




OAK PARK PLACE

NEWICK, EAST SUSSEX



AN EXCEPTIONAL
DEVELOPMENT OF 36
ONE, TWO, THREE,
FOUR & FIVE-BEDROOM
HOMES IN NEWICK,
LEWES, EAST SUSSEX.



WELCOME TO



Offering a rare opportunity to own a beautiful home in one of the most desirable locations in the area, Oak Park Place is a unique new development in the picturesque village of Newick. With a long and colourful history dating back more than 1,000 years, Newick is said to sit on an ancient pilgrims' way between Winchester and Canterbury. Nowadays, it offers a contemporary country lifestyle within a quintessentially Sussex community, all surrounded by the rolling landscapes of the South Downs.

OAK PARK PLACE



A VIBRANT

COMMUNITY



With its rich heritage, traditional architecture and quaint village green, Newick also offers a wealth of modern amenities. The choice of convenience stores (one with post office facilities), bakery, health centre and pharmacy take care of most of everyday requirements. With three friendly pubs, a popular restaurant and a delightful café, there's plenty of opportunity to make connections, while nearby Uckfield, Lewes and Haywards Heath offer a more extensive range of shopping and leisure facilities.





THE BEST START IN LIFE



Newick has its own pre-school and primary school, rated 'Outstanding' by Ofsted, with an excellent secondary school in nearby Chailey. The neighbouring towns are home to further education options, including a selection of independent schools.

For a day out by the seaside, Brighton has something for all the family, from eclectic shopping in The Lanes to exploring the Royal Pavilion and Pier. In addition, the Bluebell Railway is less than 10 minutes' drive, where you can enjoy riding in steam trains between East Grinstead and Sheffield Park.



EFFORTLESS

CONNECTIONS

Located off the A272, Oak Park Place is within easy reach of the M23 and M25, with Gatwick Airport around 35 minutes away and only 40 minutes to the coast. Local towns such as Lewes and Uckfield are within 20 minutes' drive, while Haywards Heath is only a few miles away, offering commuters a comfortable 45 minute journey to London Victoria and London Bridge.



BY RAIL (via Haywards Heath)	BY ROAD
Gatwick Airport 13 mins	Sheffield Park & Bluebell Railway 7 mins
Brighton 21 mins	The Orchards Shopping Centre 14 mins
London Victoria 45 mins	East Sussex National Hotel & Golf Course 14 mins
London Bridge 45 mins	Ashdown Forest 17 mins
London Bridge (Via Uckfield) 70 mins	Glyndebourne 19 mins

All travel times are approximate and may not be direct. Sourced from Google Maps and Trainline.

A LIFE OF LEISURE

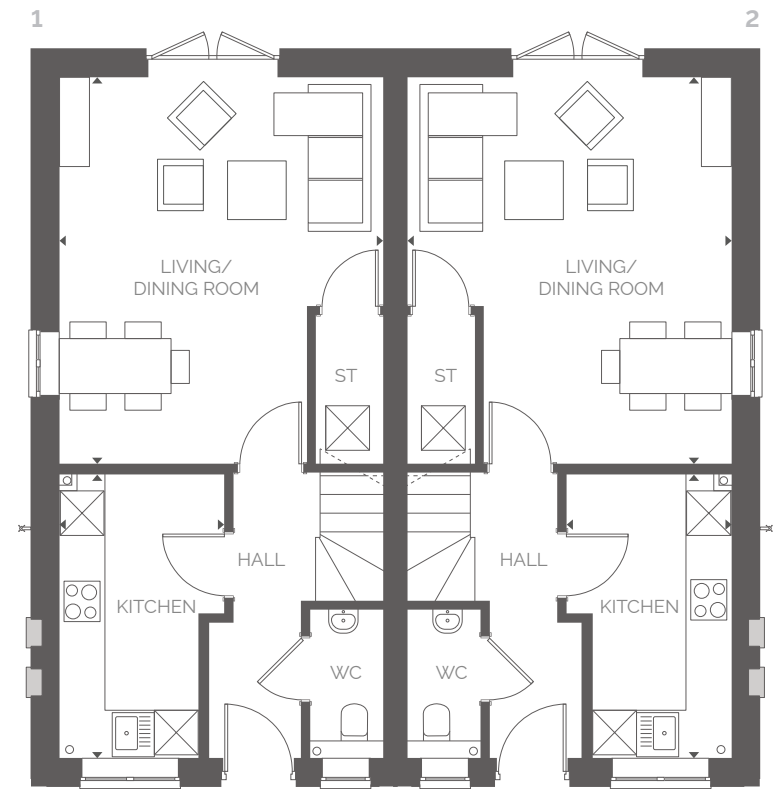
Surrounded by stunning Sussex countryside, Newick is ideal for an outdoor lifestyle. There are an impressive number of active sports clubs, covering everything from rugby to bowls, with the Newick Lawn Tennis Club a real favourite. Walking in the nearby Ashdown Forest and Chailey Common nature reserve are particularly popular, and twice a month, the Newick Healthy Walk takes place, encouraging residents to meet, walk, and lead a healthier lifestyle.





