



# Fairs Field

— STEYNING —

Exclusively for over 55s



Saxon  
Weald



# Fairs Field

— STEYNING —

West Sussex

Set in an ideal location just off Steyning High Street, Fairs Field is an attractive new development which has six two-bedroom apartments and two one-bedroom apartments available for older people's shared ownership purchase.

These modern properties have been thoughtfully designed with retirement living in mind and will be offered to people over the age of 55.

# Village life...

The thriving rural village of Steyning provides an ideal combination of countryside living with modern facilities.

- Steyning high street shops include a newsagent, bookshop, Co-operative food store and an independent greengrocer. You can also find banks, a library and a museum in the village centre
- With a wide range of restaurants, pubs and cafes, there is a good choice of places to eat and socialise
- The historic shopping arcade, Cobblestone Walk, provides the quaint setting for more than 25 independent shops, which are situated around a 16th century tea house
- Local clubs provide activities such as

- cricket, table tennis and bowls, as well as walking groups, knitting and bridge
- Steyning has a state-of-the-art leisure centre with a swimming pool, gym and squash courts and also offers a variety of daily workout classes
- Healthcare facilities include a modern medical centre and a pharmacy, as well as two opticians and two dental surgeries
- There are good road links to the coast, and regular local bus services to Burgess Hill, Pulborough, Henfield, Storrington, Brighton and Hove



*a look  
around...*

# Fairs Field



Block A



Block D



Block E

2 Plot numbers

CG Communal garden

Allocated and visitor parking available



Computer generated property images (CGIs) may not be to exact scale or specification.  
Trees and landscaping are for illustration only and may alter during construction.



# a look inside...

Fairs Field is an attractive development made up of five small apartment blocks built by Sunninghill Construction. Each has its own garden or terrace and looks out over stylish hard and soft landscaping. These properties give you the opportunity to downsize without compromising.

## ■ Kitchen

- Walnut fitted kitchen by Rixonway  
Kitchens with beige granite effect worktops
- Integrated oven, hob and extractor
- Integrated fridge/freezer
- Stainless steel sink and mixer tap
- Vinyl flooring

## ■ Internal fittings

- Carpets to hall, bedrooms and living room
- Fitted wardrobe in master bedroom
- TV points in living room and master bedroom

## ■ Bathroom

- White bathroom suites
- Ground floor apartments have level access shower instead of baths
- Vinyl flooring
- Towel rail
- Mirrored medicine cabinet

## ■ Security and safety

- Window locks fitted to all windows
- Mains operated smoke detectors with battery backup

## ■ Heating and ventilation

- Gas central heating with combi boiler
- Double-glazed windows

## ■ Outside

- Private road
- Ground floor apartments have a private garden with outside storage
- First floor apartments have a balcony or terrace
- Allocated parking space
- Visitor parking bays
- Bin stores
- Communal garden
- Cycle storage



### Floor plan of a two-bedroom apartment

Plot no. 14 - ground floor, block D



- Living room: 3.4m x 6.1m
- Kitchen: 3.5m x 2.4m
- Bedroom one: 3.8m x 3.5m
- Bedroom two: 4.1m x 3.6m
- Wet room: 2.0m x 2.4m
- Total floor area: 67.9sq m (including hall and cupboards)

Measurements taken at largest points

**Please note:** this floor plan is provided for demonstration purposes only and other two-bedroom property layouts and specifications may vary.

### Floor plan of a two-bedroom apartment

Plot no. 4 - first floor, block A



- Living room: 4.6m x 3.9m
- Kitchen: 2.7m x 2.8m
- Bedroom one: 4.6m x 2.8m
- Bedroom two: 5.7m x 2.6m
- Bathroom: 2.3m x 2.8m
- Total floor area: 75sq m (including hall and cupboards)

Measurements taken at largest points

**Please note:** this floor plan is provided for demonstration purposes only and other two-bedroom property layouts and specifications may vary.

