



# THE GATEWAY

BEXHILL-ON-SEA

A DEVELOPMENT OF 2, 3,  
4 & 5 BEDROOM HOMES







## Welcome to **THE GATEWAY**

This exciting new development is on the outskirts of the charming East Sussex seaside town of Bexhill-on-Sea, famed for its history, architecture and stunning coastal views.

Home to the first British motor race in 1902, Bexhill is a 'cosy' town with independent shops, quality restaurants, schools and a range of sports clubs and facilities. The stunning Grade 1 listed art deco De La Warr Pavilion, is a leading contemporary arts centre and the King George V Colonnade is home to shops, a café and live music.

As well as its wide promenade and gently sloping beach – a favourite haunt of fossil-hunters – the town has a host of attractions. You'll find Bexhill Museum, the peaceful Egerton Park; High Woods reserve, a Site of Special Scientific Interest, as well as sailing, rowing and sea angling clubs.

It's just 8 miles from the site of the 1066 Battle of Hastings and close to the High Weald Area of Outstanding Natural Beauty. Historic Hastings is only 6 miles to the east on the A259, and Eastbourne 16 miles to the west.

The A21 from Hastings links to the M25 for London. Trains from Bexhill run to London Victoria, Gatwick Airport, Brighton, Ashford International, Eastbourne and Hastings. For flights, Gatwick is less than 60 miles.

Our range of 2, 3, 4 & 5 bedroom homes embrace contemporary design, while retaining classic architecture and traditional build quality. They include popular features such as open-plan living areas, stylish fitted kitchens, French doors and spacious master bedrooms with en suites.

So, if you're looking for a quality new home with excellent facilities close to the sea in East Sussex, your search ends here!





# THE NEXT GENERATION

An ideal location for young minds to explore and be inspired!

You'll find several primary schools and a number of independent prep and senior schools in the area. Within approximately 1 mile of The Gateway there are four primary schools, taking children from 4 to 10 years. The nearest is St Mary Magdalene Catholic Primary.

For senior students Bexhill Academy is a secondary school, catering for 11 to 16-year-olds and is 1.7 miles away. Bexhill Sixth Form College rated 'outstanding' is less than 1 mile, taking students aged 16 to 18 and boasts a wide range of A level and vocational courses.

Battle Abbey Prep School is less than 1 mile away and within 6 miles you've a choice of independent schools including Claremont Prep School, Claremont School and Battle Abbey School - in the town famous for the 1066 Battle of Hastings.



