



NEWACRE
HOUSE

WOOD STREET • EAST GRINSTEAD • WEST SUSSEX RH19 1UG

A
FABULOUS NEW
LIFESTYLE OPPORTUNITY
IDEALLY SUITED
FOR
FIRST TIME BUYERS,
YOUNG PROFESSIONALS
AND INVESTORS
ALIKE



NEWACRE
HOUSE

Galliard
Homes



Backed by
HM Government

NEW FULLY FURNISHED STUDIO & ONE BEDROOM APARTMENTS
ALL WITH **HELP TO BUY** AVAILABLE



Computer generated image.

LUXURY LIVING
WITHIN 5 MINUTES
WALK OF
MAINLINE RAIL
LONDON COMMUTE
CONNECTIVITY,
SAINSBURY'S
SUPERSTORE AND
LOCAL SHOPPING





NEWACRE
HOUSE

- East Grinstead is the capital of the High Weald Area of Outstanding Natural Beauty.
- The town is also located on the Greenwich Meridian dividing the east and west hemispheres.
- While having many historic and notable buildings, the town also offers modern convenience with numerous brand name stores and chain restaurants.
- The historic High Street and Conservation Area will be less than 15 minutes walk from Newacre House.
- Residents will be within convenient walking distance of a plethora of coffee shops, cafes, bars, restaurants and independent stores.

East Grinstead today

A BUSTLING MARKET TOWN
WHERE MEDIEVAL MEETS MODERN

- Notable buildings in the town and nearby include Sackville College dating back to 1609, St. Swithun's Church, Standen House, Wakehurst Place and East Court Mansion - the towns administrative base.
- The iconic Bluebell Heritage Railway and its East Grinstead Station will be around 10 minutes walk from Newacre House.
- The town is served by the Forest Way and Worth Way linear country parks linking to the Sustrans National Cycle Network.
- Chartham Park is East Grinstead's premier golf and country club complete with a championship course and health spa.
- The town has excellent educational facilities with both state and independent schools. Private prep schools include Brambletye and Ashdown House.



LOCATION OVERVIEW



By Rail

LONDON VICTORIA 58 MINUTES

East Grinstead station will be a 5 minute walk from Newacre House, the station is on the Oxted Line with frequent services into London Victoria in under an hour. This direct commute route also stops at East Croydon and Clapham junction - a major zone 2 interchange for mainline rail and London overground services.

East Grinstead is also served by Thameslink trains operating via East Croydon into London Bridge and central London stations.

Getting around

LOCAL, REGIONAL & INTERNATIONAL TRAVEL ON YOUR DOORSTEP

By Road

M25 MOTORWAY 20 MINUTES

Residents at Newacre House will benefit excellent road connectivity with the principal north/south A22 running through East Grinstead - linking to the M25 (J6) in around 20 minutes and routing south to the coast at Eastbourne.

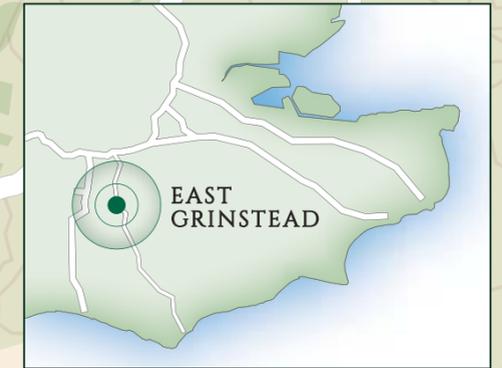
The M23 (J10) will be 26 minutes to the west, Tunbridge Wells 27 minutes travelling east and continuing to Ashford (Eurostar) in 57 minutes journey time.

By Air

GATWICK AIRPORT 23 MINUTES DRIVE

London Gatwick is located just 10 miles from East Grinstead, (little over 20 minutes drive time) enabling fast and convenient access to domestic and international travel.

The major airport has historically been the second busiest in the UK with around 90 airlines serving 200 destinations - the biggest airline being Easy Jet carrying some 19 million passengers a year.





East Grinstead is the capital of the historic High Weald with much of the town centre a conservation area rich in architectural heritage - the High Street itself has one of the longest continuous stretches of 14th Century timber-framed buildings in England





East Grinstead - the town's name means 'East Green Place' and it surely now has grown from a 'place' to a buzzing, vibrant yet truly historic destination.

A walk along the old market town high street will take you back through 800 years of Sussex heritage, with many half timbered buildings now purveyors of local goods, produce or gastro cuisine to suit every palate and taste.

Today, East Grinstead is very much about family run independents bringing cafe culture to the fore, friendly establishments serving locally roasted coffee and a delightful array of home cooked bites and pastries. Residents at Newacre House will never tire of the town's diversity when it comes to the menu or craft brews... all are a statement of fine local fayre.

Stroll to the High Street for anything from 'the best breakfast in town' at Rialto's to an award winning loose leaf tea and carrot cake at The Mug Tree -

or perhaps settle on a freshly baked pastry at the Nest to savouring the delights at The Tasting Rooms...

East Grinstead is all about a lazy brunch, lunch, fine dining and everything in between.



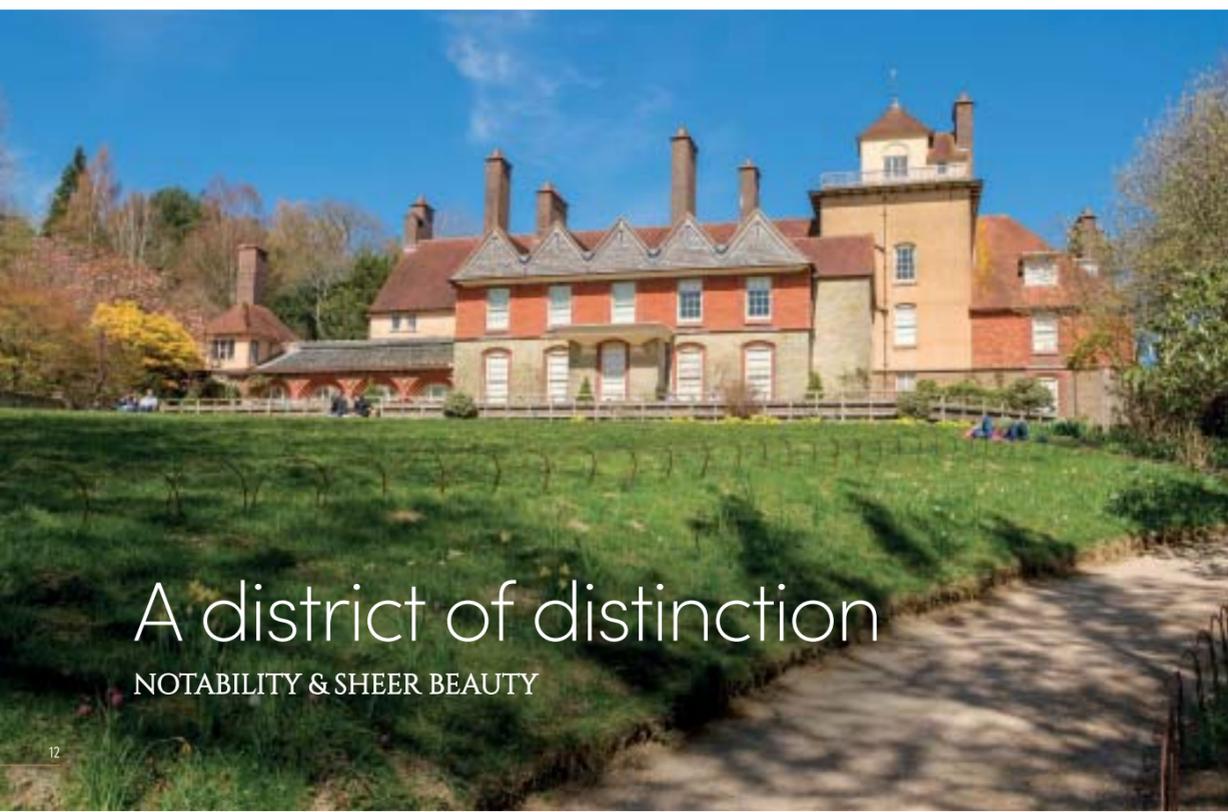


East Grinstead is not only surrounded by glorious countryside but has numerous grand buildings within close proximity. In the heart of the town lies Sackville College - a magnificent sandstone Jacobean Almshouse founded in 1609 and still in use as an Almshouse today. The town is also the site of Queen Victoria Hospital, where famed plastic surgeon Archibald McIndoe treated burns victims of World War II - his statue now stands outside Sackville College.



From historic almshouses to the age of steam

One of East Grinstead's principal attractions is the Bluebell Railway - with it's station around 10 minutes walk from Newacre House. The railway was one of the first preserved heritage lines in the country, running through 11 miles of fabulous Sussex scenery to Sheffield Park. Bluebell now has one of the finest collections of vintage steam locomotives in the UK.



A district of distinction

NOTABILITY & SHEER BEAUTY





Yours. The great outdoors

Much of the county's most beautiful countryside and idyllic waterways surround East Grinstead including the Kingscote Valley and Ashdown Forest. This vast landscape will surely provide endless recreational opportunities for residents at Newacre House.





Ashdown Forest –
10 minutes drive from Newacre House.

Ashdown Forest is at the heart of the High Weald area of Outstanding Natural Beauty and is also designated with National and International protection to preserve its wildlife. Covering some 6,500 acres it is now one of the largest areas of free public access space in the south east.

The entire landscape surrounding Newacre House is a haven for cycling, jogging, walking, exploring and simply taking in the invigorating fresh air of this most scenic and tranquil Sussex countryside.



Living amid an Area of Outstanding Natural Beauty

NEWACRE HOUSE OFFERS IT ALL





A new landscape for luxury living

NEWACRE HOUSE - THE APARTMENTS



Site plan shown for illustrative purposes only.



