

# THE GATEWAY


Bexhill




# THE GATEWAY

Bexhill

## 2 bedroom homes

- The Sorrel
- Sage Home 

## 3 bedroom homes

- The Angelica
- The Nutmeg
- The Fennel
- Sage Home 


## 4 bedroom homes

- The Cardamon
- The Saffron
- The Woodruff
- Sage Home 

## Pre-sold homes

- 1 & 2 bedroom homes
- 2 bedroom homes
- 3 bedroom homes
- 4 bedroom homes

 **Sage Homes**  
built by Countryside Homes

- v visitor space
- ss substation
-  carport



DEVELOPMENT  
BY LINDEN &  
BOVIS HOMES

DEVELOPMENT BY  
LINDEN & BOVIS HOMES

DEVELOPMENT BY  
LINDEN & BOVIS HOMES





THE SORREL  
2 bedroom home



COUNTRYSIDE  
Homes

# THE SORREL

2 bedroom home



GROUND FLOOR	metres	feet / inches
Kitchen	4.00 x 1.92	13' 1" x 6' 3"
Living / dining area	5.47 x 4.24	18' 0" x 13' 11"

## FIRST FLOOR

Bedroom 1	4.24 x 3.33	13' 11" x 10' 11"
Bedroom 2	4.24 x 2.96	13' 11" x 9' 9"

ovn	oven	fs	fridge space
h	hob	fzs	freezer space
ds	dishwasher space	cup'd	cupboard
ws	washing machine space	< >	measuring points

### The Sorrel | 207 Bexhill |

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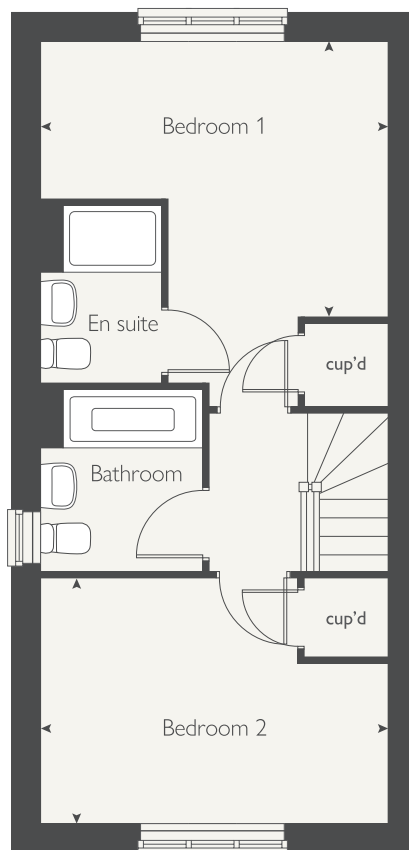
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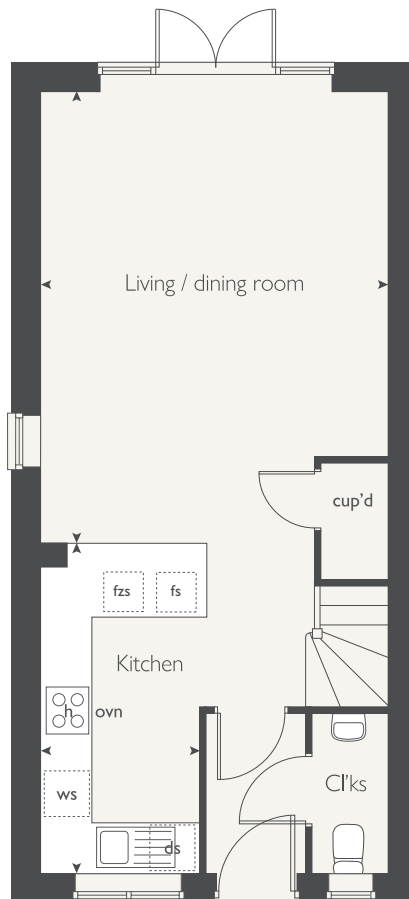
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## FIRST FLOOR



## GROUND FLOOR



**COUNTRYSIDE**  
Homes





# THE ANGELICA

3 bedroom home



**COUNTRYSIDE**  
Homes

# THE ANGELICA

3 bedroom home



GROUND FLOOR	metres	feet / inches
Kitchen / dining area	3.72 x 2.50	12' 3" x 8' 3"
Living room	5.36 x 4.59	17' 7" x 15' 1"

## FIRST FLOOR

Bedroom 1	3.69 x 3.00	12' 1" x 9' 10"
Bedroom 2	3.08 x 2.43	10' 1" x 8' 0"
Bedroom 3	3.08 x 2.84	10' 1" x 9' 4"

ovn	oven	ffzs	fridge freezer space
h	hob	cup'd	cupboard
ds	dishwasher space	< >	measuring points
ws	washing machine space		

### The Angelica | 301 Bexhill |

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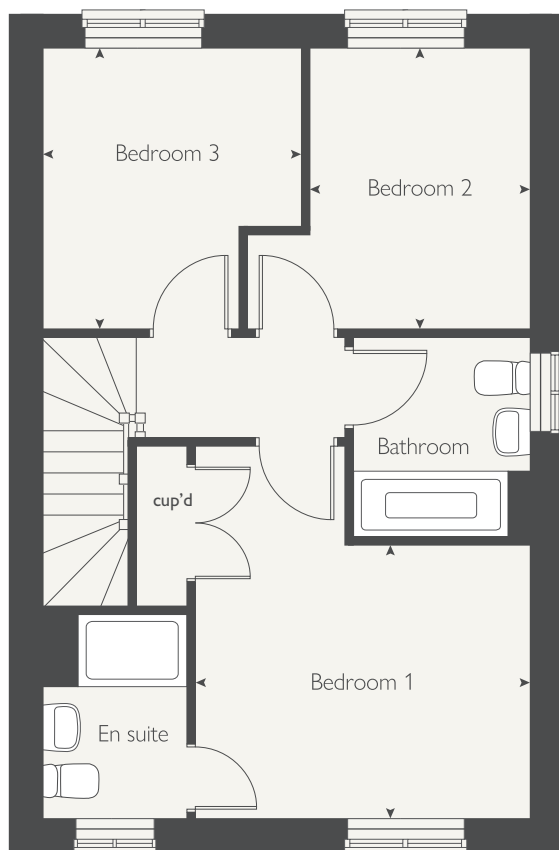
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**COUNTRYSIDE**  
Homes