## INFANT, PRIMARY & JUNIOR

### ST MARY MAGDALENE CATHOLIC PRIMARY

AGES 4-11  
0.8 mile | 4 mins drive or 17 mins walk

### BATTLE ABBEY PREP SCHOOL (CO-EDUCATIONAL BOARDING)

AGES 6months-18  
0.7 mile | 3 mins drive or 15 mins walk

### GLENLEIGH PARK PRIMARY ACADEMY AND NURSERY

AGES 2-11  
1.5 miles | 33 mins walk or 6 mins drive



## SECONDARY

### BEXHILL ACADEMY

AGES 11-16  
1.6 miles | 7 mins drive

### SAXON MOUNT SCHOOL

AGES 11-16  
3.2 miles | 11 mins drive



## FURTHER EDUCATION

### BEXHILL SIXTH FORM COLLEGE

AGES 16-19  
0.6 mile | 15 mins walk

### EAST SUSSEX COLLEGE HASTINGS

AGES 16+  
4.8 miles | 17 mins drive or 40 mins train

# CONNECTIONS



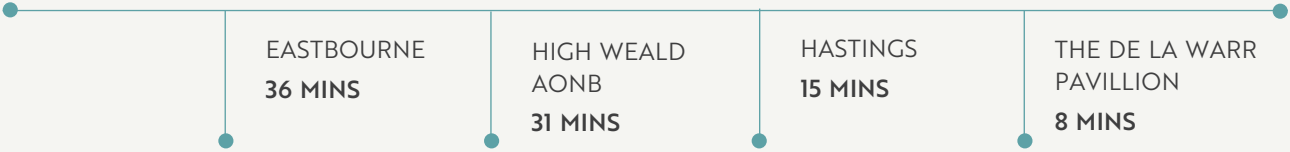
## FROM THE GATEWAY



## FROM BEXHILL TRAIN STATION



## FROM THE GATEWAY



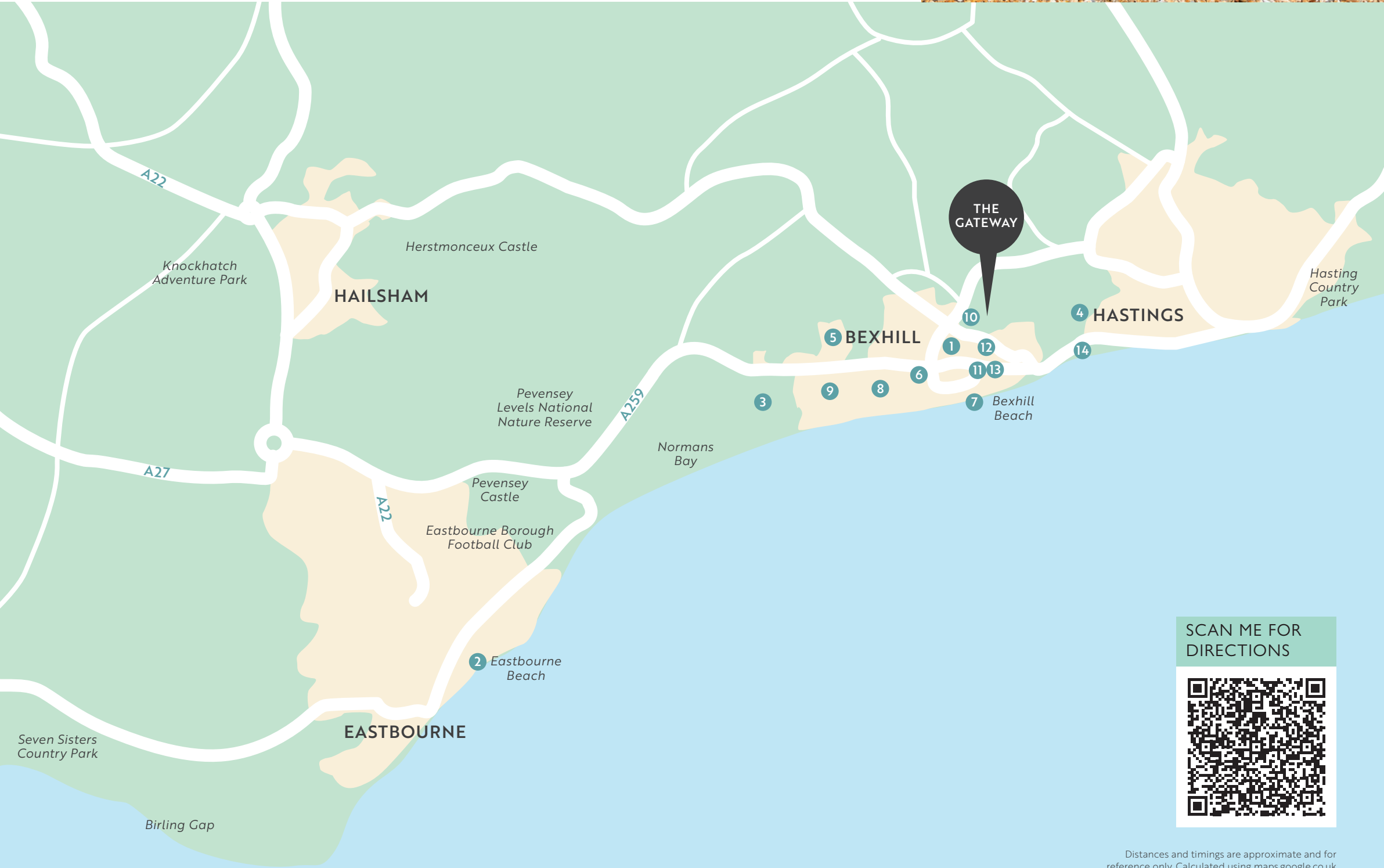
# LOCAL AREA

Bexhill-on-Sea is in the heart of 1066 country – just a few miles from the site of the Battle of Hastings in the East Sussex countryside. Its position on the sunny South East coast between Hastings and Eastbourne, with its far-reaching sea views, makes it a popular tourist destination.

The local area also has many impressive claims to fame including being home to the world’s smallest dinosaur and the site where the world’s oldest

spider web - at 140 million years - was found encased in amber.

More recently the town achieved another world record for having the greatest number of mermaids in one area – 325 – during its Annual Festival of the Sea. It also once hosted the largest Charleston Dance during its annual Roaring ’20s festival staged in the summer, an event with entertainment, dance and music that attracts thousands of visitors.



SCAN ME FOR DIRECTIONS

Distances and timings are approximate and for reference only. Calculated using maps.google.co.uk



## BY CAR

- 1. BEXHILL HOSPITAL  
0.6 miles | 3 mins
- 2. EASTBOURNE BEACH  
1.6 miles | 6 mins
- 3. COODEN BEACH GOLF COURSE  
4 miles | 12 mins
- 4. HASTINGS  
5.8 miles | 15 mins



## BY BICYCLE

- 5. BEXHILL TOWN CENTRE  
1.7 miles | 7 mins
- 6. BEXHILL RAILWAY STATION  
1.4 miles | 10 mins
- 7. BEXHILL BEACH  
1.5 miles | 10 mins
- 8. EGERTON PARK  
1.9 miles | 13 mins
- 9. POLEGROVE RECREATION GROUND  
3 miles | 14 mins



## BY FOOT

- 10. BEXHILL SIXTH FORM  
0.6 miles | 15 mins
- 11. RAVENSIDE RETAIL AND LEISURE PARK  
1.5 miles | 25 mins
- 12. TESCO SUPERSTORE  
1.5 miles | 25 mins
- 13. BEXHILL LEISURE POOL  
1.3 miles | 28 mins
- 14. GLYNE CAP BEACH  
1.4 miles | 29 mins











# A COMMUNITY TO BE PROUD OF

## GREENER BY DESIGN

We know that the area surrounding your new home is just as important as the features within your new property. As well as bringing a range of new homes to the area, we also make a commitment, these commitments are chosen based on the needs of our new community and we work with the local council to deliver them. We are proud to have contributed towards more than **£13.9 million** in local schemes to support the community surrounding your new home in Bexhill-on-Sea.









