



CLAYHILLS

LEWES



LUXURY FAMILY HOMES IN HISTORIC LEWES

A development of 9 eco-friendly 3 & 4 bedroom homes with private parking



THE BEAUTIFUL COUNTY TOWN OF LEWES

Lewes is famous for its history and charm. Its characterful streets, stylish boutiques and quirky customs are a magnet for both visitors and new residents. Adored by professionals and families alike, this most unique of county towns revels in its reputation for effortlessly combining a vibrant, cosmopolitan bustle with a respect for tradition – an irresistible attraction which leaves newcomers spellbound.

Lewes has a dramatic setting in a natural gap in the South Downs, surrounded by rugged Downland, while the river Ouse peacefully meanders through the town centre to meadows and the sea. Add to this natural drama of the Norman castle on its imposing mound just off the High Street, the sublimely beautiful ruins of Lewes Priory and the glorious 18th century Harvey's Brewery right in the heart of the town, all surrounded by the South Downs National Park which makes the lure of Lewes overwhelming.

There are plentiful options for sporting and outdoor activities in the area. There are several golf courses close by, including Lewes Golf Club and the South Downs are ideal for walking, gliding and horse riding. The waterside ambience and leisure facilities at Brighton Marina are close at hand and Lewes has a leisure centre with a swimming pool, gym and athletics track.



Shopping is delightful in Lewes and the designer boutiques, delicatessens, specialist shops and antiques emporiums in the attractive cobbled streets are renowned. The cafes, tea rooms and historic pubs – selling the famous Harvey's ale – are attractions in their own right. The vibrant regional shopping centres of Brighton and Tunbridge Wells are within easy reach by road or rail.

There are a variety of well-regarded primary through to secondary schools in the area, covering both the state and private sector, including Lewes Old Grammar School.

Lewes is well-connected with a good local bus service and direct rail services to Gatwick in 35 minutes and to London in just over one hour, making Lewes very popular with commuters. The A27 south coast road gives access to the seaside resorts of Eastbourne and Hastings to the east, and to Brighton, Worthing and Chichester to the west. Lewes is only seven miles to the A23/M23 which leads to Gatwick, the M25 and London.





De Montfort Style Houses at Clayhills (final finishes may vary from this visualisation)

CLAYHILLS

Design and style are in perfect harmony at Clayhills. Created with passion and an agenda to deliver contemporary, light-filled living spaces, Clayhills offers an enviable lifestyle in the beautiful Sussex county town of Lewes.

Attention to detail combines with the latest building technology to provide luxurious, energy-efficient homes that will seduce and inspire.

Composed of a mix of 3 and 4 bedroom houses and 1 and 2 bedroom apartments, Clayhills is gracefully arranged around attractively landscaped communal areas and managed amenity areas, and is serviced by a private access road.

It is the latest project by independent developers Blue Sonic, which for a decade has established a niche position in specialist house-building, delivering both visionary design and eco-friendly precision construction.

The houses have been designed in two styles, the 'De Montfort' and the 'De Warrenne'. Both styles have warm timber and brick cladding which juxtaposes beautifully with cool steel and timber balconies.

The attractive and well-planned houses feature spacious entrance halls and stairwells. Both the De Montfort and De Warrenne have spacious living accommodation and feature a south facing full-width balcony. The larger De Warrenne style has 4 bedrooms and 3 bathroom facilities.

The rear gardens have both a lawned area and paved patio. Each house has a private undercroft parking space.



BLUE SONIC

Blue Sonic is a specialist house building company dedicated quite simply to creating and delivering eco-friendly homes designed specifically with the owner in mind. Blue Sonic was founded in 2005 by entrepreneur and businessman Andrew Newton. Blue Sonic are dedicated to constructing homes with precise attention to architectural design technology using the latest engineering and construction methods.

Blue Sonic place great importance on all aspects of each development from the earliest planning stages to the final landscape design ensuring it creates a unique living environment. Attention to the minutest detail sets Blue Sonic apart from other house builders.



The Nurseries, Lewes an earlier Blue Sonic development

STYLE MEETS QUALITY AT CLAYHILLS

The specification and finishes of both the De Montfort and De Warrenne style houses have been carefully selected to create a welcoming and stylish contemporary home.