## FIRST FLOOR



## GROUND FLOOR







# THE NUTMEG

3 bedroom home



**COUNTRYSIDE**  
Homes

# THE NUTMEG

3 bedroom home



GROUND FLOOR	metres	feet / inches
Kitchen	4.28 x 2.50	14' 1" x 8' 3"
Living / dining area	6.06 x 5.36	19' 11" x 17' 7"

## FIRST FLOOR

Bedroom 1	3.69 x 3.00	12' 1" x 9' 10"
Bedroom 2	3.08 x 2.43	10' 1" x 8' 0"
Bedroom 3	3.08 x 2.84	10' 1" x 9' 4"

ovn	oven	ffzs	fridge freezer space
h	hob	cup'd	cupboard
ds	dishwasher space	w	wardrobe
ws	washing machine space	◀ ▶	measuring points

### The Nutmeg | 303 Bexhill |

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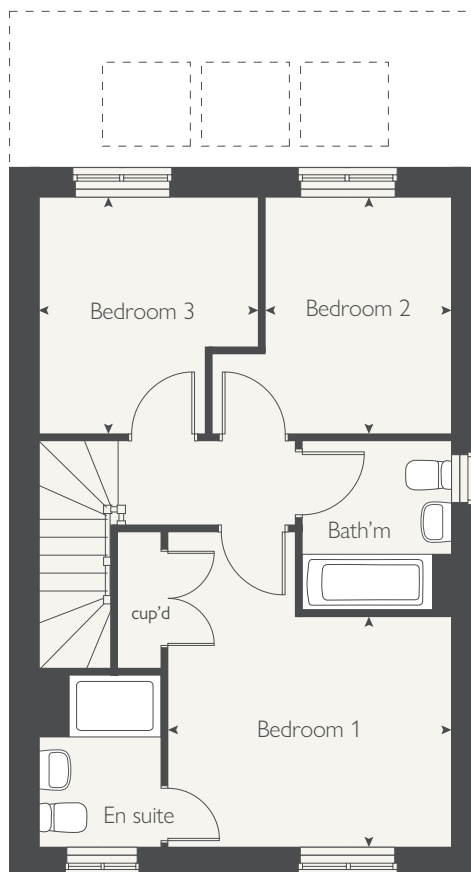
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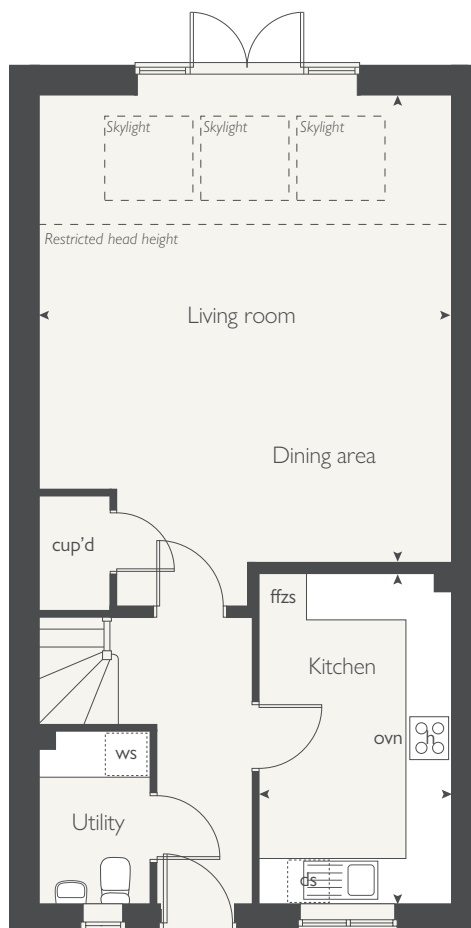


**COUNTRYSIDE**  
Homes

## FIRST FLOOR



## GROUND FLOOR







THE FENNEL  
3 bedroom home



COUNTRYSIDE  
Homes

# THE FENNEL

3 bedroom home



GROUND FLOOR	metres	feet / inches
Kitchen	3.23 x 2.86	10' 8" x 9' 5"
Dining area	5.53 x 3.33	18' 2" x 10' 11"
Living room	3.23 x 2.67	10' 8" x 8' 9"

## FIRST FLOOR

Bedroom 1	3.99 x 3.31	13' 1" x 10' 11"
Bedroom 2	3.67 x 3.19	12' 1" x 10' 5"
Bedroom 3	3.67 x 2.26	12' 1" x 7' 5"

ovn	oven	ffzs	fridge freezer space
h	hob	cup'd	cupboard
ds	dishwasher space	◀ ▶	measuring points
ws	washing machine space		

### The Fennel | 305 Bexhill |

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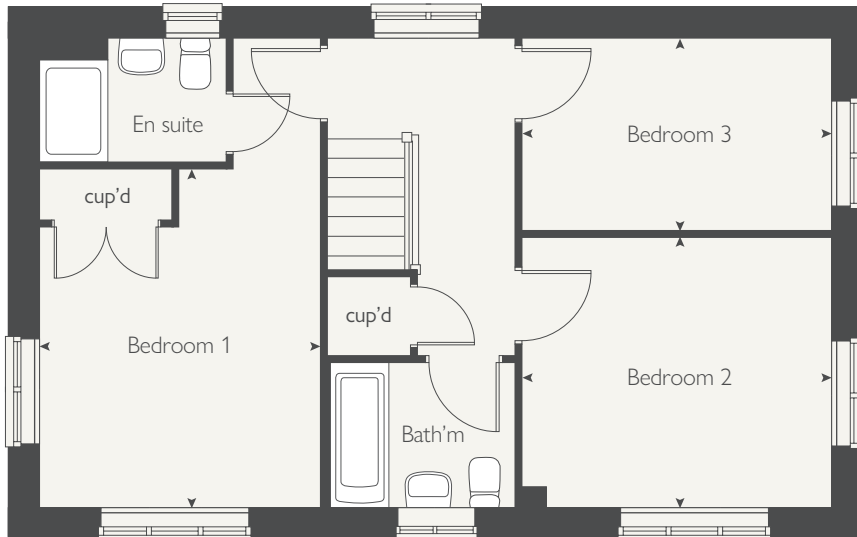
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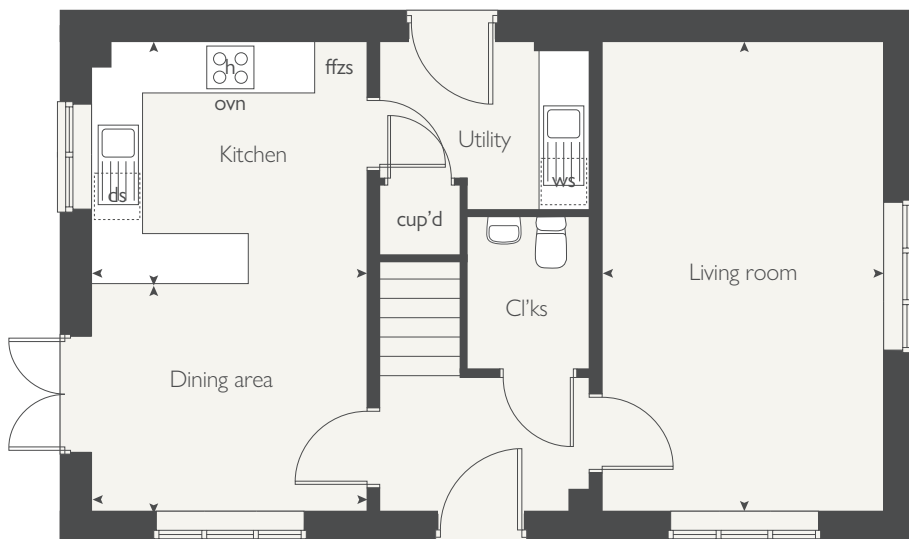
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## FIRST FLOOR