Our homes are **Greener by Design!** From a community heat hub network, high class installation and EV charging points, our homes have everything you need to save on your energy bills.

Some of our **community contributions** include:

IMPROVED PUBLIC TRANSPORT FACILITIES	PUBLIC OPEN SPACES	WASTE MANAGEMENT	CYCLE ROUTES
			
NURSERY AND PRIMARY SCHOOL EDUCATION	PUBLIC ART	SPORTS AND LEISURE FACILITIES	LIBRARIES
			



**Green initiatives** found at The Gateway:

RENEWABLE TECHNOLOGY	HIGH QUALITY INSTALLATION	VEHICLE CHARGING POINTS	WILD FLOWERS PLANTED
			
COMMUNITY HEAT NETWORK	SUSTAINABLE DRAINAGE	USING BRITISH AND LOCAL SUPPLIERS	PRE-CONSTRUCTION ECOLOGY
			



## UPGRADES AND EXTRAS, WHERE THE CHOICE IS YOURS\*

There's nothing more exciting than reserving your dream new home, there is even more reason to look forward to moving day.

You have the chance to customise your new home with a wide range of options and upgrades available. It suits your needs and wants perfectly and moving day can't come quick enough!

From customising your kitchen with stylish cupboards and worktops to having the latest modern appliances.

Choose your tiles in the bathroom or complete your bedroom with fitted wardrobes. Whatever your style, it's your canvas to make your own and allow your personality to sing.

The best thing is that you don't have to decide all this at the time of reserving - you can think about how you want your new home to look in the comfort of your current home.

The availability of items is subject to the stage of build, and can vary by development and house type. Our sales consultants will be happy to provide you with guidance.

\* Please note that the upgrades and options vary between our retail brands. Please see our sales consultant for further information.



## A HOME DESIGNED WITH YOU IN MIND

We are constantly reviewing our houses and ensuring they are everything that our customers want in a home.

An integral part of the design process for our new range of homes was to ensure they have a real wow factor and eye-catching kerb appeal.

From designing external elevations to create attractive street scenes through to maximising the flow and size of the rooms, the homes include a variety of features to capture the attention.

The flow and layout of the new homes has been a key consideration to accommodate today's lifestyles, with a focus on future living.



## FIRM FOUNDATIONS MEANS PEACE OF MIND FOR YOU

When buying a new home, you want to be sure you can trust your builder. Vistry Group has been building some of the **best homes in the UK for more than a hundred years.**

We have established an enviable reputation for the quality of our build and design, specification and customer service.

We will often use local materials and reflect regional features. Trees are retained wherever possible and new landscaping added, along with footpaths and cycleways. in many cases to help create a wonderful place to live.



# PURCHASE ASSISTANCE SCHEMES

Wherever you are in the home-buying market - a first-time buyer, looking to step up the property ladder or a downsizer - we have a variety of great purchase assistance schemes!

## HOME EXCHANGE

With **Home Exchange** you can have peace of mind knowing that we are your guaranteed buyer, meaning you'll have a chain-free move without the estate agents' fees.

## ARMED FORCES

**TRINITY**

Helping members of the **Armed Forces** to own a home with assistance from Linden Homes, the government and the Ministry of Defence.

## SMOOTH MOVE

**Smooth Move** is our scheme for all existing property owners to save time and money. We deal with the estate agents to sell your home and even pay the estate agents' fees!

## DEPOSIT UNLOCK



With **Deposit Unlock**, whether you are a first time or next time buyer, you could purchase a new Linden home with just a 5% deposit up to the value of £750,000!

## KEY WORKER

Helping essential **Key Workers** get on the housing ladder with assistance from Linden Homes and access to purchase assistance schemes requiring as little as a 5% deposit.

The aerial view shown has been produced for illustrative purposes only.  
Please check the details of the homes you are interested in with our sales consultant.

Vistry Kent region  
11 Tower View, Kings Hill, West Malling, Kent ME19 4UY. Telephone: 01732 280 400  
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Part of the **Vistry Group**



# The Gateway

## Bexhill

### 3 bedroom homes

- The Hazel
- The Beech

### 4 bedroom homes

- The Chestnut
- The Aspen
- The Willow
- The Briar

### 5 bedroom homes

- The Birch

### Pre-sold homes

- 2 bedroom apartments
- 2 bedroom homes
- 3 bedroom homes

- v visitor space
- ss substation







# The Hazel

3 bedroom home



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# The Hazel

## 3 bedroom home

Ground floor	metres	feet / inches
Kitchen / dining room	5.25 x 2.98	17' 3" x 9' 9"
Sitting room	4.17 x 3.66	13' 8" x 12' 0"

### First floor

Bedroom 1	3.54 x 3.29	11' 7" x 10' 9"
Bedroom 2	2.95 x 2.72	9' 8" x 8' 11"
Bedroom 3	3.48 x 2.21	11' 5" x 7' 3"

ovn	oven	ffzs	fridge freezer space
h	hob	cup'd	cupboard
ds	dishwasher space	◀ ▶	measuring points
ws	washing machine space		

