



WESTDOWN HEIGHTS

SEAFORD



GOLD
PROPERTY
DEVELOPMENTS

BUILDING THE
HOMES YOU LOVE

CGI imagery of Westdown Heights

WESTDOWN HEIGHTS IS
A LUXURY DEVELOPMENT
OF FOUR FIVE BEDROOM
FAMILY HOMES ON THE
SUSSEX COAST.

SEAFORD AND ITS SURROUNDS PROVIDE A BOUNTY OF OUTDOOR ATTRACTIONS AND EXPLORATION. WHATEVER GETS YOUR BLOOD PUMPING, THE AREA HAS EVERYTHING FROM PARAGLIDING AT THE HIGH AND OVER, TO FOSSIL HUNTING AT BIRLING GAP OR SIMPLY RAMBLING AND NATURE-SPOTTING AMID THE UNSPOILT SEAFORD HEAD NATURE RESERVE.



SEAFORD & THE SURROUNDING AREA

ONCE ENVISAGED AS A 'SECOND BRIGHTON', SEAFORD HAS INSTEAD RETAINED ITS CHARM AS A QUIET, FAMILY-FRIENDLY TOWN WITH INDEPENDENT SPIRIT AND NO SHORTAGE OF LOCAL AMENITIES TO KEEP RESIDENTS BUSY.

The five-mile stretch of undeveloped beach offers spectacular views of Seaford Head along to Newhaven, with colourful beach huts, a host of activities and a number of enticing cafés.

The Barn Theatre is home to Seaford Musical Theatre, its junior offshoot and the excellent independent Seaford Community Cinema, while Arts at the Crypt is a key hub for local arts, crafts and events. A recent addition to the town is the brand new Seaford Library, complete with roof terrace and coffee shop.

The surrounding countryside takes in the famous Coastguard Cottages, with their dramatic backdrop of the Cuckmere Estuary and the iconic Seven Sisters Cliffs. Discover Tide Mills, the ruins of a once thriving cornmill, the Long Man of Wilmington at Windover Hill, and the Ouse Estuary Nature Reserve, a haven for grey herons, great crested newts, wildflowers and other wildlife.

The adjacent village of East Blatchington is also a pretty area worth exploring, with its duck pond and leafy streets, full of stone walls and ivy-clad cottages.

Seaford and its surrounds provide a bounty of outdoor attractions and exploration. Whatever gets your blood pumping, the area has everything from paragliding at the High and Over, to fossil hunting at Birling Gap or simply rambling and nature-spotting amid the unspoilt Seaford Head Nature Reserve.

If water sports float your boat The Newhaven and Seaford Sailing Club offer sailing, power-boating and windsurfing. Alternatively you can take the plunge at Newhaven Scuba Centre or try your hand at freshwater fishing with Seaford Angling Club.

A jewel in the towns crown is the council-run Seaford Head Golf Course, a sublime location to tee-off from with its spectacular 360° views of the bay and the South Downs. The course is open to all, with affordable green passes on a pay-as-you-go basis.



BRIGHTON & HOVE

AROUND 10 MILES AWAY IS THE VIBRANT CITY OF BRIGHTON & HOVE. THE RELAXED BOHEMIAN ATMOSPHERE OF THE NORTH LAINE AREA IS UNIQUE WITH HUNDREDS OF SMALL SHOPS, STYLISH CAFES AND RESTAURANTS.

Culture is an intrinsic part of Brighton life including the renowned Theatre Royal & Dome Complex, the Royal Pavilion, Duke Of York's Art House and Brighton Museum.

The city regularly hosts exhibitions and festivals including the annual Brighton Festival, which is one of Europe's largest art festivals. Brighton & Hove is now regarded as one of the most varied shopping, dining & cultural experiences outside of London.

TRAVEL LINKS

Westdown Heights is less than half a mile from the mainline station with links to Brighton, Eastbourne, London and beyond.

