

GRAYS



THE GRAYS IS A UNIQUE DEVELOPMENT  
CONSISTING OF 27 CONTEMPORARY 3 &  
4 BEDROOM HOUSES, IN AN ELEVATED  
LOCATION WITH STUNNING VIEWS  
ACROSS THE BEAUTIFUL SUSSEX  
COASTLINE AND SOUTH DOWNS.





# WELCOME TO THE GRAYS



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The Development is a short distance from Newhaven town centre and the railway station, providing services to London & Brighton.

These homes are finished to the highest standard with particular attention to modern lifestyles, offering flexible living spaces for entertaining and family life, with spacious and well-proportioned accommodation.

All homes have a selection of balconies and gardens, designer kitchens and contemporary bathrooms.

There is a great selection of well regarded schools between Newhaven and Denton. There is plenty to keep you and the family busy with local gyms, swimming pool, childrens play centre and the historic Newhaven Fort.



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THEGRAYSNEWHAVEN.CO.UK





NEWHAVEN IS NESTLED JUST OFF THE BRIGHTON TO EASTBOURNE COASTAL ROAD JUST BEFORE SEAFORD, BY THE MOUTH OF THE RIVER OUSE.

Newhaven is a busy town with an active ferry port, offering daily crossings to Dieppe. The town has a shopping centre with many independent shops and large supermarkets. Seaford is 3 miles to the east and is roughly equidistant between the mouths of the River Ouse and Cuckmere.

Seaford is the largest town in the Lewes District and has the Seven Sisters chalk cliffs and Beachy Head on its doorstep. This stretch of coast area is famous for its geological and ecological interest.

The County Town of Lewes is only 7 miles to the north which is famous for its independent shops, Castle, antique shops and quirky streets.

Access in and out of Newhaven is also easy with direct routes to the A27, Newhaven train station with its links to Brighton and London Victoria.

#### TRAIN TIMES

Newhaven to London Victoria	80 mins
Newhaven to Brighton	25 mins
Newhaven to Lewes	10 mins

## HELP TO BUY

With a Help to Buy Equity Loan the government lends you up to 20% of the cost of your newly built home, so you'll only need a 5% cash deposit and 75% mortgage to make up the rest.

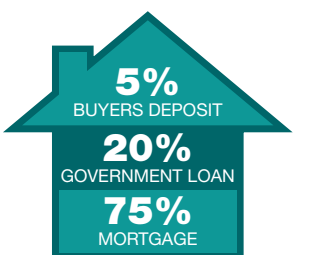
You won't be charged loan fees on the 20% loan for the first five years of owning your home. Equity loans are available for first time buyers as well as homeowners looking to move.

Your local Help to Buy agent can guide you through the options available and explain the eligibility and affordability criteria.

For more information about the Help To Buy scheme please visit [www.help2obuy.gov.uk](http://www.help2obuy.gov.uk)



Backed by  
HM Government





# EXPLORING THE SURROUNDING AREA



## SEAFORD

The largest town in the Lewes District, with cliffs to one end of the promenade and the rowing club at the other. The town centre has a variety of independent and mainstream shops and restaurants. There are many leisure activities available locally, that take in the superb location such as Seaford Head Golf Course.

## LEWES

Lewes has a maverick population, which over the centuries has resulted in the town developing a truly unique place in history. Lewes is famous for its beautiful Norman Castle, which towers over the High Street along with Anne of Cleves House, part of the annulment settlement for Queen Anne from Henry VIII. The character of Lewes is such that it can boast the first assembly of Parliament!

