

# Swingate Park

HELLINGLY, EAST SUSSEX

A beautiful collection of two, three and four bedroom homes nestled in the new village of Hellingly, East Sussex.

**Taylor**  
**Wimpey**

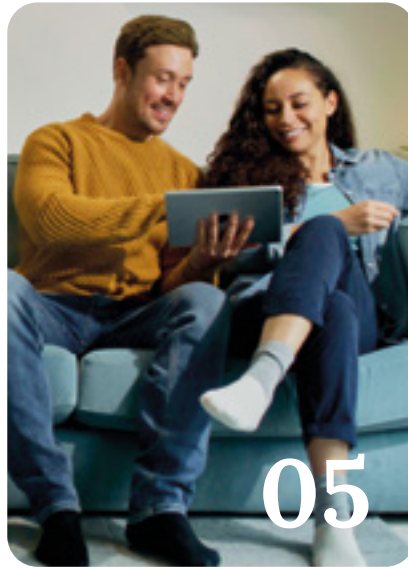
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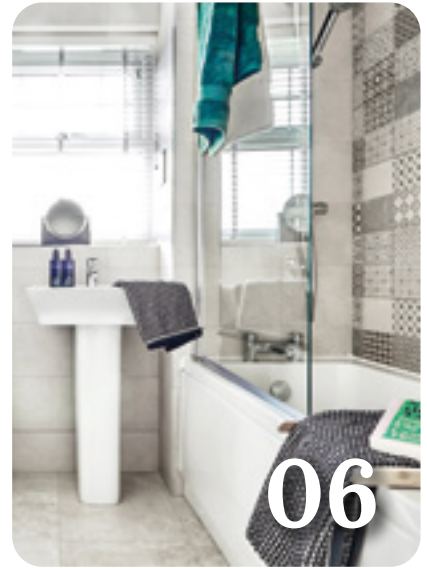
→ **Welcome to  
Swingate Park**



→ **Personalise  
your home**



→ **Included  
as standard**



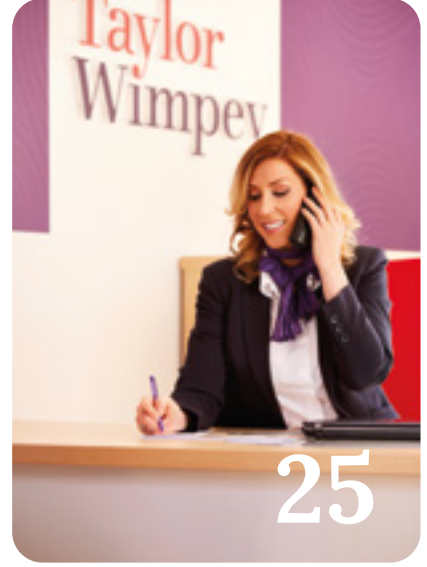
→ **Our homes**



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→ **Take your  
next step**





# Welcome to Swingate Park

Nestled within the beautiful East Sussex countryside, Swingate Park finds its home in the picturesque community of Hellingly, Hailsham.

The development is embraced by expansive green open spaces, with the homes featuring contemporary designs and interior layouts tailored to cater to a variety of needs.



[→ View the site plan](#)



# Love village life

On the edge of rolling countryside and yet just a stone's throw from Hellingly village, Swingate Park is the perfect place to call home if you're looking for a balanced lifestyle. The peaceful village is popular for those looking to escape to green open spaces, whilst the wide selection of schools in the area makes it perfect for families.

Hailsham town is nearby with a range of amenities, pubs and restaurants. Plus, Eastbourne is a short drive or train ride away, ideal for a seaside trip. For those looking to explore, the South Downs National Park, an Area of Outstanding Natural Beauty as well as the South Coast are close by.