### The Hazel | The Gateway |

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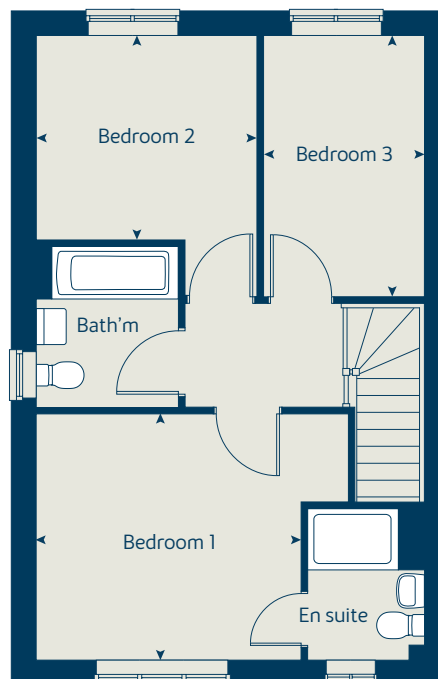
Wardrobe as standard specification if building to NDSS.

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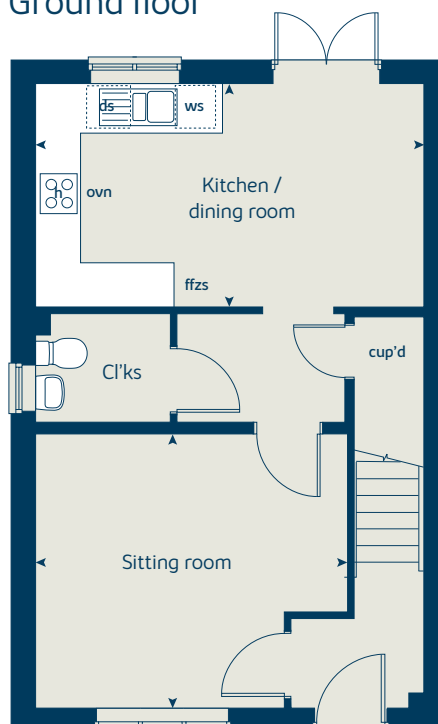
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### First floor



### Ground floor







# The Beech

3 bedroom home



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BEXHILL-ON-SEA

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# The Beech

## 3 bedroom home

Ground floor	metres	feet / inches
Kitchen / dining room	4.74 x 3.55	15' 7" x 11' 8"
Sitting room	3.72 x 4.51	12' 2" x 14' 10"

First floor	metres	feet / inches
Bedroom 2	4.74 x 3.58	15' 7" x 11' 9"
Bedroom 3	3.39 x 2.49	11' 1" x 8' 2"

Second floor	metres	feet / inches
Bedroom 1	3.62 x 3.31	11' 10" x 10' 10"

ovn	oven	ffzs	fridge freezer space
h	hob	cup'd	cupboard
ds	dishwasher space	◀ ▶	measuring points
ws	washing machine space		

### The Beech | The Gateway |

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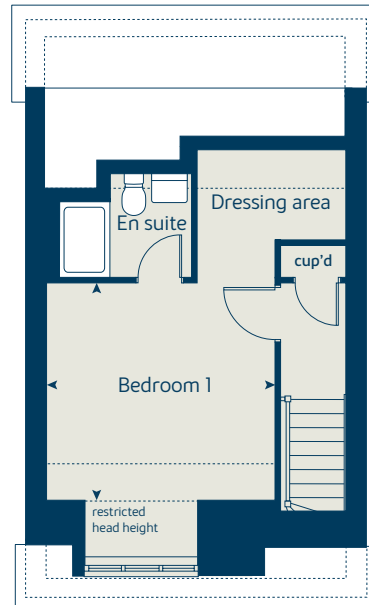
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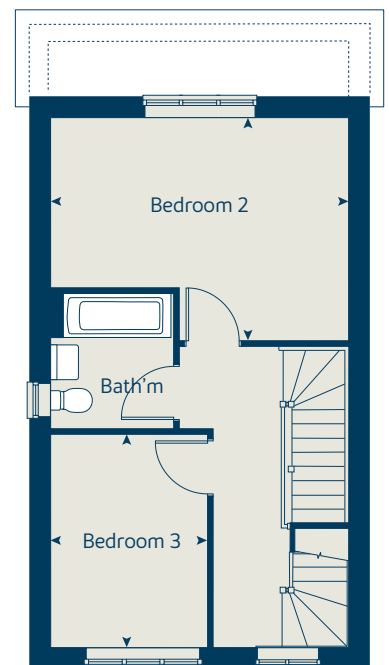
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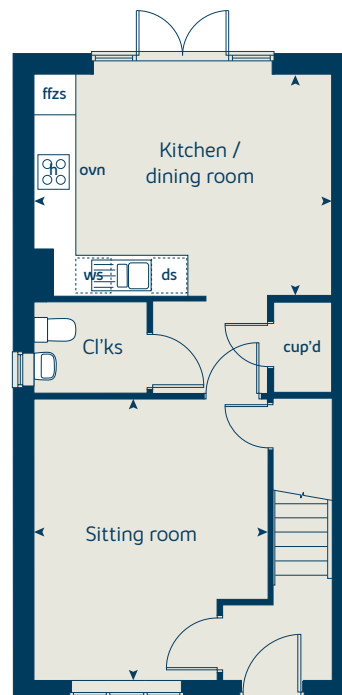
### Second floor