## GROUND FLOOR



**COUNTRYSIDE**  
Homes





THE CARDAMON  
4 bedroom home



COUNTRYSIDE  
Homes



# THE CARDAMON

4 bedroom home



GROUND FLOOR	metres	feet / inches
Kitchen / dining room	8.01 x 3.14	26' 2" x 10' 3"
Living room	4.26 x 3.37	13' 9" x 11' 1"
Study	2.36 x 1.78	7' 7" x 5' 8"

## FIRST FLOOR

Bedroom 1	4.12 x 3.39	13' 5" x 11' 1"
Bedroom 2	3.49 x 3.41	11' 4" x 11' 2"
Bedroom 3	3.98 x 3.38	13' 0" x 11' 0"
Bedroom 4 / study	3.34 x 2.25	10' 9" x 7' 3"

ovn	oven	ffzs	fridge freezer space
h	hob	cup'd	cupboard
ds	dishwasher space	◀ ▶	measuring points
ws	washing machine space		

### The Cardamon | Bexhill |

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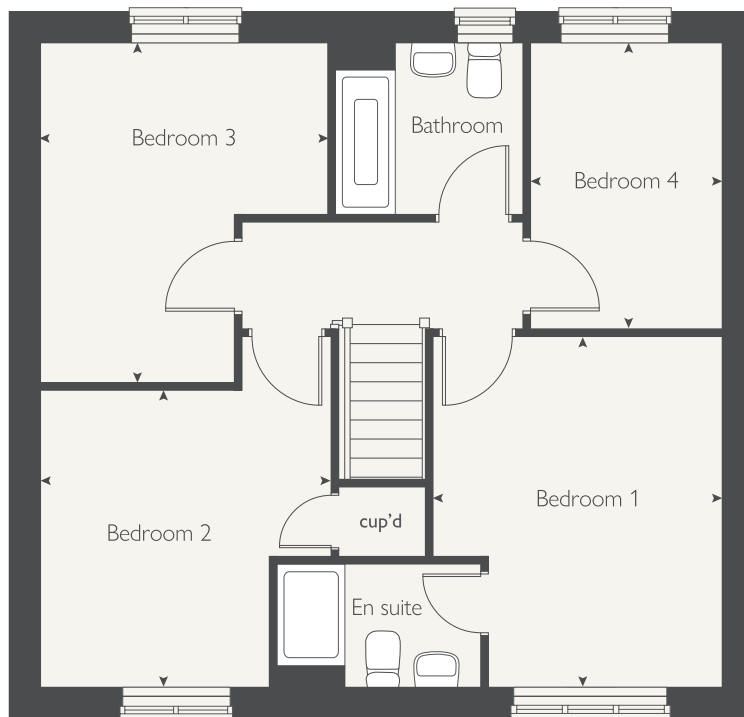
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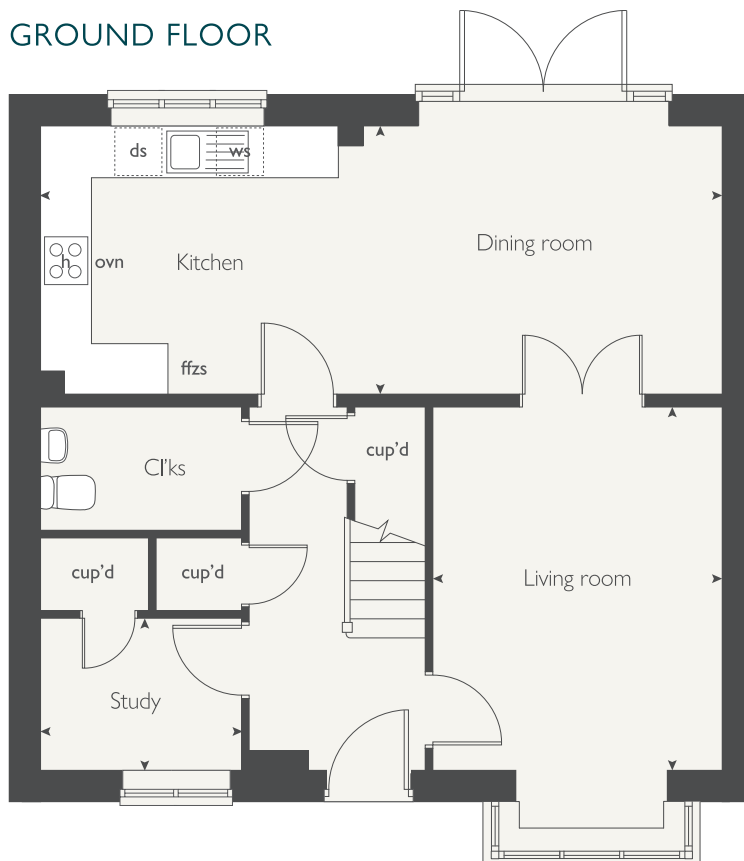


**COUNTRYSIDE**  
Homes

## FIRST FLOOR



## GROUND FLOOR





THE SAFFRON  
4 bedroom home



COUNTRYSIDE  
Homes

# THE SAFFRON

4 bedroom home



GROUND FLOOR	metres	feet / inches
Kitchen	3.96 x 3.70	13' 0" x 12' 2"
Dining area	3.97 x 3.01	13' 0" x 9' 11"
Living room	5.53 x 3.32	18' 1" x 10' 10"

