



CREST
NICHOLSON

MEADOW VIEWS

HAILSHAM • EAST SUSSEX

A superb collection of new homes nestled in a charming market town in the heart of East Sussex, surrounded by countryside and just 20 minutes from the coast, it's no surprise demand is expected to be high for Meadow Views in Hailsham.

3, 4, & 5 BEDROOM HOMES





WELCOME TO LIVING IN HAILSHAM

With so much to appreciate in the immediate and surrounding area, there's something for everyone at Meadow Views.

On your doorstep

Located less than a mile from Hailsham's bustling town centre, Meadow Views is perfectly placed for its thriving shopping scene and delightful mix of pubs, restaurants and cafés. There is also a good selection of schools within easy driving distance of the development. As well as plentiful parks and open green spaces on your doorstep, just waiting to be explored.

- 1 Hailsham Leisure Centre
- 2 Hailsham Common Pond
- 3 Hailsham Country Park
- 4 Waitrose & Partners
- 5 Tesco Superstore
- 6 The Maurice Thornton Playing Field
- 7 The Cottage Restaurant
- 8 Hailsham Museum Heritage Centre

Education

Meadows View is located near an array of well-established schools and nursery's, perfect for families!

- 9 Burfield Academy
- 10 The Meadows Nursery
- 11 Phoenix Academy
- 12 White House Academy

Travel

With numerous transport links you can always feel connected at Meadow Views. You'll find vibrant Eastbourne, with its elegant seafront and miles of coastline, just 20 minutes away in the car and the A22, A27 and A259 trunk roads are just minutes away.



Polegate train station – 11 minutes
Eastbourne– 20 minutes
Hastings via the A259 – 45 minutes
Brighton Via A27 – 60 minutes



Brighton – 35 minutes
Hastings – 45 minutes
London Victoria – 84 minutes



Eastbourne



Sovereign harbour, Eastbourne



Herstmonceux castle



MEADOW VIEWS

Land West of Station Road,
Hailsham, East Sussex BN27 2BY

For all enquiries please call

01323 917 715

www.crestnicholson.com/developments/east-sussex/meadow-views

CONNECTED AND CONVENIENT COUNTRYSIDE LIVING

Meadows View offers a stunning collection of 3, 4 & 5 bedroom homes in Hailsham, nestled in a charming market town in the heart of East Sussex.

Located less than a mile from Hailsham's bustling town centre, Meadow Views is perfectly placed for its thriving shopping scene and delightful mix of pubs, restaurants and cafés. There is also a good selection of schools for youngsters of all ages within easy driving distance of the development. And if it's the great outdoors you're looking to enjoy, you'll be spoilt for choice, with plentiful parks and open green spaces on your doorstep, just waiting to be explored.

Enjoying town life, but itching to explore the surrounding area? You'll find vibrant Eastbourne, with its elegant seafront and miles of coastline, just 20 minutes away in the car. Named as one of the world's finest destinations to visit by Time Out magazine in 2023, you'll have a wide array of activities and attractions to

enjoy here, from walks and water sports to heritage, culture and shopping. And if you're looking to commute, or just want to see the wider area, you can reach Hastings in around 45 minutes, via the A259, and Brighton in just under an hour, on the A27.



The Seven Sisters



Knockhatch Adventure Park

Map locations are approximate. Some journey times include changes. Travel times are approximate only. Source: [google.com/maps](https://www.google.com/maps). 1011865/June 2024.





CREST
NICHOLSON

MEADOW VIEWS

DEVELOPMENT PLAN

An attractive collection of 3, 4 & 5 bedroom homes set in the charming market town of Hailsham, East Sussex.

3, 4 & 5 BEDROOM HOMES



3 BEDROOM HOMES

- The Hadleigh
- The Chesham
- The Seaton

4 BEDROOM HOMES

- The Filey
- The Romsey
- The Marlborough
- The Dartford
- The Burford
- The Dorking
- The Salcombe

5 BEDROOM HOMES

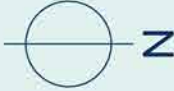
- The Roydon
- The Windsor
- The Derby
- The Stratford

* S.106 shared ownership

● S.106 affordable rented properties

▲ Mix S.106 shared ownership and S.106 affordable rented properties

BSP Bin Collection Point

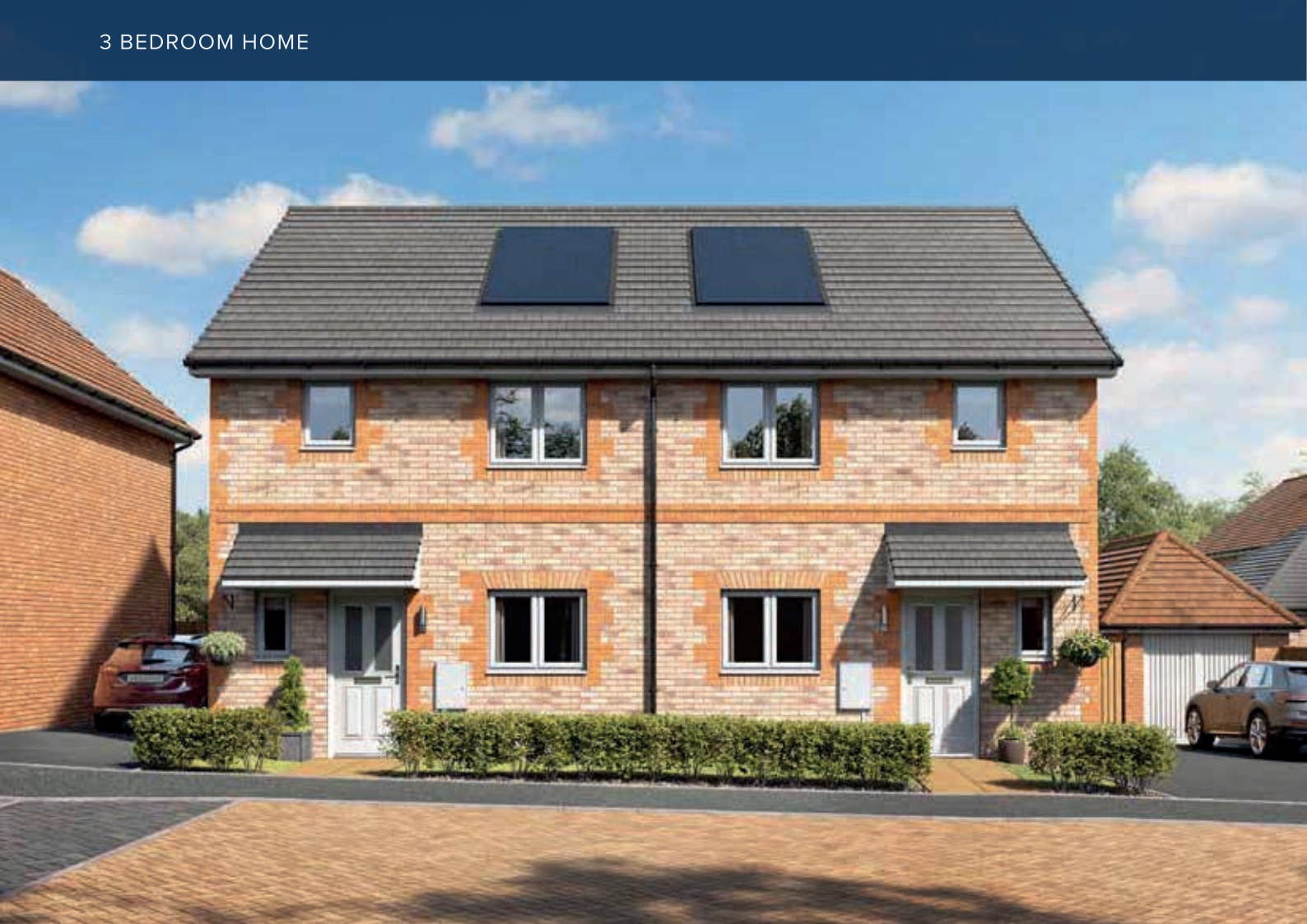




THE HADLEIGH

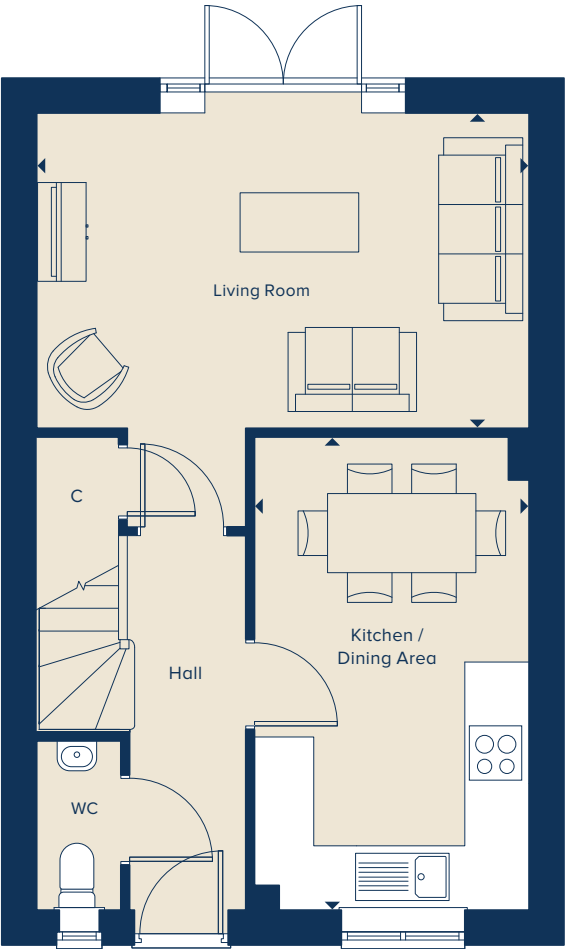
The Hadleigh is an attractive two-storey home perfect for family life, including an open-plan kitchen-dining area ideal for entertaining, in addition to a separate living room with French doors providing ample natural light and views over the private garden. Upstairs, the main bedroom has the benefit of an en suite bathroom and two further bedrooms share a family bathroom.