## BRIGHTON & HOVE

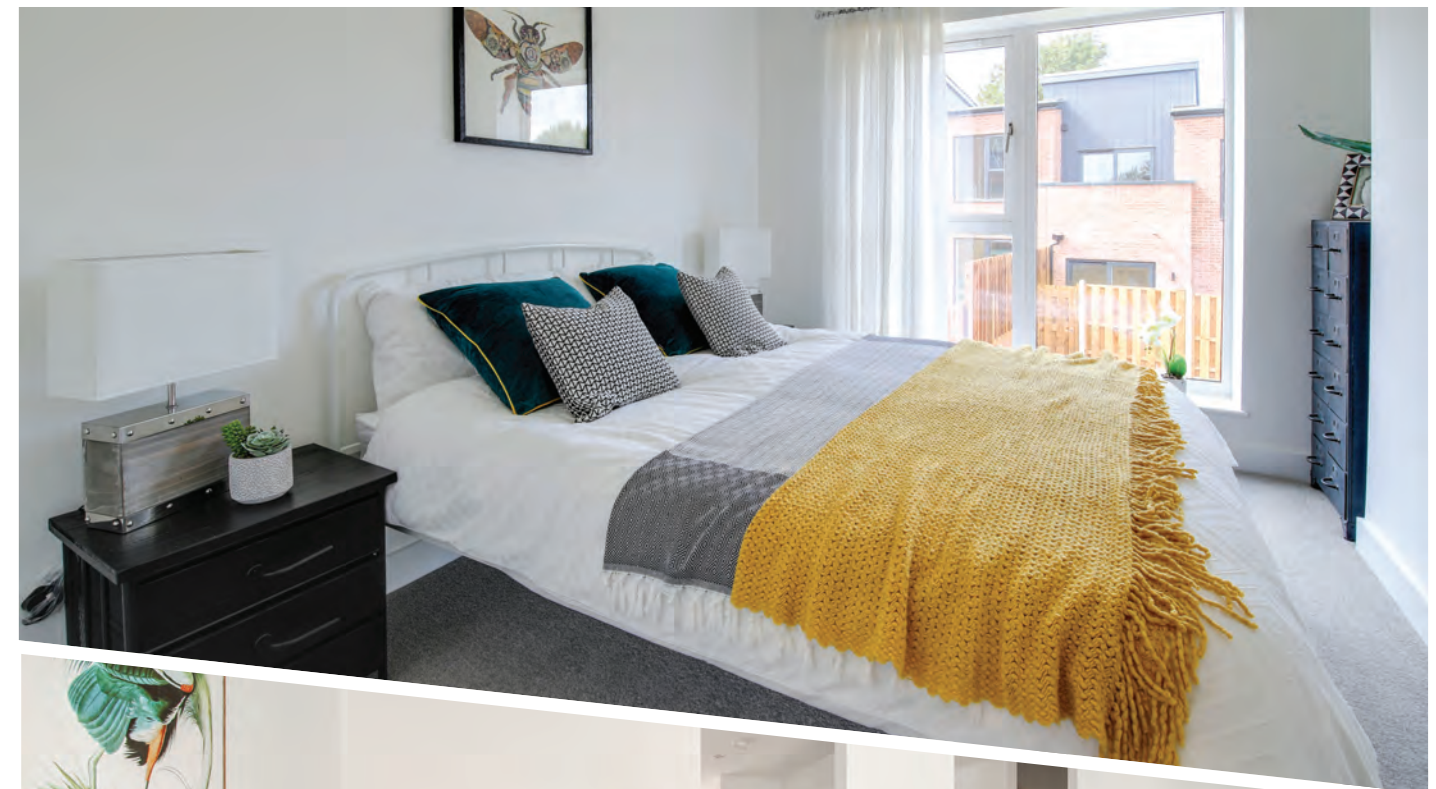
The cosmopolitan city by the sea, with its mixture of regency architecture & history, designer shops, daytime and evening entertainment. Brighton & Hove is now regarded as one of the most varied shopping, dining & cultural experiences outside of London. With exceptional transport links, Brighton Station offers fast weekday trains to London Victoria & London Bridge in approximately 50 minutes and Gatwick airport in less than 30.







THE HOMES ARE  
FINISHED TO THE  
HIGHEST STANDARD  
WITH PARTICULAR  
ATTENTION TO  
MODERN LIFESTYLES





# THE GRAYS



THE HOMES ARE FINISHED TO THE HIGHEST STANDARD WITH PARTICULAR ATTENTION TO MODERN LIFESTYLES, OFFERING FLEXIBLE LIVING SPACES FOR ENTERTAINING AND FAMILY LIFE, WITH SPACIOUS AND WELL PROPORTIONED ACCOMMODATION. ALL UNITS HAVE A SELECTION OF BALCONIES AND GARDENS, DESIGNER KITCHENS AND CONTEMPORARY BATHROOMS.

Please note: these details have been produced in good faith and are believed to be accurate based upon the information supplied but they are not intended to form part of a contract. You are strongly advised to check the availability of the properties before travelling any distance to view. All statements contained in these particulars as to these properties are made without responsibility of Oakley Property or the vendors or lessors. None of the statements contained in these particulars as to these properties are to be relied on as statements or representations of fact. The developer reserves the right to alter the specification through the build process where necessary. Any intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. The vendors do not make or give and neither the estate agents nor any person in their employment has no authority to make or give any representation or warranty whatsoever in relation to these properties.