## FIRST FLOOR

Bedroom 1	3.60 x 2.90	11' 10" x 9' 6"
Bedroom 2	3.74 x 2.90	12' 3" x 9' 6"
Bedroom 3	4.03 x 2.89	13' 3" x 9' 6"
Bedroom 4 / study	3.05 x 3.02	10' 0" x 9' 11"

ovn	oven	ffzs	fridge freezer space
h	hob	cup'd	cupboard
ds	dishwasher space	w	wardrobe
ws	washing machine space	< >	measuring points

### The Saffron | 404 Bexhill |

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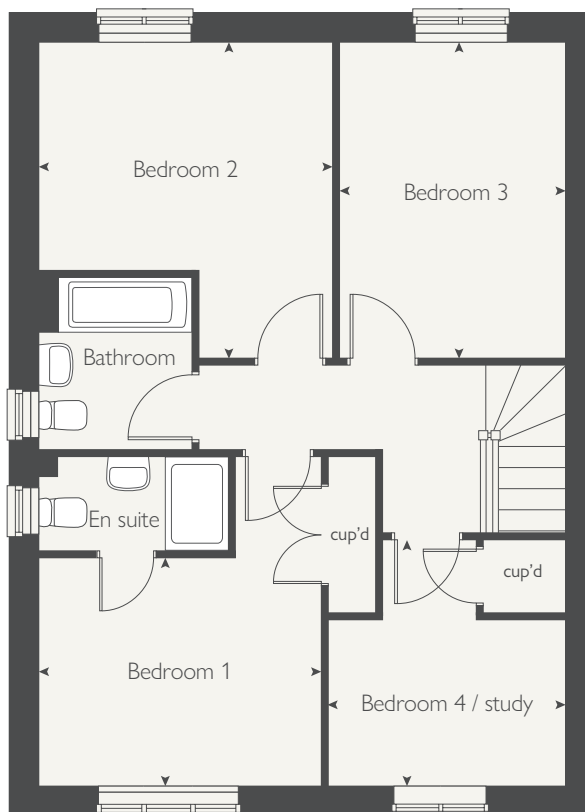
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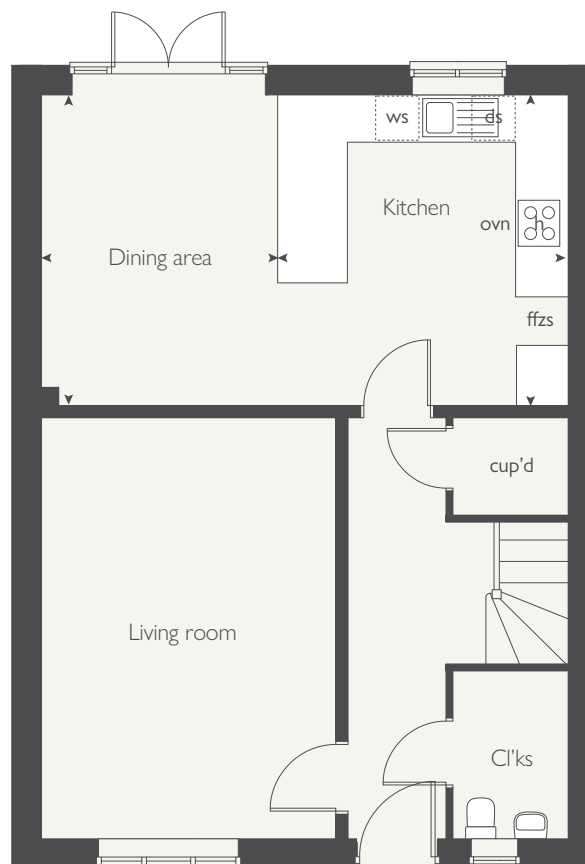


**COUNTRYSIDE**  
Homes

## FIRST FLOOR



## GROUND FLOOR







THE WOODRUFF  
4 bedroom home



COUNTRYSIDE  
Homes

# THE WOODRUFF

4 bedroom home



GROUND FLOOR	metres	feet / inches
Kitchen	3.40 x 3.23	11' 2" x 10' 7"
Family room	3.23 x 2.19	10' 7" x 7' 2"
Dining area	3.77 x 3.59	12' 5" x 11' 9"
Living room	5.76 x 3.46	18' 11" x 11' 4"

## FIRST FLOOR

Bedroom 1	5.76 x 3.51	18' 11" x 11' 6"
Bedroom 2	3.44 x 3.42	11' 3" x 11' 3"
Bedroom 3	3.08 x 2.49	10' 1" x 8' 2"
Bedroom 4 / study	3.29 x 2.42	10' 10" x 7' 11"

ovn	oven	ffzs	fridge freezer space
h	hob	cup'd	cupboard
ds	dishwasher space	< >	measuring points
ws	washing machine space		

### The Woodruff | 412 Bexhill |

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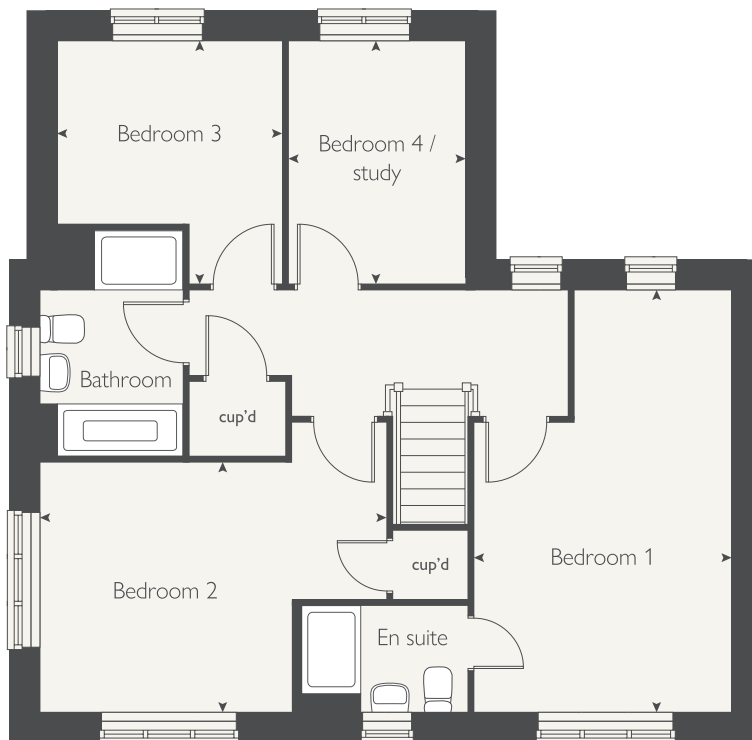
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## FIRST FLOOR



## GROUND FLOOR



**COUNTRYSIDE**  
Homes





# THE GATEWAY

Bexhill



# THE GATEWAY

## Bexhill

Use this guide to see what features are included in your new home. Your sales consultant will be happy to discuss the Personalise range of extras available.