3 BEDROOM HOME



THE HADLEIGH
3 Bedroom Home

crestnicholson.com



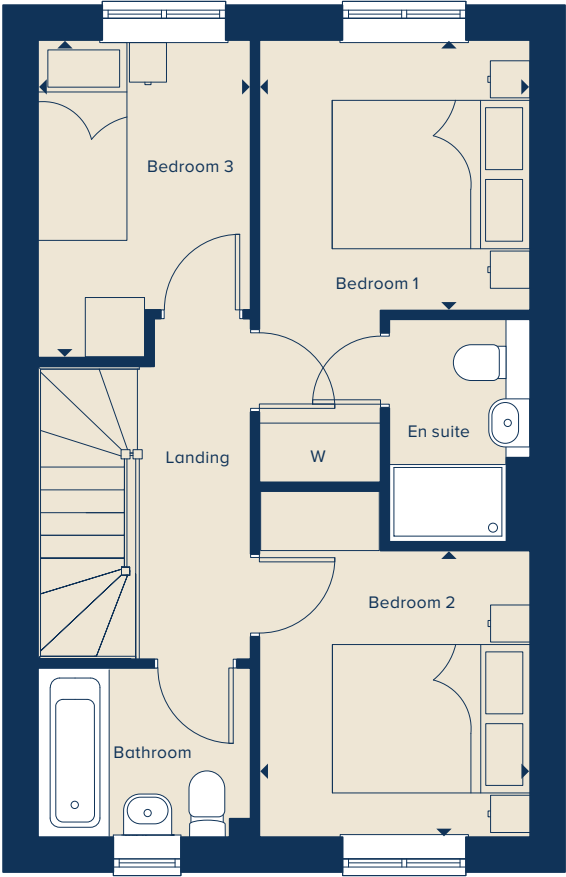
GROUND FLOOR

KITCHEN / DINING AREA

4.78m x 2.78m 15'8" x 9'1"

LIVING ROOM

4.98m x 3.19m 16'4" x 10'5"



FIRST FLOOR

BEDROOM 1

2.73m x 2.74m 9'0" x 8'11"

BEDROOM 2

2.90m x 2.74m 9'6" x 9'0"

BEDROOM 3

3.21m x 2.15m 10'6" x 7'0"

C Cupboard W Wardrobe

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THE CHESHAM

The Chesham is a generously sized three bedroom property. Inspired by tradition, it has a double fronted layout and features an attractive bay window which, together with French doors, make this a beautifully bright property. A welcoming hallway leads to two spacious rooms: an open plan kitchen and dining area, along with a spacious living room. Upstairs, bedroom one benefits from an en suite shower room and a built-in wardrobe. There is an additional two bedrooms plus a family bathroom.

3 BEDROOM HOME

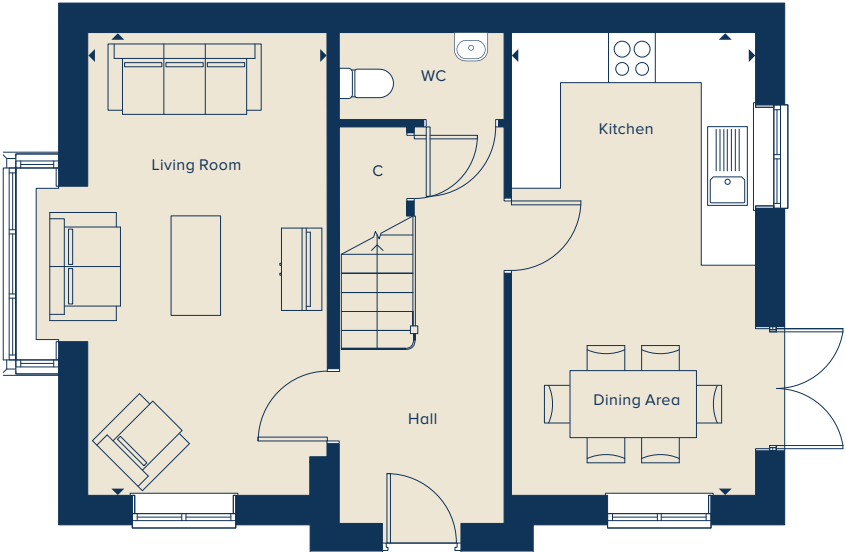


THE CHESHAM

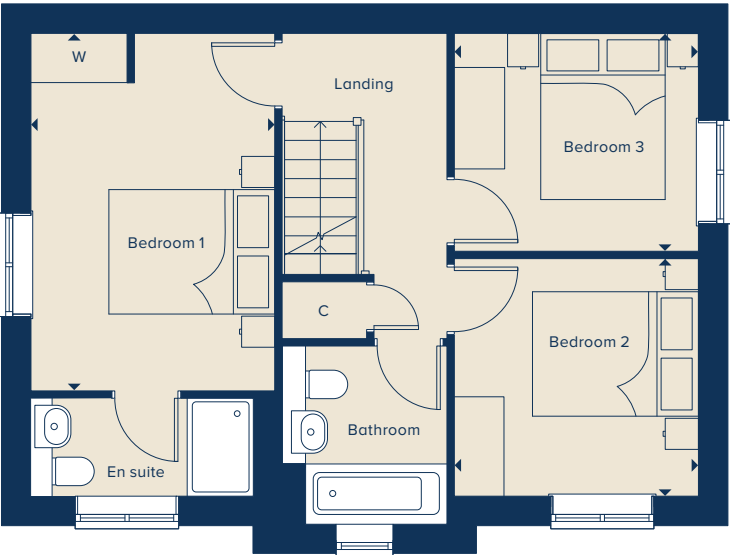
3 Bedroom Home

crestnicholson.com

GROUND FLOOR		
KITCHEN / DINING AREA		
5.58m x 2.94m	18'4" x 9'8"	
LIVING ROOM		
5.58m x 2.88m	18'4" x 9'5"	



FIRST FLOOR		
BEDROOM 1		
4.31m x 2.94m	14'1" x 9'8"	
BEDROOM 2		
2.93m x 2.87m	9'7" x 9'5"	
BEDROOM 3		
2.94m x 2.62m	9'8" x 8'7"	



C Cupboard W Wardrobe

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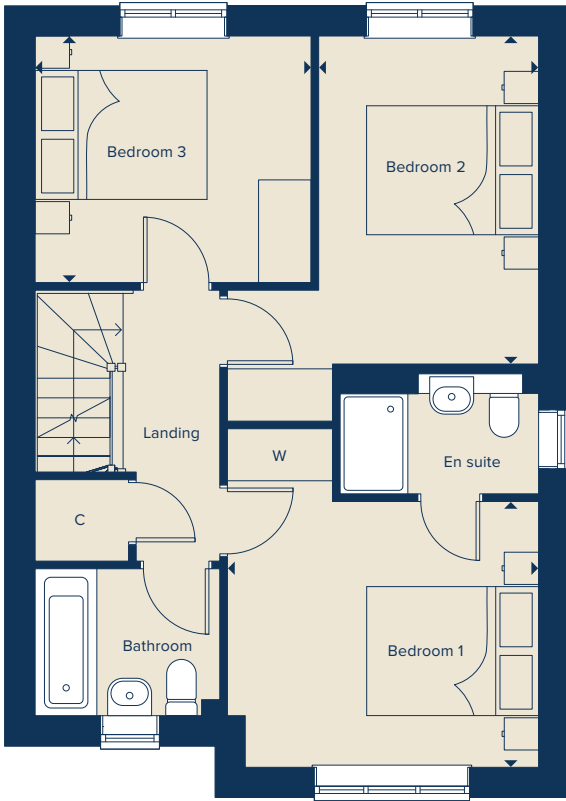
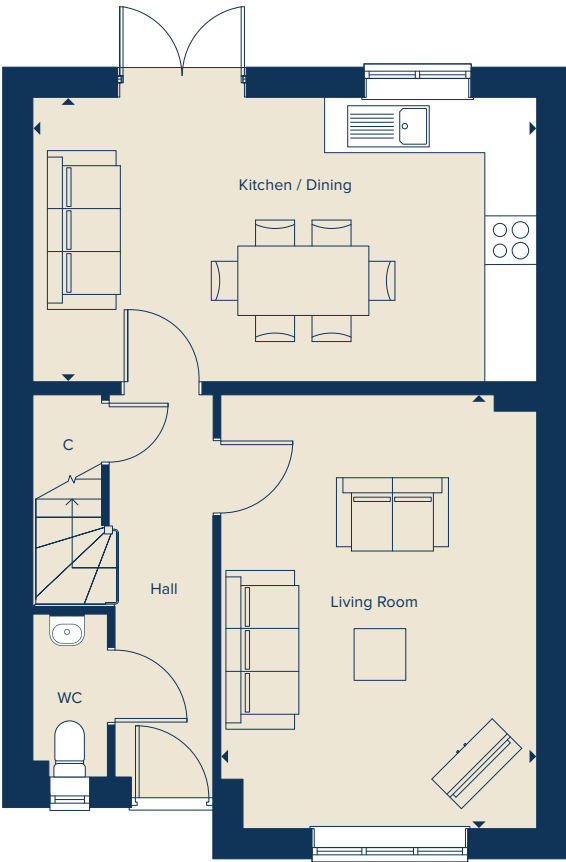
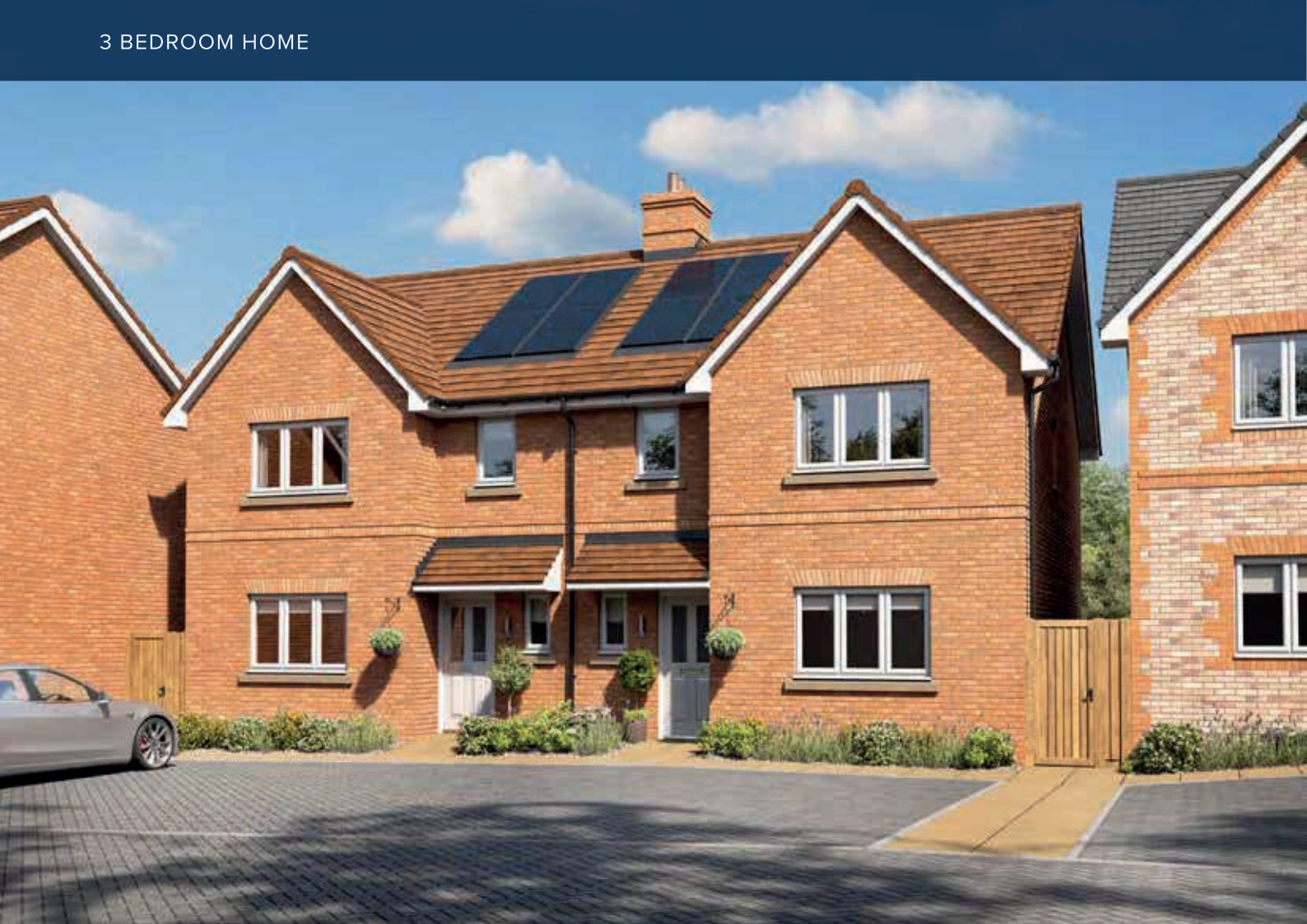
THE SEATON
3 Bedroom Home

