



THE GATEWAY  
BEXHILL-ON-SEA

# The Gateway

Bexhill



Linden  
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BEXHILL-ON-SEA



A taste of local life

The Gateway

Bexhill-on-Sea | 01424 541 272

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# Welcome to **Linden Homes @ The Gateway**

This exciting new development is on the outskirts of the charming East Sussex seaside town of Bexhill-on-Sea, famed for its history, architecture and stunning coastal views.

Home to the first British motor race in 1902, Bexhill is a 'cosy' town with independent shops, quality restaurants, schools and a range of sports clubs and facilities. The stunning Grade 1 listed art deco De La Warr Pavilion, is a leading contemporary arts centre and the King George V Colonnade is home to shops, a café and live music.

As well as its wide promenade and gently sloping beach – a favourite haunt of fossil-hunters – the town has a host of attractions. You'll find Bexhill Museum, the peaceful Egerton Park; High Woods reserve, a Site of Special Scientific Interest, as well as sailing, rowing and sea angling clubs.

It's just 8 miles from the site of the 1066 Battle of Hastings and close to the High Weald Area of Outstanding Natural Beauty. Historic Hastings is only

6 miles to the east on the A259, and Eastbourne 16 miles to the west. The A21 from Hastings links to the M25 for London. Trains from Bexhill run to London Victoria, Gatwick Airport, Brighton, Ashford International, Eastbourne and Hastings. For flights, Gatwick is less than 60 miles.

Our range of 3 and 4 bedroom homes embrace contemporary design, while retaining classic architecture and traditional build quality. They include popular features such as open-plan living areas, stylish fitted kitchens, French doors and spacious master bedrooms with en suites.

So, if you're looking for a quality new home with excellent facilities close to the sea in East Sussex, your search ends here!



# The perfect position


## Education for everyone

You'll find several primary schools and a number of independent prep and senior schools in the area. Within approximately 1 mile of The Gateway there are four primary schools, taking children from 4 to 10 years. The nearest is St Mary Magdalene Catholic Primary.

For senior students Bexhill Academy is a secondary school, catering for 11 to 16-year-olds and is 1.7 miles away. Bexhill Sixth Form College rated 'outstanding' is less than 1 mile, taking students aged 16 to 18 and boasts a wide range of A level and vocational courses.

Battle Abbey Prep School is less than 1 mile away and within 6 miles you've a choice of independent schools including Claremont Prep School, Claremont School and Battle Abbey School - in the town famous for the 1066 Battle of Hastings walk.



**Bexhill Leisure Pool**  
1.3 miles | 28 mins walk




**High Weald AONB**  
18 miles | 31 mins drive




**Ravenside Retail and Leisure Park**  
1.2 miles | 25 mins walk


**The De-La-Warr Pavilion**  
1.7 miles | 6 mins drive




**Bexhill Sixth Form College**  
0.6 mile | 15 mins walk




**Glyne Gap Beach**  
1.5 miles | 8 mins cycle

**Bexhill Railway Station**  
1.4 miles | 10 mins cycle




**Cooden Beach Golf Course**  
4 miles | 12 mins drive





Distances and timings are approximate and for reference only. Calculated using maps.google.co.uk

# A community to be proud of



We know that the area surrounding your new home is just as important as the features within your new property. As well as bringing a range of new homes to the area, we also make a commitment, these commitments are chosen based on the needs of our new community and we work with the local council to deliver them. We are proud to have contributed towards over **£9.5 million** in local schemes to support the community surrounding your new home in Bexhill-on-Sea.

Our homes are **Greener by Design!** From solar panels, high class installation and EV charging points, our homes have everything you need to save on your energy bills.