TYPICAL STUDIO APARTMENT



All interiors shown are of a Block D show apartment or Block D interior with computer generated furniture superimposed. Furniture shown may not be representative of actual furniture supplied and fitted with apartment purchased.



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TYPICAL 1 BEDROOM APARTMENT



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TYPICAL 1 BEDROOM APARTMENT



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Newacre House offers a superb choice of apartment styles across its two principal blocks - D and E.

Block D studio and 1 bedroom apartments feature a stylish kitchen incorporating light oak veneer base units with white lacquered wall units while Block E kitchens are in high gloss grey finish (see page 51).

All other specification and finishes will be identical including the contemporary bath/shower rooms with a back lit 'Halo' mirror feature.

Each bedroom or bedroom area will include a built in wardrobe with part mirrored door fronts.



TYPICAL 1 BEDROOM APARTMENT



TYPICAL 1 BEDROOM APARTMENT

Step into contemporary style

Each 1 bedroom apartment will offer well proportioned living space with internal areas ranging from around 410 sq ft up to 535sq ft and those with an additional study over 650 sq ft. Specifications will be highly refined throughout including oak plank style click flooring, two tone designer kitchen and built in white lacquer and mirror fronted wardrobe.





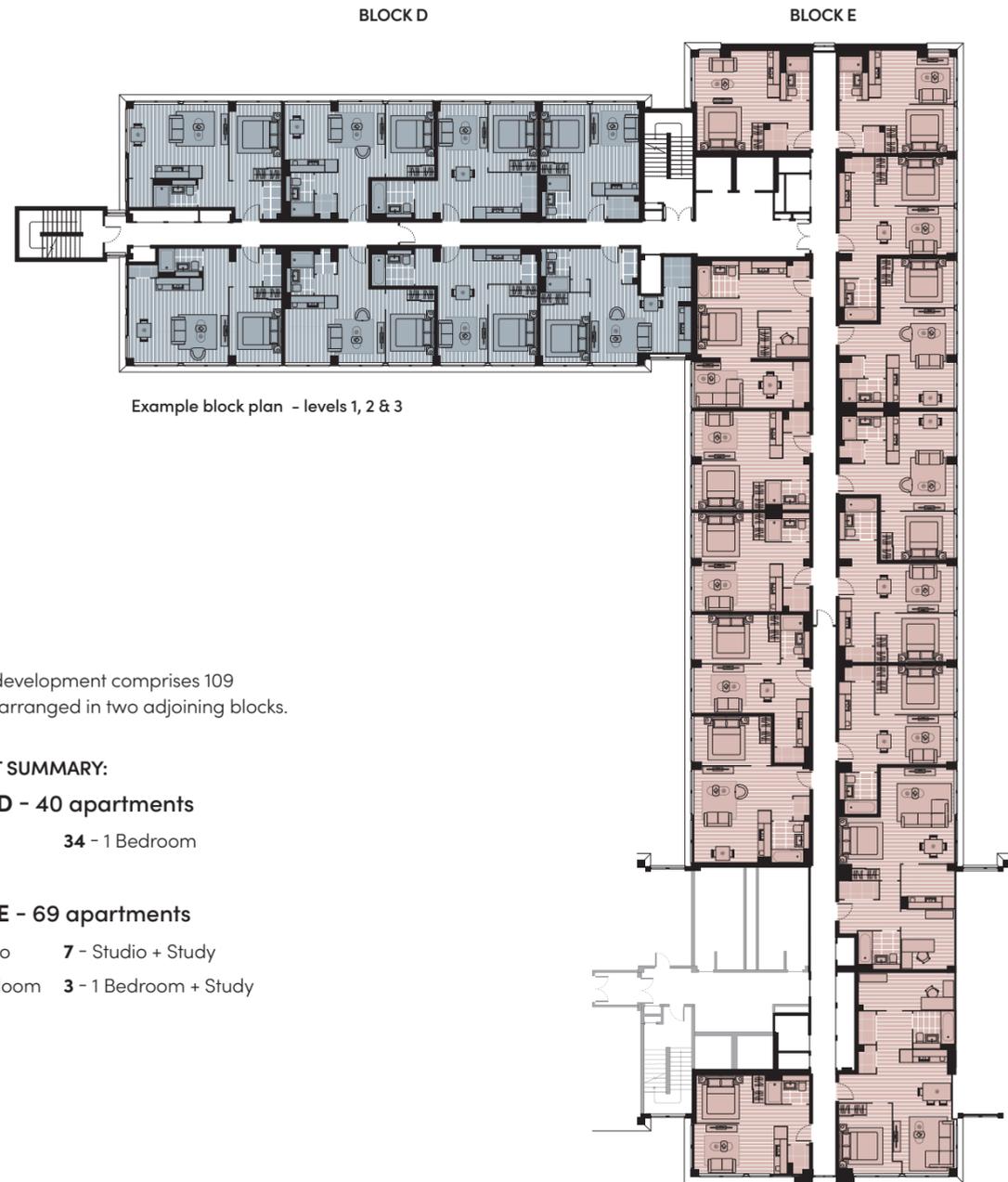
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TYPICAL 1 BEDROOM APARTMENT WITH ADDITIONAL STUDY



There will be two versions of this fabulous apartment style - one having an enclosed bedroom, the second being studio style, both benefiting from additional flexible use study room.

Three apartments will have the enclosed bedroom and offer 653 sq ft of dual aspect living space, seven will be studio style with all being arranged in Block E.



The overall development comprises 109 apartments arranged in two adjoining blocks.

APARTMENT SUMMARY:

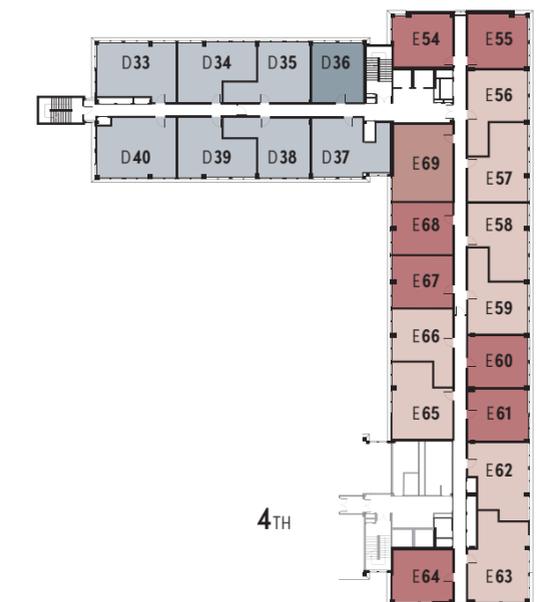
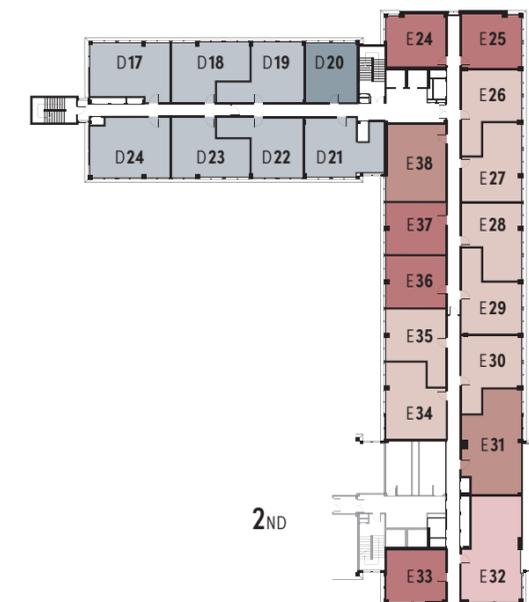
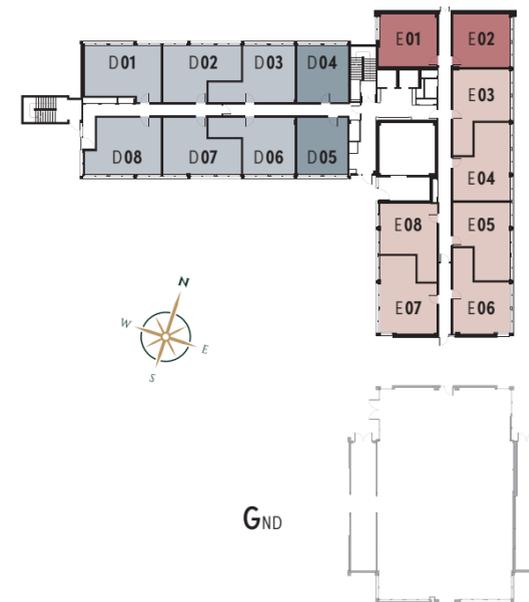
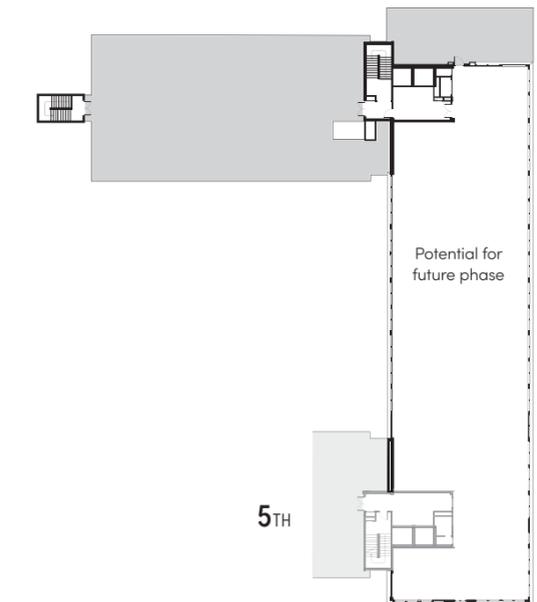
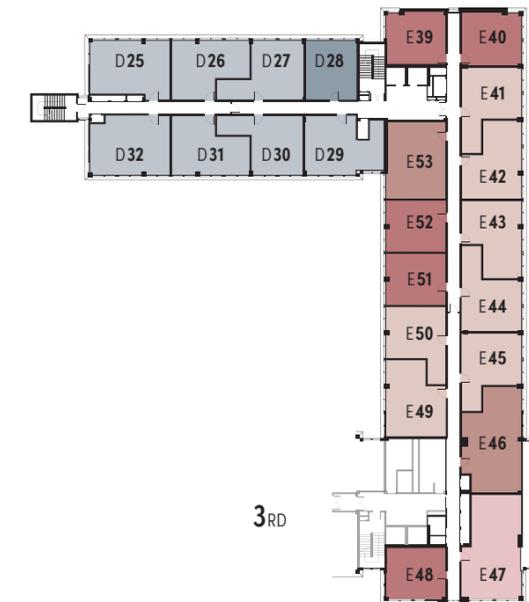
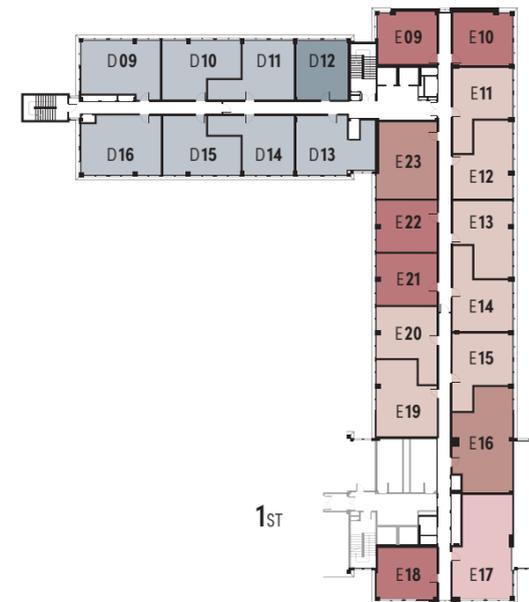
BLOCK D - 40 apartments