Seaford to Brighton	34 minutes
Seaford to Lewes	19 minutes
Seaford to Eastbourne	30 minutes
Seaford to Gatwick	58 minutes
Seaford to London Victoria	1h 30 minutes

GOLD PROPERTY DEVELOPMENTS

WE ARE A FAMILY RUN COMPANY BASED IN KENT. ESTABLISHED 20 YEARS AGO, WE SPECIALISE IN BUILDING FAMILY PROPERTIES IN THE SOUTH EAST OF ENGLAND.



We have a reputation for well-designed properties built to an exceptionally high standard.

Each project is designed with the local area in mind, with a range of styles to create living communities which are easy on the eye. We design our homes for comfortable living and from the moment you step through the front door you are not disappointed.

WESTDOWN HEIGHTS SPECIFICATION

KITCHENS

- Contemporary designed luxury fitted kitchen with Quartz worktops and upstands
- A range of high quality built-in appliances including: fridge/freezer, gas hob, oven, dishwasher, extractor hood
- Stainless steel 1 ½ bowl sink and mixer tap
- Toughened glass splashback to hob area
- Utility Rooms fitted with base units, sink & tap

BATHROOMS

- White sanitaryware from our selected range
- Contemporary chrome plated taps and fittings
- Thermostatic shower to all en-suites;
- Stylish wall hung vanity unit to Master En-suite
- Freestanding bath to Family Bathrooms
- Chrome heated towel rails
- Vanity mirrors with shaver sockets to selected areas
- Contemporary ceramic tiles to walls and floors

ELECTRICAL

- A generous provision of power points and lights to all rooms
- TV aerial to living room and all bedrooms
- Automatic ventilation to all bathrooms & en-suites
- Energy efficient light fittings

FLOORING

- Engineered flooring to ground floor
- High quality carpets fitted to staircase and upper floors
- Ceramic tiles to bathrooms and cloakroom

JOINERY

- High quality composite front door
- Oak veneer internal doors to ground floor
- Contemporary oak finish wardrobe sliding doors to selected rooms
- Bi-folding patio doors
- Loft access

EXTERNAL DETAILS

- Outside water tap
- Landscaped front garden with turfed rear garden
- Outside lighting to front, side and rear doors
- Light and power point to garage
- Each property has a garage & driveway parking

SECURITY

- Wireless burglar alarm
- Smoke & heat detectors (mains wired)
- Every home will come with a BLP 10 year New Homes Warranty



WESTDOWN HEIGHTS SITE PLAN



THE NUMBERS 1-4 ON THE PLAN
REFER TO PLOT NUMBERS ONLY



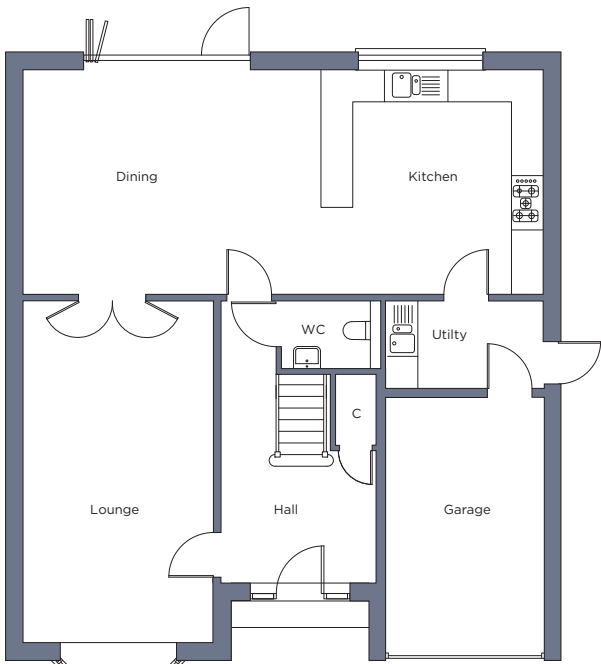
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THE HAMILTON

