 572.75 sq.ft

Dining/Kitchen	5.31m x 4.48m	17'5" x 14'8"
Cloaks	2.14m x 1.56m	7'0" x 5'1"
Lounge	5.96m x 4.14m	19'7" x 13'7"



First floor

56.15 sq.m / 604.39 sq.ft

Principal Bedroom	5.31m x 2.80m	17'5" x 9'2"
En Suite	2.20m x 1.80m	7'3" x 5'11"
Bedroom 2	3.75m x 2.60m	12'4" x 8'6"
Bedroom 3	2.65m x 2.59m	8'8" x 8'6"
Bathroom	2.95m x 2.43m	9'8" x 8'0"

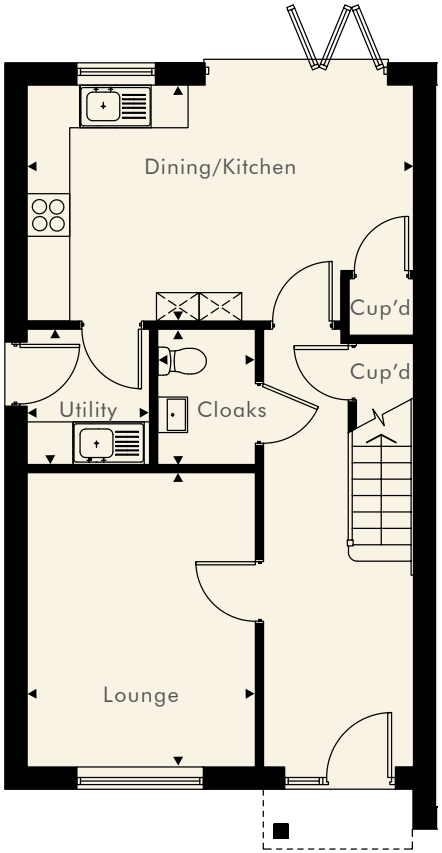
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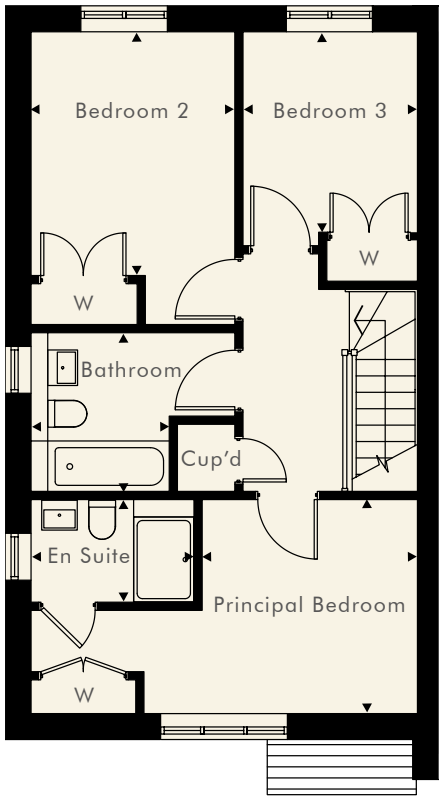
HOME 8



A computer-generated image of home 8. Carport provides 1 parking space for plot 8 & 2 parking spaces for plot 7.

102.92 sq.m / 1107.82 sq.ft





Ground floor

51.46 sq.m / 553.91 sq.ft

Dining/Kitchen	5.44m x 3.32m	17'10" x 10'11"
Utility	1.90m x 1.72m	6'3" x 5'8"
Cloaks	1.90m x 1.37m	6'3" x 4'6"
Lounge	4.14m x 3.21m	13'7" x 10'6"

First floor

51.46 sq.m / 553.91 sq.ft

Principal Bedroom	3.03m x 3.01m	9'11" x 9'11"
En Suite	2.29m x 1.44m	7'6" x 4'9"
Bedroom 2	3.43m x 2.86m	11'3" x 9'5"
Bedroom 3	2.83m x 2.45m	9'3" x 8'1"
Bathroom	2.23m x 1.94m	7'4" x 6'4"

