

## SAFFORD PARK

Railway Road, Newhaven, East Sussex BN9 0AY

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3 bedroom dormer houses with allocated parking.

AVAILABLE TO RESERVE OFF PLAN



# SAFFORD PARK

Railway Road, Newhaven, East Sussex, BN9 0AY

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Stonewater is pleased to present Safford Park, a development of new homes for shared ownership on the site of the former Parker Pen factory in Newhaven, East Sussex. The development has been designed to showcase a range of contemporary style properties set within open green space including a play area.

Safford Park is located off Railway Road, close to Eastside Park with the Ouse Estuary Nature Reserve on one side and the River Ouse on the other. The development is within easy walking distance of Newhaven train station as well as the town centre with all of its shops, pubs and other amenities.

Nestled between the South Downs and the south coast, and less than 10 miles east of Brighton, Newhaven offers the opportunity to live close to the coast, the beautiful east Sussex countryside and a thriving, cosmopolitan city. There are also good links to London by train and road and a ferry port which provides regular crossings to France.

With its port and marina, Newhaven is a great location for anyone who dreams of living by the sea. The marina at West Quay is perfect for watching the outgoing and incoming boats or for picking up some fresh fish which is sold daily. Up on the cliffs, adjacent to Newhaven Fort, Castle Hill is a popular nature reserve and site of Special Scientific Interest. Alternatively, enjoy some of the fantastic beach walks or visit the variety of pubs and independent restaurants. The South Downs National Park is the backdrop to the stunning coastline, with a variety of walks starting alongside the River Ouse.

A range of amenities are less than a 10 minute walk from Safford Park, including supermarkets Lidl and Sainsburys, and the high street with a post office, a chemist and a library. In the centre of town you'll find Seahaven Swim & Fitness Centre. Nearby at The Drove Retail Park several DIY shops are available. Paradise Park, a garden centre come theme park which has plenty to entertain the children with a play zone and garden trails is also nearby. Local schools rated Good by Ofsted include neighbouring primary school Breakwater Academy, Harbour Primary and Nursery School and Denton Community Primary School and Nursery, as well as a secondary school, Seahaven Academy. Nearby primary school High Cliff Academy is rated outstanding by Ofsted.

Newhaven Town station is a four minute walk away connecting commuters with Brighton (30 mins) and London (one hour and 30 mins). Less than half an hour drive away are the magnificent views from the stunning Seven Sisters Cliffs and the city of Brighton with its bustling bars, restaurants, cafes and independent shops.

- Newhaven Town Station 0.2 miles
- Supermarket 0.3 miles
- The Drove Retail Park 0.3 miles
- Seahaven Swim & Fitness Centre 0.6 miles
- Paradise Park 1.1 miles
- West Quay 1.2 miles
- Newhaven Fort 1.6 mile
- Seven Sisters Country Park 6.5 miles
- Brighton 9.6 miles



# SPECIFICATION

## General features

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- Gas central heating
- Indesit gas hob and electric oven with chimney style extractor hood
- Glass or stainless steel splashback between hob and extractor
- Single fitting, brushed chrome stainless steel bar or individual LED spotlights/downlighters to kitchen
- Stainless steel 1.5 bowl kitchen sink
- TV points in all bedrooms and living rooms
- Telephone point in living room
- Heated towel rail and shaver point to bathroom
- White or pale wood veneer internal doors with chrome or brushed steel door furniture
- Internal walls decorated in matt white emulsion or Dulux 'Timeless' emulsion
- Smooth ceilings painted white throughout
- Chrome finish window handles and external door ironmongery
- Low energy lamp to front entrance
- Turfed rear garden with outside tap
- Future-proofed for car charging

## Plots 127, 135 and 143

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### Kitchen

- Moores 'Vita' range kitchen units in Haze with FS2 brushed steel finish handles (or similar)
- Moores Classic Marble worktops (or similar)
- Forbo 'Novilon Viva' cushioned vinyl flooring in Bleached Chevron (or similar)

### Bathroom

- Porcelanosa matt finish ceramic wall tiles in Rivoli Blanco (or similar)
- Forbo 'Novilon Viva' cushioned vinyl floor tiles in Smoked Cement (or similar)

### Living room, bedrooms, stairs, hallway and landing

- Kingsmead 'Awesome' range carpeting throughout (or similar)

## Plots 128, 132, 136 and 144

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### Kitchen

- Moores 'Vita' range kitchen units in Dust with F89 brushed steel finish handles (or similar)
- Moores White Concrete worktops (or similar)
- Forbo 'Novilon Viva' cushioned vinyl flooring in Bleached Chevron (or similar)

### Bathroom

- Porcelanosa matt finish ceramic wall tiles in Park Blanco (or similar)
- Forbo 'Novilon Viva' cushioned vinyl floor tiles in Smoked Cement (or similar)

### Living room, bedrooms, stairs, hallway and landing

- Kingsmead 'Awesome' range carpeting throughout (or similar)