crestnicholson.com

THE SEATON

One of the appealing factors of The Seaton is its open plan kitchen diner which provides direct access to the garden allowing for ample natural light. Another is the generous main bedroom suite, which, with its triple-panelled window, is a light and airy room. Each of the three bedrooms is generously proportioned and the house also includes convenient storage space.

3 BEDROOM HOME



GROUND FLOOR

KITCHEN / DINING

5.86m x 3.31m 19'3" x 10'10"

LIVING ROOM

5.05m x 3.68m 16'7" x 12'1"

FIRST FLOOR

BEDROOM 1

3.63m x 3.07m 11'11" x 10'1"

BEDROOM 2

3.82m x 2.56m 12'6" x 8'5"

BEDROOM 3

3.22m x 2.87m 10'6" x 9'5"

C Cupboard W Wardrobe

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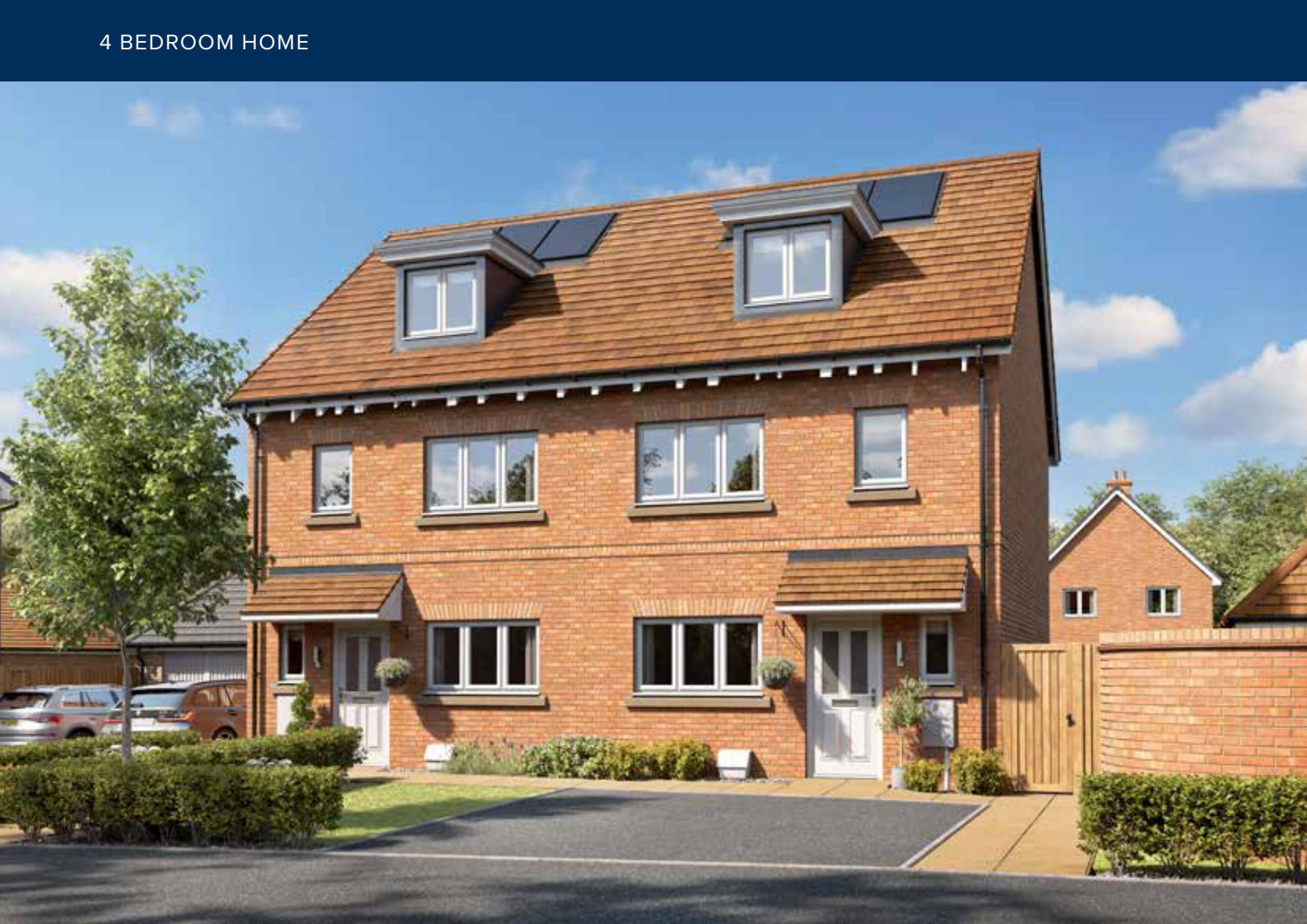
THE FILEY
4 Bedroom Home

crestnicholson.com

THE FILEY

A four bedroom family home spread over three storeys, The Filey provides flexibility and space in which to entertain. The first floor features two double bedrooms plus a single bedroom and a family bathroom. Bedroom one takes up the entire second floor and benefits from an en suite and built-in wardrobe. The ground floor comprises of an open plan kitchen and dining area plus a separate living room with French doors to the rear garden.

4 BEDROOM HOME



GROUND FLOOR

LIVING ROOM

4.97m x 3.19m 16'3" x 10'5"

KITCHEN / DINING AREA

4.78m x 2.79m 15'8" x 9'2"

FIRST FLOOR

BEDROOM 2

3.64m x 2.72m 11'11" x 8'11"

BEDROOM 3

3.22m x 2.73m 10'6" x 8'11"

BEDROOM 4

3.22m x 2.14m 10'6" x 7'0"

SECOND FLOOR

BEDROOM 1

5.58m x 3.85m 18'4" x 12'7"

C Cupboard W Wardrobe ● Specification

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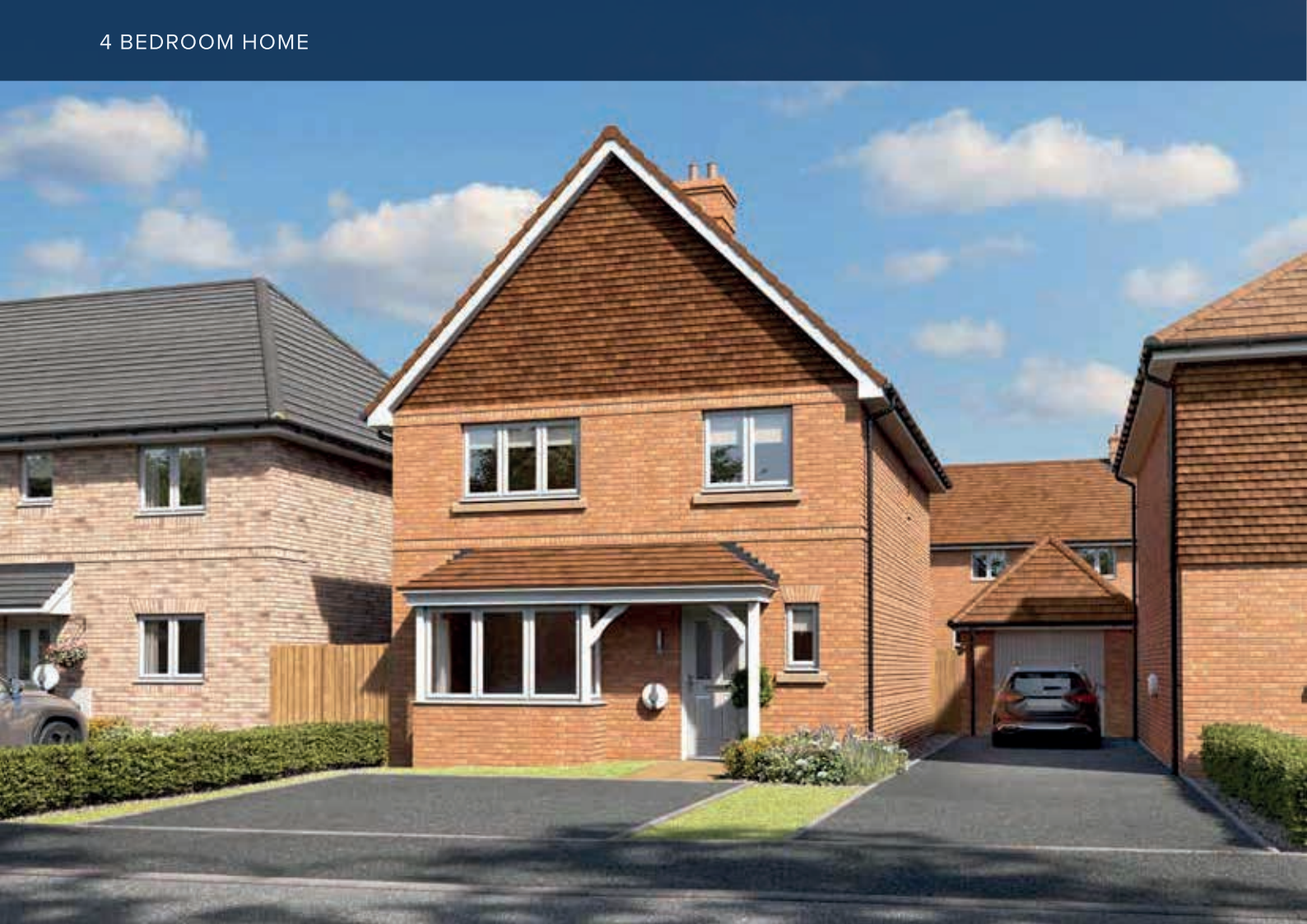