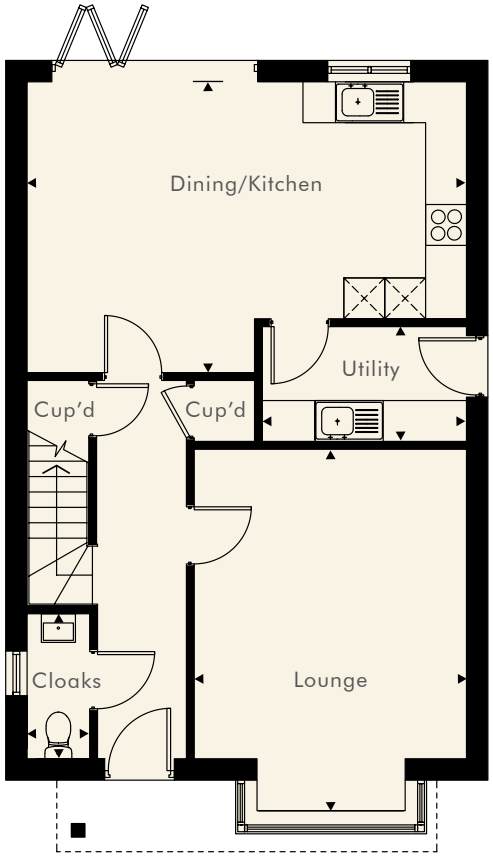
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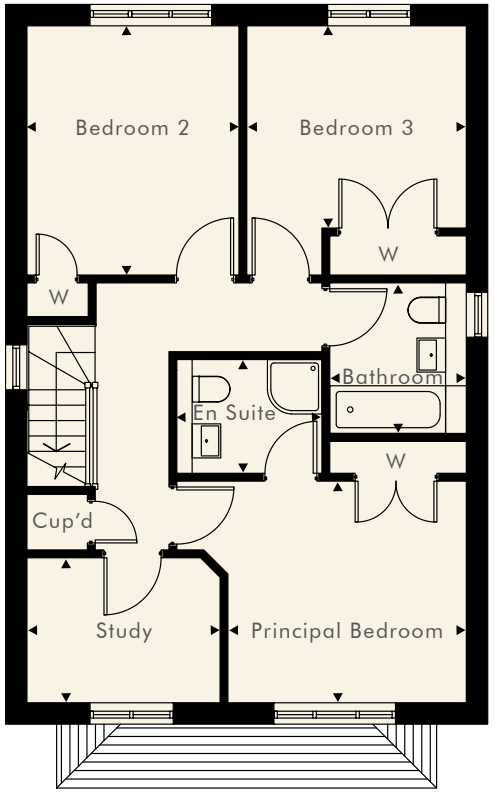
HOME 9



A computer-generated image of home 9.

128.15 sq.m / 1379.40 sq.ft





Ground floor

64.88 sq.m / 698.36 sq.ft

Dining/Kitchen	6.45m x 4.27m	21'2" x 14'0"
Utility	2.99m x 1.68m	10'0" x 5'6"
Cloaks	2.13m x 0.91m	7'0" x 3'0"
Lounge	5.30m x 3.99m	17'5" x 13'1"

First floor

63.27 sq.m / 681.03 sq.ft

Principal Bedroom	3.49m x 3.25m	11'5" x 10'8"
En Suite	2.13m x 1.67m	7'0" x 5'6"
Study	3.75m x 2.12m	12'4" x 6'12"
Bedroom 2	3.65m x 3.11m	12'0" x 10'2"
Bedroom 3	3.22m x 2.96m	10'7" x 9'9"
Bathroom	2.21m x 2.00m	7'3" x 6'7"