### First floor



### Ground floor







# The Chestnut

4 bedroom home



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# The Chestnut

## 4 bedroom home

Ground floor	metres	feet / inches
Kitchen	3.05 x 3.91	10' 0" x 12' 10"
Dining / family area	2.80 x 3.08	9' 2" x 10' 1"
Sitting room	4.98 x 3.41	16' 4" x 11' 2"
Study	3.41 x 1.93	11' 2" x 6' 4"

### First floor

Bedroom 1	3.25 x 4.59	10' 8" x 15' 1"
Bedroom 2	3.44 x 3.48	11' 3" x 11' 5"
Bedroom 3	3.42 x 2.31	11' 3" x 7' 7"
Bedroom 4	3.32 x 2.35	10' 11" x 7' 9"

ovn	oven	ffzr	fridge freezer
h	hob	ldr	larder
ds	dishwasher space	cup'd	cupboard
ws	washing machine space	◀ ▶	measuring points

### The Chestnut | The Gateway |

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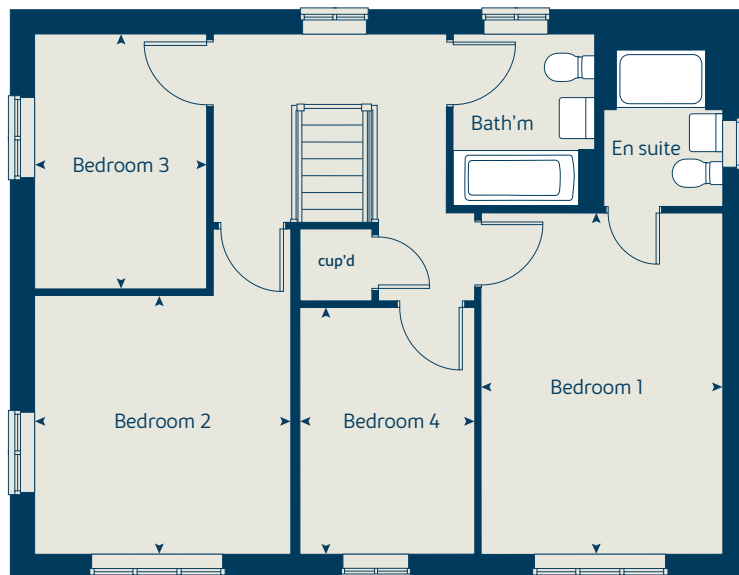
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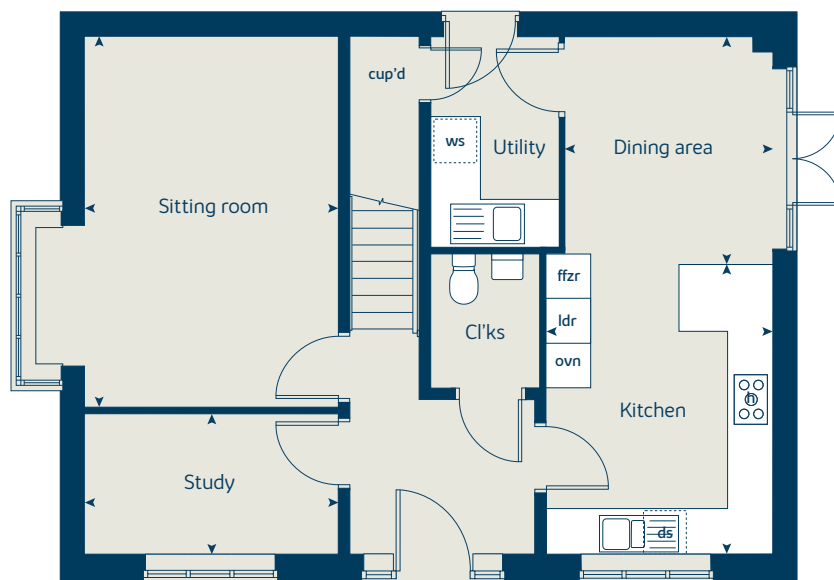
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### First floor



### Ground floor







# The Aspen

4 bedroom home



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BEXHILL-ON-SEA

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# The Aspen

4 bedroom home

Ground floor	metres	feet / inches
Kitchen / dining area	7.77 x 3.37	25' 6" x 11' 1"
Sitting room	5.04 x 3.39	16' 6" x 11' 1"
Study	2.01 x 2.01	6' 7" x 6' 7"

First floor		
Bedroom 1	4.52 x 3.81	14' 10" x 12' 6"
Bedroom 2	3.87 x 3.11	12' 8" x 10' 2"
Bedroom 3	4.07 x 2.42	13' 4" x 7' 11"
Bedroom 4	3.61 x 2.45	11' 10" x 8' 1"

ovn	oven	ffzr	fridge freezer
h	hob	ldr	larder
ds	dishwasher space	cup'd	cupboard
ws	washing machine space	◀ ▶	measuring points