THE ROMSEY

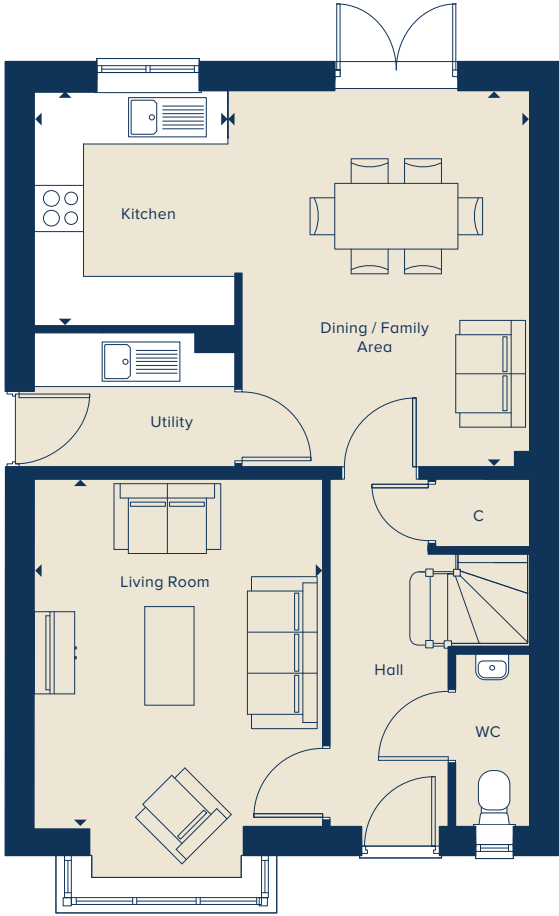
With flexible open-plan living space and generously sized bedrooms, the Romsey is an attractive family home. The downstairs benefits from a substantial, bright and airy living room. A versatile kitchen-dining area with ample space for relaxation or play is ideally suited to family life. Upstairs are four bedrooms and two bathrooms (one en suite).

4 BEDROOM HOME

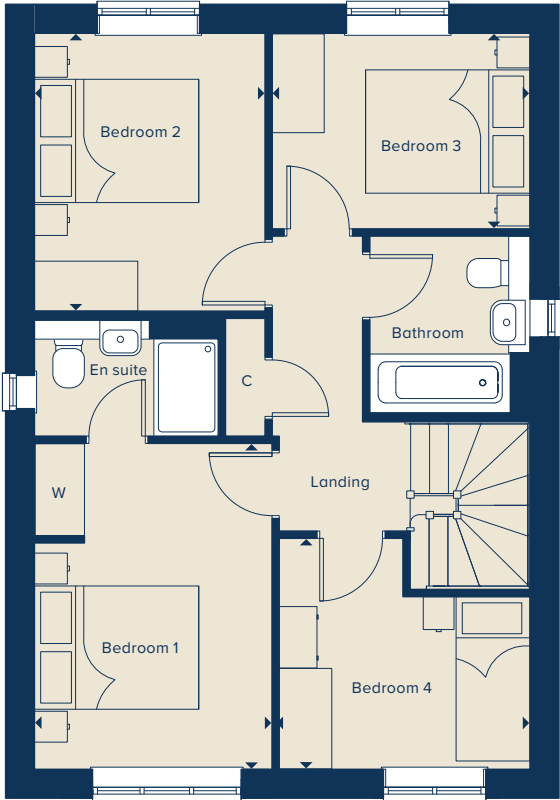


THE ROMSEY
4 Bedroom Home

crestnicholson.com



GROUND FLOOR		
KITCHEN DINING / FAMILY AREA		
6.09m x 4.63m	20'0" x 15'2"	
LIVING ROOM		
4.28m x 4.11m	14'0" x 13'5"	



FIRST FLOOR		
BEDROOM 1		
4.00m x 2.93m	13'1" x 9'6"	
BEDROOM 2		
3.42m x 2.84m	11'2" x 9'3"	
BEDROOM 3		
3.18m x 2.42m	10'4" x 7'9"	
BEDROOM 4		
3.09m x 2.84m	10'1" x 9'3"	

C Cupboard W Wardrobe ● Specification

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THE MARLBOROUGH

The Marlborough is ideally suited to modern family living, featuring ample flexible spaces. The elegant hallway provides access to the central living areas: an open-plan kitchen-dining area with utility room and a spacious, light-filled living room. Upstairs are four large bedrooms, with the main bedroom benefiting from an en suite.

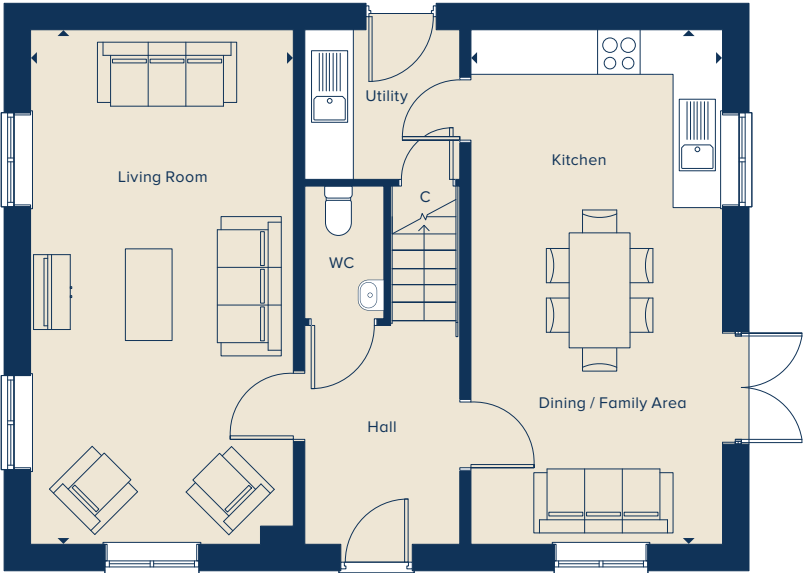
4 BEDROOM HOME



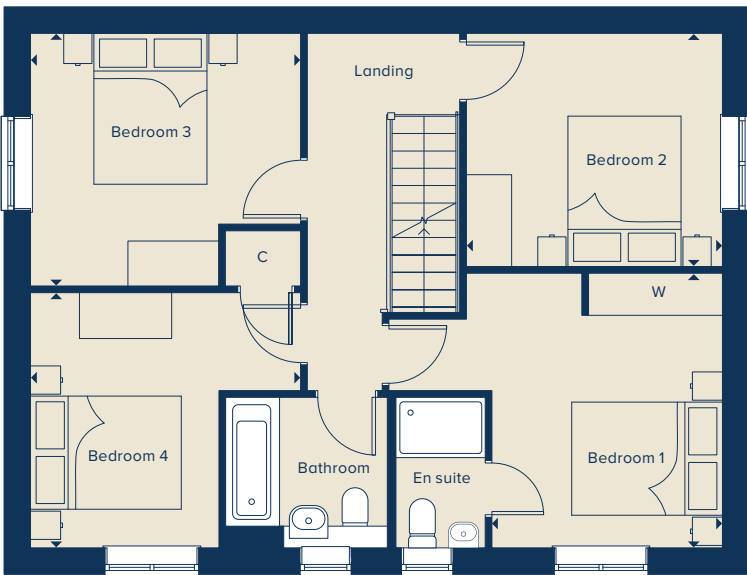
THE MARLBOROUGH
4 Bedroom Home

crestnicholson.com

GROUND FLOOR		
KITCHEN / DINING / FAMILY AREA		
6.87m x 3.39m	22'5" x 11'1"	
LIVING ROOM		
6.87m x 3.54m	22'5" x 11'6"	



FIRST FLOOR		
BEDROOM 1		
3.67m x 3.01m	12'0" x 10'2"	
BEDROOM 2		
3.44m x 3.14m	11'3" x 10'3"	
BEDROOM 3		
3.62m x 3.39m	11'9" x 11'1"	
BEDROOM 4		
3.62m x 3.39m	11'9" x 11'1"	