*The computer illustration show plots in a mature setting and are for guidance only.

PLOTS 1 & 2



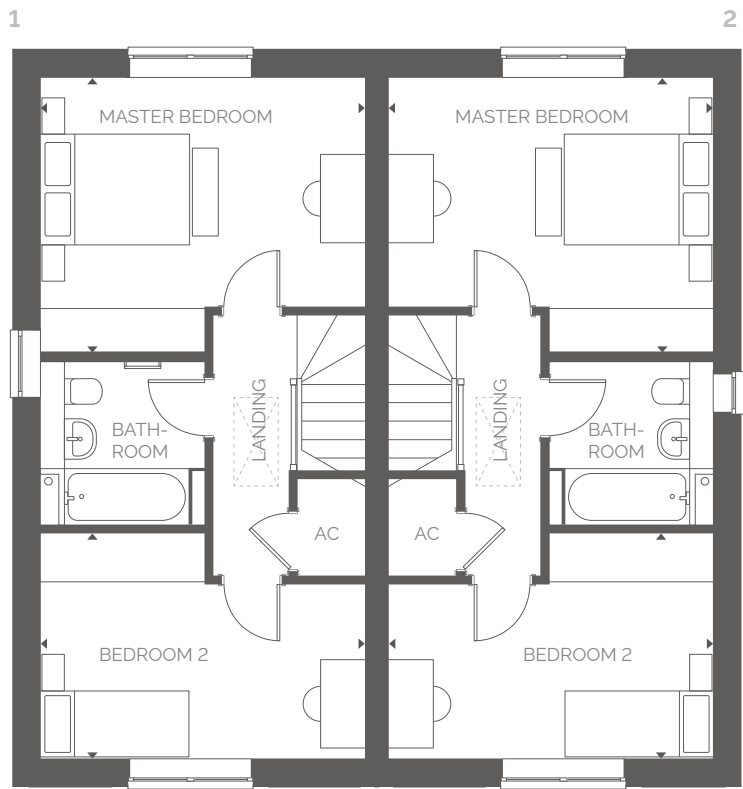
GROUND FLOOR

Kitchen
1.92m x 3.86m (6'2" x 12'6")

Living/Dining Room
4.45m x 5.25m (14'5" x 17'3")

Floor plans are not to scale. All room dimensions are approximate and for general guidance only.

PLOTS 3, 4, 5 & 6

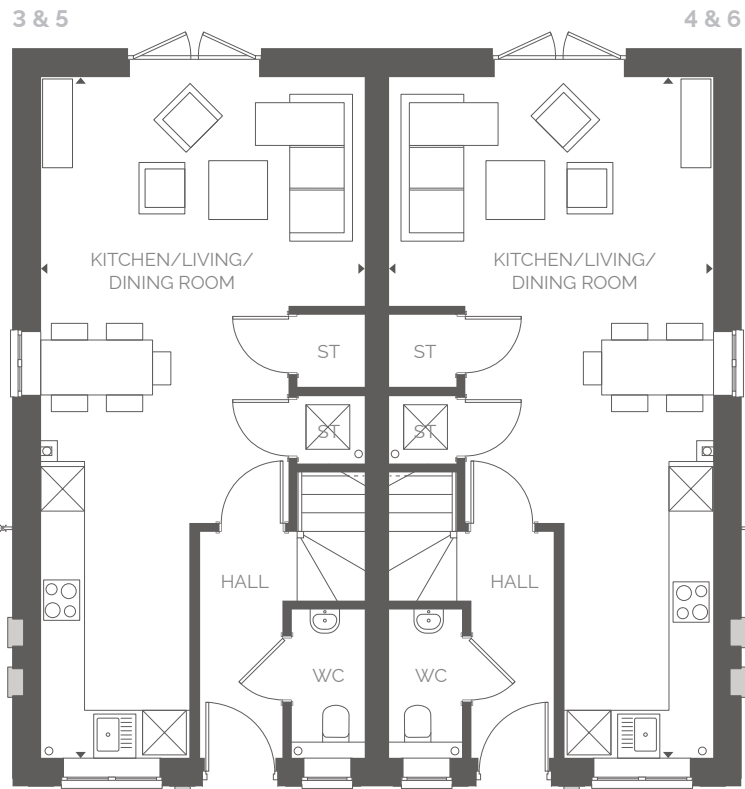


FIRST FLOOR

Master Bedroom
4.45m x 3.12m (14'5" x 10'3")