Some of our **community contributions** include:

<p><b>IMPROVED PUBLIC TRANSPORT FACILITIES</b></p>	<p><b>PUBLIC OPEN SPACES</b></p>	<p><b>WASTE MANAGEMENT</b></p>	<p><b>CYCLE ROUTES</b></p>
<p><b>NURSERY AND PRIMARY SCHOOL EDUCATION</b></p>	<p><b>PUBLIC ART</b></p>	<p><b>SPORTS AND LEISURE FACILITIES</b></p>	<p><b>LIBRARIES</b></p>

**Green initiatives** found at The Gateway:

<p><b>RENEWABLE TECHNOLOGY</b></p>	<p><b>HIGH QUALITY INSTALLATION</b></p>	<p><b>116</b> VEHICLE CHARGING POINTS</p>	<p><b>52</b> WILD FLOWERS PLANTED</p>
<p><b>COMMUNITY HEAT NETWORK</b></p>	<p><b>SUSTAINABLE DRAINAGE</b></p>	<p><b>USING BRITISH AND LOCAL SUPPLIERS</b></p>	<p><b>PRE-CONSTRUCTION ECOLOGY</b></p>

# Personalise your new home with upgrades and extras from our **Enhance** range, where the choice is yours

There's nothing more exciting than reserving your dream new Linden home, with **Enhance** there is even more reason to look forward to moving day.

**Enhance** offers you the chance to personalise your new home with a wide range of options and upgrades available. It suits your needs and wants perfectly and moving day can't come quick enough!

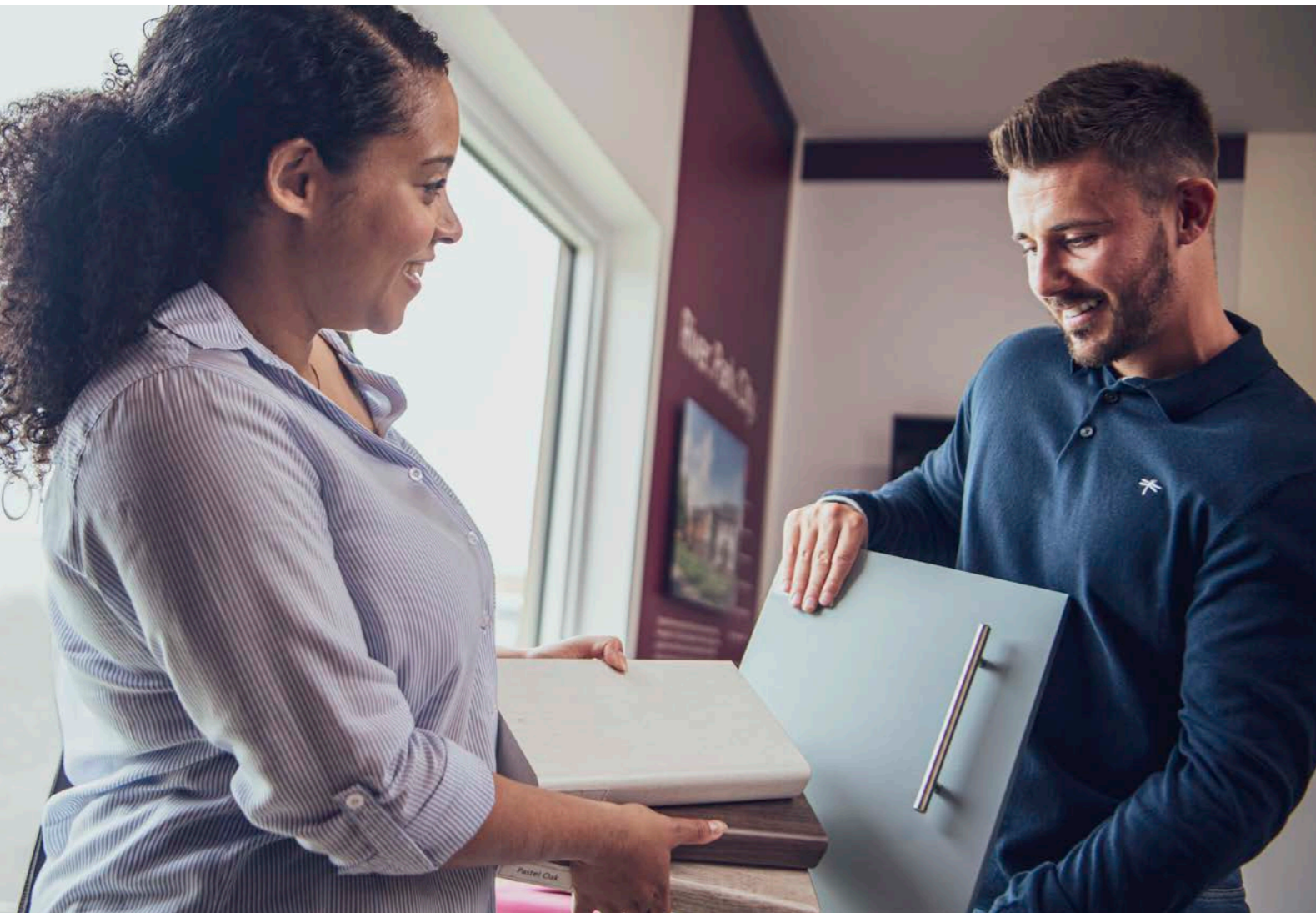
From customising your kitchen with stylish cupboards and worktops to having the latest modern appliances.