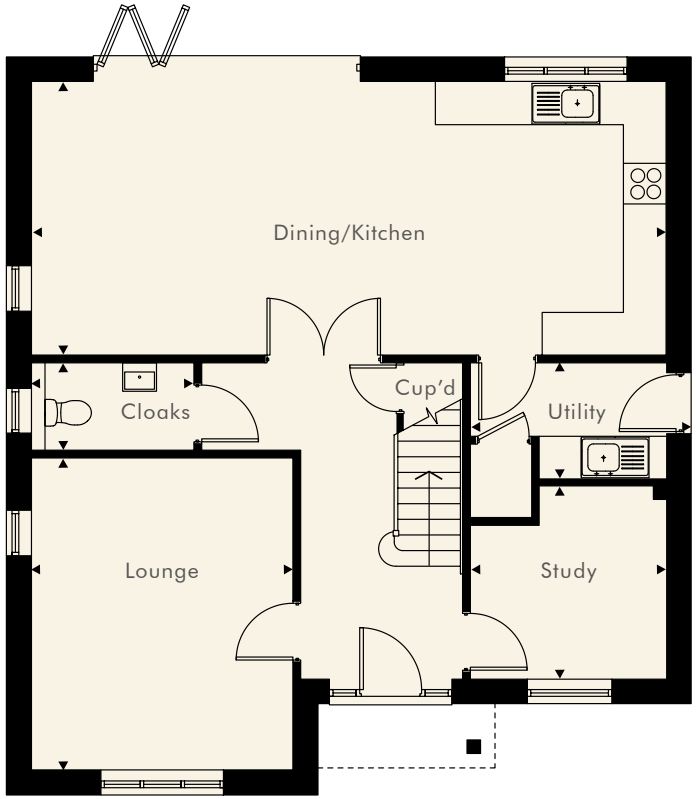
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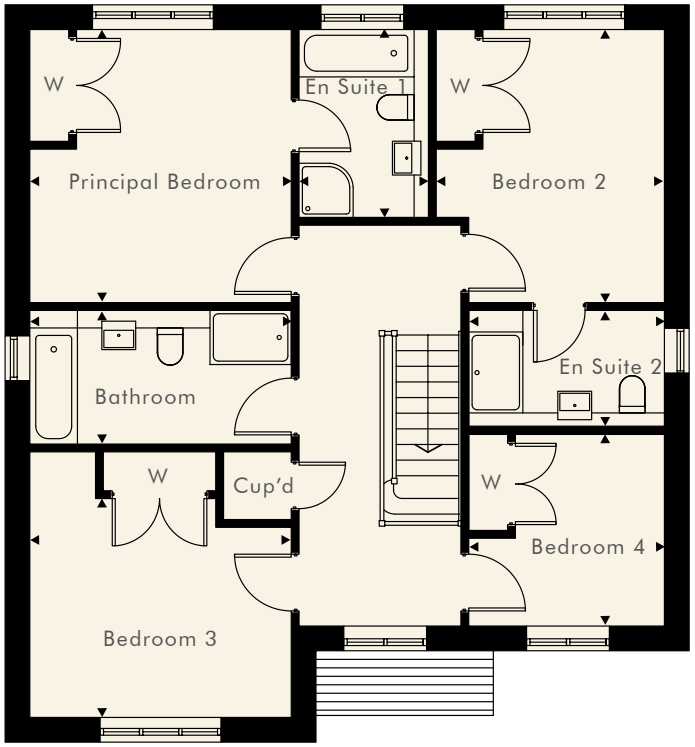
HOMES 10, 11 & 20



A computer-generated image of home 20.

173.64 sq.m / 1869.05 sq.ft





Ground floor

86.99 sq.m / 936.35 sq.ft

Dining/Kitchen	9.37m x 4.04m	30'9" x 13'3"
Cloaks	2.40m x 1.29m	7'11" x 4'3"
Utility	3.26m x 1.71m	10'8" x 5'7"
Study	2.90m x 2.85m	9'6" x 9'4"
Lounge	4.60m x 3.86m	15'1" x 12'8"

First floor

86.85 sq.m / 934.85 sq.ft

Principal Bedroom	4.03m x 3.85m	13'3" x 12'8"
En Suite 1	2.77m x 1.89m	9'1" x 6'2"
Bedroom 2	4.03m x 3.37m	13'3" x 11'1"
En Suite 2	2.89m x 1.71m	9'6" x 5'7"
Bathroom	3.86m x 1.97m	12'8" x 6'6"
Bedroom 3	3.86m x 3.23m	12'8" x 10'7"
Bedroom 4	2.89m x 2.83m	9'6" x 9'3"