Local countryside



Hailsham



Rural village of Hellingly



Watch development video





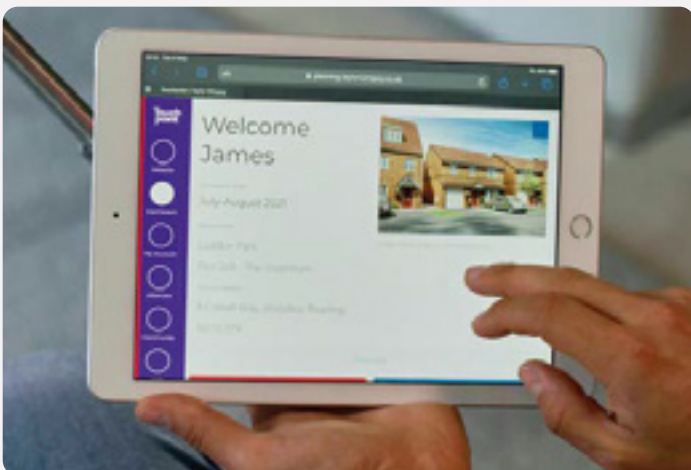
# Personalise your home

A new Taylor Wimpey home is a blank canvas, ready for you to put your stamp on even before you move in. You can choose from a range of high quality options for your kitchen, bedroom and bathroom to suit your taste – and all from the comfort of your sofa. We offer dark and light kitchen units and patterned or plain tiles for your bathroom, so whatever your preferred style we've got you covered.

Using our innovative Options Online tool, you can visualise your new home room-by-room and customise each as you go. You can also choose your options with the help of your Sales Executive if you'd prefer.

Our customers have created some fantastic spaces in their homes and you can get inspiration from their choices by following us on Instagram. You can also check out a host of interior design tips on our website.

[→ Find out more](#)



Options availability is subject to build stage of plots and options won't be available if plots have reached a certain build stage. Please contact the Sales Executive for further information.

# Included as standard

From the external features to the finishing touches, every detail of our homes is designed with our customers in mind.

While you'll have the choice to upgrade some of our standard offerings, all of our houses are fitted with a range of high-quality features at no extra cost to you.

You'll find a complete list of all items that come as standard in your house below.



## Kitchens

All of our kitchens are fitted with beautiful units and worktops and you can choose your preferred style and colour to create your perfect cooking and entertaining space.

A range of accessories including stylish splashbacks, a stainless steel sink and Taps, and lighting give your kitchen a clean, contemporary finish. You'll get a modern, energy efficient Zanussi oven with built-in gas hob and integrated hood and extractor fan too.

## Bathrooms, en suites\* and shower rooms\*

Modern white sanitaryware, including a toilet, basin and bath with chrome Ideal Standard taps, give your main bathroom a clean look. The same sanitaryware is fitted in en suites and shower rooms which also benefit from an Aqualisa shower and glass enclosure. For a distinct look, we offer a varied range of Porcelanosa ceramic wall tiles for you to choose† from to make your bathroom and en suite stand out from the crowd.



## Garden\*

The outside of your home is just as carefully considered as the inside. You'll get a fully turfed and landscaped front garden – including plants. The back garden includes a slabbed area and your privacy is protected by a garden fence.

All of the specification listed is included in our houses as standard. For the specification included in our apartments, please see the separate apartment specification list. Standard specifications are correct at time of going to print, but are subject to change without notice. Please contact the Sales Executive for further information.  
\* = Where applicable. † = Options, upgrades and colour choices are available subject to stage of construction.

# Specification of our houses

<b>Kitchens</b>	
Fitted kitchen with choice of door fronts*	✓
Choice of post formed laminate worktops with matching upstand*	✓
Chrome 1.5 bowl sink and tap	✓
Stainless steel electric single oven and built-in gas hob	✓
Integrated hood	✓
Stainless steel splashback above hob	✓
Carbon monoxide alarm	✓
<b>Bathrooms, en suites, utility and cloakrooms</b>	
Chrome mixer taps and fittings with click waste	✓
Choice of splashback tiling from selected range*	✓
Roca Modern white sanitaryware	✓
Thermostatic shower to ensuite shower cubicle† and over bath with screen and tiling	✓
<b>Central heating/hot water system</b>	
Fully programmable gas combination boiler providing hot water	✓
White thermostatic controlled radiators	✓
Mains pressure hot water system providing plumbing free roof space	✓
Cavity wall insulation	✓
Loft insulation in line with building regulations	✓
Triple glazed windows	✓
<b>Electrical features</b>	
Power points in line with NHBC requirements	✓
TV socket to living room and all bedrooms	✓
Master telephone socket to lounge	✓
CAT 5 Data Cabling (as indicated on service layout)	✓
Double USB socket to incorporate USB charging points in Kitchen and Bed 1	✓
Light and power socket to detached garages within curtilage area (site layout dictates)	✓
Pendant and batten lights throughout with white switches (as indicated on service layout)	✓
Loft light	✓