6 - Studio 34 - 1 Bedroom

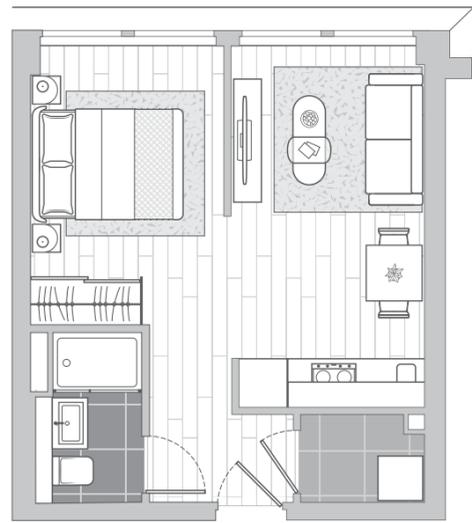
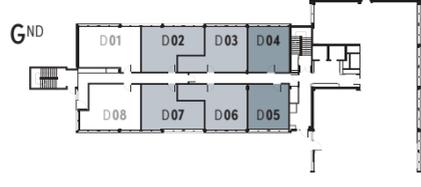
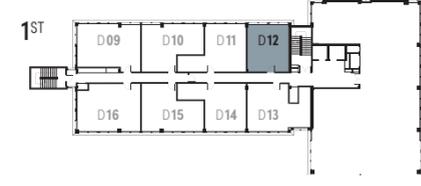
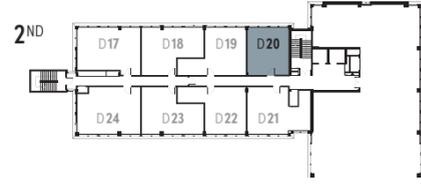
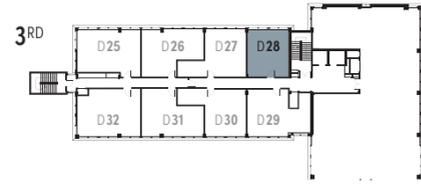
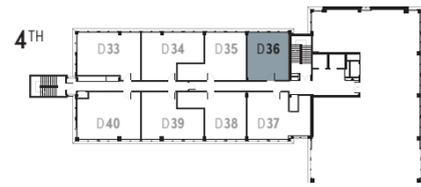
BLOCK E - 69 apartments

24 - Studio 7 - Studio + Study

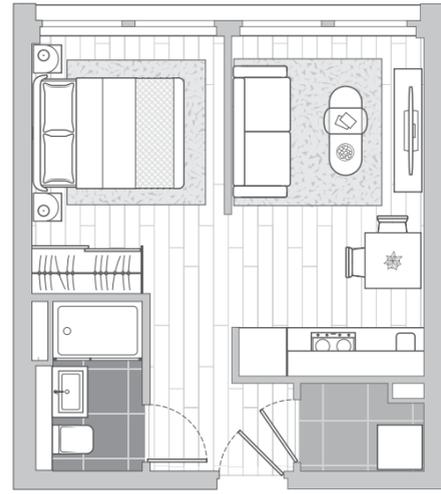
35 - 1 Bedroom 3 - 1 Bedroom + Study



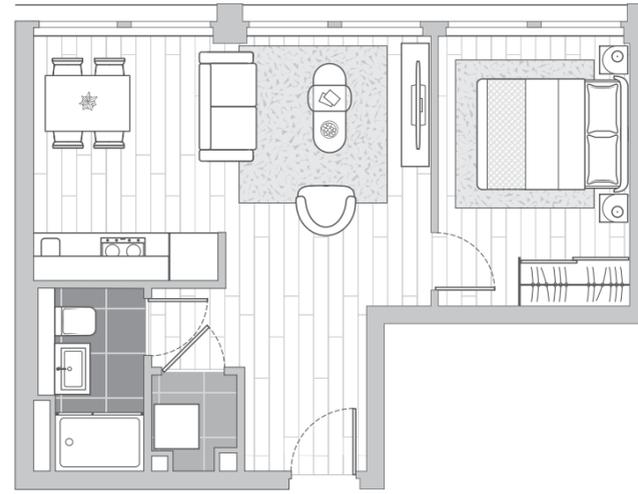
D • Studio
 D • 1 Bedroom
 E • Studio
 E • Studio + Study
 E • 1 Bedroom
 E • 1 Bedroom + Study



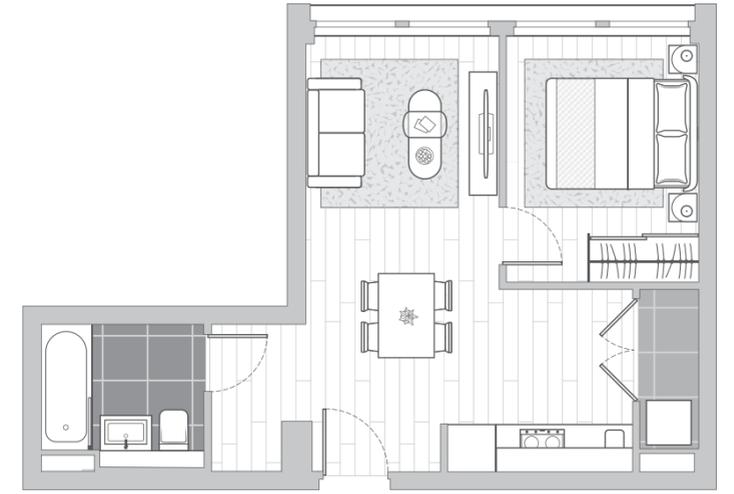
Studio Apartment
D12 D20 D28 D36
Total Area: 32.6 sq.m 351 sq.ft



Studio Apartment
D04
Total Area: 31.0 sq.m 334 sq.ft



1 Bedroom Apartment
D02
Total Area: 39.3 sq.m 423 sq.ft

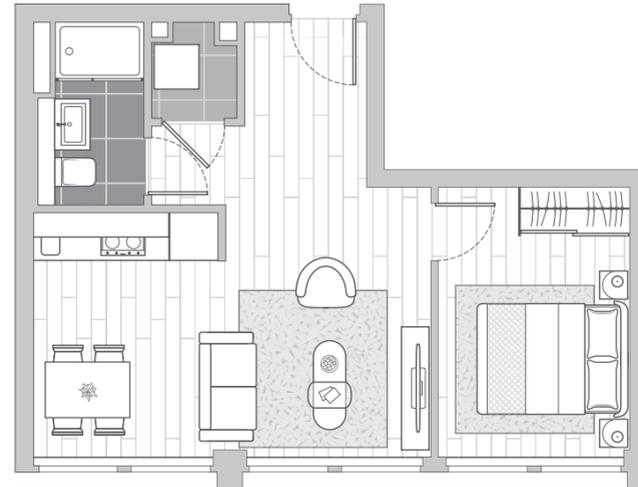
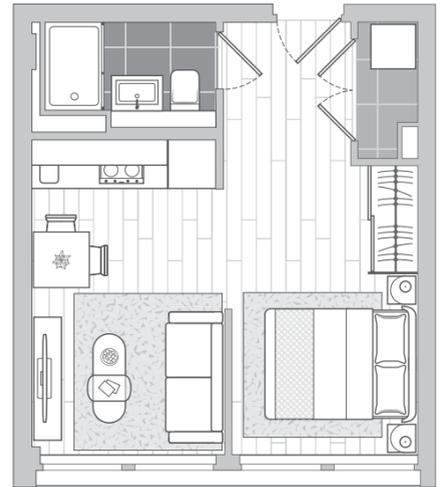