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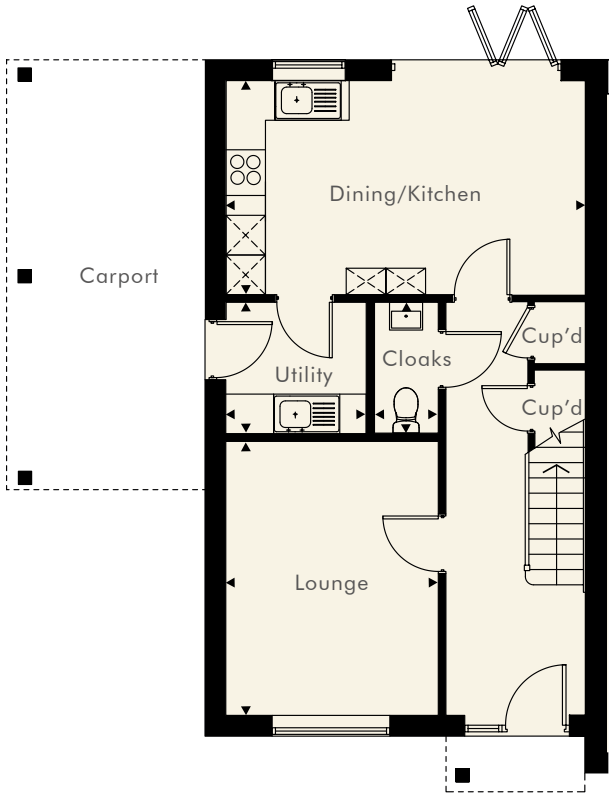
HOMES 13-17 & 19

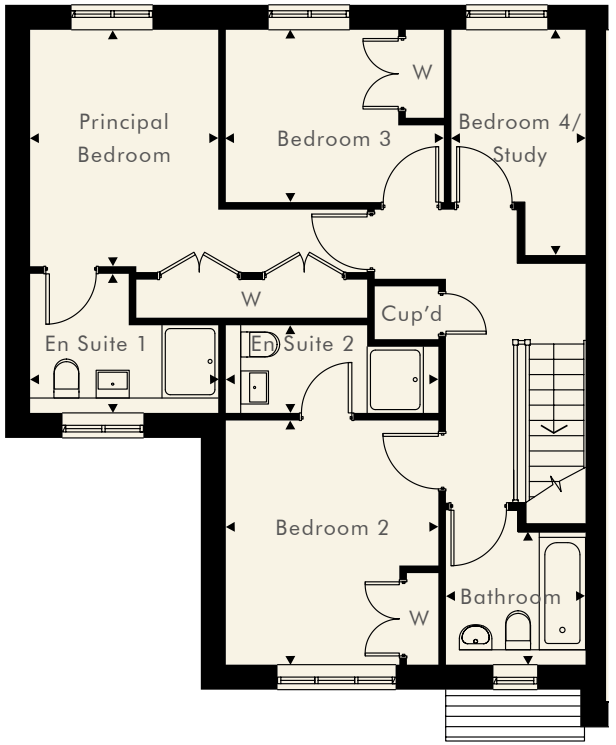
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A computer-generated image of home 19.

119.92 sq.m / 1290.80 sq.ft





Ground floor

51.46 sq.m / 553.91 sq.ft

Dining/Kitchen	5.44m x 3.55m	17'10" x 11'8"
Utility	2.12m x 1.99m	7'0" x 6'6"
Cloaks	1.99m x 1.08m	6'6" x 3'7"
Lounge	4.14m x 3.21m	13'7" x 10'6"

First floor

68.45 sq.m / 736.90 sq.ft

Principal Bedroom	3.57m x 2.84m	11'9" x 9'4"
En Suite 1	2.84m x 2.10m	9'4" x 6'11"
Bedroom 2	3.69m x 3.21m	12'1" x 10'6"
En Suite 2	3.21m x 1.32m	10'6" x 4'4"
Bedroom 3	3.30m x 2.60m	10'10" x 8'6"
Bedroom 4/Study	3.41m x 2.02m	11'2" x 6'8"
Bathroom	2.11m x 2.00m	6'11" x 6'7"

Measured at 1.5m. All dimensions are accurate to within 50mm. Furnishings on the above floor plans, including but not exclusive to kitchens, bathrooms, en suites and cloaks layouts are indicative only and should not be relied upon.