✓ = Standard features \* = Options, upgrades and colour choices are available subject to stage of construction † = Where applicable

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# Specification of our houses

Finishing touches	
Flat white finish to ceilings	✓
White emulsion to walls	✓
White paint to woodwork	✓
White four panel doors with chrome ironmongery	✓
External features	
Smooth finish buff concrete slabs to pathways and patios	✓
Wiring provided to loft space, buyer to install aerial or satellite	✓
Polished chrome door numerals	✓
Front light with PIR sensor	✓
Outside tap to rear garden	✓
Electric vehicle charging points	✓
PV panels	✓
Cycle sheds to properties without garages <sup>†</sup>	✓
Security and safety	
Mains operated Smoke and Heat detectors supplied in line with building regulations	✓
Gardens, paths and drives	
Front planted/turfed as shown on the Landscaping Plan	✓
Rear turfed and landscaped as shown on the Landscaping Plan	✓
Timber boundary fencing or brick wall as per the External Works Plan	✓
NHBC 10-year warranty	
NHBC 10-year Buildmark policy	✓
Taylor Wimpey 2-year warranty from date of legal completion	✓



**Find out more**

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# Our homes

→ 2 bedroom homes



→ 3 bedroom homes



→ 4 bedroom homes



→ View the site plan



# The Clayton

2 BEDROOM HOME, TOTAL 752 sq.ft. / 69.89m<sup>2</sup>



## FIRST FLOOR

### Kitchen/Dining Area

3.67m × 2.65m      12'0" × 8'8"

### Living Room

3.67m × 3.34m      11'0" × 12'0"

### Bedroom 1

4.48m min. × 3.21m      14'9" min. × 10'7"

### Bedroom 2 max.

4.38m × 2.85m      14'5" × 9'5"

[→ Discover more about this home](#)

[→ View our current availability](#)

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# The Mapleford

2 BEDROOM HOME, TOTAL 864 sq.ft. / 80.26m<sup>2</sup>



## GROUND FLOOR

### Kitchen

4.02m x 2.45m      13'2" x 8'0"

### Living/Dining Area

4.78m x 4.51m      15'9" x 14'10"



## FIRST FLOOR

### Bedroom 1 max.

3.73m x 3.32m      12'3" x 10'11"

### Bedroom 2 max.

4.51m x 2.75m      14'10" x 9'0"



[Discover more about this home](#)



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# The Eynsford

3 BEDROOM HOME, TOTAL 972 sq.ft. / 90.26m<sup>2</sup>



## GROUND FLOOR

### Kitchen/Dining Area

5.07m × 3.80m      16'8" × 12'6"

### Living Room max.

4.17m × 3.43m      13'8" × 11'3"



## FIRST FLOOR

### Bedroom 1 max.

4.03m × 4.03m      13'3" × 13'3"

### Bedroom 2

3.47m × 2.15m      11'5" × 7'1"

### Bedroom 3 max.

2.92m × 2.83m      9'7" × 9'4"



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# The Aynesdale

3 BEDROOM HOME, TOTAL 1,057 sq.ft. / 98.27m<sup>2</sup>



## GROUND FLOOR

### Kitchen/Dining Area

5.52m × 3.21m      18'1" × 10'6"

### Living Room/Study

5.52m × 3.19m      18'1" × 10'6"



## FIRST FLOOR

### Bedroom 1 max.

4.51m × 2.76m      14'10" × 11'2"

### Bedroom 2

3.27m × 3.23m      10'9" × 10'7"

### Bedroom 3

2.80m × 2.66m      9'2" × 8'9"



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# The Carrdale

3 BEDROOM HOME, TOTAL 1,057 sq.ft. / 98.28m<sup>2</sup>



## GROUND FLOOR

### Kitchen/Dining Area

5.52m × 3.21m      18'1" × 10'6"