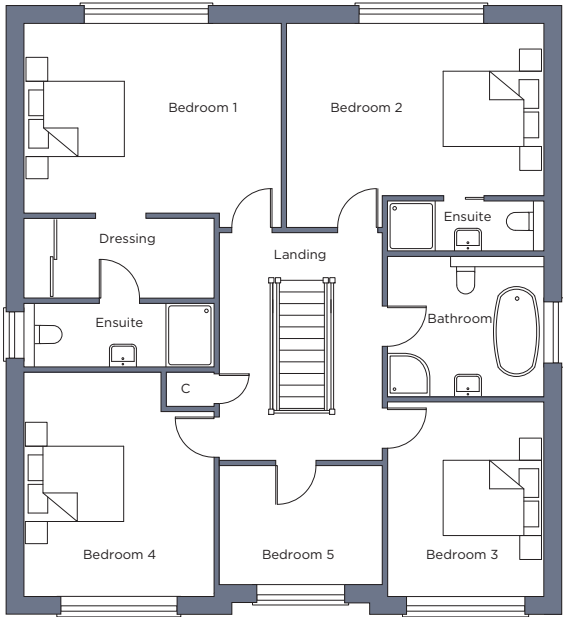
DETACHED HOUSE

PLOT 1

Room	Size in Metres	Size in Feet
Kitchen	4.24 x 4.20	13'91 x 13'77
Living Room	3.59 x 6.45	11'77 x 21'16
Dining Room	5.62 x 4.20	18'43 x 13'77
Bedroom 1	3.58 x 4.86	11'74 x 15'94
Bedroom 2	3.25 x 4.86	10'66 x 15'94
Bedroom 3	3.66 x 2.95	12'00 x 9'67
Bedroom 4	4.23 x 3.59	13'87 x 11'77
Bedroom 5	2.24 x 3.07	7'34 x 10'07
TOTAL	193.42 sqm	2,082 Sqft