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

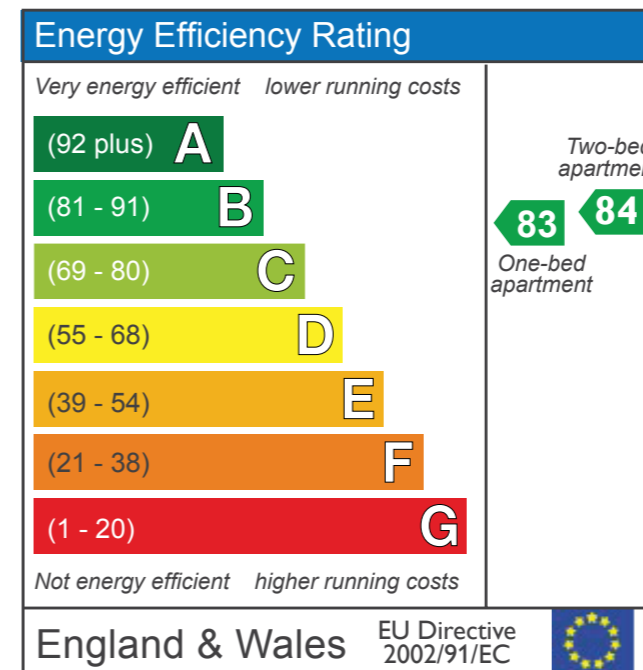


# easy on the environment...

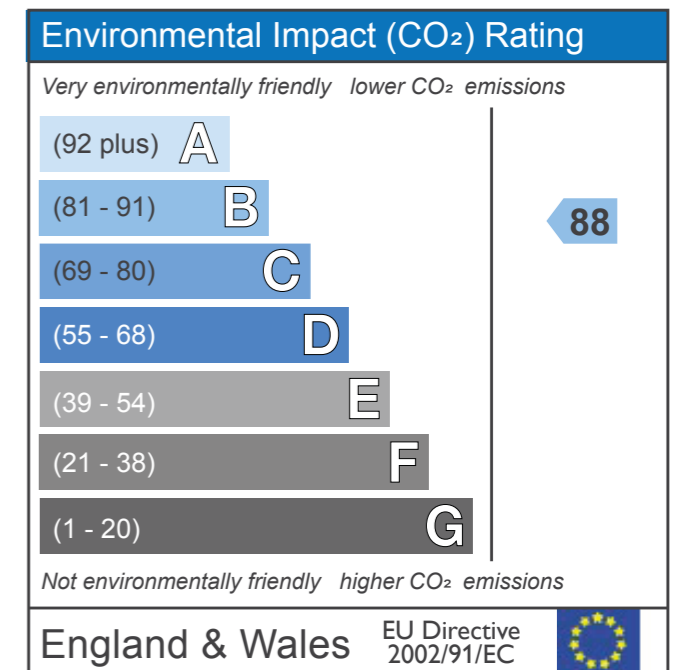
## Predicted Energy Assessment

This is a Predicted Energy Assessment for Fairs Field made during the construction period. It includes a predicted energy rating which might not represent the final energy rating of the property on completion. Once the property is completed, 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 (CO<sub>2</sub>) 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 (CO<sub>2</sub>) emissions. The higher the rating, the less impact it has on the environment.

# How to purchase...

Our apartments at Fairs Field, Steyning are for sale exclusively to over 55s for older people's shared ownership.

At Fairs Field you will purchase a share of the property and pay an affordable rent on the remainder. \*The amount of rent will vary according to the equity share acquired. Contact Saxon Weald for further details.

Monthly service charges apply and you will need to satisfy the eligibility criteria for Help to Buy older people's shared ownership. Priority on the properties at Fairs Field will be given to those who live in the parish of Steyning.

In order to apply you will need to:

1. Register with Help to Buy. Call 03333 214044; between 9.00am and 5.00pm, Monday to Friday or visit [www.helptobuyese.org.uk](http://www.helptobuyese.org.uk)
2. Once you have registered please contact Saxon Weald on 01403 226035/226145, between 8.30am and 5.30pm, Monday to Thursday and 8.30am to 4.00pm on Fridays. Or you can email [sales@saxonweald.com](mailto:sales@saxonweald.com)



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

These details have been prepared in good faith and are believed to be correct at the time of production (November 2014). 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 images (CGIs) 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.



Fairs Field,  
Charlton Street  
Steyning,  
West Sussex,  
BN44 3BU



## 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.

Saxon Weald House, 38-42 Worthing Road,  
Horsham, West Sussex RH12 1DT

Tel: 01403 226000

Email: [info@saxonweald.com](mailto:info@saxonweald.com)

[www.saxonweald.com](http://www.saxonweald.com)

Follow us:  [www.facebook.com/saxonweald](http://www.facebook.com/saxonweald)

 [www.twitter.com/SaxonWeald](http://www.twitter.com/SaxonWeald)