### Living Room/Study

5.52m × 3.19m      18'1" × 10'6"



## FIRST FLOOR

### Bedroom 1 min.

3.36m × 2.75m      11'0" × 9'0"

### Bedroom 2 max.

4.21m × 3.27m      13'10" × 10'9"

### Bedroom 3

2.80m × 2.68m      9'2" × 8'10"



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# The Harrton

3 BEDROOM HOME, TOTAL 1,140 sq.ft. / 105.93m<sup>2</sup>



## GROUND FLOOR

### Kitchen

3.37m x 3.17m      11'1" x 10'5"

### Living/Dining Area max.

4.09m x 4.39m      13'5" x 14'5"

## FIRST FLOOR

### Bedroom 1

4.39m x 3.16m      14'5" x 10'5"

### Bedroom 3

3.31m x 2.40m      10'11" x 7'10"

## SECOND FLOOR

### Bedroom 2 max.

3.41m x 3.34m      11'2" x 11'0"



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# The Owlton

3 BEDROOM HOME, TOTAL 1,225 sq.ft. / 113.82m<sup>2</sup>



## GROUND FLOOR

### Kitchen

4.79m x 2.50m      15'9" x 8'2"

### Living/Dining Area max.

4.73m x 4.10m      15'6" x 13'5"

## FIRST FLOOR

### Bedroom 1

4.73m x 3.16m      15'6" x 10'5"

### Bedroom 3

3.31m x 2.57m      10'11" x 8'5"

## SECOND FLOOR

### Bedroom 2

3.65m x 3.41m      12'0" x 11'2"



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# The Densdale

3 BEDROOM HOME, TOTAL 1,390 sq.ft. / 129.14m<sup>2</sup>



## GROUND FLOOR

### Kitchen/Dining Area

5.02m × 3.32m      16'6" × 10'11"

### Study max.

3.10m × 2.83m      10'2" × 9'4"



## FIRST FLOOR

### Living Room

5.02m × 3.32m      16'6" × 10'11"

### Bedroom 1

5.02m × 3.07m      16'6" × 10'1"



## SECOND FLOOR

### Bedroom 2

4.40m × 3.35m      14'5" × 11'0"

### Bedroom 3

4.40m × 3.11m      14'5" × 10'2"

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# The Colford

4 BEDROOM HOME, TOTAL 1,252 sq.ft. / 116.29m<sup>2</sup>



## GROUND FLOOR

### Kitchen/Dining Area

6.53m × 3.11m      21'5" × 10'3"

### Living Room

4.35m × 3.50m      14'4" × 11'6"



## FIRST FLOOR

### Bedroom 1 max.

3.51m × 3.40m min.      11'6" × 11'2" min.

### Bedroom 2 max.

3.16m × 2.93m min.      10'4" × 9'8" min.

### Bedroom 3

3.04m × 2.46m      10'0" × 8'1"

### Bedroom 4

3.51m × 2.13m      11'6" × 7'0"



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# The Trelton

4 BEDROOM HOME, TOTAL 1,260 sq.ft / 117.11m<sup>2</sup>



## GROUND FLOOR

### Kitchen

3.20m x 2.85m      10'6" x 9'4"

### Living/Dining Area

4.96m x 3.37m      11'1" x 16'3"



## FIRST FLOOR

### Bedroom 1 max.

4.69m x 3.42m      15'5" x 11'3"

### Bedroom 2 max.

3.06m x 2.81m      10'0" x 9'3"



## SECOND FLOOR

### Bedroom 3

3.88m x 2.73m      12'9" x 8'11"

### Bedroom 4

3.09m x 2.54m      10'2" x 8'4"

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# The Plumdale

4 BEDROOM HOME, TOTAL 1,260 sq.ft. / 117.11m<sup>2</sup>



## GROUND FLOOR

### Kitchen/Dining Area

6.53m × 3.29m      21'5" × 10'10"

### Living Room/Study

6.53m × 3.25m      21'5" × 10'8"



\*

## FIRST FLOOR

### Bedroom 1 max.

3.58m × 3.40m      11'9" × 11'2"

### Bedroom 2 max.

4.32m × 3.00m      14'2" × 9'10"

### Bedroom 3

3.44m × 2.17m      11'4" × 7'2"

### Bedroom 4

3.04m × 2.15m min.      10'0" × 7'1" min.