Superior

SPECIFICATION

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INTERNAL SPECIFICATION

- White vertical panel doors in 2 and 3 bedroom homes; oak vertical panel doors in 4 bedroom homes
- Built-in Shaker-style wardrobes in all bedrooms
- Satin chrome lever door furniture
- White staircase with oak handrail in 2 and 3 bedroom homes; oak spindles and handrails in 4 bedroom homes
- Brushed stainless steel light switches and sockets in 4 bedroom homes, with remaining homes having white switch sockets and brushed stainless steel light switches
- LED downlighters on the ground floor; 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 kitchens, bedrooms, lounges and dining rooms
- Stainless steel freestyle lamp for rear doors
- 1m boarding around loft hatch, where possible
- Luxury vinyl flooring in hall, kitchen/family room, utilities 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

- Shaker units
- Bosch® single oven in all homes
- Bosch® microwave combi oven in 3 and 4 bedroom homes
- Bosch® induction hob
- Glass splashback in 2 and 3 bedroom homes
- Integrated fridge-freezer
- Integrated dishwasher
- Wine cooler in 4 bedroom homes
- Integrated washer-dryer in all homes without a utility room
- Shaker units and spaces for buyer's own appliances for homes with utility room
- Undercupboard lighting
- High-pressure laminate kitchen worktops in 2 and 3 bedroom homes
- Silestone® kitchen worktops, upstand and splashback in 4 bedroom homes; high-pressure laminate in utility rooms
- Stainless steel sink

BATHROOMS & EN SUITES

- Premium branded sanitary ware
- Chrome taps and shower fittings
- Pressurised shower
- Steel baths
- Vanity unit in en suite one in 3 and 4 bedroom homes and in family bathroom in 4 bedroom homes
- Mirror with demister in bathroom and en suite mirrors
- Shaver socket
- Vanity unit in cloakrooms

EXTERNAL

- External tap
- External socket
- Double power socket in garages, but not in car barns
- Paved patio and paths
- Landscaping on front areas
- Turf on front and rear gardens
- Electric car-charging point in all garages (IP65 rated)
- Communal car-charging points available†

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
- Air-source heat pump

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

*Satellite/cable subject to owner's subscription. †Subject to provider's charges, payable by the purchaser. Please speak to our sales adviser for more information. Sigma Homes endeavours to improve its development, so may (occasionally) substitute specification items – which it reserves the right to do, as necessary. Please ask for further details. Images depict typical Sigma Homes interiors.








First Homes
Getting you on the ladder

FIRST HOMES

HOMES 1 & 2

First Homes is an exciting new government scheme, aimed at helping more people onto the property ladder. Through the scheme, Sigma Homes is offering first-time buyers the opportunity to purchase a new home at a discount of at least 30% of the market value, with priority given to local people and key workers.

The scheme is available on selected plots for those meeting the eligibility criteria. To understand whether this scheme is suitable for you, please speak to a sales team member.





First Homes is available on plots 1 and 2. Terms and conditions apply. To be eligible for a First Home, you must be a first-time buyer with a household income of no more than £80,000 in England (£90,000 in London). Not available in conjunction with any other offer. Images depict typical Sigma Homes interiors.

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.

Spring Bank, Lunce's Hill, Haywards Heath, West Sussex, RH16 4LF





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Sigma Homes
LOCATION + QUALITY + DESIGN

NEW HOMES QUALITY CODE

NEW HOMES OMBUDSMAN SERVICE

This brochure is intended as a sales aid and guide to Sigma Homes. The accuracy of any visual image, measurement, depiction of environment, plot position and home layout should be confirmed with the selling agent or through your solicitor. Purchasers or prospective purchasers (whether or not they enter into a contract to purchase a home within the development) should not rely on anything printed in this brochure or orally indicated by sales staff as forming any part of any contract to purchase a home. All photography in this brochure is indicative of the local area and does not represent the specific site surroundings or aspect. Photography and images are used for illustrative purposes only.

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