Bedroom 2
4.45m x 3.08m (14'5" x 10'1")

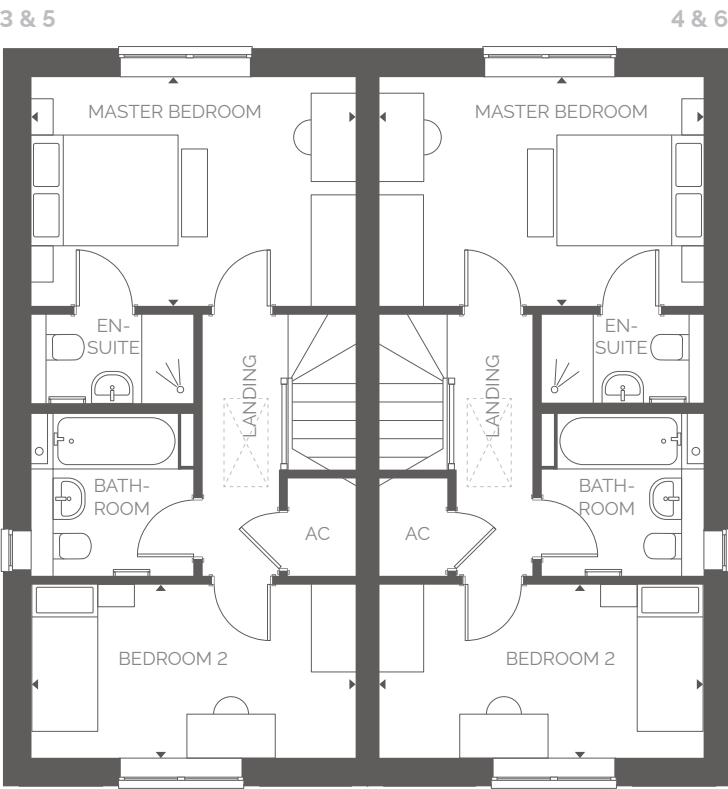
Total Area
81.4m² (876ft²)



GROUND FLOOR

Kitchen/Living/Dining Room
4.45m x 9.24m (14'5" x 30'4")

Floor plans are not to scale. All room dimensions are approximate and for general guidance only.



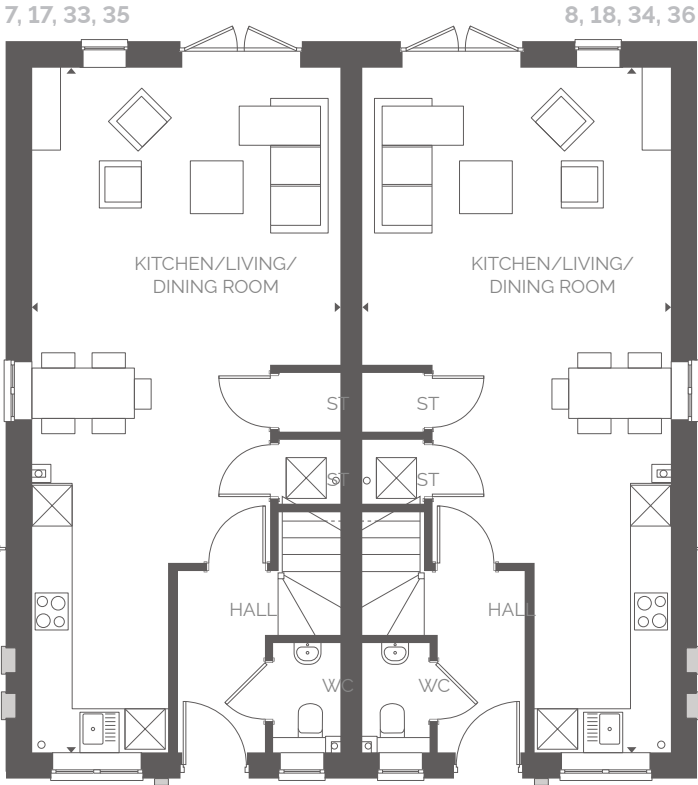
FIRST FLOOR

Master Bedroom
4.40m x 3.14m (14'5" x 10'3")