**The Aspen | The Gateway |**  
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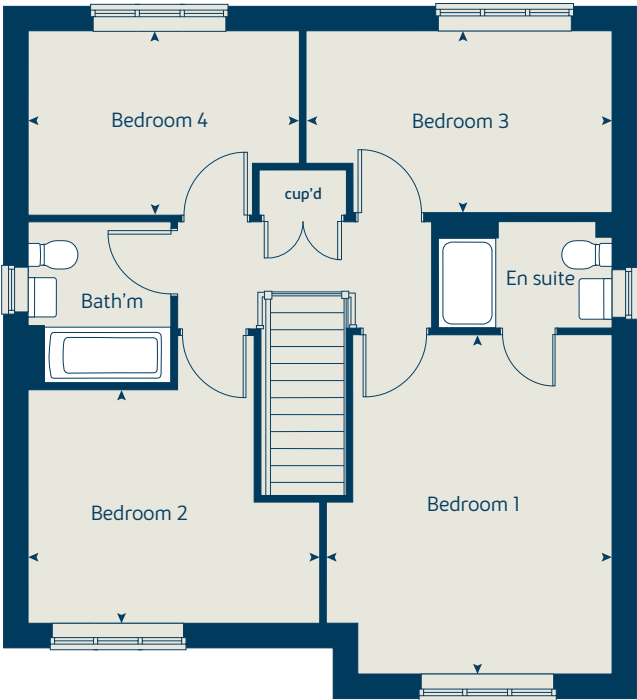
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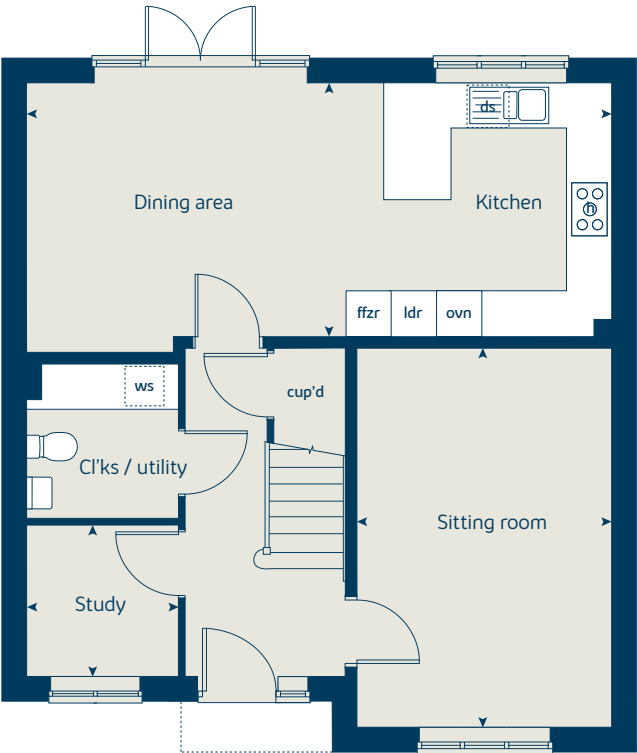
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## First floor



## Ground floor







# The Willow

4 bedroom home



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BEXHILL-ON-SEA

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# The Willow

## 4 bedroom home

Ground floor	metres	feet / inches
Kitchen / dining room	5.97 x 3.77	19' 7" x 12' 4"
Sitting room	4.42 x 3.23	14' 6" x 10' 7"

### First floor

Bedroom 2	4.89 x 3.32	16' 1" x 10' 11"
Bedroom 3	3.36 x 3.33	11' 0" x 10' 11"
Bedroom 4	2.80 x 2.56	9' 2" x 8' 5"

### Second floor

Bedroom 1	4.34 x 3.50	14' 3" x 11' 6"
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ovn	oven	ffzr	fridge freezer
h	hob	cup'd	cupboard
ds	dishwasher space	◀ ▶	measuring points
ws	washing machine space		

