



Adur View
UPPER BEEDING
Exclusively for over 60s







Adur View

UPPER BEEDING

West Sussex

With idyllic views of the South Downs, Adur View provides a perfect location to enjoy your retirement. These exclusively-designed apartments benefit from a quaint village setting, being just a short walk away from all that Upper Beeding has to offer.

Two-bedroom apartments are available via the Older People's Shared Ownership scheme, meaning buyers can purchase a 75% share with no rent to pay on the remaining 25%.

Village life...

Upper Beeding lies on the chalk of the South Downs National Park. With the River Adur to the west and Shoreham-by-Sea to the south, Upper Beeding is surrounded by idyllic countryside and is just a stone's throw away from the coast.

- Local amenities include a post office, hairdresser's, barber's, newsagent, pharmacy and a Nisa supermarket
- Medical facilities include a chemist, GP surgery and a larger health centre in neighbouring Steyning
- Upper Beeding has a range of places that serve food, from historic pubs to takeaways.

The grade II listed pub "The Bridge Inn" is due to re-open in August 2015 as an accessible, licensed cafe with picturesque riverside views

- Regular bus services are in operation visiting nearby locations including: Pulborough, Henfield, Burgess Hill, Brighton and Shoreham.
- Nearby Steyning provides additional amenities including banks, a Co-operative supermarket, a butcher's, green-grocers, library, community centre and a dentist's
- Shoreham-by-Sea is under five miles away, providing coastal views and rail links to Portsmouth, Brighton and London
- Local places of interest include the thirteenth century Sele Priory Church and Bramber Castle

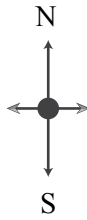






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West Sussex



14 Apartment number

18 Saxon Weald
rented property



First floor plan



Ground floor plan

a look inside...

These contemporary homes have been designed with retirement living in mind, giving you the opportunity to spend more time on the things you enjoy

■ Kitchen

Fully-fitted kitchen with cream Nordic Beech work surfaces

Integrated appliances

Stainless steel splash back

Integrated fridge/freezer

■ Internal fittings

TV points in the living room and master bedroom

Fitted wardrobes

Neutral carpet

■ Heating and ventilation

Gas central heating with radiators in all rooms

Double-glazed windows

■ Shower room

Walk-in wetroom

White suite

Chrome finish taps and towel rail

Non-slip vinyl flooring

■ Security and safety

24-hour security system

Tunstall pull cord

CCTV and window locks

■ Outside

Communal garden with scenic views

Buggy store

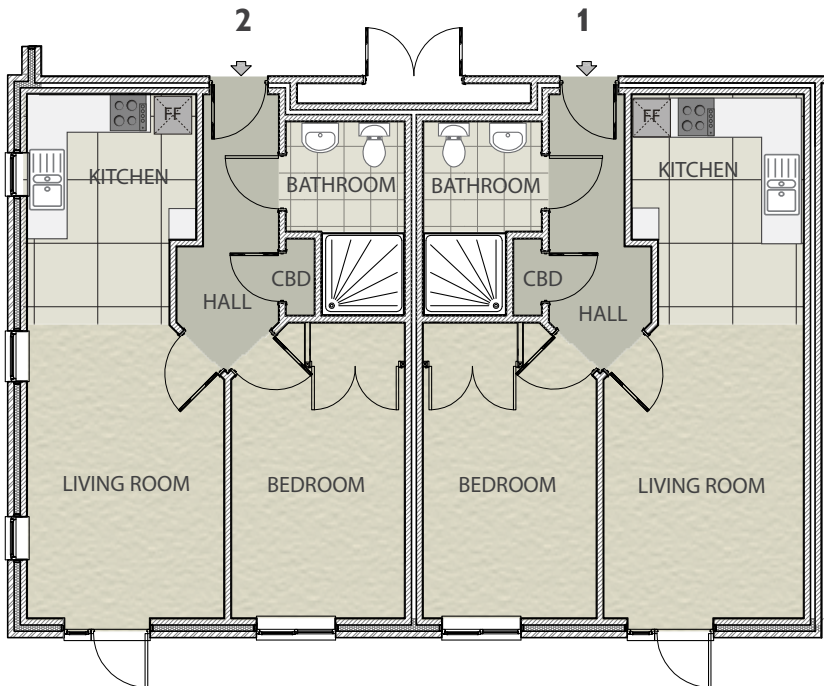
Clothes drying area



CGI (artist's impression)

Floor plan - plots 1 & 2

Ground floor



Plots 1 and 2 have the following dimensions:

- Living room: 3.1m x 4.5m (approximately 10' 2" x 14' 9")
- Kitchen: 2.7m x 3.5m (approximately 8' 10" x 11' 5")
- Bedroom: 2.7m x 4.5m (approximately 9' 10" x 14' 9")
- Bathroom: 1.9m x 3.2m (approximately 6' 2" x 10' 5")