1 Bedroom Apartment
D03
Total Area: 38.1 sq.m 410 sq.ft

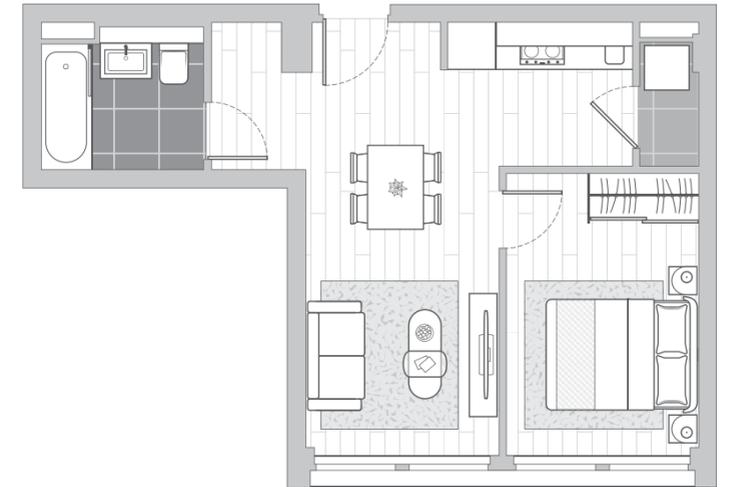


■ Studio
■ 1 Bedroom

Studio Apartment
D05
Total Area:
30.3 sq.m 327 sq.ft

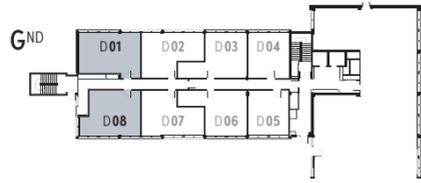
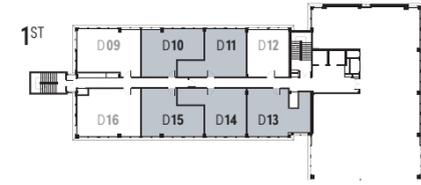
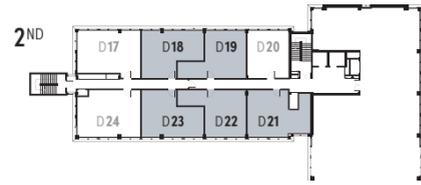
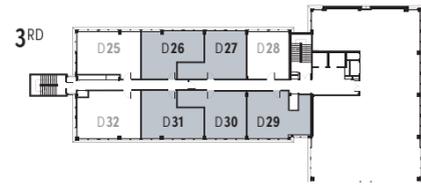


1 Bedroom Apartment
D07
Total Area: 39.1 sq.m 420 sq.ft



1 Bedroom Apartment
D06
Total Area: 38.0 sq.m 409 sq.ft

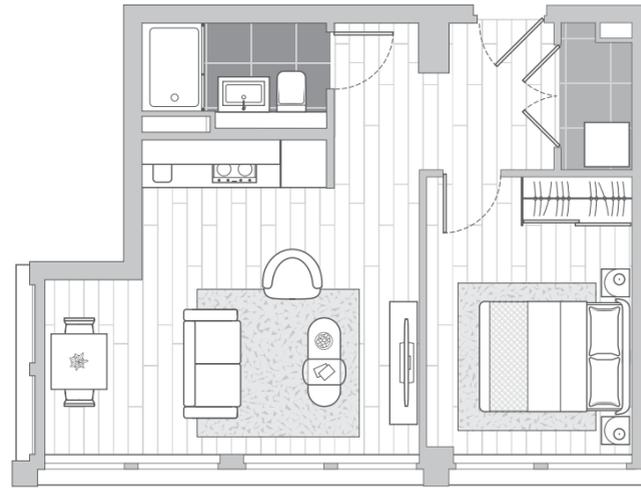
BLOCK D - STUDIO & 1 BEDROOM APARTMENTS



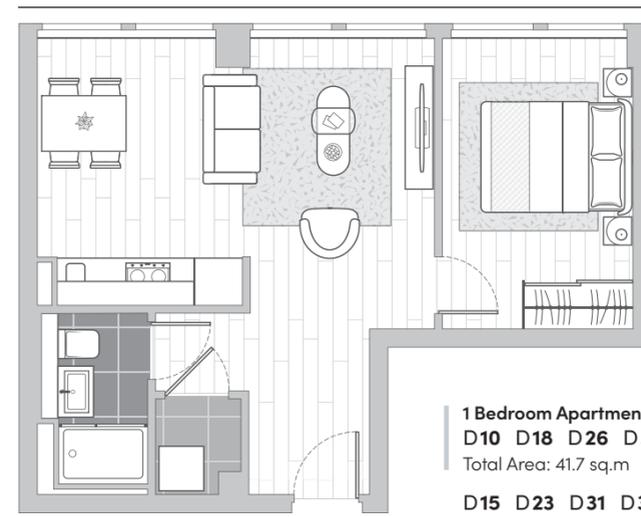
**1 Bedroom Apartment
D01**
Total Area:
42.8 sq.m 461 sq.ft



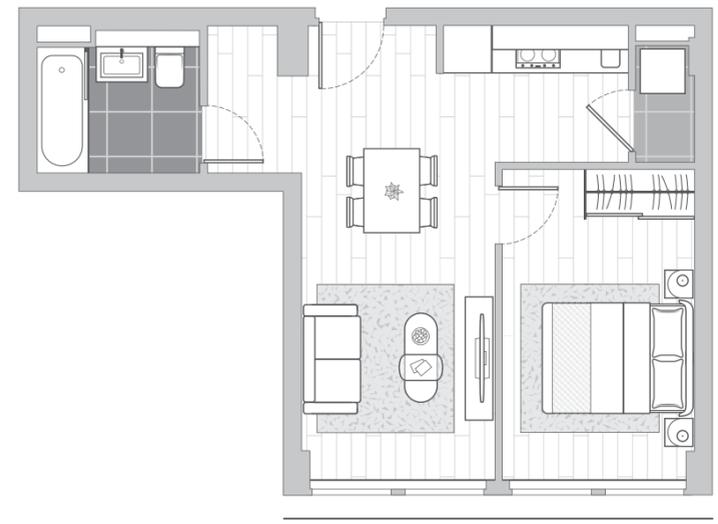
**1 Bedroom Apartment
D08**
Total Area:
41.5 sq.m 446 sq.ft



1 Bedroom



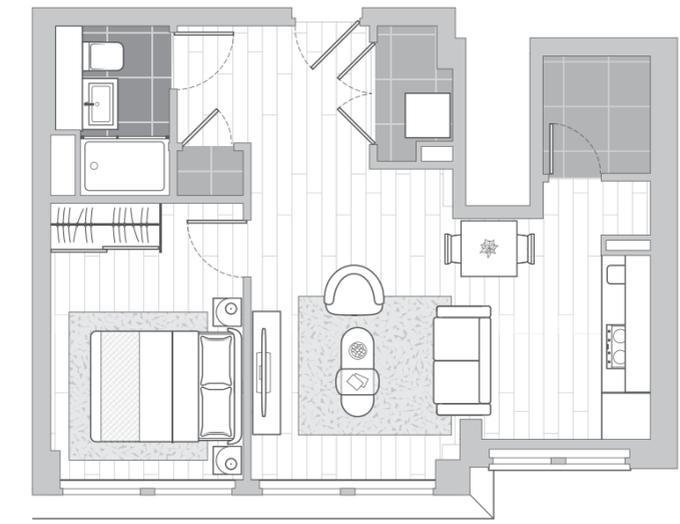
**1 Bedroom Apartment
D10 D18 D26 D34**
Total Area: 41.7 sq.m 449 sq.ft
D15 D23 D31 D39
Total Area: 41.5 sq.m 446 sq.ft



**1 Bedroom Apartment
D14 D22 D30 D38**
Total Area: 39.5 sq.m 426 sq.ft

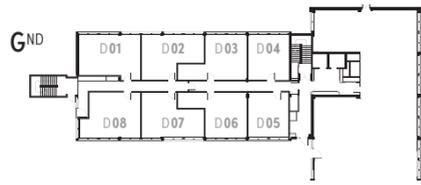
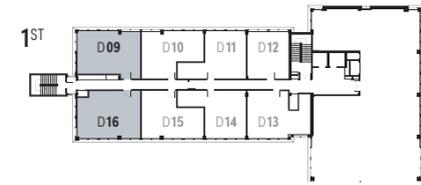
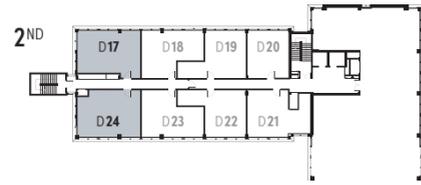
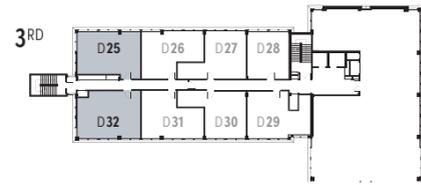
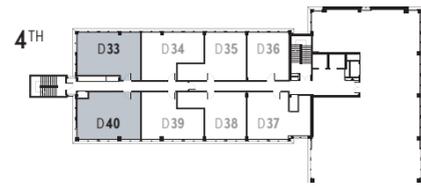