Choose your tiles in the bathroom or complete your bedroom with fitted wardrobes. Whatever your style, it's your canvas to make your own and allow your personality to sing.

The best thing is that you don't have to decide all this at the time of reserving - you can think about how you want your new home to look in the comfort of your current home.

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 you with guidance.

We're here to help you make it completely unique, so express yourself with **Enhance**.



## Purchase assistance schemes

Wherever you are in the home-buying market - a first-time buyer, looking to step up the property ladder or a downsizer - we have a variety of great purchase assistance schemes!

### Smooth Move

**Smooth Move** is our scheme for all existing property owners to save time and money. We deal with the estate agents to sell your home and even pay the estate agents' fees!

### Home Exchange

With **Home Exchange** you can have peace of mind knowing that we are your guaranteed buyer, meaning you'll have a chain-free move without the estate agents' fees.

### Key Worker

Helping essential **key workers** get on the housing ladder with assistance from Linden Homes and access to purchase assistance schemes requiring as little as a 5% deposit.

### Armed Forces

**TRINITY**

Helping members of the **Armed Forces** to own a home with assistance from Linden Homes, the government and the Ministry of Defence.

### Deposit Unlock



With **Deposit Unlock**, whether you are a first time or next time buyer, you could purchase a new Linden home with just a 5% deposit up to the value of £750,000!

## A home designed with you in mind

We are constantly reviewing our houses and ensuring they are everything that our customers want in a home. We are proud to have developed and launched a new range of homes.

These homes have been created to embrace modern design and styling, whilst retaining classic architectural traditions

An integral part of the design process for our new range of homes was to ensure they have a real wow factor and eye-catching kerb appeal. From designing external elevations to create attractive street scenes through to maximising the flow and size of the rooms, the homes include a variety of features to capture the attention.

The size, positioning and number of windows in our new housing collection have created bright and airy homes, this mixed in with the higher ceilings gives your property a spacious feel.

The flow and layout of the new homes has been a key consideration to accommodate today's lifestyles, with a focus on future living.

With the kitchen at the heart of the home, impressive family spaces have been included within them to create sociable living areas, while attention on bedroom 1 and en suites has given the homes added desirability.

Many of the properties include popular bi-fold doors helping to bring the outside in and enhance the gardens as an extended living area.



## Firm foundations means peace of mind for you

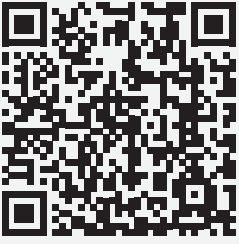
When buying a new home, you want to be sure you can trust your builder. Choosing a Linden home gives you the peace of mind that comes from choosing a company that has been building some of the **best homes in the UK for more than a hundred years.**

We pride ourselves on being one of the country's leading housebuilders and have established an enviable reputation for the quality of our build and design, specification and customer service.

Each Linden home is carefully planned both to meet your needs and to integrate into the existing location.

We will often use local materials and reflect regional features. Trees are retained wherever possible and new landscaping added, along with footpaths and cycleways in many cases to help create a wonderful place to live.

Scan me  
for directions



# The Gateway

Off Mount View Street,  
Bexhill-on-Sea

## From Hastings

- Leave Hastings on the A259 heading west
- At the roundabout, take the 3rd exit onto Hastings
- Road/A2036 • Follow Hastings Road as it merges into Wrestwood Road
- Turn onto Mount View Street and follow the signage to The Gateway

Cover photograph of Bexhill Seafront. Not view from the development. The street scene shown has been produced for illustrative purposes only. Please check the details of the homes you are interested in with our sales consultant.