Bedroom 2
4.40m x 2.38m (14'5" x 7'8")

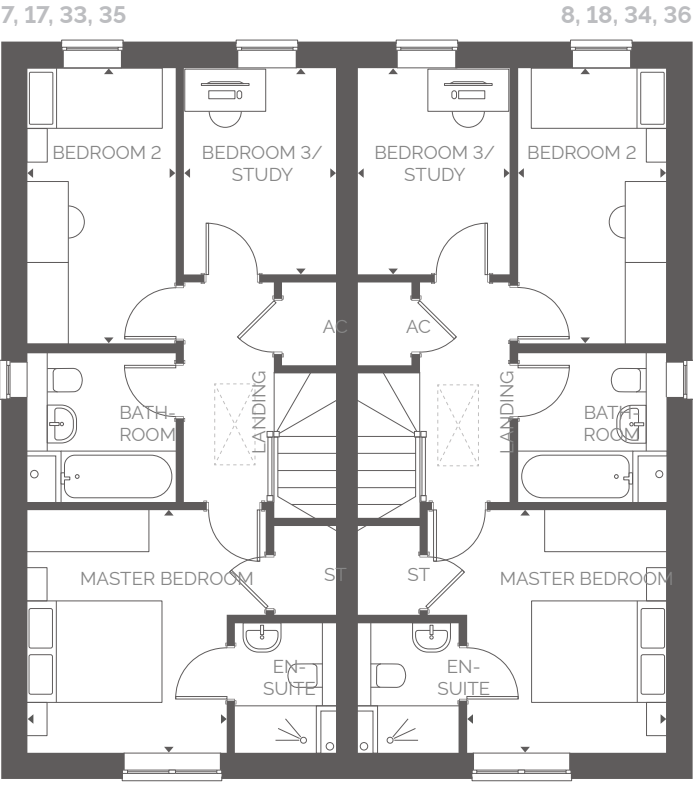
Total Area
81.42m² (876ft²)

PLOTS 7, 8, 17, 18 & 33-36



GROUND FLOOR

Kitchen/Living/Dining Room
4.62m x 10.14m (15'1" x 33'3")



FIRST FLOOR

Master Bedroom
3.60m x 2.93m (10'10" x 9'7")

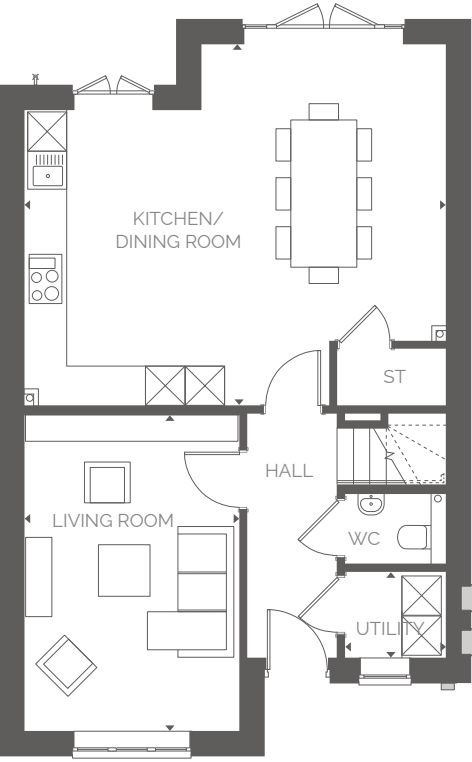
Bedroom 2
2.22m x 4.11m (7'2" x 13'4")

Bedroom 3/Study
2.27m x 3.08m (7'2" x 10'1")

Total Area
92.8m² (998ft²)

Floor plans are not to scale. All room dimensions are approximate and for general guidance only.

PLOTS 9 & 30-32

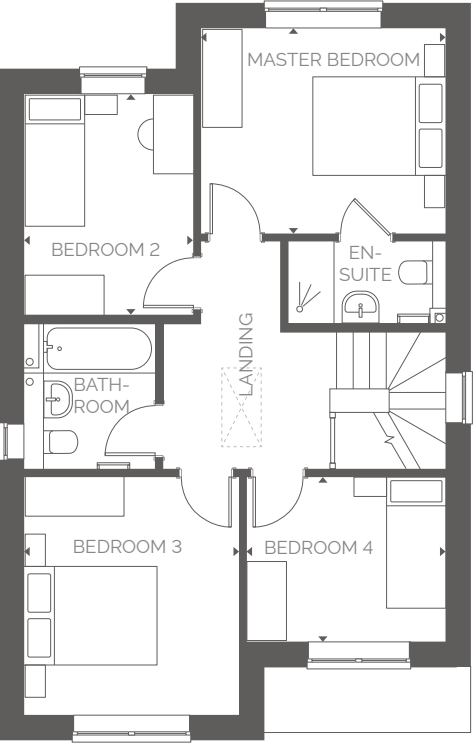


GROUND FLOOR

Kitchen/Dining Room
6.43m x 5.51m (21'1" x 18'1")

Living Room
4.82m x 3.28m (14'1" x 10'9")

* Plots 30, 31, and 32 are mirrored
Floor plans are not to scale. All room dimensions are approximate and for general guidance only.