C Cupboard W Wardrobe ● Specification

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THE DARTFORD

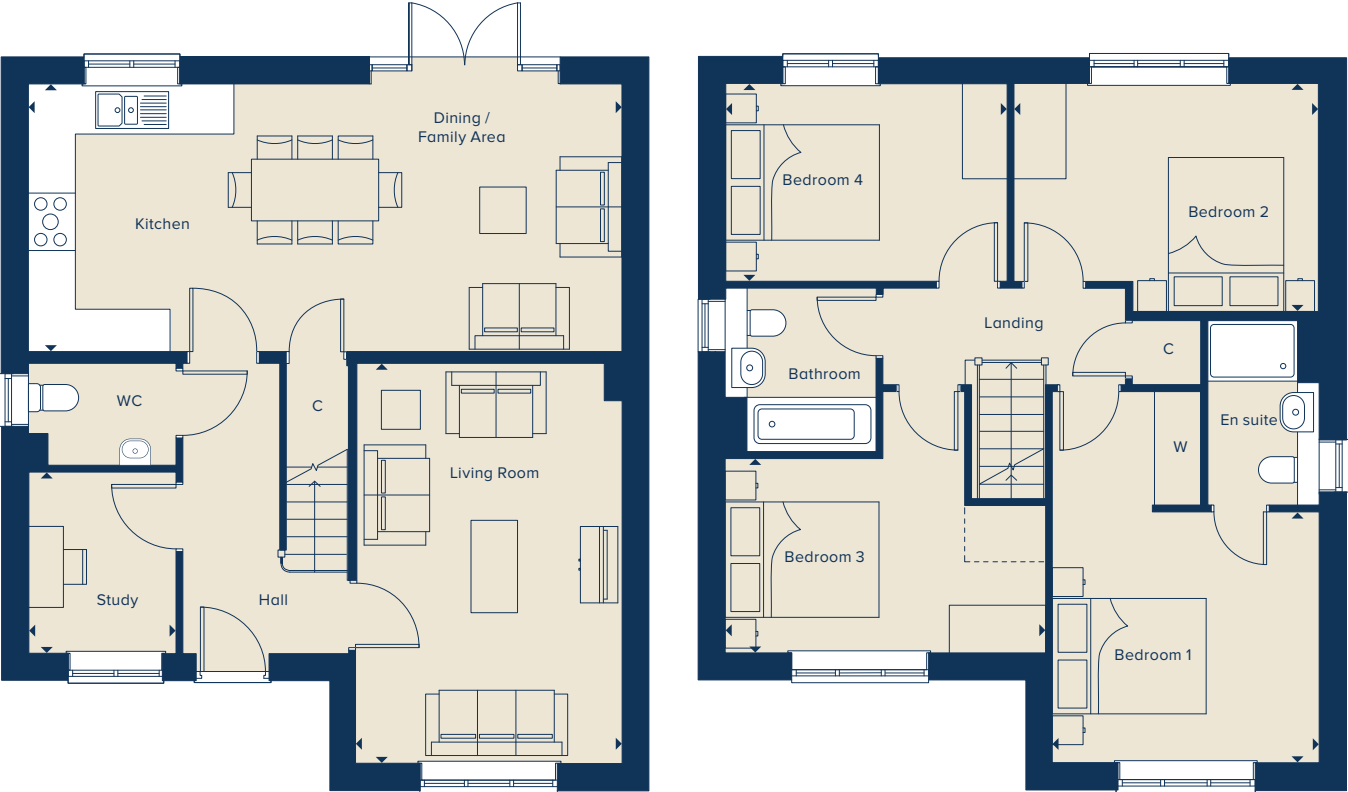
Ideally suited to modern living, The Dartford provides both extensive family space and the benefit of a home office. With a large, open-plan kitchen, dining and family area in addition to a separate living room, this home offers considerable flexibility. Each of the four bedrooms are well proportioned, with the main bedroom having the luxury of an en suite. Carefully selected products and materials throughout give this home a distinct mark of quality.

4 BEDROOM HOME



THE DARTFORD
4 Bedroom Home

crestnicholson.com



GROUND FLOOR

KITCHEN / DINING / FAMILY AREA

7.83m x 3.52m 25'8" x 11'7"

LIVING ROOM

5.28m x 3.51m 17'4" x 11'6"

STUDY

2.46m x 1.96m 8'1" x 6'5"

FIRST FLOOR

BEDROOM 1

3.51m x 3.30m 11'5" x 10'10"

BEDROOM 2

4.02m x 3.01m 13'2" x 9'10"

BEDROOM 3

4.23m x 2.56m 13'9" x 8'5"

BEDROOM 4

3.71m x 2.61m 12'2" x 8'7"

C Cupboard W Wardrobe --- Bulkhead ● Specification

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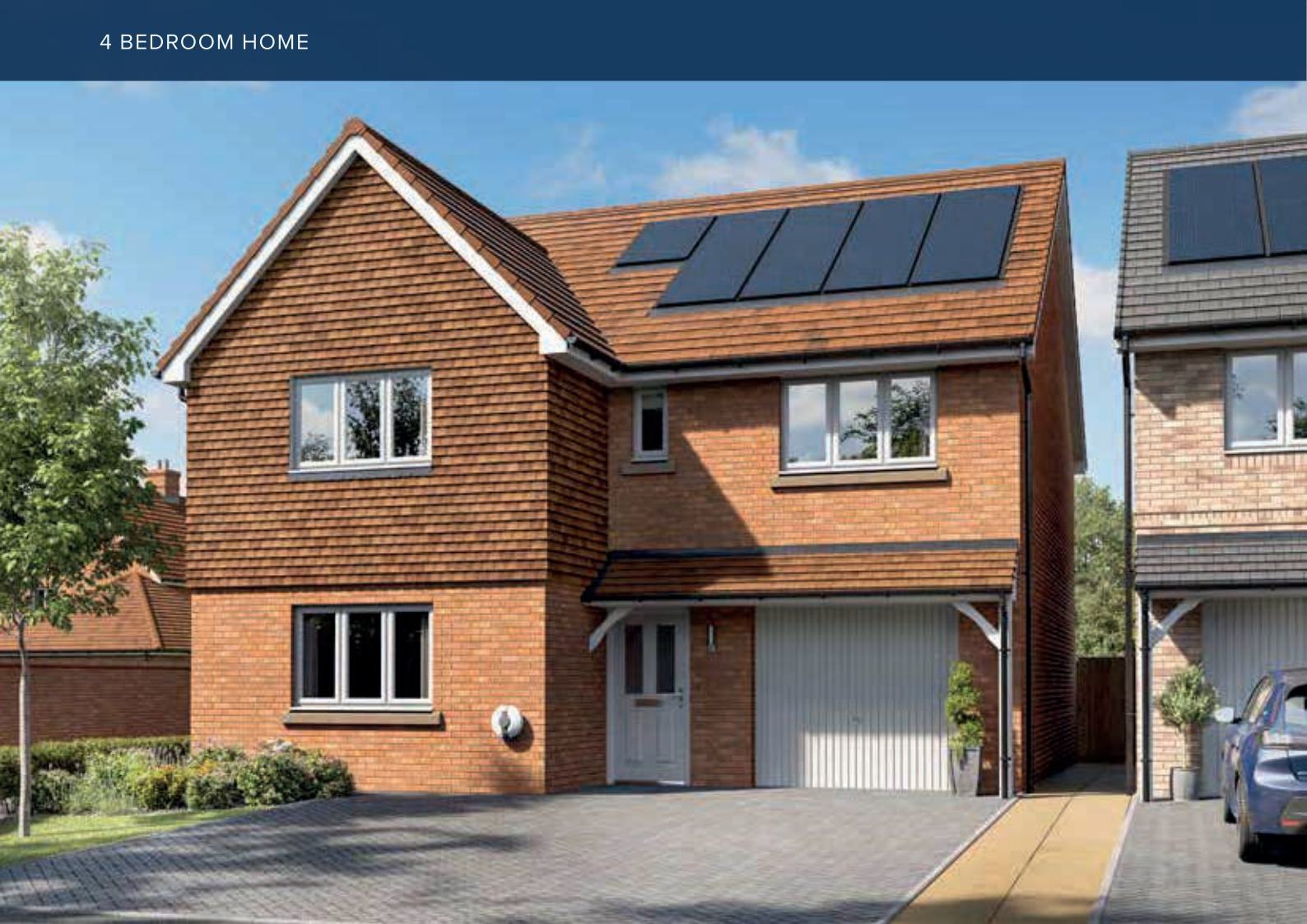




THE BURFORD

The Burford benefits from an integral garage, providing flexible additional space. Downstairs, the open plan kitchen and dining room features French doors that open out into the rear garden. There is also a useful utility, downstairs WC and separate living room. Upstairs, features four double bedrooms and a family bathroom. The main bedroom includes an en suite shower room and built-in wardrobe.

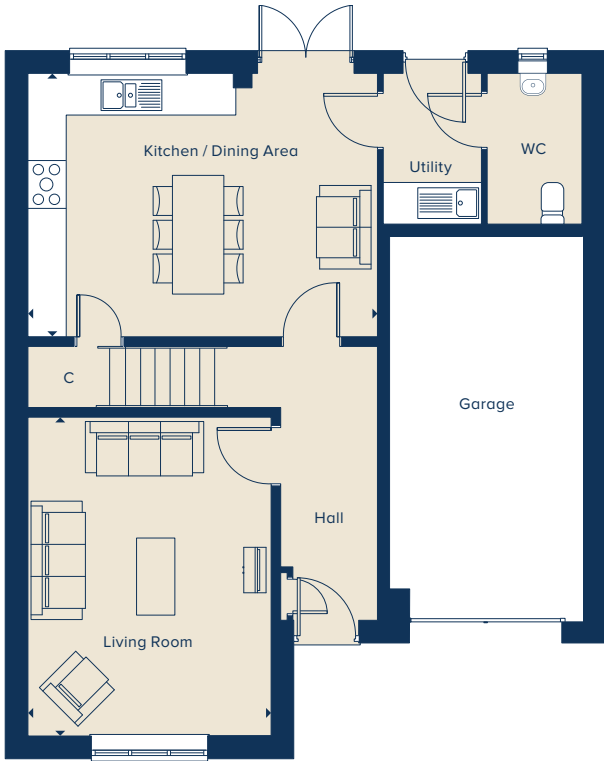
4 BEDROOM HOME



THE BURFORD

4 Bedroom Home

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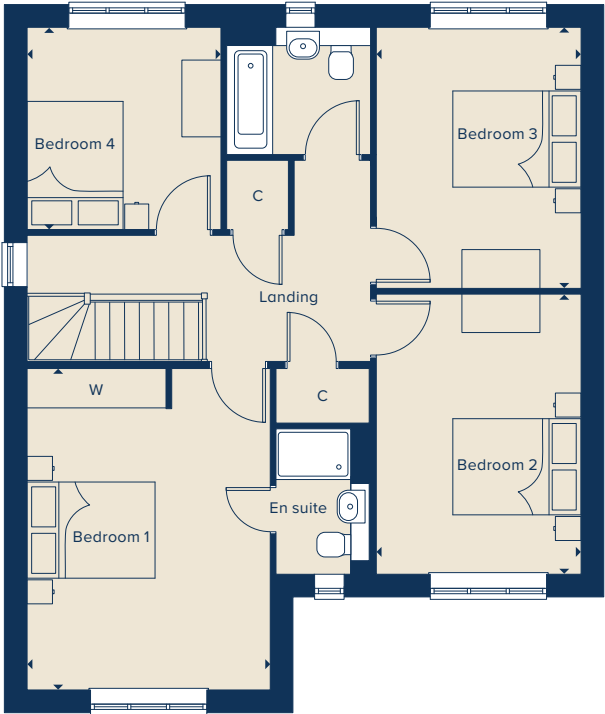
GROUND FLOOR

KITCHEN / DINING AREA

5.44m x 4.10m 17'10" x 13'5"

LIVING ROOM

4.96m x 3.78m 16'3" x 12'5"



FIRST FLOOR

BEDROOM 1

5.00m x 3.78m 16'5" x 12'5"

BEDROOM 2

4.36m x 3.19m 14'3" x 10'5"

BEDROOM 3

4.06m x 3.19m 13'4" x 10'5"

BEDROOM 4

3.15m x 3.02m 10'4" x 9'11"