# THE GRAYS SITE PLAN





# THE GRAYS SPECIFICATION

## KITCHENS

- Contemporary Symphony Kitchens
- Solid polar white Quartz stone worktops and upstands
- Integrated Zanussi Appliances including, Fridge freezer & Built-in single oven
- White WC's in main bathroom/en-suite
- Slim Life Mono basin mixer tap with pop-up waste
- (Built-in double oven in 'The Aylesbury'), Gas hob, Extractor hood and Dishwasher

## BATHROOMS & ENSUITES

- Duravit & Indigo by The Big Bath Company
- White Indigo washbasin & grey vanity unit
- Stainless steel, Sterling sink with Bristan Mixer tap
- Eurowa steel bath with Vado bath taps with thermostatic shower mixer
- Illuminated edge mirror with shaver socket
- Heated chrome ladder towel rail
- White tiled walls

## HEATING

- Ideal combi boiler
- Stelrad compact radiators in White

## MEDIA

- Pre-wired for future satellite, digital TV, telephone & Broadband

## EXTERIOR

- Munster UPVC grey double glazed, lockable windows with 10 yr guarantee
- Oak Front door set by Doors of Distinction
- Paved patio area in back gardens with paved path around to the front of the house
- Paved path to the front door
- Turfed garden
- Treated wooden fencing
- Outdoor lighting

## FINISHES & FLOORING

- Crown white matt emulsion paint on walls and ceilings (excl. Kitchen/bathrooms)
- Crown Acrylic eggshell paint on Kitchen & Bathroom walls
- Crown white painted woodwork and Internal doors
- Engineered oak floor laid in hallway, kitchen & living room
- Valley Cotswold carpet laid in bedrooms, stairs & landing
- Grey Amtico Spacia floor laid in bathrooms
- Tiled floor in WC
- Hyperion Decking laid to balconies