FIRST FLOOR

Master Bedroom
3.73m x 3.14m (12'3" x 10'4")

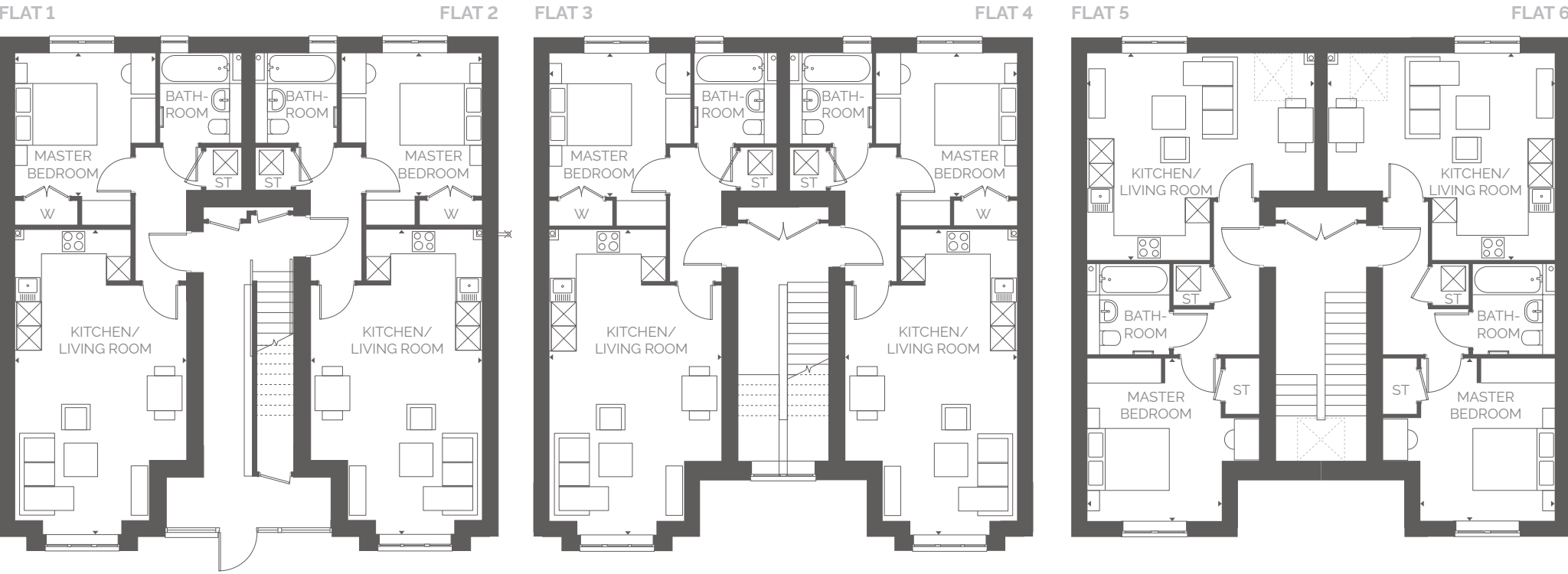
Bedroom 2
2.58m x 3.37m (8'6" x 11'1")

Bedroom 3
3.28m x 3.66m (10'9" x 12")

Bedroom 4
3.41m x 2.54m (11'2" x 8'3")

Total Area
122.2m² (1315ft²)

PLOTS 10-15 & 24-29



GROUND FLOOR

Kitchen/Living Room
7.34m x 4.18m (24'5" x 13'9")

Master Bedroom
3.43m x 3.52m (11'3" x 11'7")

FIRST FLOOR

Kitchen/Living Room
7.43m x 4.18m (24'5" x 13'9")

Master Bedroom
3.43m x 3.52m (11'3" x 11'7")

FIRST FLOOR

Kitchen/Living Room
5.53m x 5.05m (18'2" x 16'5")

Master Bedroom
3.96m x 4.33m (13" x 14'2")

Floor plans are not to scale. All room dimensions are approximate and for general guidance only.