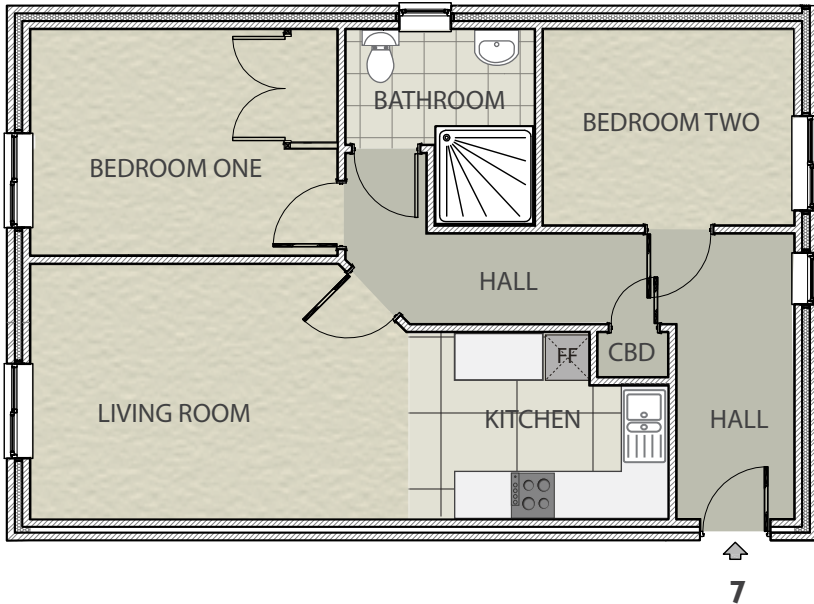
Total floor area

- Plot 1 = 48.8 sq m (approximately 525 sq ft) (including hall and bathroom)
- Plot 2: 48.4 sq m (approximately 521 sq ft) (including hall and bathroom)

Measurements taken at widest points

Floor plan - plot 7

Ground floor



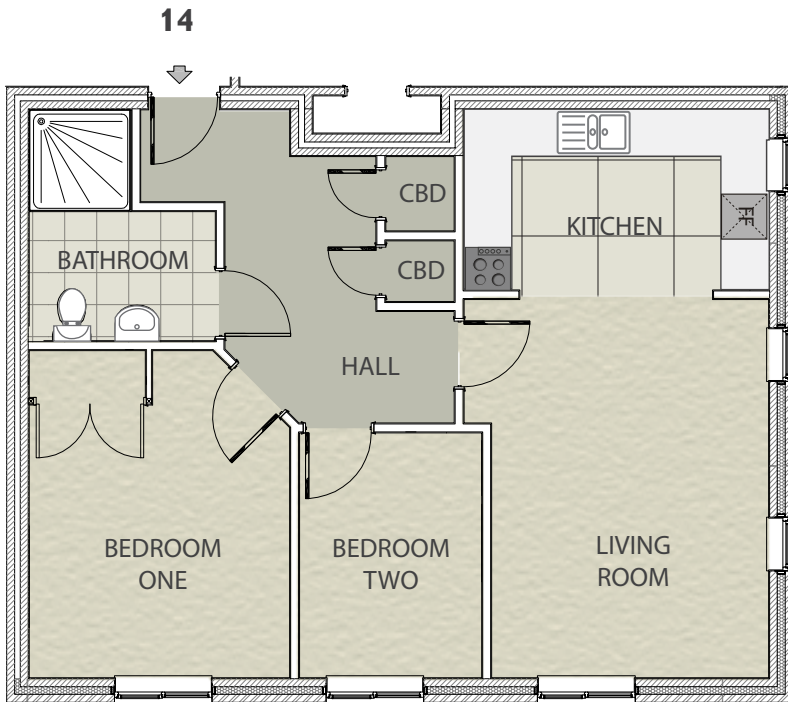
- **Living room:** 5m x 3.4m (approximately 16' 4" x 11' 1")
- **Kitchen:** 3.5m x 2.5m (approximately 11' 5" x 8' 2")
- **Bedroom one:** 4m x 3m (approximately 13' 1" x 9' 10")
- **Bedroom two:** 3.8m x 2.6m (approximately 12' 5" x 8' 6")
- **Bathroom:** 2.5m x 2.6m (approximately 8' 2" x 8' 6")

- **Total floor area =**
64.8 sq m / 698 sq ft
(including hall and bathroom)

Measurements taken at widest points

Floor plan - plot 14

First floor



- **Living room:** 3.9m x 4.9m (12' 9" x 16' 0")
- **Kitchen:** 3.9m x 2.3m (approximately 12' 9" x 7' 6")
- **Bedroom one:** 3.3m x 4.3m (approximately 10' 9" x 14' 1")
- **Bedroom two:** 2.4m x 3.4m (approximately 7' 10" x 11' 1")
- **Bathroom:** 2.5m x 2.9m (approximately 8' 2" x 9' 6")

- **Total floor area =**
65.7 sq m / 707 sq ft
(including hall and bathroom)