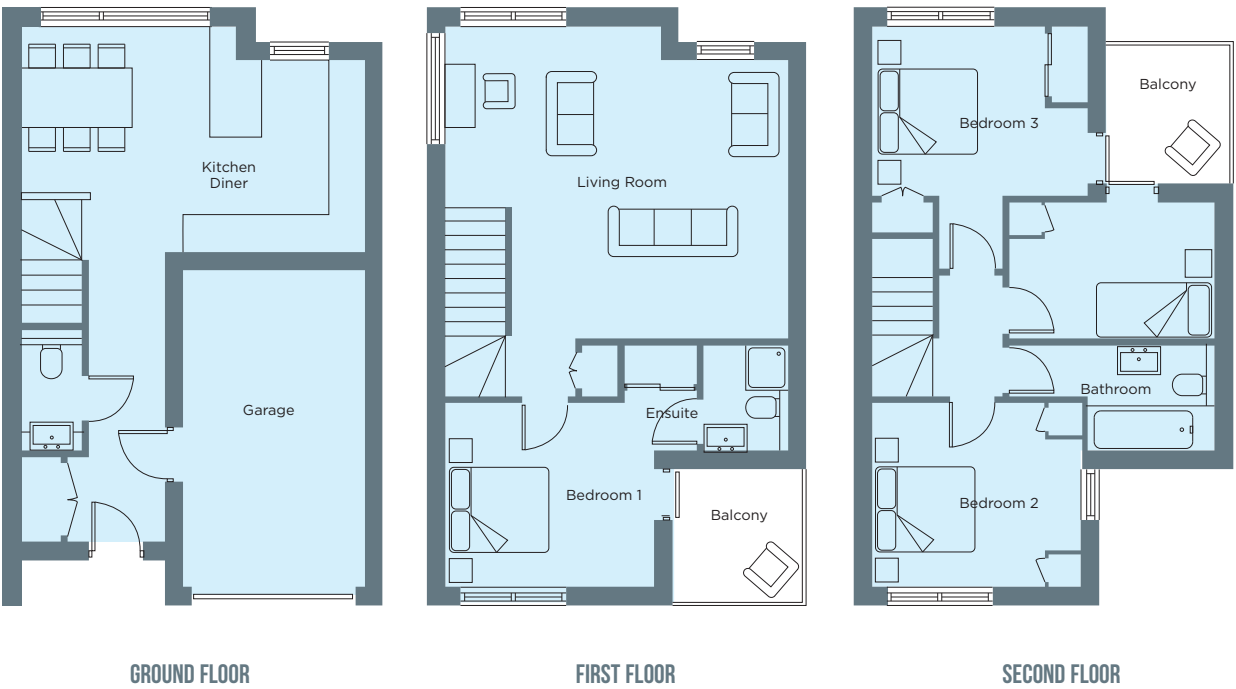
## GENERAL

- 10 year BLP New Build Warranty
- Government 'Help to Buy' Scheme available

The developers reserve the right to alter the specification and finish

# FLOOR PLANS

## THE AYLESBURY PLOTS 1, 18, 19, 20, 21 & 22

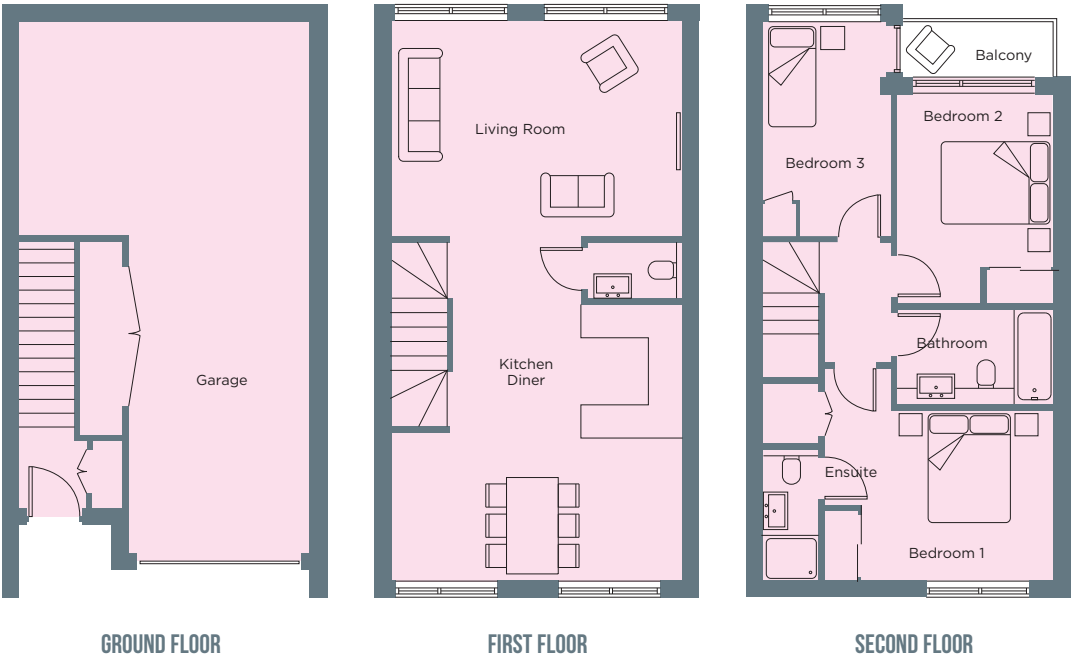


## THE CAMPBELL PLOTS 2, 15 & 16

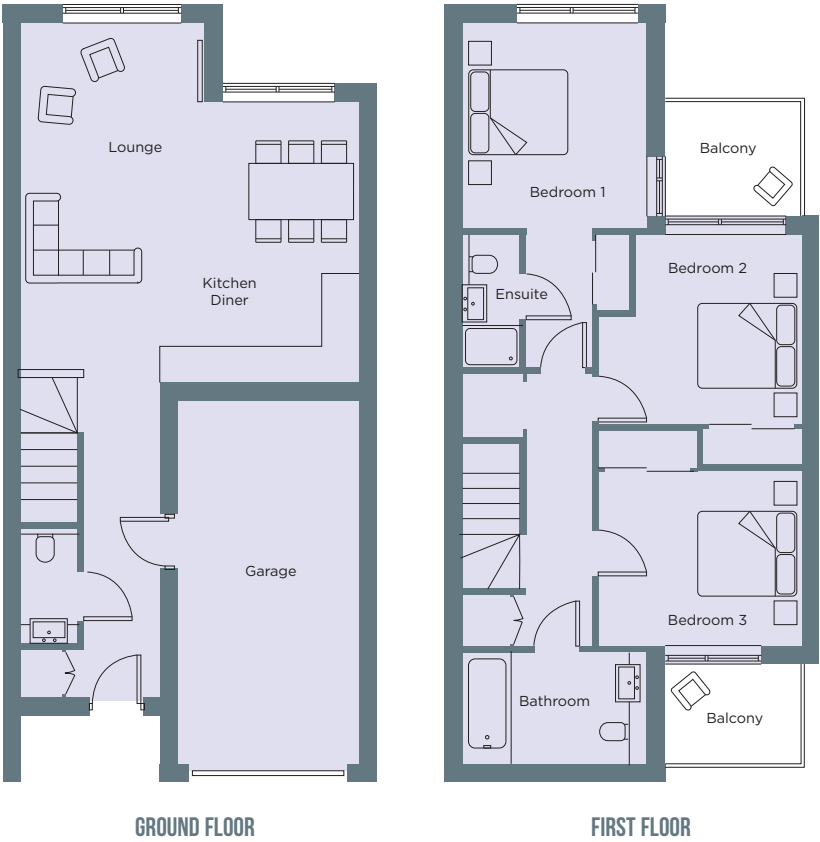




THE HARLEQUIN PLOTS 3, 4, 5, 12, 13 & 14



THE MALLARD PLOTS 8, 9, 10 & 11



THE APPELYARD PLOTS 6, 7 & 17



THE ROUEN PLOTS 23, 24, 25, 26, 27





FLEXIBLE LIVING SPACES FOR  
ENTERTAINING AND FAMILY  
LIFE, WITH SPACIOUS AND  
WELL-PROPORTIONED  
ACCOMMODATION





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**CAYUGA HOMES**

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Design by ProworX : [proworx.co.uk](http://proworx.co.uk)