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# The Rightford

4 BEDROOM HOME, TOTAL 1,374 sq.ft. / 127.67m<sup>2</sup>



## GROUND FLOOR

### Kitchen/Dining Area

8.33m × 3.31m      27'4" × 10'10"

### Living Room

4.19m × 3.19m      13'9" × 10'6"

### Study

2.81m × 2.14m min.      9'3" × 7'1" min.



## FIRST FLOOR

### Bedroom 1 max.

4.81m × 3.06m      15'9" × 10'1"

### Bedroom 2 max.

4.05m × 3.19m      13'4" × 10'6"

### Bedroom 3 max.

4.17m × 2.93m      13'8" × 9'7"

### Bedroom 4

3.02m × 2.22m min.      9'11" × 7'3" min.

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\*Plot specific windows. The floor plans depict a typical layout of this house type. For exact plot specification, details of external and internal finishes, dimensions and floor plan differences consult your Sales Executive. The sq ft/ sq m stated is the net sales area described in the RICS Code of Measurement 6th Edition. It is the area of the building measured to the plaster finish of the perimeter walls at each floor level. The measurement includes internal walls, service boxings and voids over stairs. It excludes internal garages and areas with less than 1.5m headroom. All dimensions are + or - 50mm and floor plans are not shown to scale. The kitchen layout and furniture positions are for indicative purposes only. The computer generated image is for illustrative purposes only and it is from an imaginary viewpoint within an open space area. Its purpose is to give a feel for the development, not an accurate description of each property. The illustration shows a typical Taylor Wimpey home of this type, but there are, however, variances from site to site. External materials, finishes, landscaping and the position of garages (where provided) may vary throughout the development. Properties may also be built handed (mirror image). Images may include optional upgrades at an additional cost. Please ask for further details. Please speak to our Sales Executives regarding the tenure of our new homes. 54908 / November 2024.





# The Shilford

4 BEDROOM HOME, TOTAL 1,448 sq.ft. / 134.61m<sup>2</sup>



## GROUND FLOOR

### Kitchen

4.84m × 3.33m      15'11" × 10'11"

### Dining Room

3.40m × 3.33m      11'2" × 10'11"

### Living Room

4.94m × 3.21m      16'2" × 10'6"

### Study

3.21m × 2.04m      10'6" × 6'8"



## FIRST FLOOR

### Bedroom 1

3.27m × 3.20m min.      10'9" × 10'6" min

### Bedroom 2

3.38m × 3.38m      11'1" × 11'1"

### Bedroom 3 max.

3.80m × 3.27m      12'6" × 10'9"

### Bedroom 4

3.34m × 2.56m      11'0" × 8'5"



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\*Plot specific windows. The floor plans depict a typical layout of this house type. For exact plot specification, details of external and internal finishes, dimensions and floor plan differences consult your Sales Executive. The sq ft/ sq m stated is the net sales area described in the RICS Code of Measurement 6th Edition. It is the area of the building measured to the plaster finish of the perimeter walls at each floor level. The measurement includes internal walls, service boxings and voids over stairs. It excludes internal garages and areas with less than 1.5m headroom. All dimensions are + or - 50mm and floor plans are not shown to scale. The kitchen layout and furniture positions are for indicative purposes only. The computer generated image is for illustrative purposes only and it is from an imaginary viewpoint within an open space area. Its purpose is to give a feel for the development, not an accurate description of each property. The illustration shows a typical Taylor Wimpey home of this type, but there are, however, variances from site to site. External materials, finishes, landscaping and the position of garages (where provided) may vary throughout the development. Properties may also be built handed (mirror image). Images may include optional upgrades at an additional cost. Please ask for further details. Please speak to our Sales Executives regarding the tenure of our new homes. 54908 / November 2024.

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## First time buyer?

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→ Here's how we can help

## Existing home owner?

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→ Here's how we can help



Please speak to your Sales Executive for further details.



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# Taylor Wimpey