### The Willow | The Gateway |

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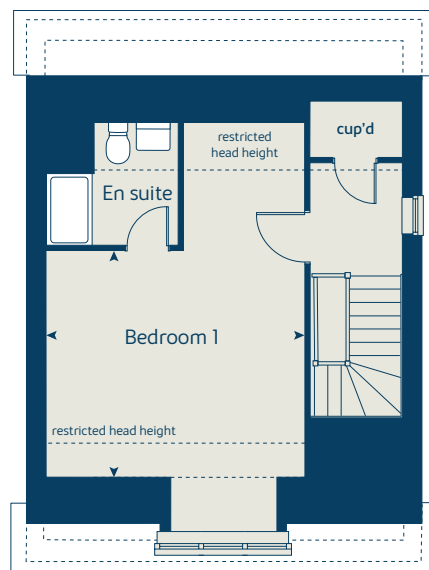
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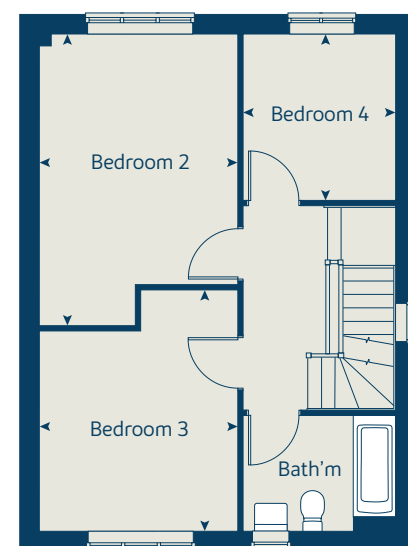
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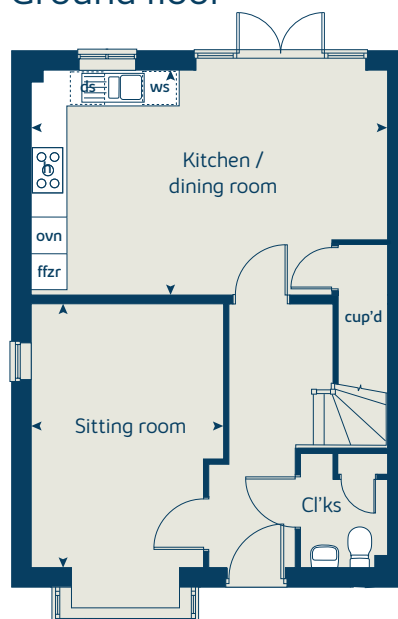
## Second floor



## First floor



## Ground floor







# The Briar

4 bedroom home



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BEXHILL-ON-SEA

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# The Briar

4 bedroom home

Ground floor	metres	feet / inches
Kitchen	3.83 x 3.04	12' 7" x 10' 0"
Dining area	4.27 x 3.04	14' 0" x 10' 0"
Sitting room	5.76 x 3.07	18' 11" x 10' 1"
Study	3.07 x 2.20	10' 1" x 7' 3"

First floor	metres	feet / inches
Bedroom 1	5.12 x 3.11	16' 10" x 10' 2"
Bedroom 2	3.86 x 3.11	12' 8" x 10' 2"
Bedroom 3	4.12 x 3.11	13' 6" x 10' 2"
Bedroom 4	3.11 x 2.86	10' 3" x 9' 5"

ovn	oven	ffzr	integrated fridge freezer
h	hob	cup'd	cupboard
ds	dishwasher space	◀ ▶	measuring points
ws	washing machine space		

## The Briar | The Gateway

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## First floor



## Ground floor







# The Birch

5 bedroom home



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# The Birch

## 5 bedroom home

Ground floor	metres	feet / inches
Kitchen	4.54 x 3.33	14' 11" x 10' 11"
Family / dining area	5.79 x 3.52	19' 0" x 11' 7"
Sitting room	3.61 x 3.75	11' 10" x 12' 4"
Study / dining room	3.00 x 3.65	9' 10" x 12' 0"

### First floor

Bedroom 1	3.61 x 2.96	11' 10" x 9' 8"
Bedroom 2	3.92 x 2.91	12' 10" x 9' 7"
Bedroom 3	3.06 x 2.75	10' 1" x 9' 0"
Bedroom 4	3.31 x 2.83	10' 10" x 9' 3"
Bedroom 5	2.83 x 2.69	9' 3" x 8' 10"

ovn	oven	ldr	larder
h	hob	cyl	hot water cylinder
dw	integrated dishwasher	cup'd	cupboard
ws	washing machine space	◀ ▶	measuring points
ffzr	fridge freezer		

### The Birch | The Gateway |

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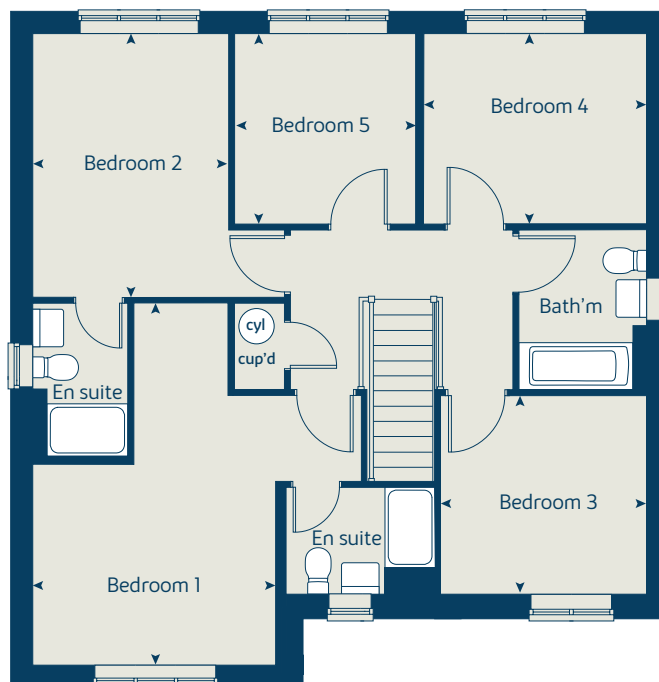
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### First floor



### Ground floor







# The Gateway

Bexhill-on-Sea



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BEXHILL-ON-SEA

Specification

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# The Gateway

## Bexhill-on-Sea

Use this guide to see what features are included in your new home. Your sales consultant will be happy to discuss the **Select** range of extras available.