**Vistry Kent region**

11 Tower View, Kings Hill, West Malling, Kent ME19 4UY. Telephone: 01732 280 400

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## Development plan

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Masterplan

● Linden Homes development ● Bovis Homes development ● Countryside Homes development



Future development



# The Gateway Bexhill

**4 bedroom homes**

- The Lavender
- The Violet
- The Dahlia
- The Iris

**3 bedroom homes**

- The Sunflower

**Pre-sold homes**

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

**ss** substation    **ps** pumping station

This plan has been produced for home identification purposes only and is not to scale. The development layout, landscaping and tenure of all dwellings may be subject to change throughout the course of the development. Finishes and materials may vary from those shown on the plan. Please check the details of your chosen plot and housetype with the sales consultant. Development layout plan correct at time of production.

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# The Iris

4 bedroom home

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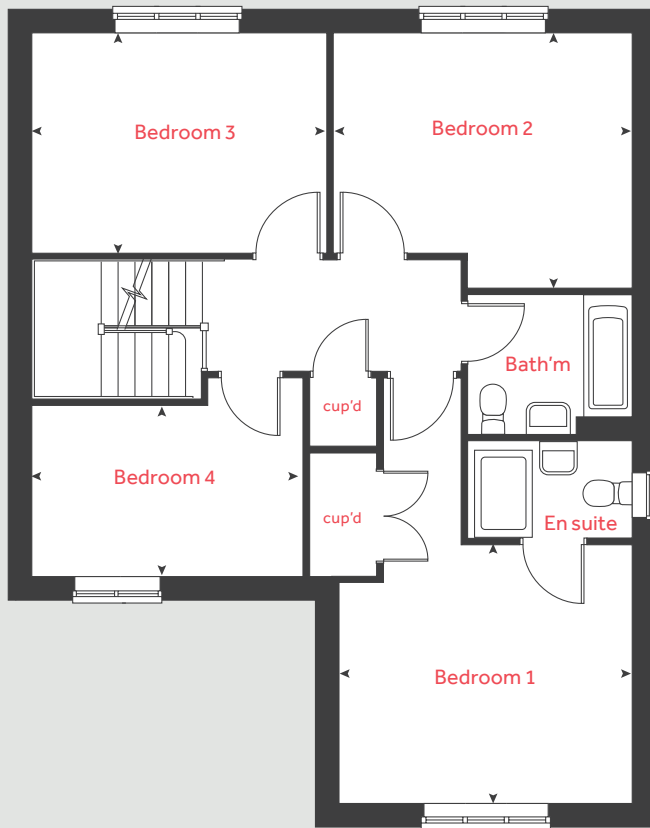
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# The Iris

## 4 bedroom home

### First floor



Ground floor	metres	feet / inches
Kitchen / dining / family area	8.24 x 3.89	27' 0" x 12' 7"
Living room	4.72 x 3.95	15' 4" x 12' 9"
Study	2.43 x 2.18	7' 9" x 7' 1"

### First floor

Bedroom 1	3.96 x 3.53	12' 9" x 11' 5"
Bedroom 2	4.07 x 3.49	13' 3" x 11' 4"
Bedroom 3	4.07 x 3.01	13' 3" x 9' 8"
Bedroom 4	3.75 x 2.43	12' 3" x 7' 9"