PLOT 16



GROUND FLOOR

Kitchen/Living/Dining Room
4.07m x 11.71m (12'4" x 38'5")

Study/Playroom
3.79m x 2.31m (12'5" x 14'1")

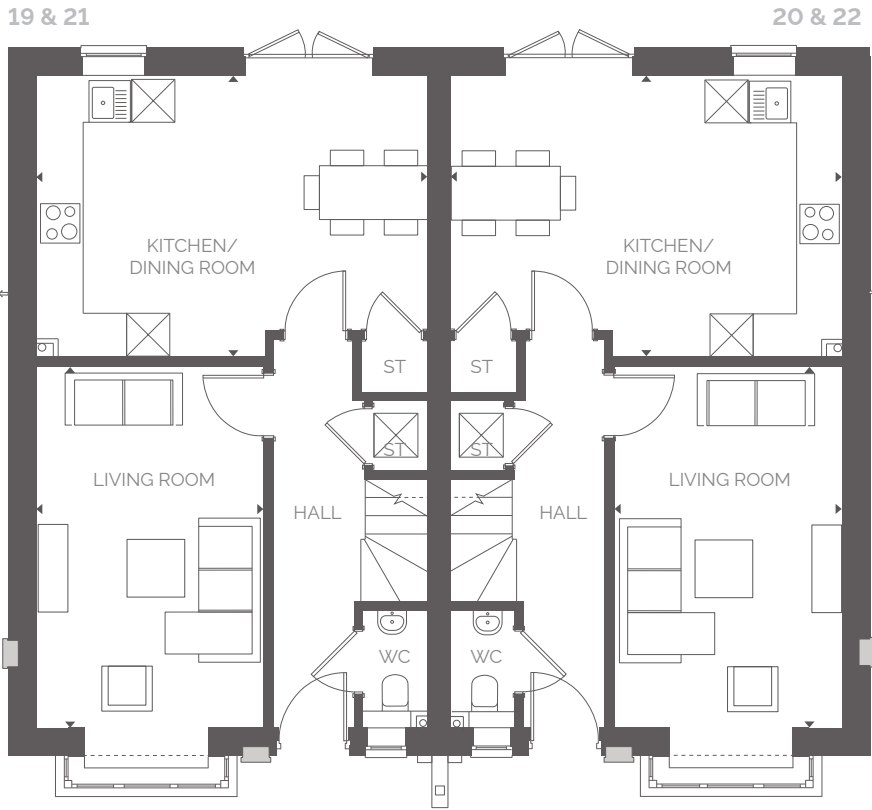
Utility Room
1.81mx 2.03m (5'9" x 6'6")

FIRST FLOOR

Master Bedroom 3.60m x 4.07m (10'10" x 13'4")	Bedroom 4 4.07m x 2.92m (13'4" x 9'5")
Bedroom 2 2.50m x 3.30m (8'2" x 9'11")	Bedroom 5 2.88mx 2.63m (9'4" x 8'6")
Bedroom 3 3.79m x 3.30m (12'5" x 10'8")	Total Area 185.8m ² (2000ft ²)

Floor plans are not to scale. All room dimensions are approximate and for general guidance only.