**1 Bedroom Apartment
D11 D19 D27 D35**
Total Area:
39.7 sq.m 427 sq.ft



**1 Bedroom Apartment
D13 D21 D29 D37**
Total Area: 42.8 sq.m 461 sq.ft

BLOCK D - 1 BEDROOM APARTMENTS

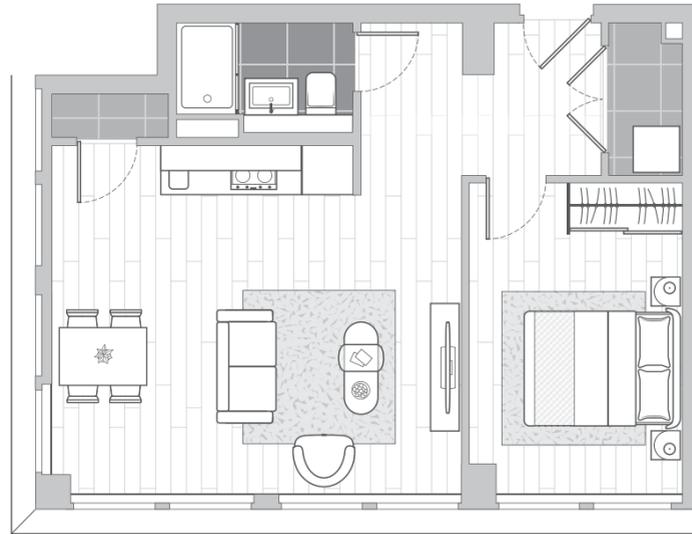


1 Bedroom

1 Bedroom Apartment
D09 D17 D25 D33
 Total Area:
 46.9 sq.m 504 sq.ft



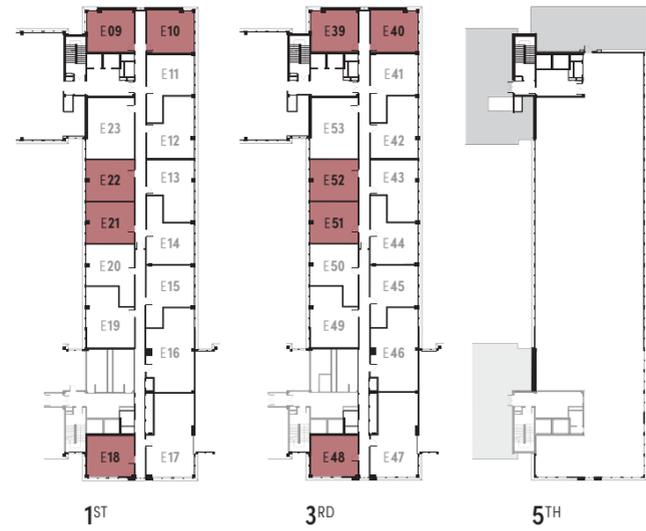
1 Bedroom Apartment
D16 D24 D32 D40
 Total Area:
 48.7 sq.m 524 sq.ft



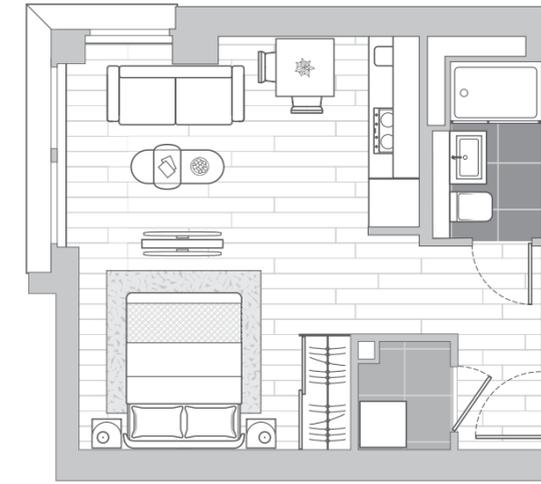
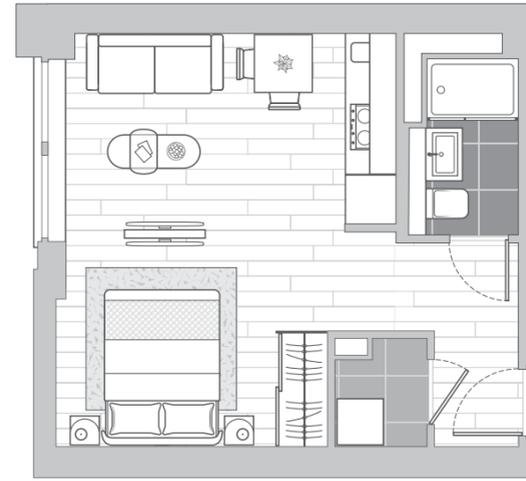
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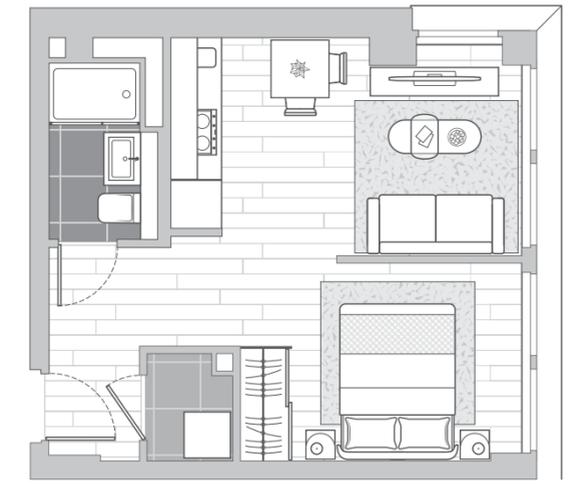
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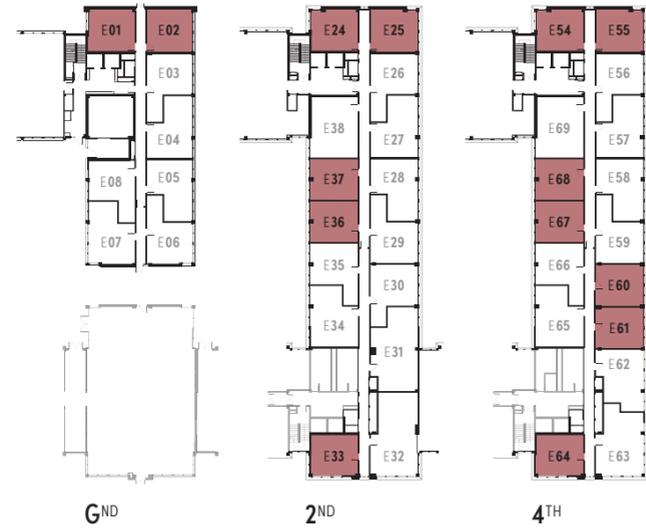
Studio Apartment E01
 Total Area:
 31.9 sq.m 343 sq.ft



Studio Apartment E09 E24 E39 E54
 Total Area: 32.7 sq.m 352 sq.ft



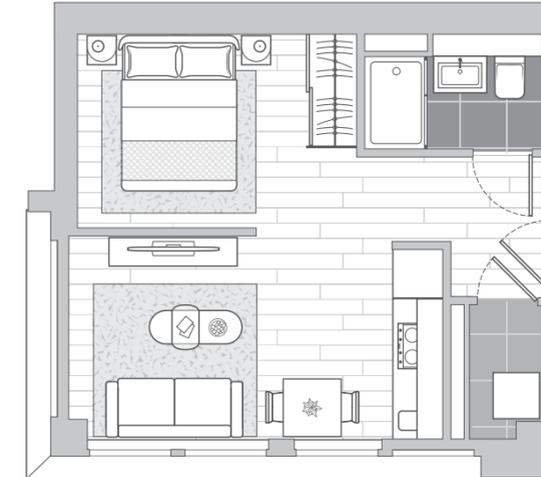
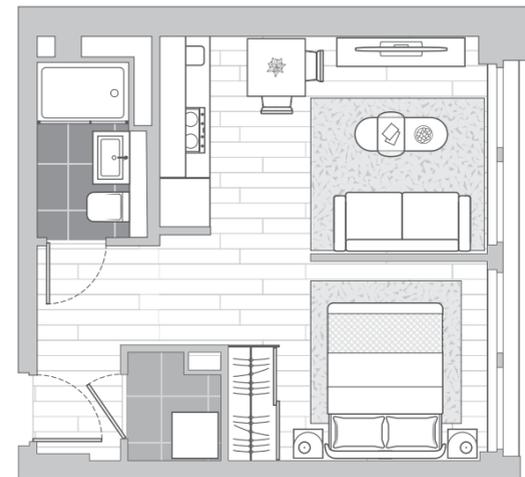
Studio Apartment E10 E25 E40 E55
 Total Area: 33.8 sq.m 364 sq.ft



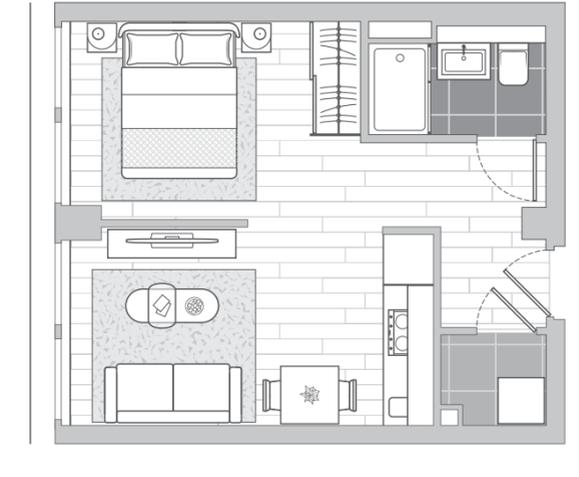
Studio Apartment E02
 Total Area:
 32.3 sq.m 348 sq.ft



Studio

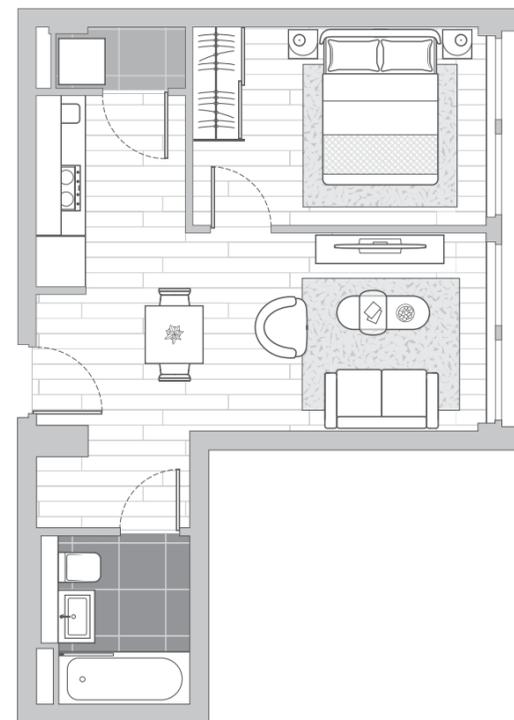
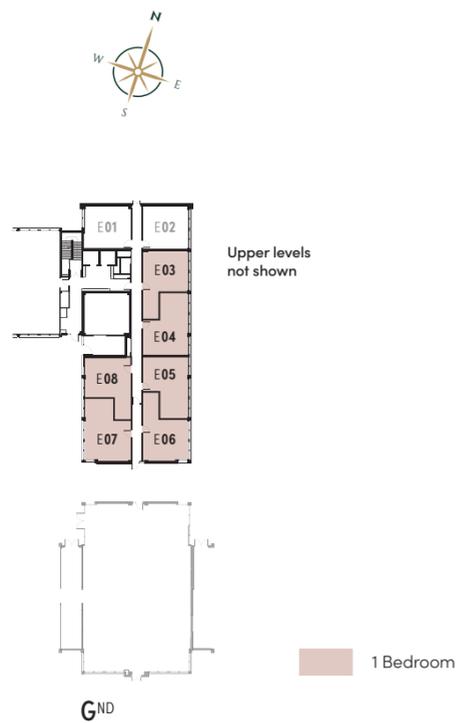