GROUND FLOOR



FIRST FLOOR



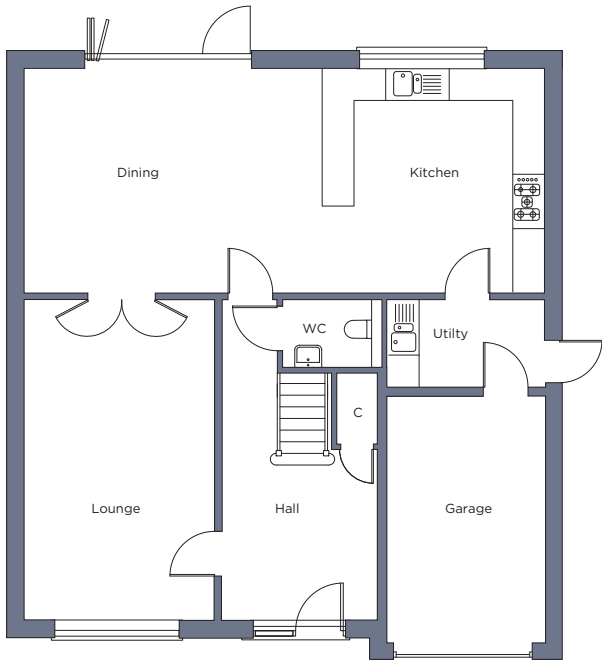
WESTDOWN HEIGHTS

THE HENSHAW

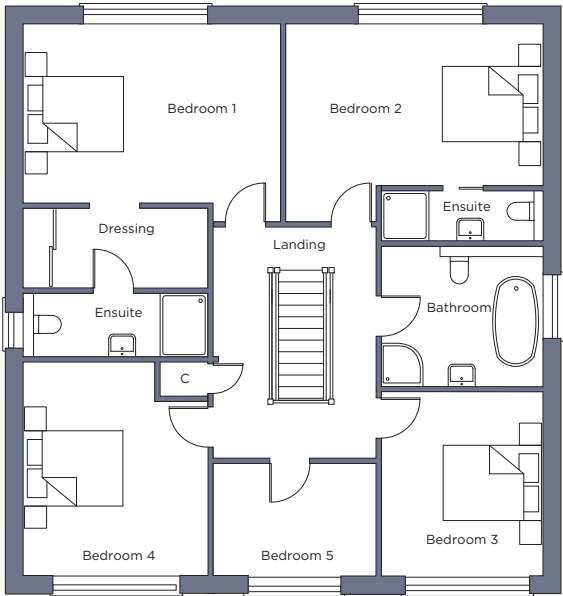
DETACHED HOUSE

PLOT 2

Room	Size in Metres	Size in Feet
Kitchen	4.24 x 4.20	13'91 x 13'77
Living Room	6.05 x 3.39	19'84 x 11'12
Dining Room	5.62 x 4.20	18'43 x 13'77
Bedroom 1	4.86 x 3.73	15'94 x 12'23
Bedroom 2	4.86 x 3.73	15'94 x 12'23
Bedroom 3	3.46 x 3.05	11'35 x 10.00
Bedroom 4	3.49 x 4.03	11.45 x 13'22
Bedroom 5	2.15 x 3.07	7'05 x 10'07
TOTAL	189.42 sqm	2,039 Sqft



GROUND FLOOR



FIRST FLOOR



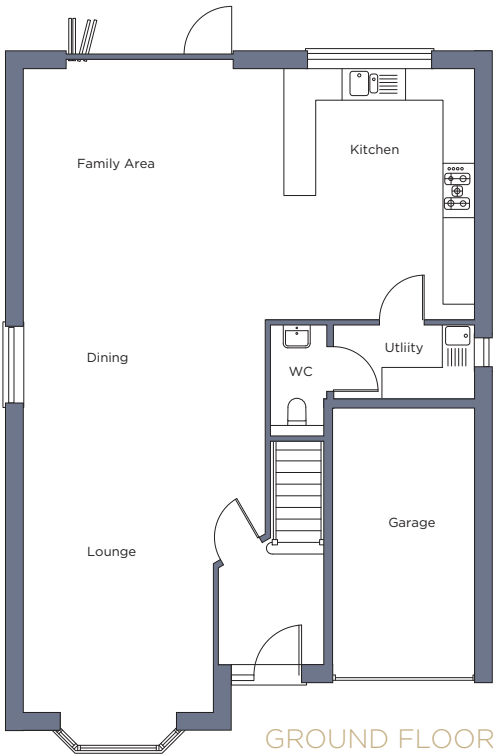
WESTDOWN HEIGHTS

THE BELMONT

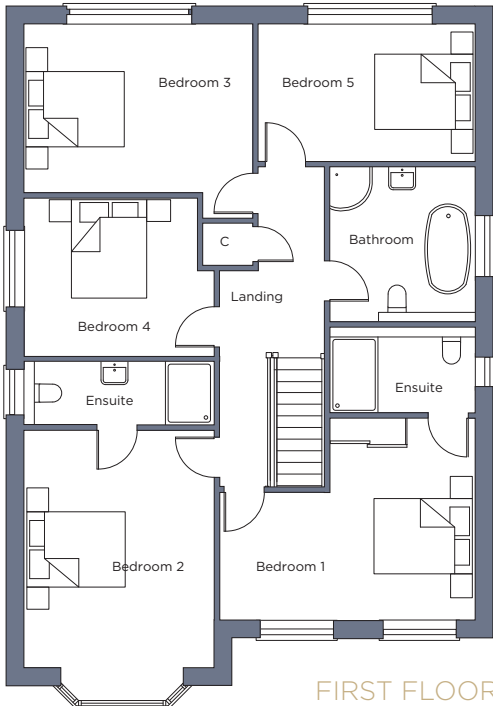
DETACHED HOUSE

PLOT 3

Room	Size in Metres	Size in Feet
Kitchen	3.60 x 4.74	11'81 x 15'55
Living Room	3.05 x 5.20	10'00 x 17'06
Dining/Family	6.90 x 4.90	22'63 x 16'07
Bedroom 1	3.20 x 4.80	10'49 x 15'74
Bedroom 2	3.59 x 4.48	11'77 x 14'69
Bedroom 3	4.30 x 3.19	14'10 x 10'46
Bedroom 4	3.20 x 3.00	10'49 x 9'84
Bedroom 5	4.10 x 2.60	13'45 x 8'53
TOTAL	183.85 sqm	1,979 Sqft