C Cupboard W Wardrobe • Specification

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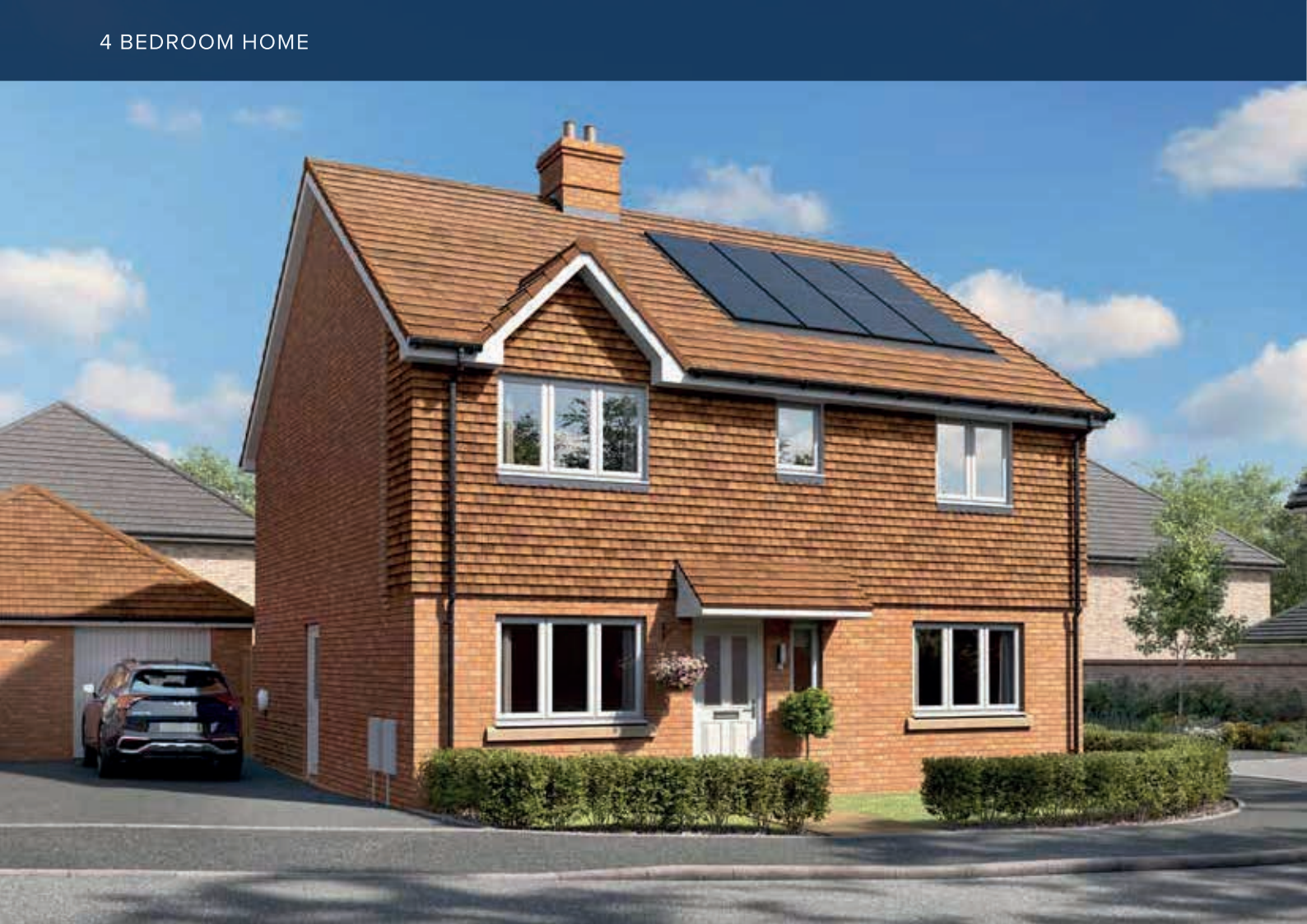




THE DORKING

The Dorking is a spacious and flexible four-bedroom family home of high quality throughout. Spread over two-storeys, it offers ample living and entertaining spaces including a generous kitchen-dining area and a separate living room, both of which benefit from an abundance of natural light. A study allows for the option of providing a home-working space, or alternatively can be used as a snug or playroom. Upstairs, both the large main bedroom and guest bedroom feature an en suite and two further bedrooms share a family bathroom.

4 BEDROOM HOME

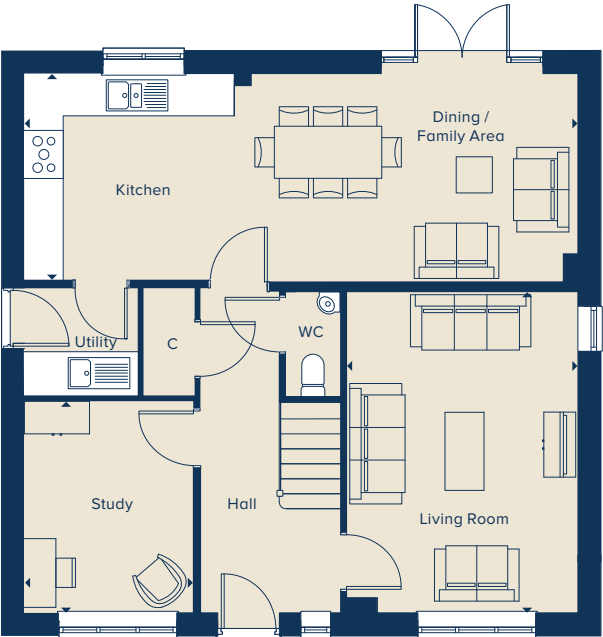


THE DORKING

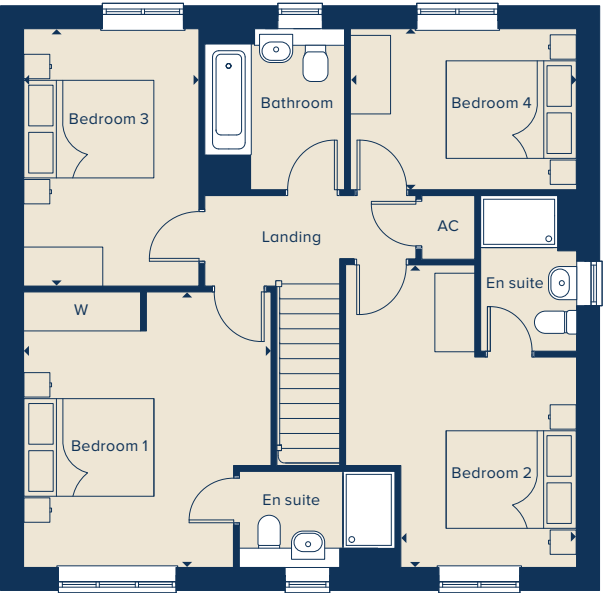
4 Bedroom Home

crestnicholson.com

GROUND FLOOR		
KITCHEN / DINING / FAMILY AREA		
8.50m x 3.20m	27'11" x 10'6"	
LIVING ROOM		
4.93m x 3.55m	16'2" x 11'8"	
STUDY		
3.25m x 2.60m	10'8" x 8'6"	



FIRST FLOOR		
BEDROOM 1		
4.23m x 3.75m	13'11" x 12'4"	
BEDROOM 2		
4.65m x 2.70m	15'3" x 8'10"	
BEDROOM 3		
3.95m x 2.69m	13'0" x 8'10"	
BEDROOM 4		
3.48m x 2.47m	11'5" x 8'1"	



AC Airing Cupboard C Cupboard W Wardrobe ● Specification

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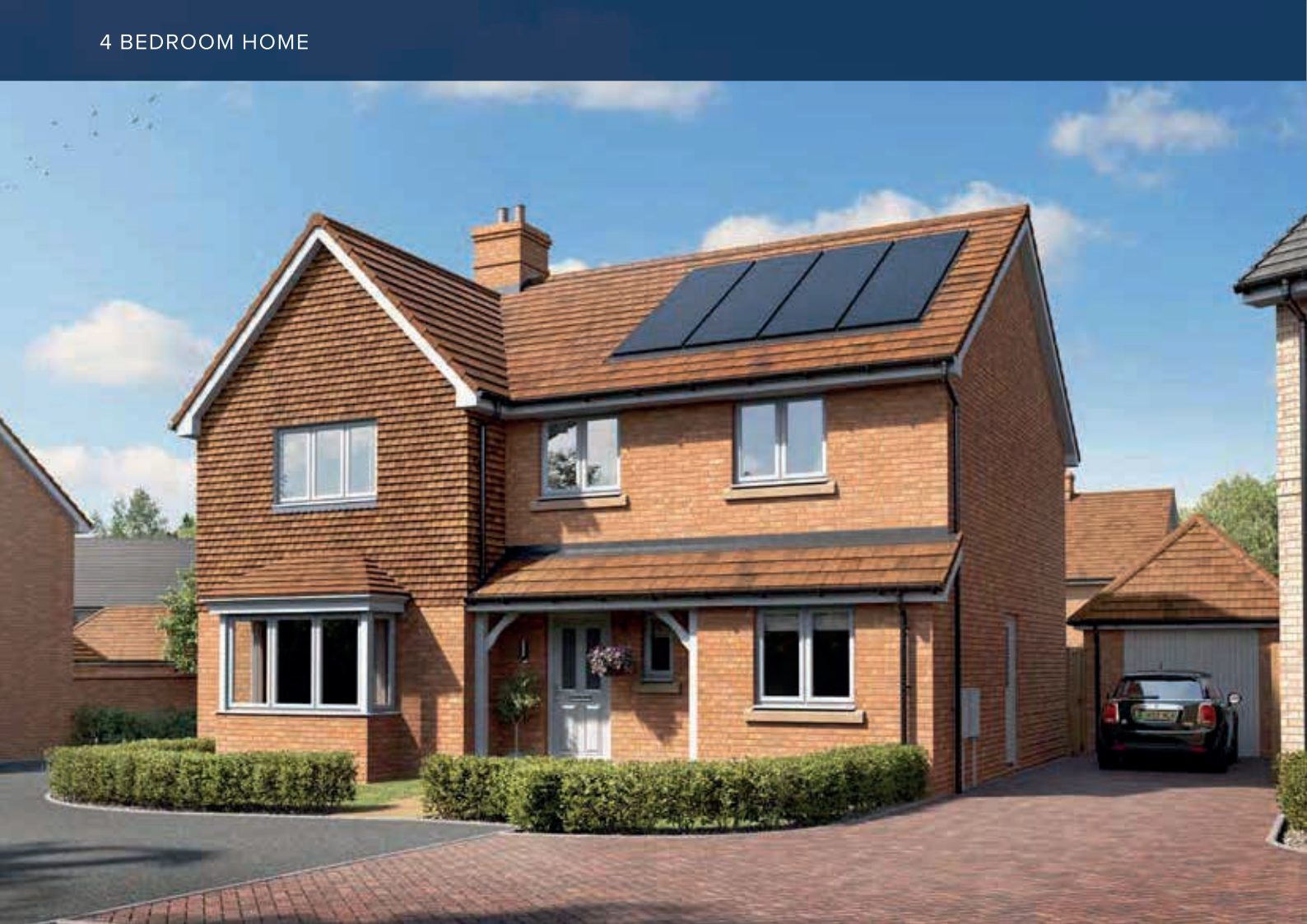




THE SALCOMBE

With an impressive entry hallway at its heart, The Salcombe is immediately welcoming. This is a spacious family home which offers considerable flexibility. With four double bedrooms (two of them featuring an en suite), there's potential for a home office or games room. The Salcombe also includes a garage.