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

### The Iris | The Gateway |

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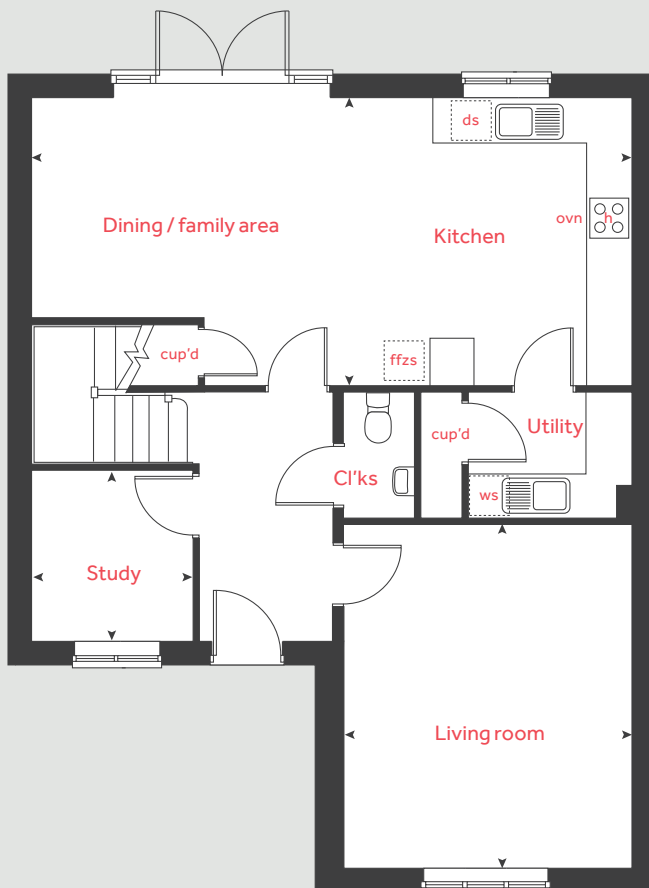
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### Ground floor



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# The Violet

4 bedroom home

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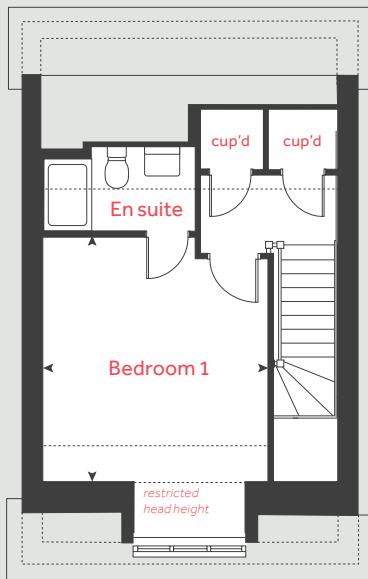
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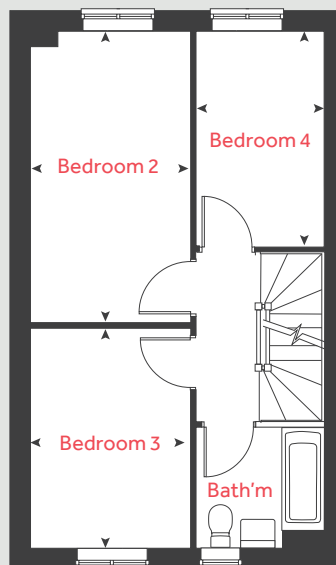
# The Violet

4 bedroom home

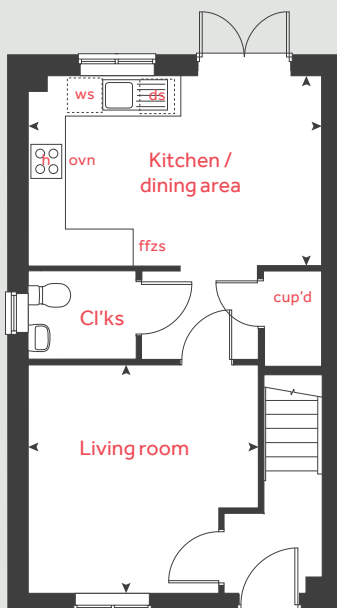
## Second floor



## First floor



## Ground floor



Ground floor	metres	feet / inches
Kitchen / dining area	4.92 x 3.09	16' 1" x 10' 1"
Living room	3.88 x 3.73	12' 7" x 12' 2"

First floor	metres	feet / inches
Bedroom 2	4.78 x 2.68	15' 6" x 8' 7"
Bedroom 3	3.58 x 2.68	11' 7" x 8' 7"
Bedroom 4	3.52 x 2.15	11' 5" x 7' 0"

Second floor	metres	feet / inches
Bedroom 1	3.79 x 3.68	12' 4" x 12' 0"