PLOTS 19-22

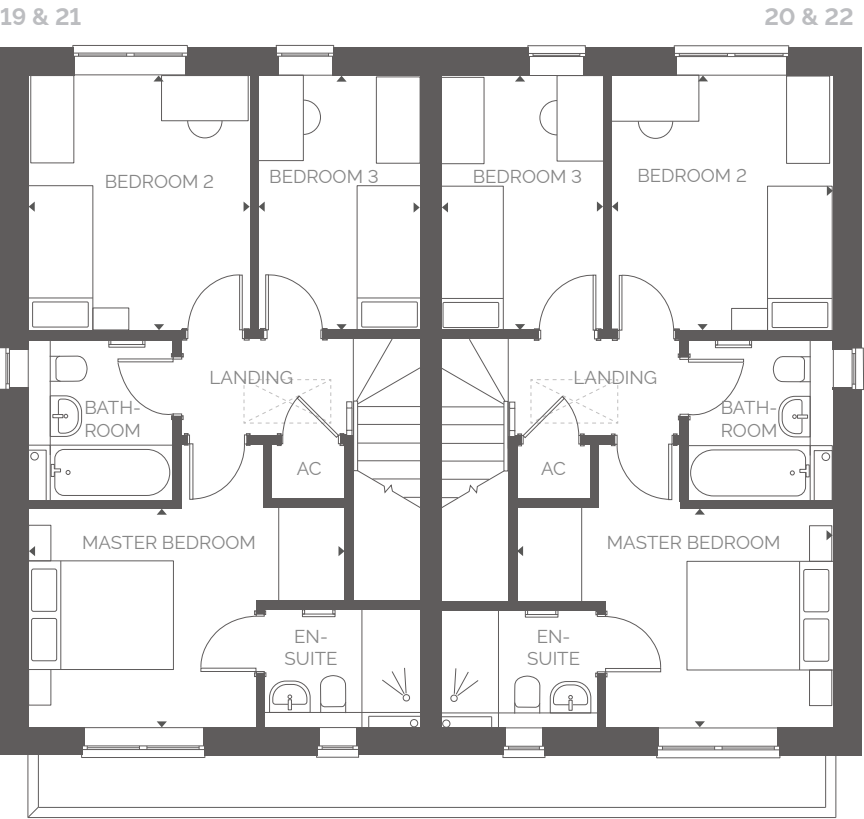


GROUND FLOOR

Kitchen/Dining Room
5.46m x 3.89m (17'9" x 14'5")

Living Room
3.14m x 5.01m (10'3" x 16'4")

Floor plans are not to scale. All room dimensions are approximate and for general guidance only.



FIRST FLOOR

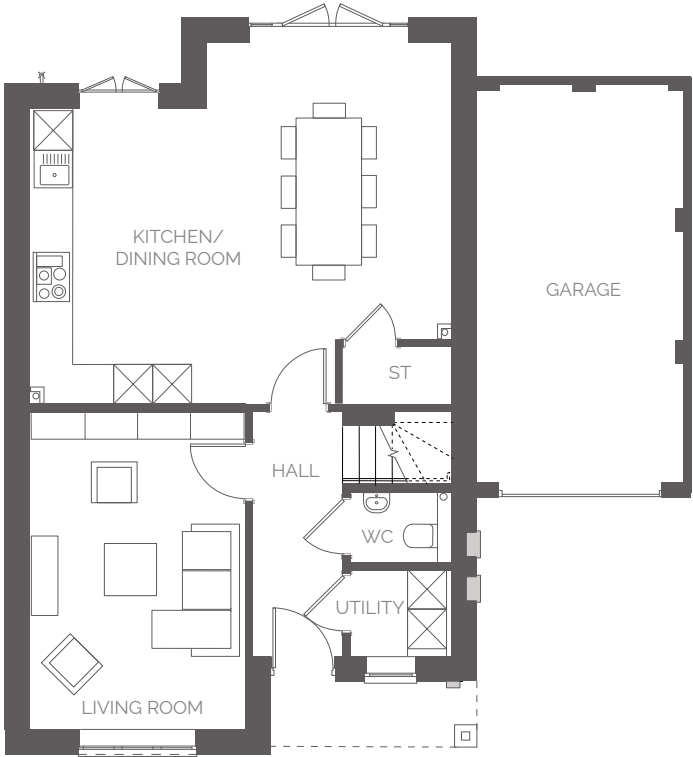
Master Bedroom
4.38m x 3.05m (14'4" x 10")

Bedroom 2
3.09m x 3.55m (10'1" x 11'6")

Bedroom 3
2.25m x 3.55m (7'3" x 11'6")

Total Area
98.6m² (1061ft²)

PLOT 23

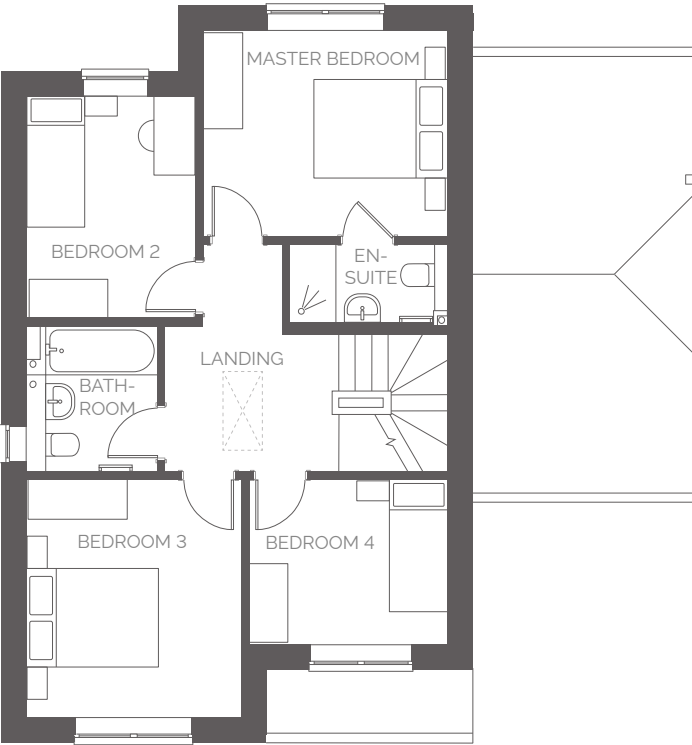


GROUND FLOOR

Kitchen/Dining Room
6.43m x 4.53m (21'1" x 14'10")