KITCHEN AREA

- Superb kitchens featuring contemporary hi-gloss white units with soft closers, feature glass fronted wall units with in-cupboard lighting. Oak effect worktops with matching up-stand & stainless steel full height hob splash back
- Plinth & under cupboard lighting
- Full range of "A rated" stainless steel appliances featuring NEFF double oven with circotherme bottom oven, gas hob with cast iron pan supports & contemporary style cooker hood
- Fully integrated "A rated" washer/dryer, dishwasher & fridge/freezer

BATHROOMS & SHOWERS

- Designed with contemporary clean lines to offer excellent quality throughout
- High quality porcelain wall & floor tiling in wet areas
- Family Bathroom - Backlit mirror with shaver socket, white hi-gloss under basin storage unit, bath with overhead shower & framed screen
- Contemporary white sanitary ware complemented by polished chrome heated towel rails
- Shower Room with framed shower cubicle

INTERIORS

- Generous entrance halls, stairwells and landing areas. The De Montfort benefits from a spacious second floor landing area ideal for creating a home office study area or adding storage cupboards
- Fitted wardrobes in master bedroom & bedroom 2, white finish sliding doors with feature mirrored panel
- Internal walls finished in soft white throughout with woodwork finished in white satin
- Ground floor & kitchen flooring from the True Forest Collection, a true to nature luxury vinyl tile with wood designs, warm underfoot, easy to clean with all the benefits of a real wood floor but none of the drawbacks
- Neutral colour carpet to staircase, living room & bedrooms

- Recessed downlights in bath/shower rooms & kitchen area
- Internal doors by Vicarma in Oak veneer with panel inlay complemented by polished chrome finish door furniture
- White finish switch plates throughout
- Generous TV & telephone points
- Generous light & power points
- Storage cupboard on 1st floor

HEATING

- "A-Rated" gas condensing boiler heating system delivers high efficiency and precise control

EXTERIORS

- Quality Oak veneered oil finish front door with painted hardwood frame
- White Upvc double glazed windows & doors designed for easy maintenance
- Paved patio area to rear gardens
- Brick paved front drive
- Lawned gardens with wood fencing to rear gardens
- External lights to balcony, ground floor front & rear
- Off-road parking space

MEDIA

- Pre-installed digital TV aerial to living room & master bedroom
- Pre-wired for future satellite TV, telephone & broadband to living room & master bedroom

SECURITY & PEACE OF MIND

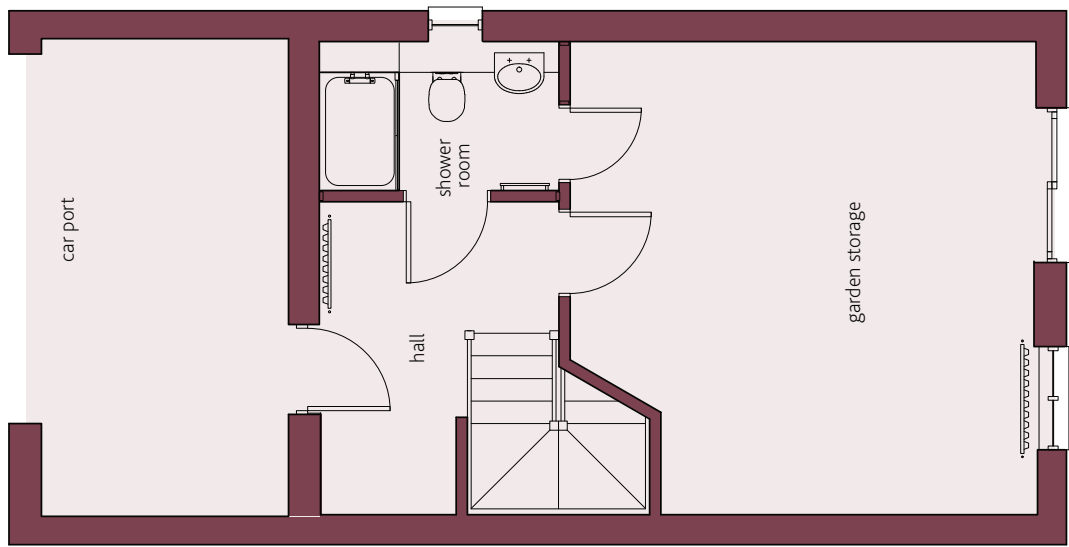
- Mains-fed smoke detector with battery back-up
- Each property is freehold
- Each home owner will have a share of the communal access areas and pay a contribution to the upkeep
- As an added benefit buildings insurance is also included in the annual maintenance charge
- Experienced managing agents have been appointed to manage the estate
- Each home will be sold with a Building Life Plan (BLP) New Homes warranty