	3 bedroom The Hazel The Beech	4 bedroom The Chestnut The Aspen The Willow The Briar	5 bedroom The Birch
Kitchen			
Choice of Standard fitted kitchen (doors and worktops)	■	■	
Choice of Premium fitted kitchen (doors and worktops)			■
Stainless steel sink and drainer (single and a half bowl) with chrome mixer tap	■	■	■
Stainless steel sink and drainer (single bowl) with chrome mixer tap in utility		■	■
Indesit hob (60cm) with built-in single underoven, with stainless steel splashback and curved glass chimney hood	■		
Bosch (75cm) hob with built-in double high level oven, with glass splashback and curved glass chimney hood		■	■
Bosch (75cm) hob with built-in double high level oven, with glass splashback and stainless steel pyramid chimney hood			■
Pendant light fitting	■	■	■
Pre-wired for under-unit lighting option	■	■	
LED under-unit flexible strip lighting			■
Fridge / freezer space	■		
Indesit Integrated 50/50 fridge-freezer		■	■
Space for integrated dishwasher with plumbing and electrics	■	■	
Indesit integrated dishwasher			■
Space for washing machine with plumbing and electrics in kitchen	■	■	
Space for washing machine with plumbing and electrics in utility		■	■
Bedrooms			
Dressing area to Bedroom 1			
Bathrooms and en suite(s)			
Ideal Standard contemporary white sanitaryware	■	■	■
Ideal Standard close coupled WC to cloakroom	■	■	■
Handheld hair wash attachment	■	■	■
Ideal Standard low profile shower tray with glass enclosure to bedroom 1 en suite	■	■	■
Second shower ensuite to selected bedrooms			■
Choice of standard Porcelanosa wall tiling (splashback, 450mm over bath, and full-height to shower cubicle)*	■	■	■
Choice of standard Porcelanosa wall tiling (half-height to walls with fitted sanitary ware, half-height over bath, and full-height to shower cubicle)*			■
Chrome bezel LED bulkhead to bathroom and en suite(s)	■	■	■
Chrome towel warmer in bathroom and en suite(s)		■	■





**3 bedroom**  
**The Hazel**  
**The Beech**  
**4 bedroom**  
**The Chestnut**  
**The Aspen**  
**The Willow**  
**The Briar**  
**5 bedroom**  
**The Birch**

## Doors and Windows

Front door with multi-point security locking system and security chain	■	■	■	■	■
Chrome plated front door numerals	■	■			■
PVCu double glazing to windows	■	■	■	■	■
Double glazed PVCu French doors	■	■	■	■	■
Internal Cottage style pre-primed doors with Brass Satin finish handles	■	■	■	■	■
Paving outside French door and path to garage personnel door (where applicable)	■	■	■	■	■

## General

White painted walls and smooth white ceilings	■	■	■	■	■
Combined usb / double sockets in kitchen and bedroom 1	■	■	■	■	■
Multi-media point in living room	■	■	■	■	■
Master telephone socket to lounge and study where applicable	■	■	■	■	■
Heat Interface Unit (HIU) with Honeywell heating control and room thermostat(s)	■	■	■	■	■
Thermostatic valves to all radiators (with the exception of rooms with separate thermostat control)	■	■	■	■	■
Fitted external tap	■	■	■	■	■
EV car chargers	■	■	■	■	■
External light fitted to front porch and wiring for external light to rear door	■	■	■	■	■
Mains wired smoke detectors with battery back-up	■	■	■	■	■
Battery powered Carbon Monoxide detector (wall mounted) to be provided for each floor	■	■	■	■	■
Power and lighting to 'on plot' garage (where applicable)	■	■	■	■	■
Enclosed rear garden, and garden gate (where applicable)	■	■	■	■	■
Landscaped front gardens	■	■	■	■	■
NHBC Buildmark cover	■	■	■	■	■
First two years' customer service support from Bovis Homes	■	■	■	■	■

■ Fitted as standard - included in the property  
 \* Subject to stage of construction

## So much choice...

Part of the excitement of buying a new home is the thrill of being the first person to live in the property and having a brand new contemporary kitchen and modern bathroom. Our premium brand partners ensure that all of our fixtures and fittings comply with the latest Government building regulations and only branded appliances are installed in your new home.

Once you know what specification comes included, you'll have a choice from our specially selected tiles for your kitchen and bathrooms, as well as kitchen worktops and cupboard doors. You can then use the Bovis Homes **Select** brochure to add the finishing touches to your home to make it extra special for you!

From personalising your bathrooms with stunning ceramics, or adding smooth sliding wardrobes to your master bedroom, there are a wide range of additional options and upgrades available.

The availability of items is subject to the stage of build, and can vary by development and house type. Our sales consultants will be happy to provide guidance.



The specification shown is correct at the time of production. Bovis Homes is continually reviewing and updating the specification on all house / apartment types and therefore reserves the right to change specification details. Photographs depict typical Bovis Homes interiors and may include optional upgrades. For full details regarding the current specification and finishes, please speak to our sales consultant.

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