Living Room
3.31m x 4.82m (10'10" x 15'10")

Floor plans are not to scale. All room dimensions are approximate and for general guidance only.



FIRST FLOOR

Master Bedroom 3.73m x 3.16m (12'3" x 10'3")	Bedroom 4 3.01m x 2.52m (9'11" x 8'3")
Bedroom 2 2.58m x 3.38m (8'6" x 11'1")	Total Area 122.2m ² (1315ft ²)
Bedroom 3 3.28m x 3.64m (10'9" x 11'11")	

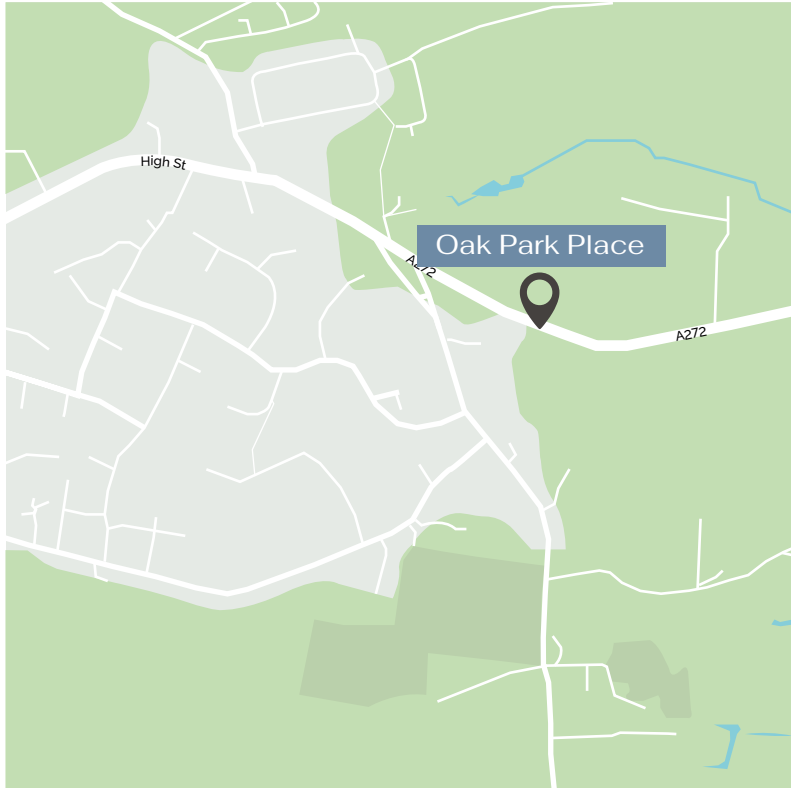
SITE PLAN

- 1 BEDROOM HOMES
Plots 10-15 & 24-29
- 2 BEDROOM HOMES
Plots 1-6
- 3 BEDROOM HOMES
Plots 7, 8, 17-22 & 33-36
- 4 BEDROOM HOMES
Plots 9, 23, 30-32
- 5 BEDROOM HOME
Plot 16



*Site plan not to scale and for guide only.

LOCATION



OAK PARK PLACE, GOLDBRIDGE RD, NEWICK, LEWES BN8 4LD

The information contained in this brochure is for general guidance only. The computer generated illustrations are intended to give an indication of what the properties will look like in a mature setting but are not necessarily representative in every respect. Purchasers are advised that floor layouts etc, may vary from plot to plot and the Company reserves the right to alter these details at any time and without prior notice. The interior photographs shown are from a typical Whitehall Homes show home and are not necessarily representative of the specification included at this development. Intending purchasers should satisfy themselves by inspection or otherwise of items and specification included. This information does not constitute a contract, part of a contract or warranty. BUILDING SITES ARE DANGEROUS. All visitors to site must wear the appropriate health & safety attire which will be provided. Children under the age of 12 years will not be permitted on site. External materials are subject to local authority approval.

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