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

### The Violet | The Gateway |

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# The Dahlia

4 bedroom home

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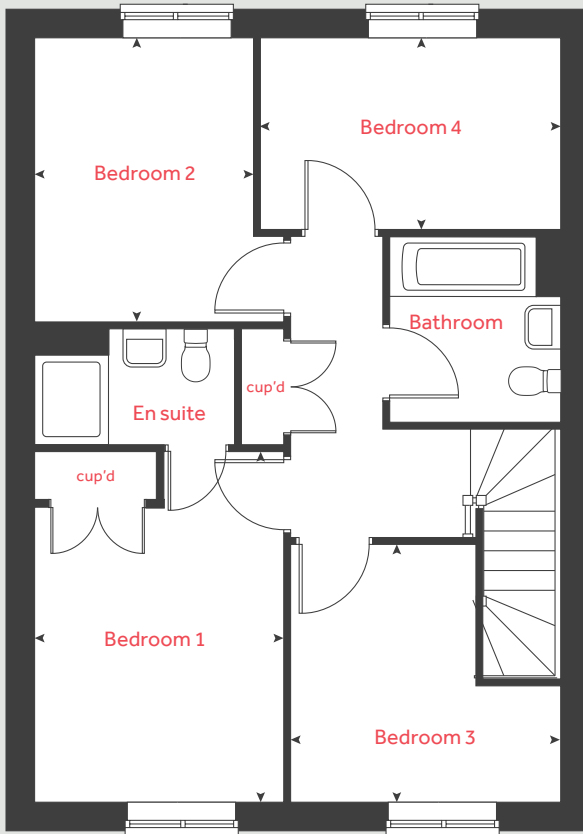
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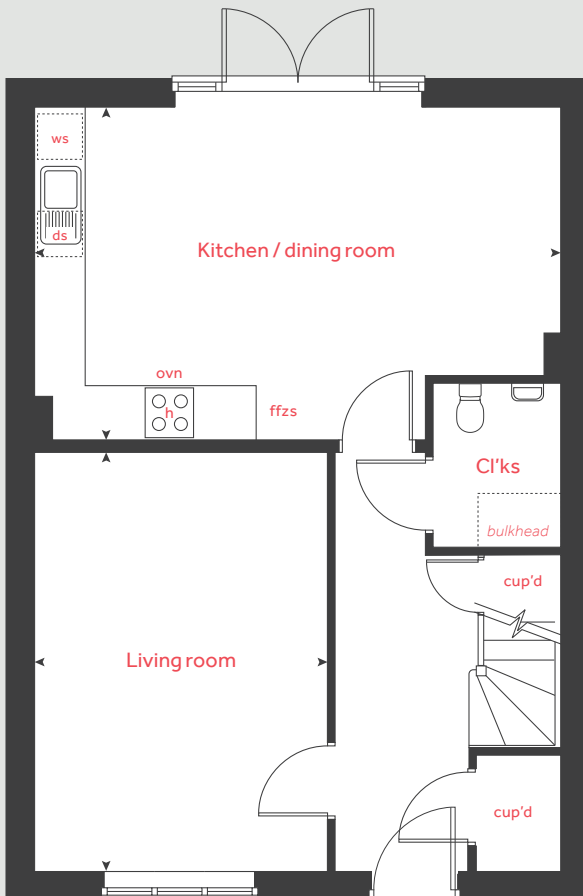
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## First floor



## Ground floor



# The Dahlia

## 4 bedroom home

Ground floor	metres	feet / inches
Kitchen / dining room	6.09 x 3.84	19' 9" x 12' 5"
Living room	4.80 x 3.32	15' 7" x 10' 8"

First floor	metres	feet / inches
Bedroom 1	4.07 x 2.84	13' 3" x 9' 3"
Bedroom 2	3.30 x 2.50	10' 8" x 8' 2"
Bedroom 3	3.14 x 2.92	10' 3" x 9' 5"
Bedroom 4	3.51 x 2.15	11' 5" x 7' 0"