Studio Apartment E18 E33 E48 E64
 Total Area: 32.3 sq.m 348 sq.ft

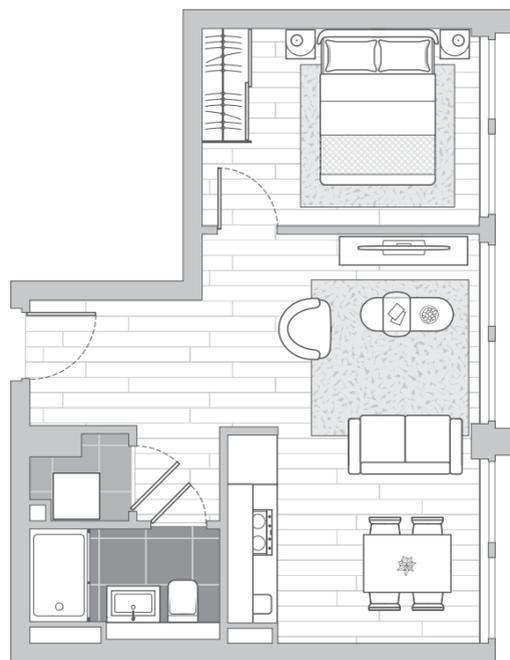


Studio Apartment E21 E51 E67 E22 E52 E68
 Total Area: 32.6 sq.m 351 sq.ft
E36 E37
 Total Area: 32.5 sq.m 350 sq.ft
E60 E61
 Total Area: 32.4 sq.m 349 sq.ft

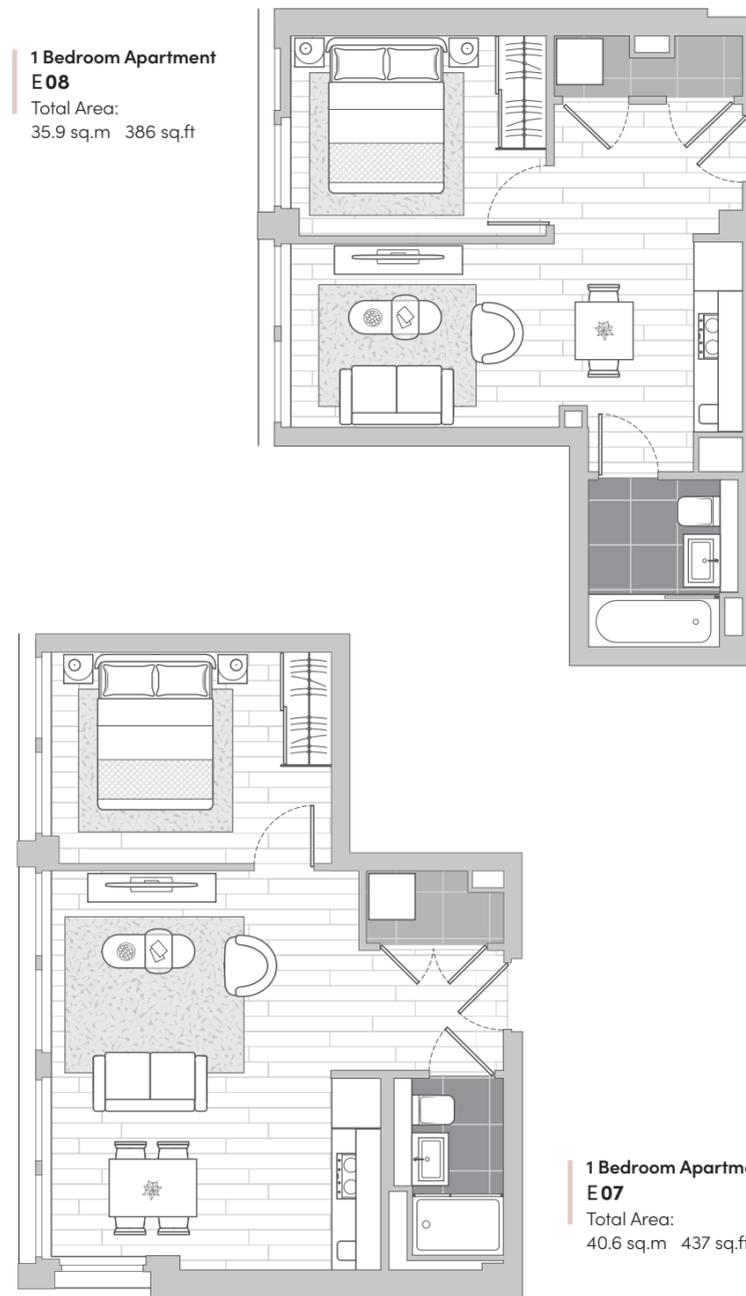
BLOCK E - STUDIO APARTMENTS



1 Bedroom Apartment E03
Total Area:
38.0 sq.m 409 sq.ft

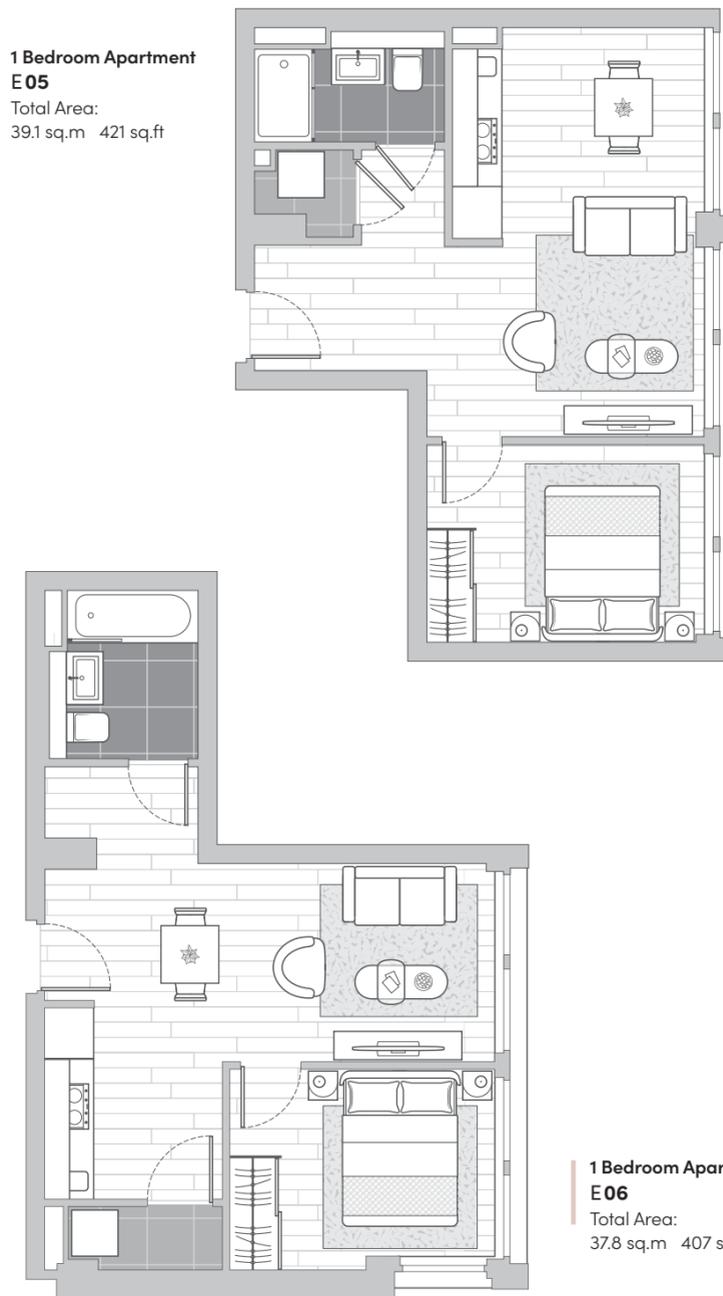


1 Bedroom Apartment E04
Total Area:
39.1 sq.m 421 sq.ft



1 Bedroom Apartment E08
Total Area:
35.9 sq.m 386 sq.ft

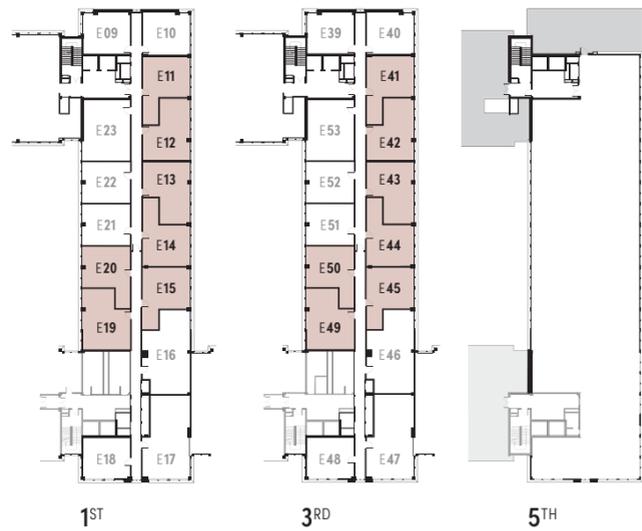
1 Bedroom Apartment E07
Total Area:
40.6 sq.m 437 sq.ft