### KITCHEN

2 bedroom  
The Sorrel

3 bedroom  
The Angelica  
The Nutmeg  
The Fennel

4 bedroom  
The Cardamon  
The Saffron  
The Woodruff

Fitted kitchen with laminate worktop	■	■	■	■	■	■
Stainless steel sink and drainer (single bowl) with chrome mixer tap	■	■	■	■	■	■
Indesit hob (60cm) with Indesit built-in single under oven, with stainless steel splashback and integrated silver hood	■	■	■	■		
Indesit hob (60cm) with built-in single under oven, with stainless steel splashback and 60cm stainless steel chimney hood					■	■
White pendant light holder	■	■	■	■	■	■
Fridge/ freezer space	■	■	■	■	■	■
Space for integrated dishwasher with plumbing and electrics	■	■	■	■	■	■
Space for washing machine with plumbing and electrics in kitchen	■				■	■
Space for washing machine with plumbing and electrics in utility		■	■	■		■

### BATHROOMS AND EN SUITE(S)

Ideal Standard contemporary white I. Life sanitaryware sanitaryware	■	■	■	■	■	■
Ideal Standard close coupled WC to cloakroom	■	■	■	■	■	■
Ideal Standard low profile shower tray with glass enclosure in ensuite		■	■	■	■	■
Handheld hair wash attachment in bathroom		■	■	■	■	■
Shower over the bath	■					
Choice of standard wall tiling (splashback, 450mm height over bath, and full-height to shower cubicle)	■	■	■	■	■	■
White batten light holder	■	■	■	■	■	■

### DOORS AND WINDOWS

2 bedroom  
The Sorrel

3 bedroom  
The Angelica  
The Nutmeg  
The Fennel

4 bedroom  
The Cardamon  
The Saffron  
The Woodruff

Front door with multi-point security locking system and security chain	■	■	■	■	■	■
PVCu double glazing to windows	■	■	■	■	■	■
Double glazed PVCu French doors	■	■	■	■	■	■
Internal ladder door style pre-primed with Brass Satin finish handles	■	■	■	■	■	■
Paving outside French door and path to garage personnel door (where applicable)	■	■	■	■	■	■

### GENERAL

White painted walls and smooth white ceilings	■	■	■	■	■	■
TV point to lounge and family room (where applicable)	■	■	■	■	■	■
Master telephone socket to lounge and study where applicable	■	■	■	■	■	■
Heat Interface Unit (HIU) with Honeywell heating control and room thermostat(s)	■	■	■	■	■	■
Contemporary lantern to front door and wiring only to the rear door	■	■	■	■	■	■
Mains wired smoke detectors with battery back-up	■	■	■	■	■	■
Power and lighting to garage (where in curtilage of the plot)	■	■	■	■	■	■
Enclosed fenced rear garden, and garden gate (where applicable).	■	■	■	■	■	■
NHBC Buildmark cover	■	■	■	■	■	■
First two years' customer service support from Countryside Homes	■	■	■	■	■	■

■ Fitted as standard - included in the property  
\* Subject to stage of construction

# SO MUCH CHOICE...

Part of the excitement of buying a new home is the thrill of being the first person to live in the property and having a brand new contemporary kitchen and modern bathroom. Our premium brand partners ensure that all of our fixtures and fittings comply with the latest Government building regulations and only branded appliances are installed in your new home.

Once you know what specification comes included, you'll have a choice from our specially selected tiles for your kitchen and bathrooms, as well as kitchen worktops and cupboard doors. You can then use the Countryside Homes Personalise brochure to add the finishing touches to your home to make it extra special for you!

From personalising your bathrooms with stunning ceramics, or adding smooth sliding wardrobes to your main bedroom, there are a wide range of additional options and upgrades available.

The availability of items is subject to the stage of build, and can vary by development and house type. Our sales consultants will be happy to provide guidance.



The specification shown is correct at the time of production. Countryside Homes is continually reviewing and updating the specification on all house / apartment types and therefore reserves the right to change specification details. Photographs depict typical Countryside Homes interiors and may include optional upgrades. For full details regarding the current specification and finishes, please speak to our sales consultant

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**COUNTRYSIDE**  
Homes





## 2 bedroom Sage Home

Homes 2-4, 8, 9, 12, 13, 18, 21-23,  
111, 112, 118, 119, & 347-350



built  
by



# 2 bedroom Sage Home

Homes 2-4, 8, 9, 12,  
13, 18, 21-23, 111, 112,  
118, 119, 347-350

Ground floor	metres	feet / inches
Kitchen / dining area	4.75 x 3.20	15' 7" x 10' 6"
Living room	3.83 x 3.72	12' 7" x 12' 3"

First floor	metres	feet / inches
Bedroom 1	3.81 x 3.21	12' 8" x 10' 8"
Bedroom 2	4.75 x 2.58	15' 7" x 8' 6"

ovn	oven	ffzs	fridge freezer space
h	hob	w	wardrobe
ds	dishwasher space	cup'd	cupboard
ws	washing machine space	< >	measuring points