4 BEDROOM HOME

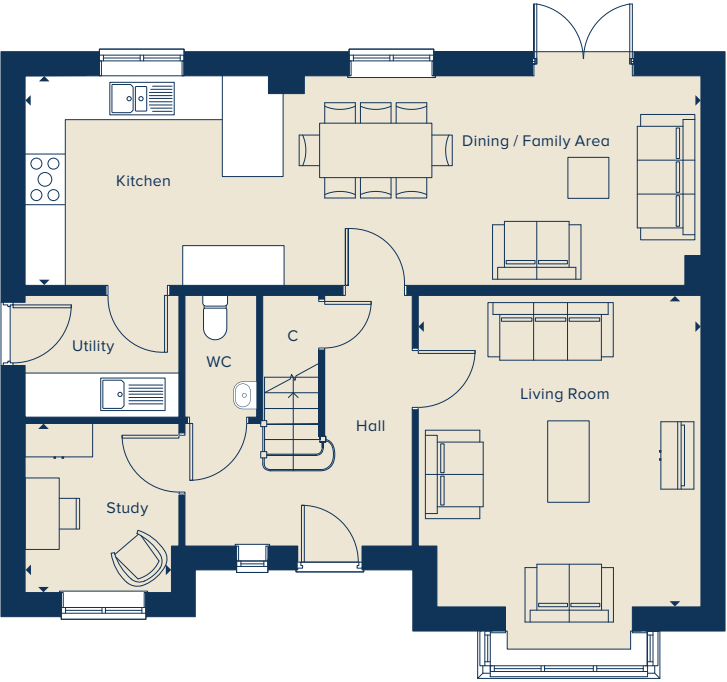


THE SALCOMBE

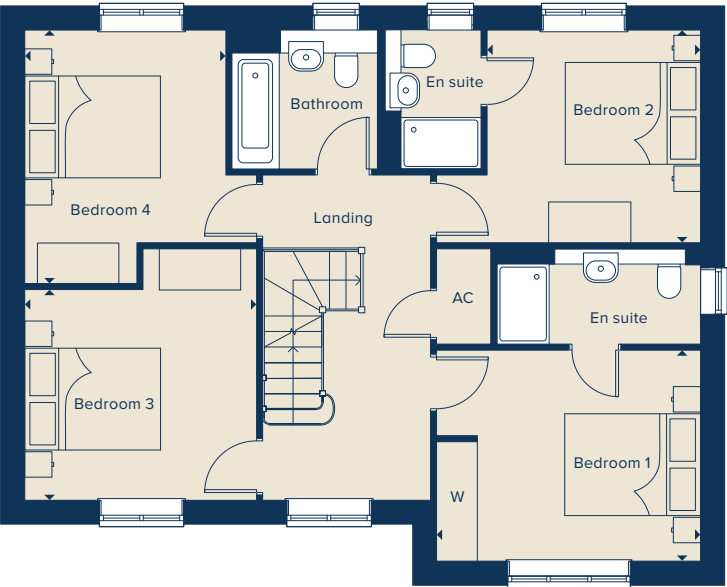
4 Bedroom Home

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GROUND FLOOR		
DINING / FAMILY AREA		
6.37m x 3.09m	20'11" x 10'1"	
KITCHEN		
3.60m x 3.09m	11'9" x 10'1"	
LIVING ROOM		
4.59m x 4.17m	15'1" x 13'8"	
STUDY		
2.49m x 2.27m	8'2" x 7'5"	



FIRST FLOOR		
BEDROOM 1		
3.89m x 3.11m	12'9" x 10'2"	
BEDROOM 2		
3.15m x 3.13m	10'4" x 10'3"	
BEDROOM 3		
3.42m x 3.10m	11'2" x 10'2"	
BEDROOM 4		
3.73m x 2.96m	12'3" x 9'9"	



C Cupboard W Wardrobe * Window to certain plots AC Airing cupboard • Specification

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THE ROYDON

With five bedrooms, a home office, games room or home cinema could be accommodated in the spacious Roydon. Each bedroom is generously sized and the house is light and airy. Spread over two storeys and with three bathrooms and a utility room, this home is well suited to family life.

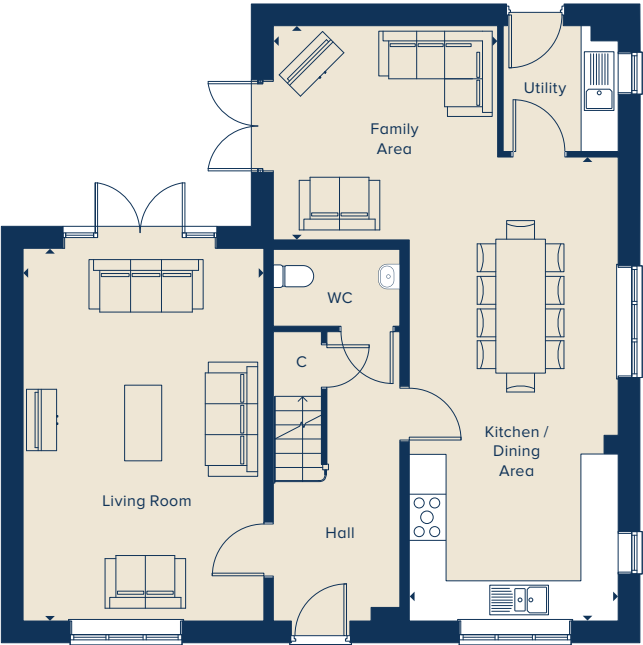
5 BEDROOM HOME



THE ROYDON
5 Bedroom Home

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GROUND FLOOR	
FAMILY / KITCHEN / DINING AREA	
5.63m x 9.68m	18'5" x 31'8"
LIVING ROOM	
6.08m x 3.9m	19'9"x 12'10"



FIRST FLOOR	
BEDROOM 1	
4.06m x 3.28m	13'0" x 10'7"
BEDROOM 2	
3.33m x 3.33m	10'10" x 10'10"
BEDROOM 3	
4.06m x 2.73m	13'0" x 8'10"
BEDROOM 4	
2.93m x 3.55m	9'6" x 11'6"
BEDROOM 5	
3.33m x 2.75m	10'10" x 9'0"



AC Airing Cupboard C Cupboard W Wardrobe

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THE WINDSOR

The Windsor is sizeable family home with five double bedrooms, three bathrooms, a study, a utility room, a double garage and substantial living spaces. Bay windows provide elegance, interest and light. But perhaps the greatest attraction is the main bedroom which, featuring an en suite bathroom and dressing room, runs the full depth of the house. As such it benefits from extensive natural light. Two further bedrooms and a bathroom are situated both on the first floor and on the top floor of this spacious property.

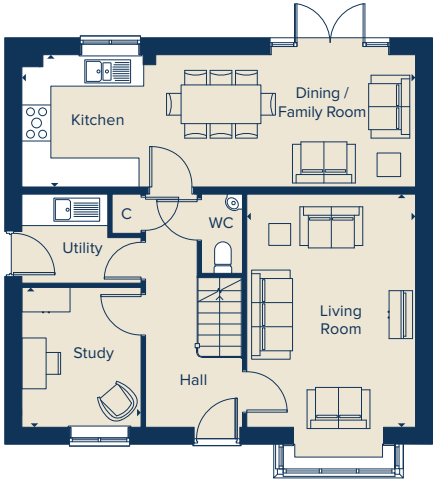
5 BEDROOM HOME



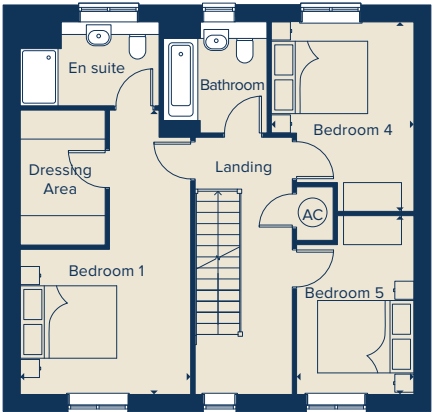
THE WINDSOR
5 Bedroom Home

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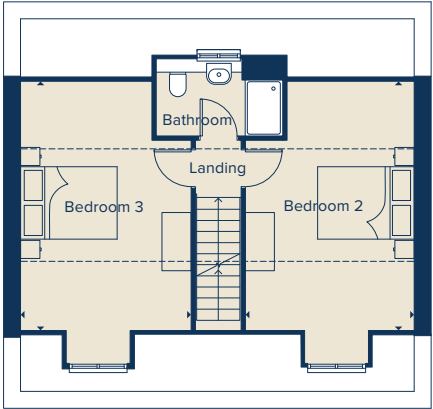
GROUND FLOOR		
KITCHEN / DINING / FAMILY ROOM		
8.22m x 2.08m	27'0" x 9'2"	
LIVING ROOM		
4.87m x 3.54m	16'0" x 11'6"	
STUDY		
2.90m x 2.51m	9'5" x 8'2"	



FIRST FLOOR		
BEDROOM 1		
5.93m x 3.58m	19'5" x 11'7"	
BEDROOM 4		
3.97m x 3.00m	13'0" x 9'8"	
BEDROOM 5		
3.74m x 2.47m	12'3" x 8'1"	



SECOND FLOOR		
BEDROOM 2		
5.23m x 3.58m	17'2" x 11'7"	
BEDROOM 3		
5.23m x 3.54m	17'2" x 11'6"	



AC Airing Cupboard C Cupboard W Wardrobe --- Ceiling Heights

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THE DERBY

The Derby is a sizeable family home with five double bedrooms, a study, a utility room and substantial living spaces. The bay window provides elegance, interest and light. But perhaps the greatest attraction is the main bedroom which, featuring an en suite and dressing room, runs the full depth of the house. Two further bedrooms and a family bathroom are situated on the first floor and on the top floor of this spacious property the two bedrooms share a shower room.