1 Bedroom Apartment E05
Total Area:
39.1 sq.m 421 sq.ft

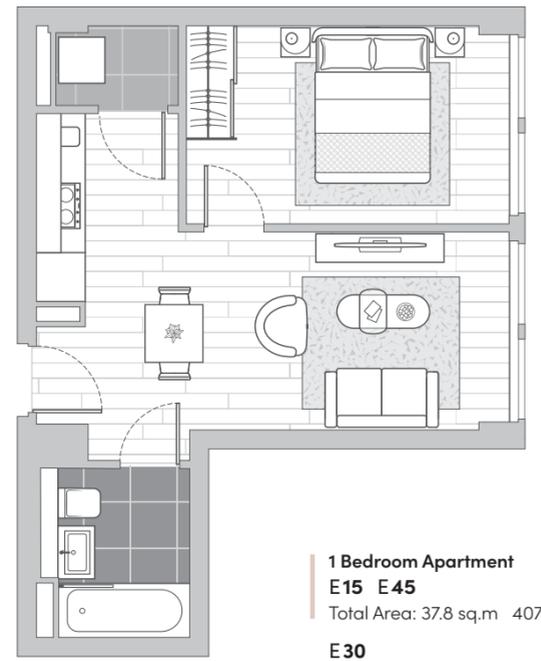
1 Bedroom Apartment E06
Total Area:
37.8 sq.m 407 sq.ft

BLOCK E - GROUND FLOOR 1 BEDROOM APARTMENTS



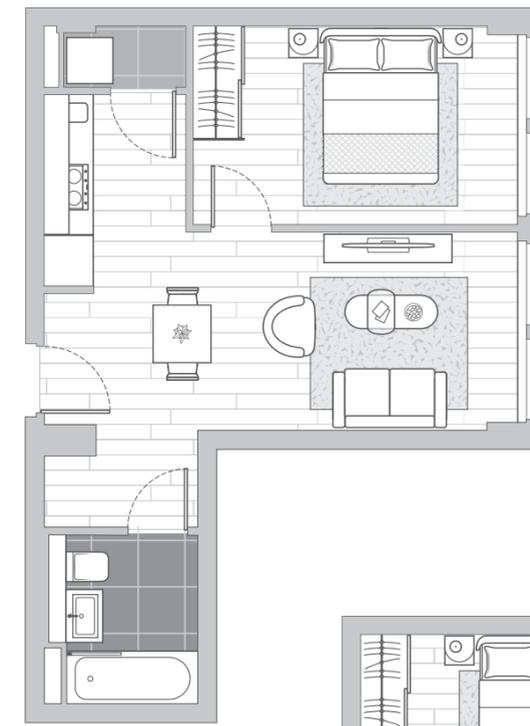
1 Bedroom

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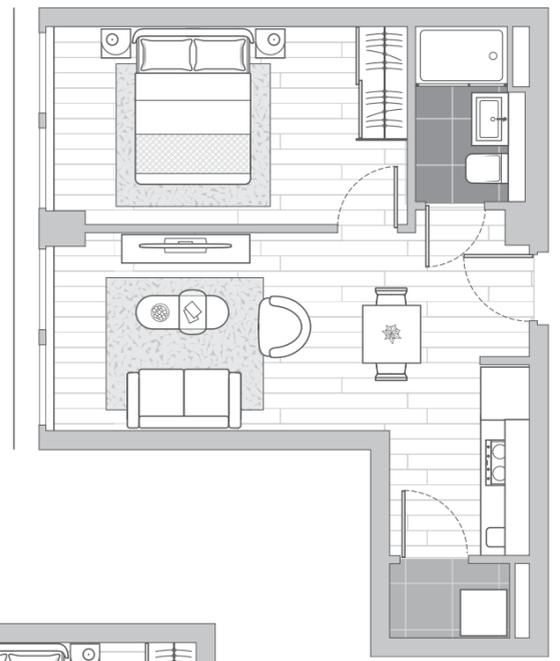
1 Bedroom Apartment
E15 E45
Total Area: 37.8 sq.m 407 sq.ft

E30
Total Area: 37.9 sq.m 408 sq.ft

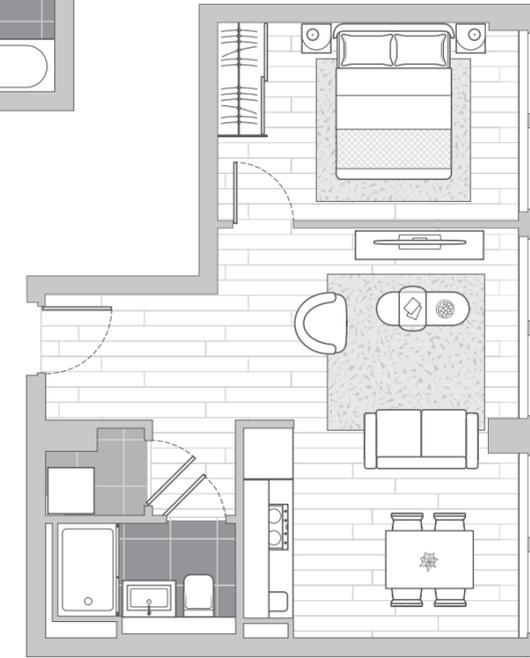


1 Bedroom Apartment
E11 E41 E56
E14 E44 E59
Total Area: 39.5 sq.m 425 sq.ft

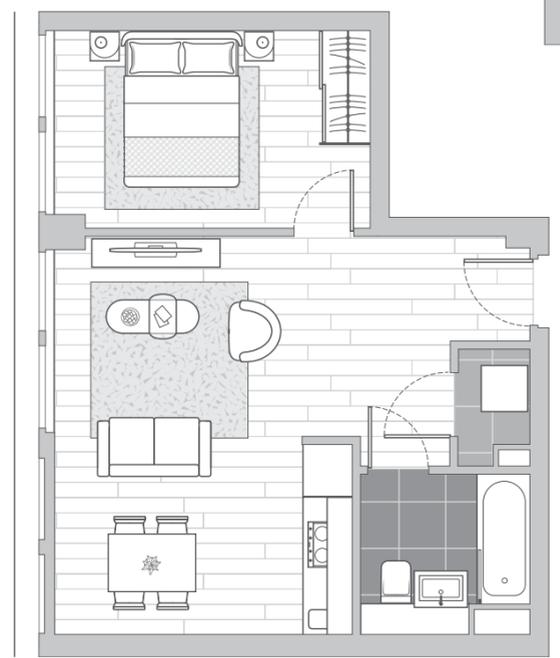
E26 E29
Total Area: 39.6 sq.m 426 sq.ft



1 Bedroom Apartment
E20 E35 E50 E66
Total Area: 37.6 sq.m 405 sq.ft



1 Bedroom Apartment
E12 E27 E42 E57
E13 E28 E43 E58
Total Area: 41.5 sq.m 447 sq.ft



1 Bedroom Apartment
E19 E34 E49 E65
Total Area: 43.1 sq.m 464 sq.ft

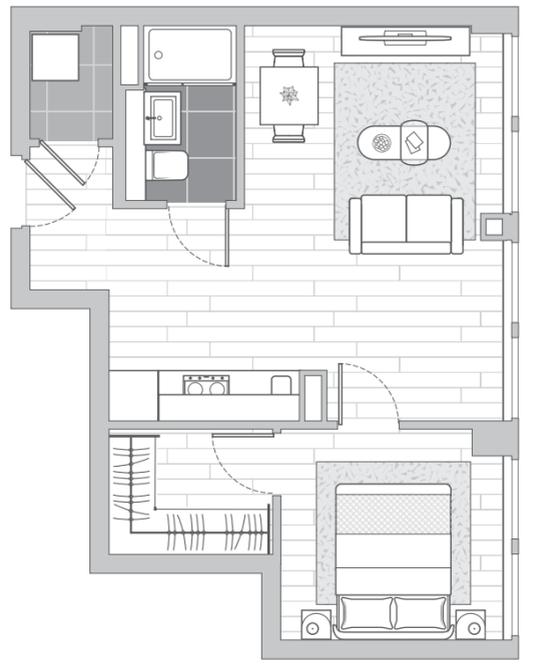
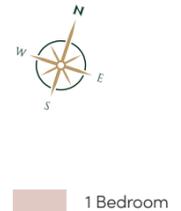
BLOCK E - 1ST TO 5TH FLOOR 1 BEDROOM APARTMENTS



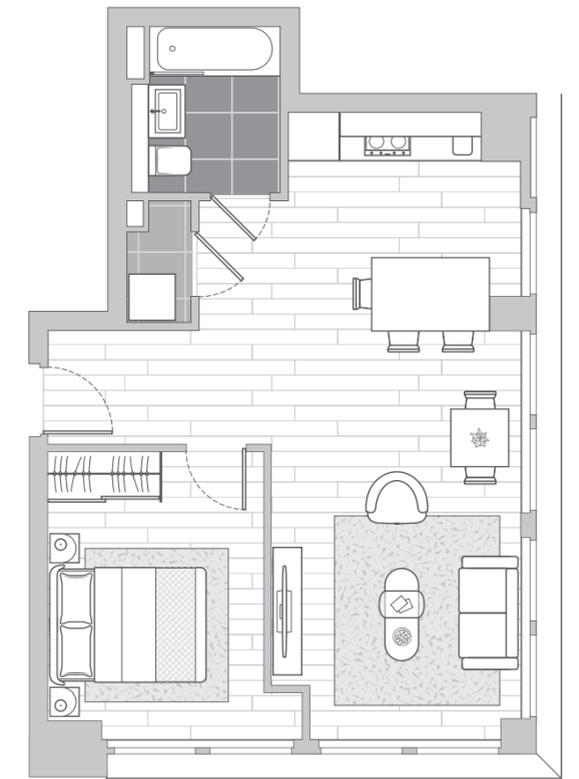
1ST 3RD 5TH



GND 2ND 4TH



**1 Bedroom Apartment
E 62**
Total Area: 42.2 sq.m 454 sq.ft



**1 Bedroom Apartment
E 63**
Total Area: 49.5 sq.m 533 sq.ft



Image shows Block E kitchen style.