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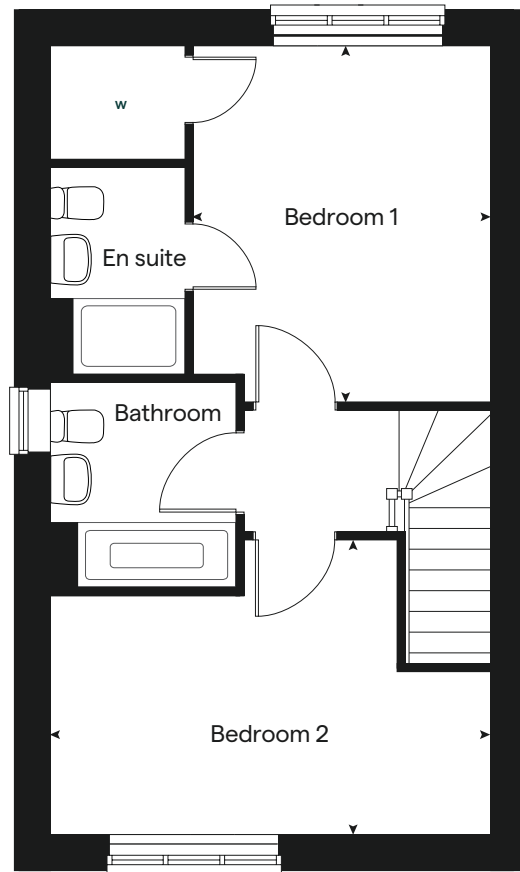
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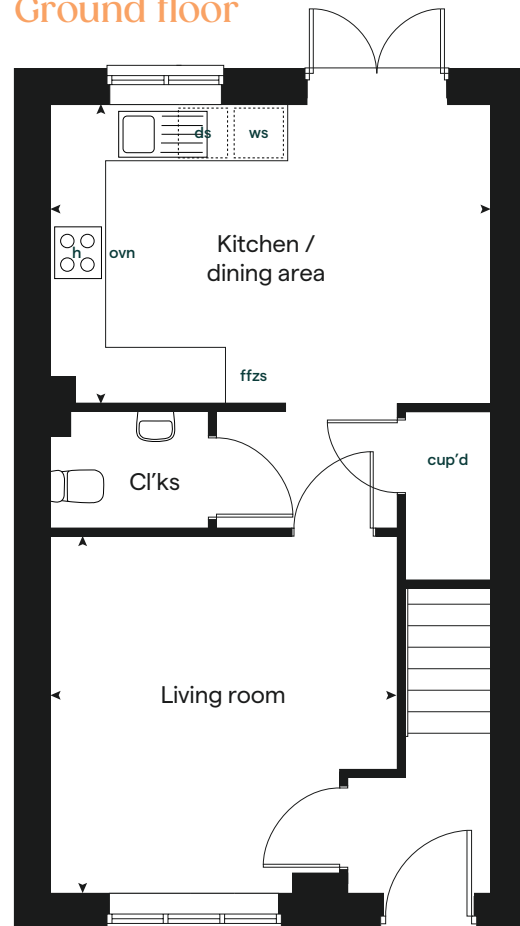
built by



## First floor



## Ground floor







## 3 bedroom Sage Home

Homes 5, 19, 20, 81, 110, 117, 122, 126,  
127, 131, 132 & 344



built  
by



# 3 bedroom Sage Home

Homes 5, 19, 20, 81,  
110, 117, 122, 126, 127,  
131, 132 & 344

Ground floor	metres	feet / inches
Kitchen / dining area	5.76 x 4.11	18' 11" x 13' 6"
Living room	4.17 x 3.61	13' 8" x 11' 10"

First floor	metres	feet / inches
Bedroom 1	3.87 x 2.83	12' 8" x 9' 4"
Bedroom 2	3.62 x 3.47	11' 11" x 11' 5"
Bedroom 3	2.84 x 2.40	9' 4" x 7' 10"

ovn	oven	ffzs	fridge freezer space
h	hob	w	wardrobe
ds	dishwasher space	cup'd	cupboard
ws	washing machine space	< >	measuring points

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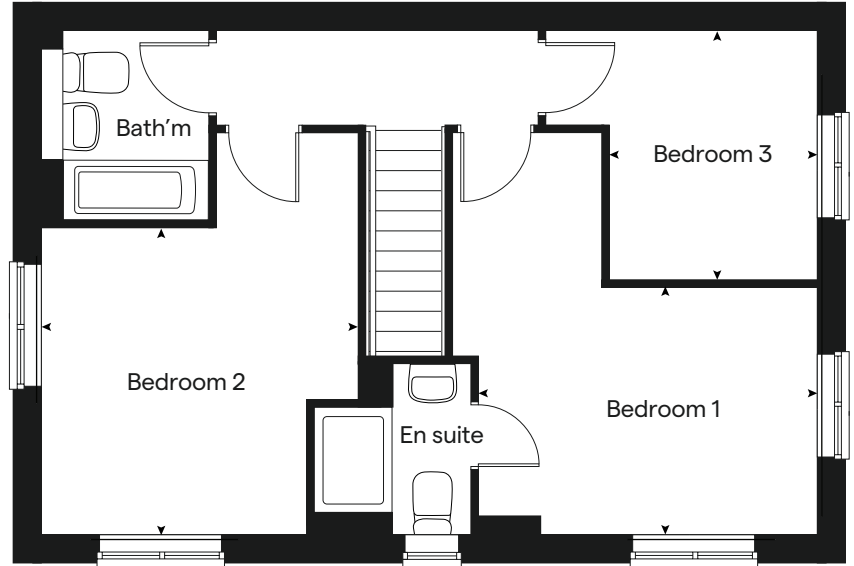
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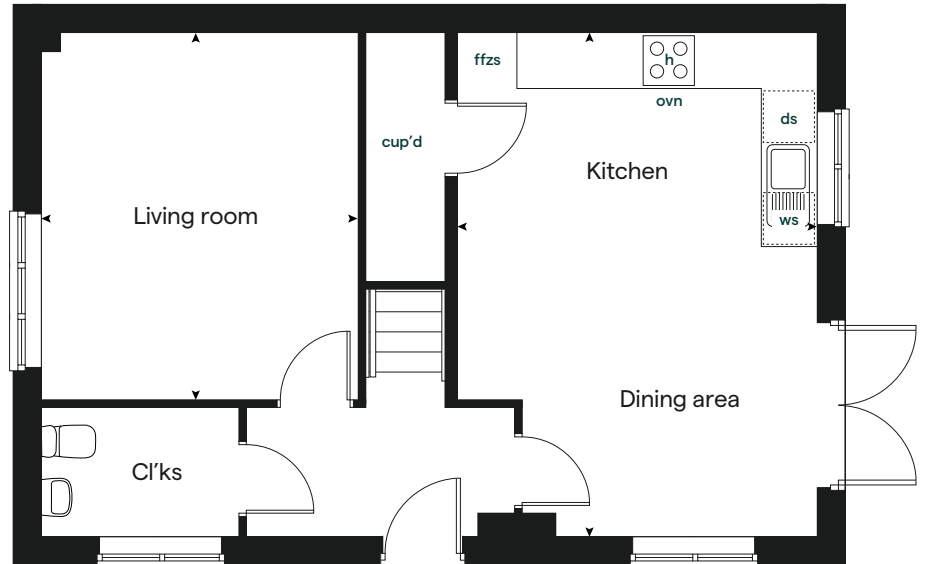
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## First floor



## Ground floor



built by







## 3 bedroom Sage Home

Homes 6, 7, 10, 11, 14-17, 24, 25, 67-70, 72,  
73, 120, 121, 345, 345, 352-355, 358, 359,  
375, 376 & 390



built  
by



# 3 bedroom Sage Home

Homes 6, 7, 10, 11,  
14-17, 24, 25, 67-70,  
72, 73, 120, 121, 345,  
345, 352-355, 358,  
359, 375, 376, 390