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

### The Dahlia | The Gateway |

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# The Lavender

4 bedroom home

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# The Sunflower

3 bedroom home

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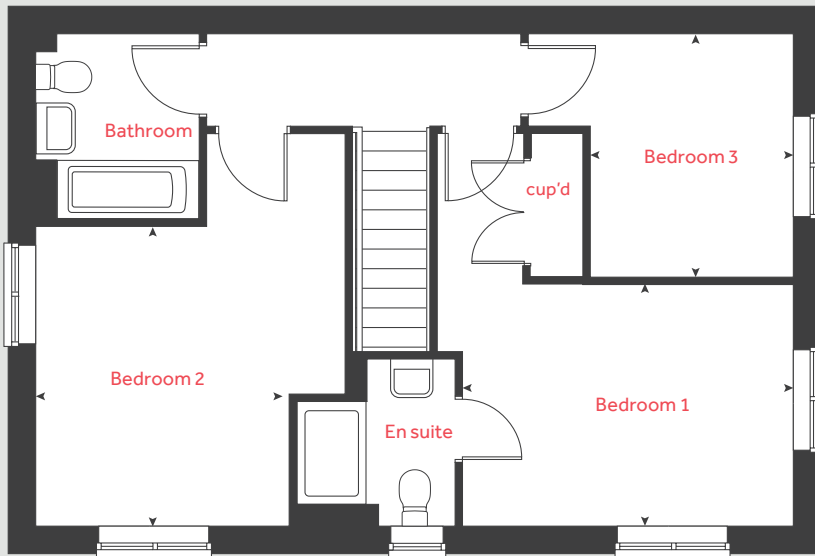
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# The Sunflower

3 bedroom home

## First floor



Ground floor	metres	feet / inches
Kitchen / dining area	5.76 x 4.11	18' 8" x 13' 4"
Living room	4.16 x 3.61	13' 6" x 11' 8"

First floor	metres	feet / inches
Bedroom 1	4.20 x 2.83	13' 7" x 9' 2"
Bedroom 2	3.47 x 2.96	11' 3" x 9' 7"
Bedroom 3	2.84 x 2.39	9' 3" x 7' 8"

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

### The Sunflower | The Gateway |

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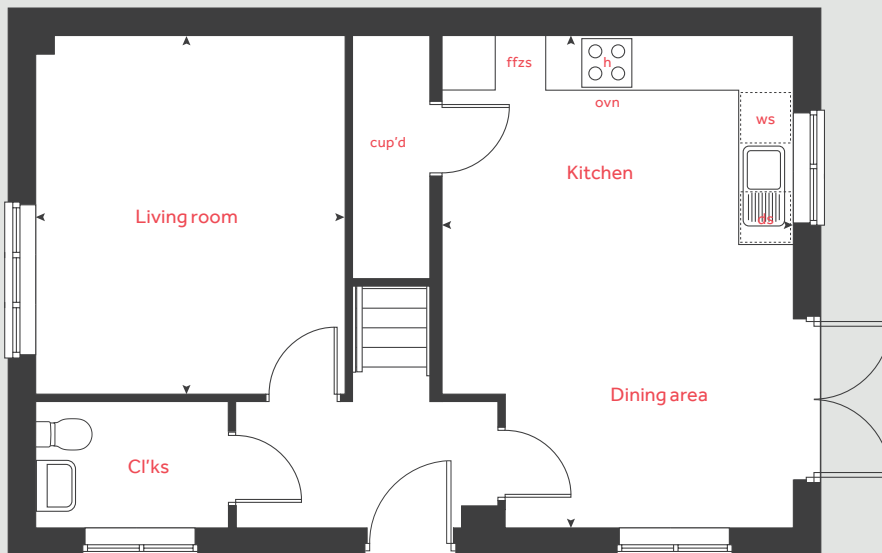
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## Ground floor