Newacre House offers an exceptional choice of apartment styles, each designed to provide a place to call home from the moment you step through the door.

BLOCK E - 4TH & 5TH FLOOR 1 BEDROOM APARTMENTS

Apartment plans are intended to be correct, precise details may vary. Total areas stated are accurate to within 5%.



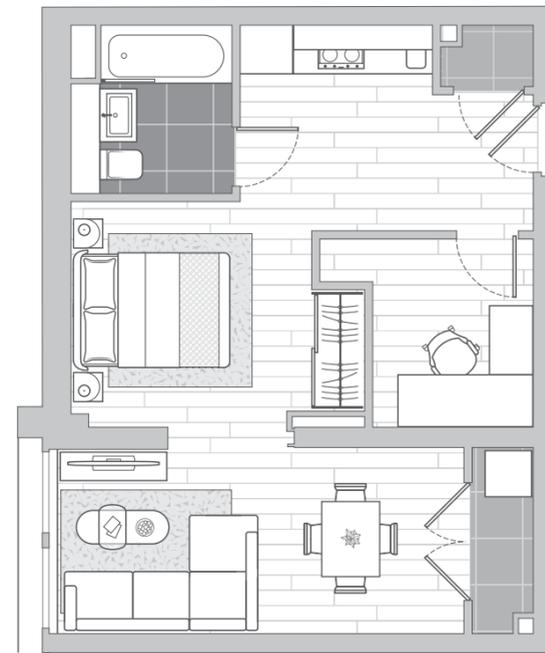
1ST 3RD 5TH



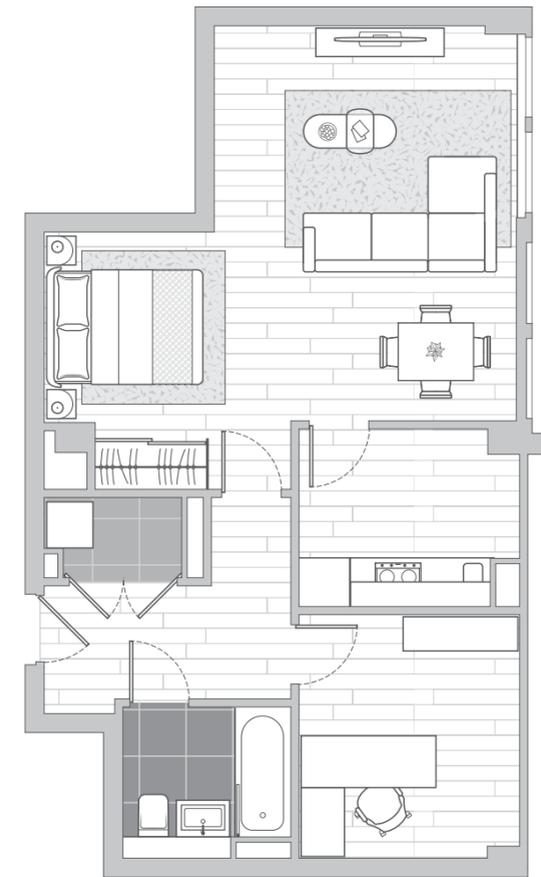
GND 2ND 4TH



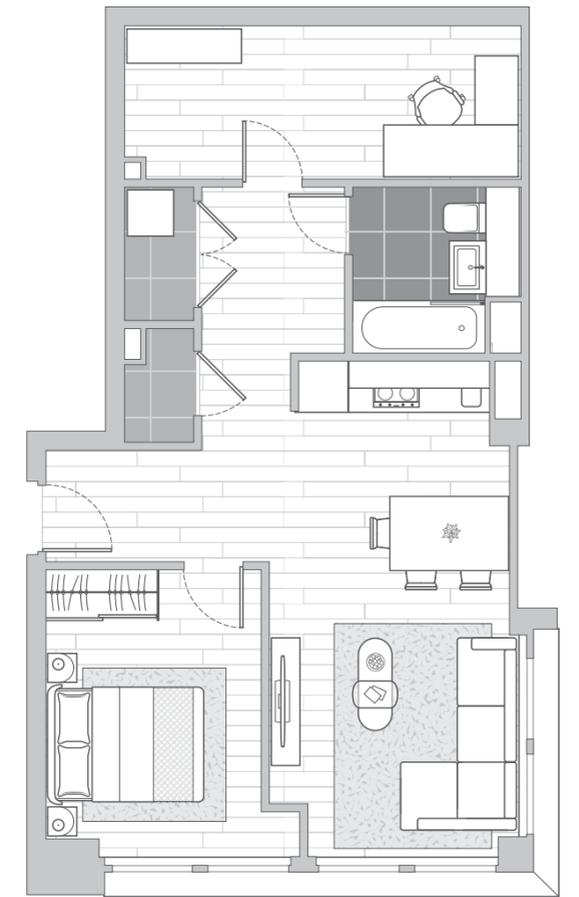
Studio + Study
 1 Bedroom + Study



Studio Apartment plus Study
E23 E38 E53 E69
 Total Area: 48.5 sq.m 519 sq.ft



Studio Apartment plus Study
E16 E46
 Total Area: 59.0 sq.m 635 sq.ft
E31
 Total Area: 59.1 sq.m 636 sq.ft



1 Bedroom Apartment plus Study
E17 E32 E47
 Total Area: 60.7 sq.m 653 sq.ft

These apartments offer highly flexible living space enabling anything from a dedicated 'work from home' room to dining, games room or family snug.

BLOCK E - STUDIO & APARTMENTS WITH ADDITIONAL STUDY

GENERAL

- Walls and ceilings in brilliant white matt finish.
- Door linings, skirting and architraves in white satin finish.
- Oak plank style click flooring throughout living, hall, kitchen and bedroom areas.
- Ladder style internal doors in satin white finish.
- Brushed stainless steel door furniture.
- Brushed stainless steel switch and socket plates.
- Recessed LED low energy downlighting with white bezels.
- Terrestrial and satellite TV, FM, DAB radio to living area and bedroom/area.
- Telephone sockets to living area.
- Living area socket Sky Q, BT fibre and hyperoptic enabled.
- USB charging sockets to kitchen, living and bedroom areas.
- Thermostatically controlled electric heating via flat panel radiators.

KITCHEN

BLOCK D

- Designer kitchen with light oak wood veneer base units and white laquered wall units, all with concealed handles.
- Contemporary black laminate style worktops.

BLOCK E

- Designer kitchen in high gloss grey finish with concealed handles.
- Contemporary black laminate style worktops.

GENERAL

- Grey glass splashback to underside of wall units.
- LED underlighting to wall units.
- Stainless steel single bowl undermounted sink with square profile chrome single lever tap.
- Stainless steel integrated appliances to include:
 - Single low level Electric oven
 - Microwave (in wall unit)
 - Four ring ceramic hob
 - Re-circulating cooker hood
 - Full height fridge/freezer
 - Slimline dishwasher

BEDROOM/BEDROOM AREA

- Built-in wardrobe with mirrored, lacquered gloss white sliding doors and walnut internal shelf and drawers.
- Selected studio apartments to feature a bespoke privacy wall with sockets for residents TV.

BATH/SHOWER ROOM

- Large format 600 x 300 Urban Bianco (beige) tiles to walls with feature/vanity wall in Urban Nero (black) tiling.
- Large format 600 x 600 Urban Nero (black) floor tiles.
- Light oak timber veneer vanity double drawer unit with white under counter top sink.
- Grey recon stone vanity top with wall hung circular back lit 'halo' mirror above.
- White bathroom suite featuring shower tray or steel bath as applicable, concealed cistern dual flush back to wall W.C.
- Chrome plated electric heated towel rail.
- Chrome plated single lever basin tap, thermostatic bath filler/shower mixer divert with wall mounted fixed shower head and low level hand shower with hose.
- Clear glass frameless bath screen or shower enclosure as applicable.
- Thermostatically controlled and pressurised hot and cold water.

SERVICES CUPBOARD

- Large format 600 x 600 grey porcelain floor tiling.
- Freestanding washer/dryer.

SECURITY

- Video entryphone system.

FIRE SAFETY

- Heat/smoke detectors to principal living area and service cupboard of each apartment.
- Fire sprinkler system to each apartment

COMMUNAL AREAS

- Fully tiled and interior designed entrance foyer and lift lobby.
- Carpeted stairs and common corridors.
- Low energy wall lighting.
- Secure cycle store to blocks D & E.
- Access to adjacent multi-storey car park.
- Extensive landscaped garden area with seating to rear of block D.



Image shows Block E kitchen style.

GALLIARD HOMES' ASSOCIATED MORTGAGE SPECIALISTS



Visionary Finance specialise in mortgages for first time buyers, home movers, re-mortgages and buy to let investors. Being fully independent of any lender, Visionary Finance have a vast amount of knowledge and experience in the mortgage industry ensuring they provide the best deal tailored to suite every buyer's individual needs.

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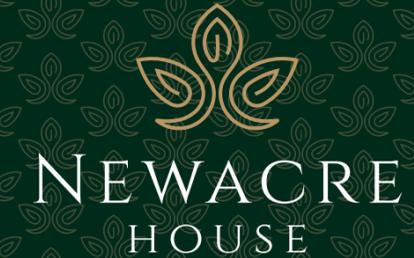


GALLIARD HOMES' OFFICIAL LETTING AND MANAGEMENT AGENTS



LIFE Residential are Galliard Homes' official letting and management agents offering a comprehensive range of services for both UK and overseas landlords with some 8000 tenancies to date. LIFE Residential have offices in London and Hong Kong.

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