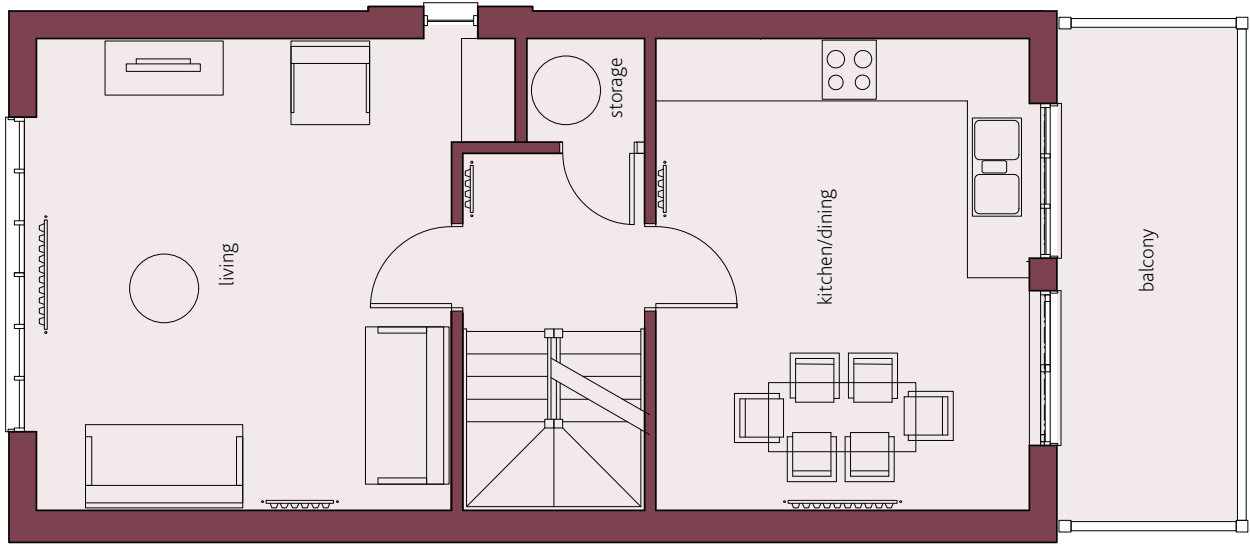
SITE PLAN



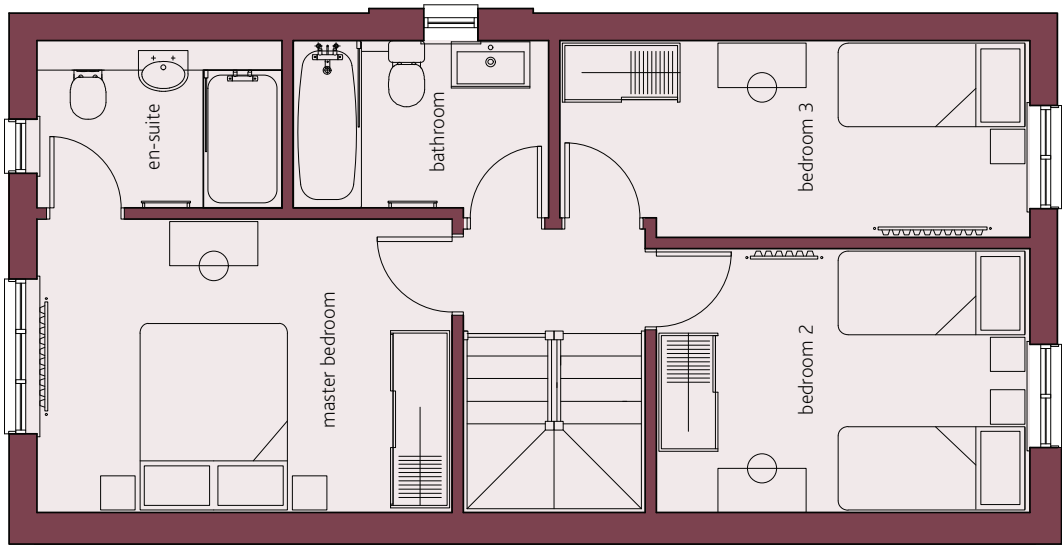
DE WARRENNE NUMBERS 29, 31, 33, 35 & 37



Ground Floor



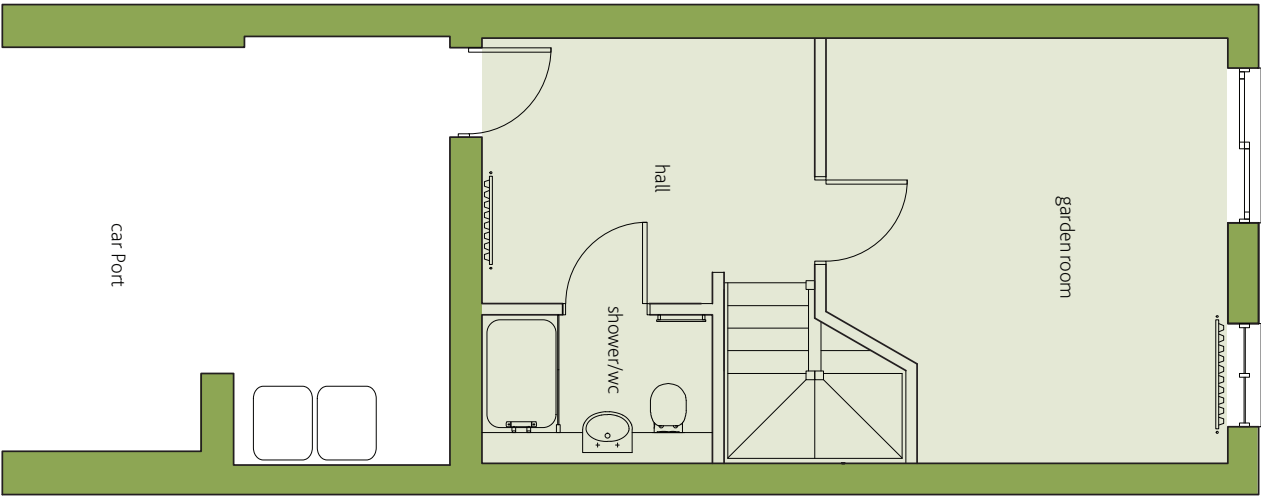
First Floor



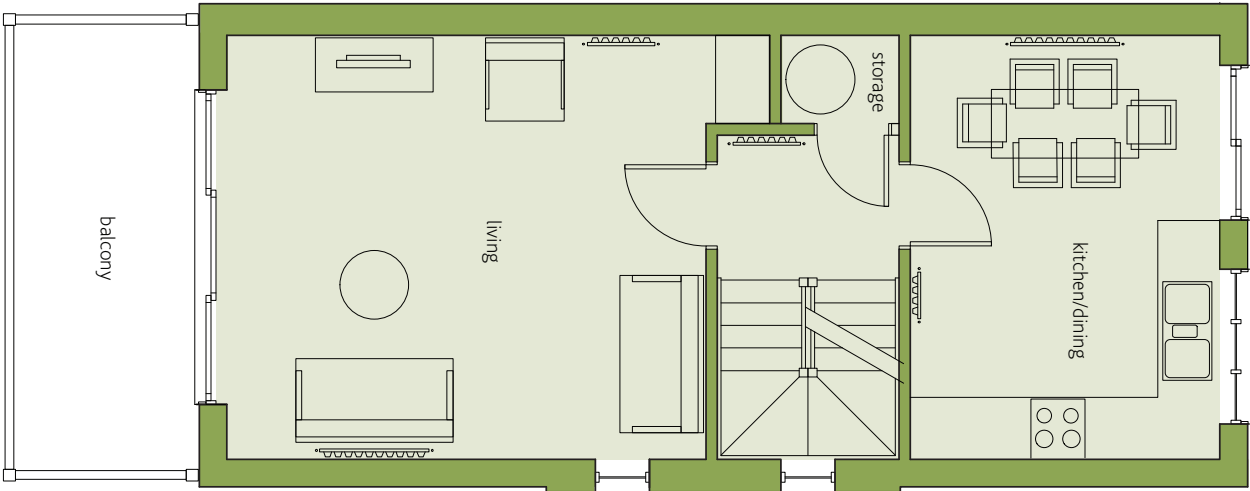
Second Floor

DE MONTFORT NUMBERS 12, 14, 16 & 18

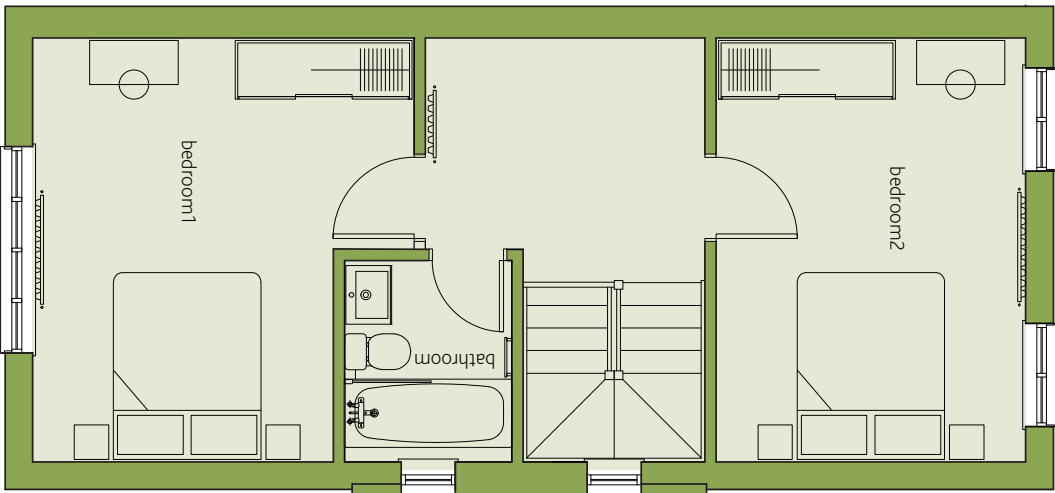
Ground Floor



First Floor



Second Floor