GROUND FLOOR



FIRST FLOOR



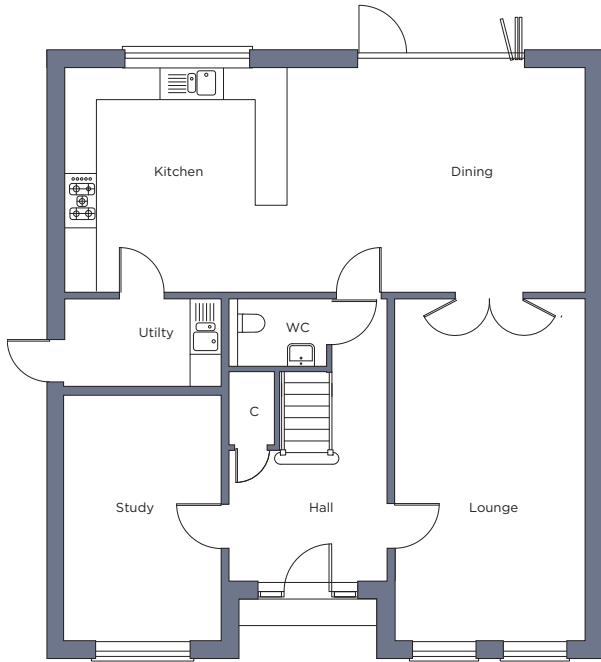
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THE BECKWORTH

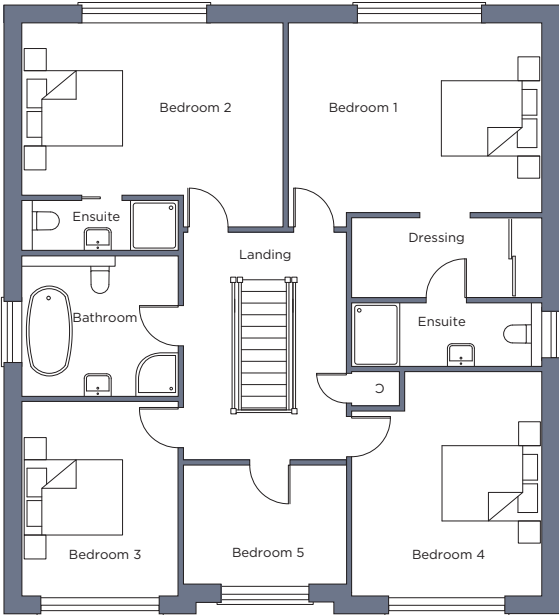
DETACHED HOUSE

PLOT 4

Room	Size in Metres	Size in Feet
Kitchen	4.20 x 4.27	13'77 x 14'00
Living Room	6.45 x 3.59	21'16 x 11'77
Dining/Family	5.62 x 4.24	18'43 x 13'91
Bedroom 1	5.11 x 3.57	16'76 x 11'71
Bedroom 2	4.59 x 3.24	15'05 x 10'62
Bedroom 3	2.95 x 3.67	9'67 x 12'04
Bedroom 4	3.59 x 4.24	11'77 x 13'91
Bedroom 5	2.24 x 3.07	7'34 x 10'07
TOTAL	208.28 sqm	2,242 Sqft



GROUND FLOOR



FIRST FLOOR



A SELECTION OF IMAGES FROM RECENT GPD DEVELOPMENTS





WESTDOWN HEIGHTS

SEAFORD



A DEVELOPMENT BY



**GOLD
PROPERTY
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A MEMBER OF



FURTHER DETAILS
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