Ground floor	metres	feet / inches
Kitchen / dining area	4.99 x 3.16	16' 5" x 10' 4"
Living room	3.95 x 3.88	13' 0" x 12' 9"

First floor	metres	feet / inches
Bedroom 1	5.27 x 2.70	17' 4" x 8' 10"
Bedroom 2	3.11 x 2.70	10' 2" x 8' 10"
Bedroom 3	3.12 x 2.20	11' 3" x 7' 3"

ovn	oven	ffzr	fridge freezer
h	hob	w	wardrobe
dw	dishwasher	cup'd	cupboard
wm	washing machine	< >	measuring points

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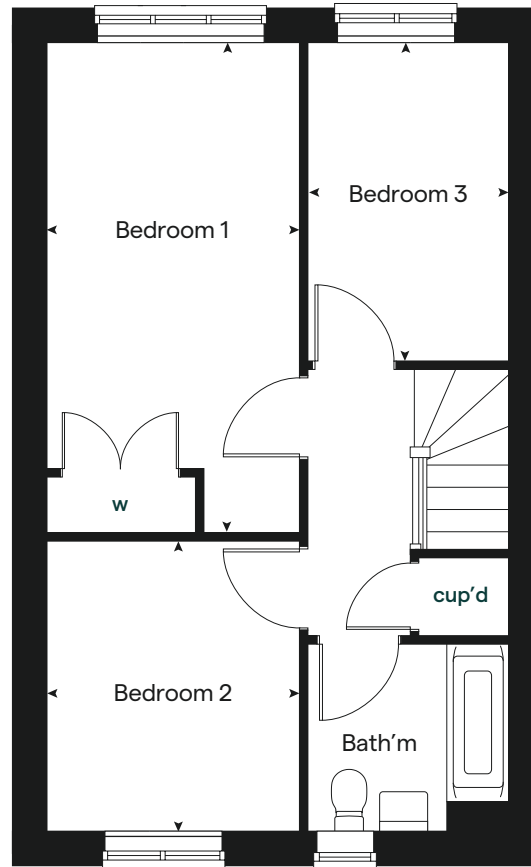
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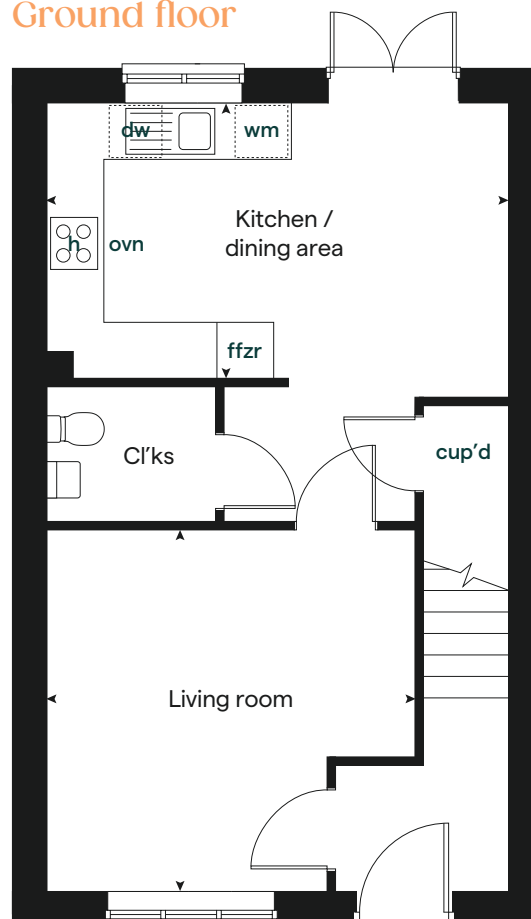
built by



## First floor



## Ground floor







## 3 bedroom Sage Home

Homes 35-38, 55 & 56



built  
by



# 3 bedroom Sage Home

Homes 35-38,  
55 & 56

Ground floor	metres	feet / inches
Kitchen	4.40 x 3.77	14' 5" x 12' 5"
Living room	4.41 x 3.38	14' 6" x 11' 1"

First floor	metres	feet / inches
Bedroom 2	4.40 x 3.80	14' 5" x 12' 6"
Bedroom 3	4.40 x 2.29	14' 5" x 7' 6"

Second floor	metres	feet / inches
Bedroom 1	4.15 x 3.32	13' 11" x 10' 11"

ovn	oven	ffzs	fridge freezer space
h	hob	cup'd	cupboard
ds	dishwasher space	< >	measuring points
ws	washing machine space		

The floorplan has been produced for illustrative purposes only. Room sizes shown are between arrow points as indicated on plan. The dimensions have tolerances of + or -50mm and should not be used other than for general guidance. If specific dimensions are required, enquiries should be made to the sales consultant. The floor plans shown are not to scale. Measurements are based on the original drawings. Slight variations may occur during construction.

The illustrations shown are computer generated impressions of how the property may look and are indicative only. External details or finishes may vary on individual plots and homes may be built in either detached or attached styles depending on the development layout. Exact specifications, window styles and whether a property is left or right handed may differ from plot to plot. Please speak to our sales consultant for specific plot details.

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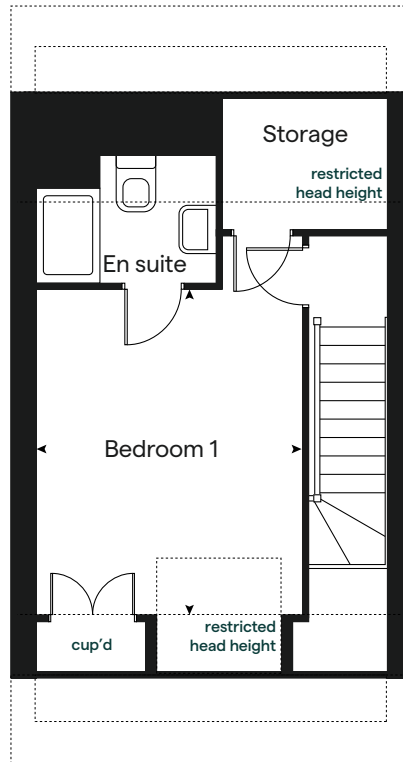
Tulip DS11380 / 10.24