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# The Forget Me Not

3 bedroom home

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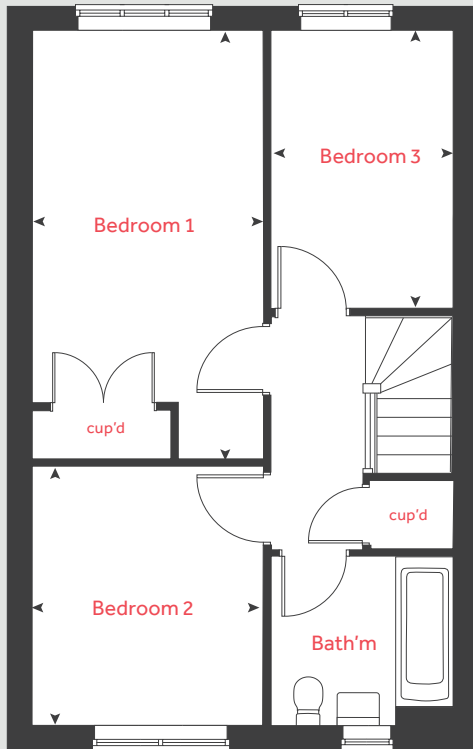
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# The Forget Me Not

## 3 bedroom home

### First floor



Ground floor	metres	feet / inches
Kitchen / dining room	4.99 x 2.95	16' 3" x 9' 6"
Living room	3.95 x 3.87	12' 9" x 12' 6"

### First floor

Bedroom 1	5.26 x 2.70	17' 2" x 8' 8"
Bedroom 2	3.10 x 2.70	10' 1" x 8' 8"
Bedroom 3	3.42 x 2.20	11' 2" x 7' 2"

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

### The Forget me not | The Gateway

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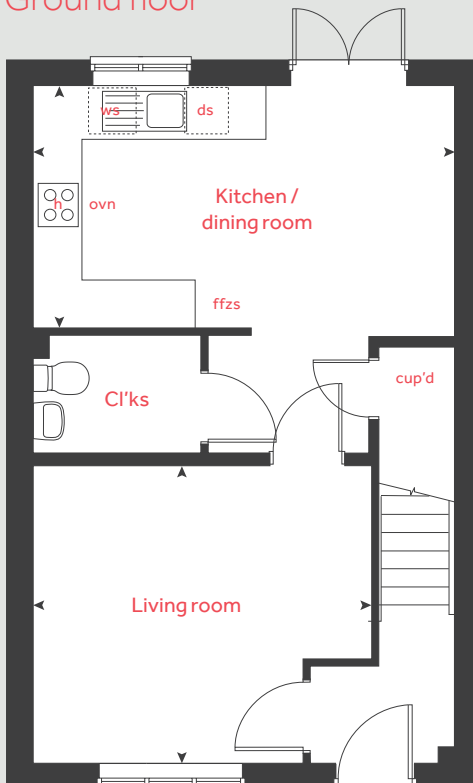
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### Ground floor



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# Specification

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# 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 **Enhance** range of extras available.



### Kitchen

	3 bedroom The Sunflower	4 bedroom The Dahlia The Violet The Lavender The Iris
Moore's range fitted kitchen with laminate worktop	■	■
Stainless steel sink and drainer (single bowl) with chrome mixer tap	■	■
Stainless steel sink and drainer (single bowl) with chrome mixer tap in utility		■
Indesit induction hob (60cm) with Indesit built-in single under oven, with stainless steel splashback and integrated silver hood	■	
Indesit induction hob (75 cm) 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 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)

Contemporary white sanitaryware	■	■
Close coupled WC to cloakroom	■	■
Low profile shower tray with glass enclosure in en suite	■	■
Handheld hair wash attachment in bathroom	■	■
Choice of standard Porcelanosa wall tiling (splashback, 450mm height over bath, and full-height to shower cubicle)	■	■
White batten light holder	■	■

### Doors and Windows

	3 bedroom The Sunflower	4 bedroom The Dahlia The Violet The Lavender The Iris
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 doors and path to garage personnel door (where applicable)	■	■

### General

White painted walls and smooth white ceilings	■	■
TV point to living room and family area (where applicable)	■	■
Main telephone socket to living room and study where applicable	■	■
Heat Interface Unit (HIU) with Honeywell heating control and room thermostat(s)	■	■
Thermostatic valves to all radiators (with the exception of rooms with separate thermostat control)	■	■
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 rear garden, and garden gate (where applicable)	■	■
NHBC Buildmark cover	■	■
First two years' customer service support from Linden Homes	■	■

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

The specification shown is correct at the time of production. Linden 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 Linden 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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