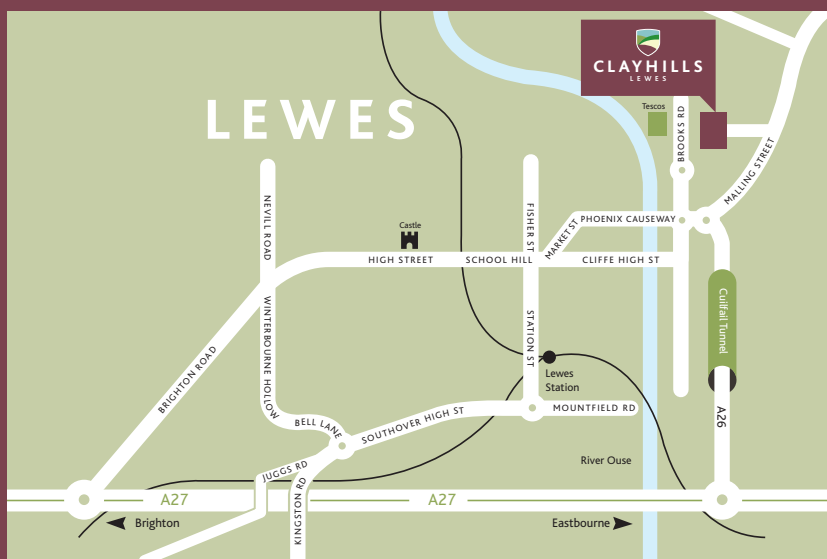






CLAYHILLS

LEWES



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 **BLUESONIC**

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These particulars are for illustration only. All dimensions are approximate. We operate a policy of continuous improvement and individual features such as kitchen and bathroom layout, doors, windows and elevational treatments may vary from time to time. Consequently these particulars should be treated as general guidance only and cannot be relied upon as accurately describing any of the Specified Matters prescribed by any order made under the Property Misdescriptions Act 1991. Nor do they constitute a contract, part of a contract or a warranty. External finishes and landscaping may vary. Please refer to Sales Advisors for further details.