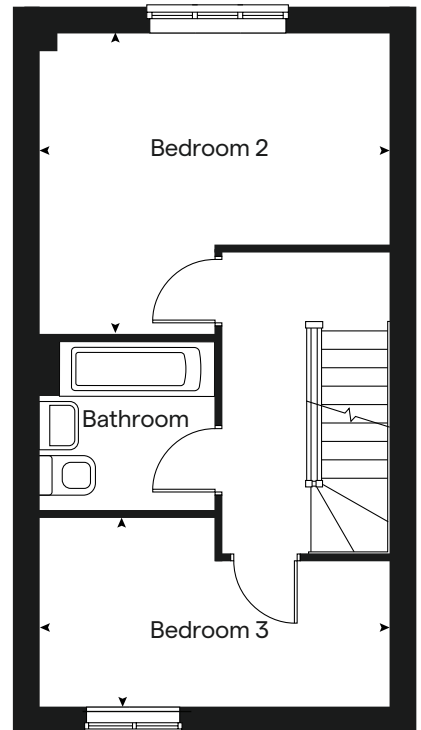
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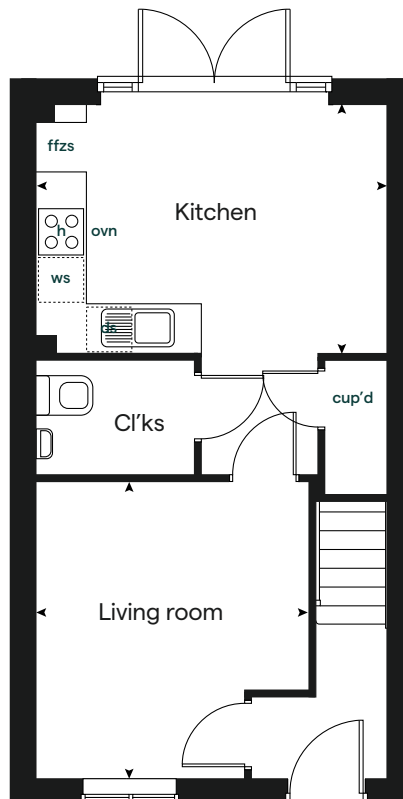
## Second floor



## First floor



## Ground floor







## 4 bedroom Sage Home

Homes 66, 351, 356 & 357



built  
by



# 4 bedroom Sage Home

Homes 66, 351,  
356 & 357

Ground floor	metres	feet / inches
Kitchen / dining area	6.10 x 3.85	20' 0" x 12' 8"
Living room	4.80 x 3.33	15' 9" x 10' 11"

First floor	metres	feet / inches
Bedroom 1	4.07 x 2.84	13' 4" x 9' 4"
Bedroom 2	3.30 x 2.50	10' 10" x 8' 3"
Bedroom 3	3.17 x 2.98	10' 5" x 9' 9"
Bedroom 4	3.51 x 2.16	11' 6" x 7' 1"

ovn	oven	ffzr	fridge freezer
h	hob	w	wardrobe
dw	dishwasher	cup'd	cupboard
wm	washing machine	< >	measuring points

The floorplan has been produced for illustrative purposes only. Room sizes shown are between arrow points as indicated on plan. The dimensions have tolerances of + or -50mm and should not be used other than for general guidance. If specific dimensions are required, enquiries should be made to the sales consultant. The floor plans shown are not to scale. Measurements are based on the original drawings. Slight variations may occur during construction.

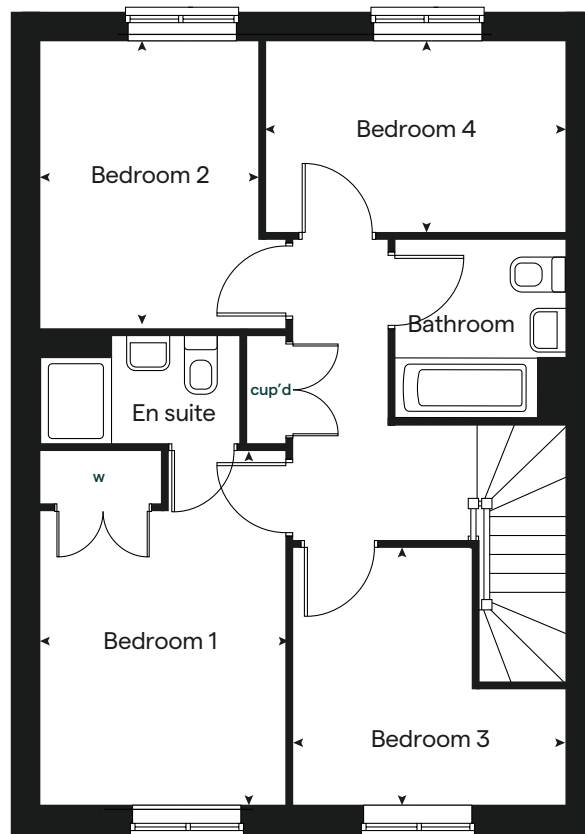
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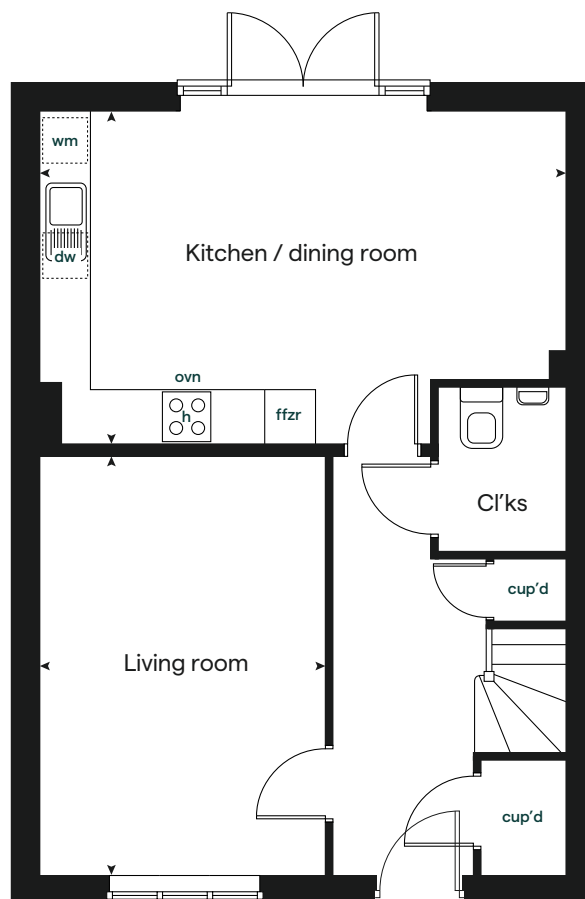
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Dahlia DS11380 / 10.24

## First floor



## Ground floor



built by