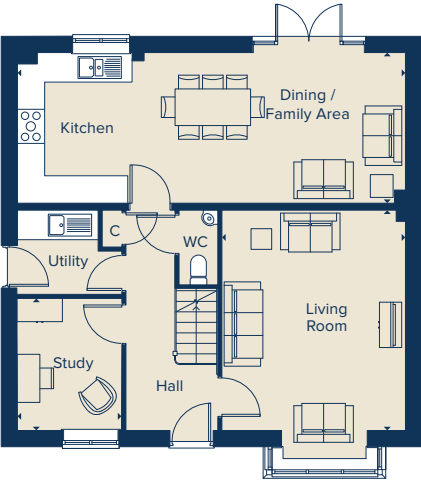
5 BEDROOM HOME



THE DERBY
5 Bedroom Home

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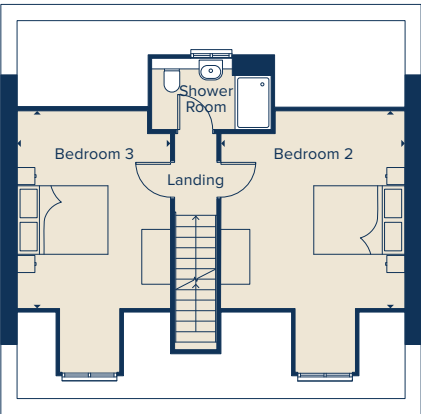
GROUND FLOOR		
KITCHEN / DINING / FAMILY AREA		
8.56m x 3.35m	28'1" x 11'0"	
LIVING ROOM		
4.88m x 4.06m	16'0" x 13'3"	
STUDY		
2.94m x 2.33m	9'6" x 7'6"	



FIRST FLOOR		
BEDROOM 1		
3.61m x 3.38m	11'8" x 11'1"	
BEDROOM 4		
3.47m x 3.34m	11'4" x 10'9"	
BEDROOM 5		
3.30m x 3.06m	10'8" x 10'0"	



SECOND FLOOR		
BEDROOM 2		
5.78m x 4.08m	19'0" x 13'4"	
BEDROOM 3		
5.78m x 9.05m	19'0" x 9'5"	



C Cupboard W Wardrobe --- Reduced ceiling height

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THE STRATFORD

An ultimately flexible home, the Stratford can accommodate a large or extended family. It features generous downstairs living spaces and five bedrooms, two of which have en suite bathrooms. There's ample potential for a home office, a games room or a home cinema, and the Stratford also has the benefit of a garage, in addition to two parking spaces. The property also benefits from a utility room and extensive storage capacity.

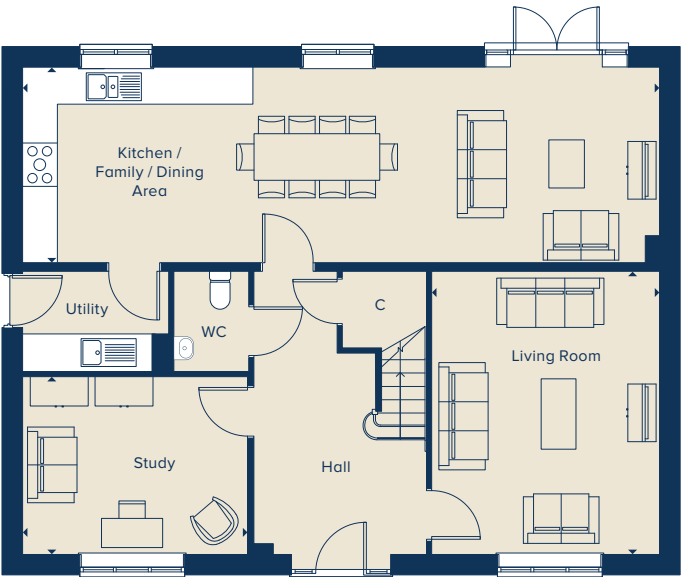
5 BEDROOM HOME



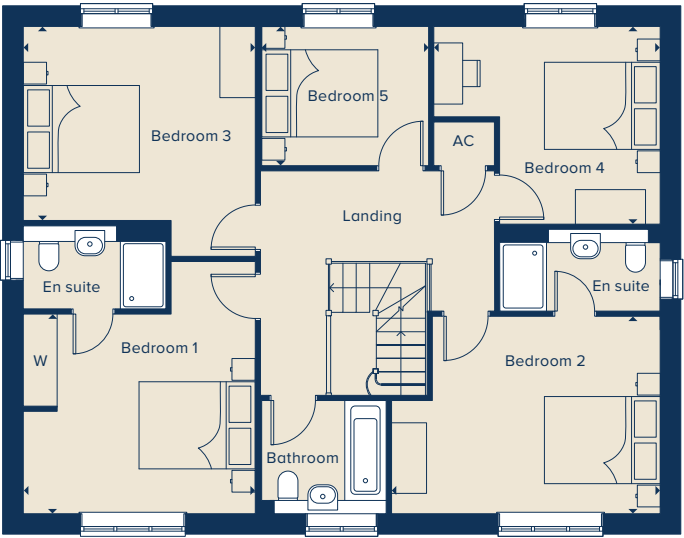
THE STRATFORD
5 Bedroom Home

crestnicholson.com

GROUND FLOOR		
KITCHEN / FAMILY / DINING AREA		
11.03m x 3.42m	36'2" x 11'2"	
LIVING ROOM		
4.93m x 3.97m	16'2" x 13'0"	
STUDY		
3.93m x 3.01m	12'9" x 10'2"	



FIRST FLOOR		
BEDROOM 1		
4.38m x 4.04m	14'4" x 13'3"	
BEDROOM 2		
4.67m x 3.44m	15'3" x 11'3"	
BEDROOM 3		
4.04m x 3.38m	13'3" x 11'1"	
BEDROOM 4		
3.94m x 3.44m	12'9" x 11'3"	
BEDROOM 5		
2.92m x 2.44m	9'6" x 8'1"	



AC Airing Cupboard C Cupboard W Wardrobe

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SPECIFICATION

Your brand new Crest Nicholson home benefits from attractive styling and modern integrated appliances.

	3 Bedroom Home	4 Bedroom Home	4 Bedroom Home	5 Bedroom Home
		●	●	
KITCHEN				
Choice of soft close fitted kitchen complete with laminate worksurface and upstand (subject to stage of construction)	●	●	●	●
Electric single built-in oven in stainless steel	●			
Electric built-under 1 ½ oven in stainless steel		●		
Electric built-in double oven in stainless steel			●	●
4 ring gas hob in stainless steel	●	●		
5 ring gas hob in stainless steel			●	●
Stainless steel splashback behind hob	●	●	●	●
Stainless steel chimney extractor hood	●	●	●	●
Energy efficient integrated fridge/freezer	●	●	●	●
Energy efficient integrated dishwasher		●*	●	●
Energy efficient integrated washing machine	●	●**		
Single bowl sink and drainer in stainless steel	●	●		
1.5 bowl sink and drainer in stainless steel			●	●
Single lever chrome mixer tap	●	●	●	●
BATHROOM, EN SUITE AND CLOAKROOM				
Contemporary white sanitaryware	●	●	●	●
Chrome thermostatic bath shower mixer with shower kit and screen	●	●	●	●
Soft close toilet seats	●	●	●	●
Full height tiling around bath with shower and folding bath screen where there is no separate shower facility in the home	●			
Full height tiling around bath where a separate shower facility is provided in the home	●	●	●	●
Full height tiling to enclosed shower area where applicable	●	●	●	●
Half height tiling to walls where other sanitaryware is fitted in bathroom and en suite	●	●	●	●
Heated white towel rail to bathrooms and en suites	●	●	●	●
Tiled splashback to basin in cloakroom	●	●	●	●
Energy efficient downlights in cloakroom	●	●	●	●

*Integrated dishwasher included if there is a utility room **Integrated washing machine included if there is no utility room.



	3 Bedroom Home	4 Bedroom Home	4 Bedroom Home	5 Bedroom Home
		●	●	
UTILITY ROOM				
Sink to utility rooms ***	●	●	●	●
External door to utility rooms ****	●	●	●	●
ELECTRICAL				
Low energy LED downlighters in white to kitchen	●	●	●	●
Low energy LED downlighters in white to bathroom, cloakroom and en suite	●	●	●	●
Low energy lighting in all other areas	●	●	●	●
TV and data point to living room & TV point to main bedroom	●	●	●	●
Telecommunications to the home including fibre for broadband capabilities	●	●	●	●
DECORATION				
White emulsion to all rooms and ceilings	●	●	●	●
White gloss to window boards, internal doors, skirting and architraves	●	●	●	●
JOINERY AND DOORS				
Front door with multipoint locking system and chrome ironmongery	●	●	●	●
White PVCu windows and patio doors with white ironmongery	●	●	●	●
White internal doors with chrome ironmongery	●	●	●	●
Fitted wardrobes to main bedroom with soft close sliding mirror fronted doors	●	●	●	●
HEATING				
Gas-fired boiler with wet radiator heating system and domestic hot water provided at mains pressure	●	●	●	●
EXTERNAL FINISHES				
Front gardens to be landscaped	●	●	●	●
Rear gardens topsoiled and rotovated	●	●	●	●
External low energy security light fitted by front door	●	●	●	●
External tap	●	●	●	●
SECURITY AND PEACE OF MIND				
Smoke, heat and carbon monoxide detectors	●	●	●	●
Two years warranty and aftercare	●	●	●	●
Complete ten year warranty	●	●	●	●

Where a sink is shown on the floor plans *Where a utility room is fitted
Crest Nicholson follows warranty provider guidelines on number of plug sockets to install in homes, which require a minimum of: eight sockets in any kitchen (including appliances spurs); four double sockets in any living room; three double sockets in any study, two double sockets in any dining room, one double socket in any hallway and one double socket on any landing; three double sockets in any double bedroom; two double sockets in any single bedroom; one double socket in any dressing room and two double sockets in any other rooms.
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MEADOW VIEWS

Land West of Station Road,
Hailsham, East Sussex BN27 2BY

For all enquiries please call

01323 917 715

**[www.crestnicholson.com/developments/
east-sussex/meadow-views](http://www.crestnicholson.com/developments/east-sussex/meadow-views)**



House Type Illustration

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Development Map/Site Plan

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