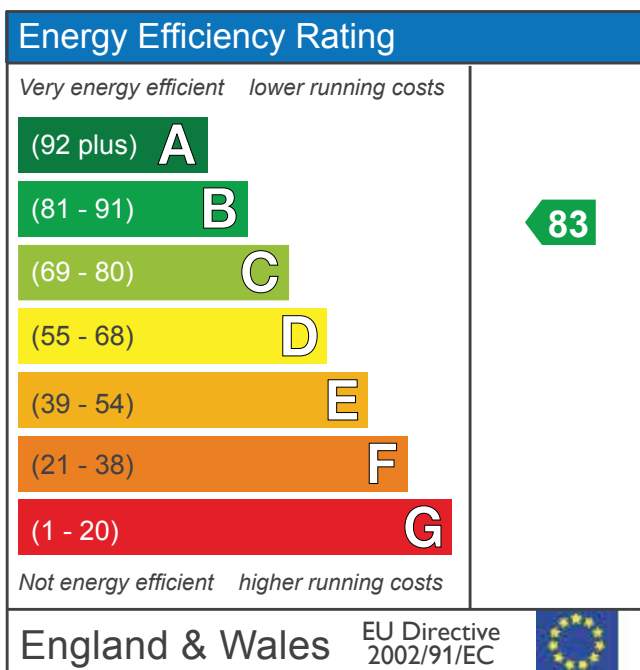
Measurements taken at widest points

Plans, layouts and specifications may not be to exact scale and are given as an indication only.

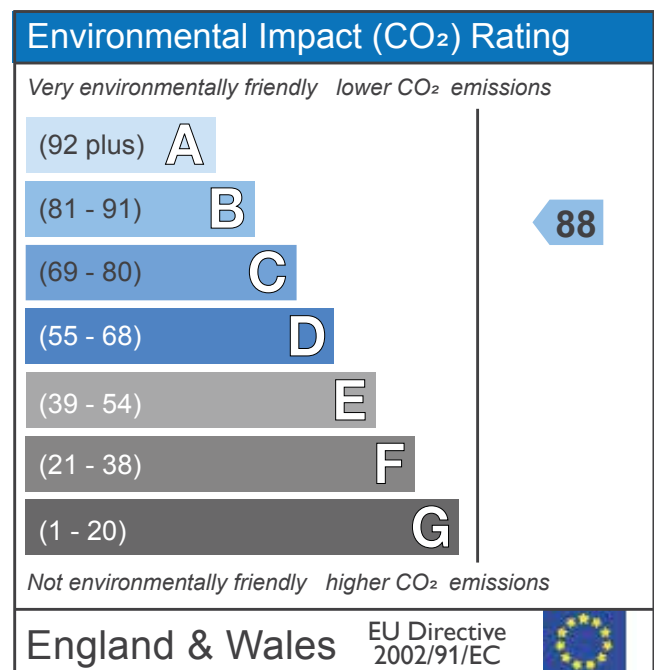
easy on the environment.

Predicted energy assessment

This is a predicted Energy Assessment for AdurView, made during the construction period. It includes a predicted energy rating. Upon completion, an updated energy performance certificate will be provided. Energy performance has been assessed using the SAP 2009 methodology and is rated in terms of the energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO₂) emissions.



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills are likely to be.



The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating, the less impact it has on the environment.

These details have been prepared in good faith and are believed to be correct at the time of production January 2015. Photographs shown are examples only. Plans, elevations, layouts and specifications are given as an indication only and may be subject to change. Computer generated property image (CGI) may not be to exact scale or specification. Trees and landscaping are for illustration only and may alter during construction. The information and details provided are prepared for the interest and guidance of potential residents but do not form part of any contract or constitute an offer.

how to purchase...

Older People's Shared Ownership (OPSO)

Our apartments at Adur View, Upper Beeding are aimed exclusively at buyers aged 60 or over and are available for Older People's Shared Ownership (OPSO), which is sometimes also known as Older Persons' Shared Ownership.

OPSO works in largely the same way as standard shared ownership schemes. The main difference is that you cannot 'staircase' up to own 100% of the property.

On this scheme you will purchase a 75% share of the property's value with no rent to pay on the 25% retained by Saxon Weald. However, there will be service charges to pay.

To be considered for OPSO, you will need to satisfy the normal eligibility criteria for Help to Buy shared ownership.*

Please contact www.helptobuyese.org.uk or you can call 03333 214044 between 9am – 5pm, Monday to Friday to register.



Then contact us at Saxon Weald on 01403 226035/226145 or email sales@saxonweald.com



* Subject to eligibility. Your home is at risk if you do not keep up with rent and mortgage repayments.



Saxon
Weald

About us

Established in 2000, Saxon Weald is a housing association managing close to 6000 homes across Sussex and Hampshire. As well as providing affordable rented and shared ownership homes for individuals and families, we have extensive experience in providing housing exclusively for over 55s. We are a not-for-profit company and a registered charity.

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