## Plots 129, 133 and 145

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### Kitchen

- Moores 'Vita' range kitchen units in Warm Grey with F2C brushed steel finish handles (or similar)
- Moores White Concrete worktops (or similar)
- Forbo 'Novilon Viva' cushioned vinyl flooring in Black Metal (or similar)

### Bathroom

- Porcelanosa matt finish ceramic wall tiles in Bali Nieve (or similar)
- Forbo 'Novilon Viva' cushioned vinyl flooring in Grey Patchwood (or similar)

### Living room, bedrooms, stairs, hallway and landing

- Kingsmead 'Awesome' range carpeting throughout (or similar)

## Plot 134

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### Kitchen

- Moores 'Vita' range kitchen units in Cool White with F89 brushed steel finish handles (or similar)
- Moores Grey Pine worktops (or similar)
- Forbo 'Novilon Viva' cushioned vinyl flooring in Black Steel (or similar)

### Bathroom

- Porcelanosa matt finish ceramic wall tiles in Madagascar Blanco (or similar)
- Forbo 'Novilon Viva' cushioned vinyl flooring in Grey Patchwood (or similar)

### Living room, bedrooms, stairs, hallway and landing

- Kingsmead 'Awesome' range carpeting throughout (or similar)



# SITE PLAN



3 Bedroom Shared Ownership Houses



# PLOT 127

37 Sonnet Way, Newhaven, East Sussex BN9 0FE



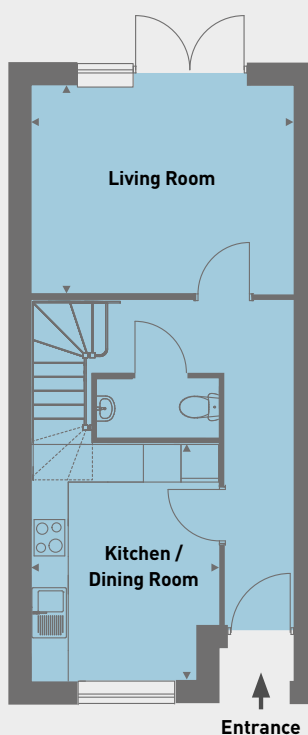
## 3 bedroom mid-terrace house with parking space

£150,750 for a 45% share

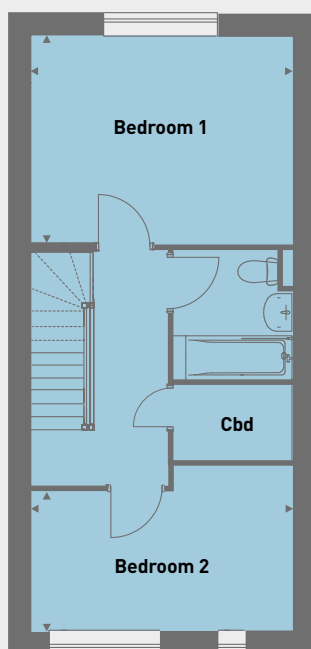
Open Market Value: **£335,000**

Monthly Rent: **£422.24**

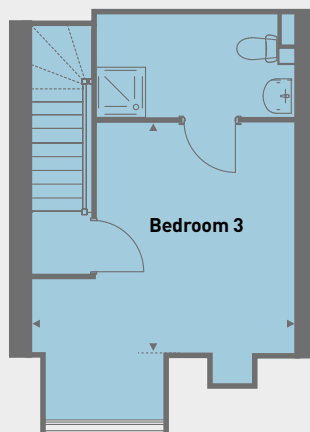
Service Charge approx: **£30.32** pcm



Ground floor



First floor



Second floor

### Ground floor

Living Room  
4.23m x 3.30m (13'8" x 10'8")

Kitchen / Dining Room  
3.77m x 2.91m (12'3" x 9'5")

### First floor

Bedroom 1  
4.18m x 3.30m (13'7" x 10'8")

Bedroom 2  
4.18m x 2.60m (13'7" x 8'5")

### Second floor

Bedroom 3  
4.23m x 3.65m (13'8" x 11'9")



# PLOT 128

39 Sonnet Way, Newhaven, East Sussex BN9 0FE



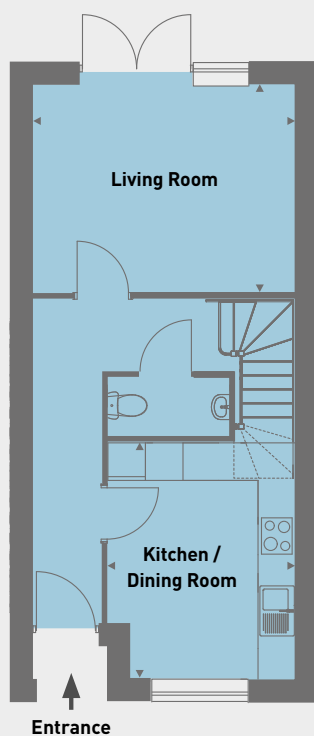
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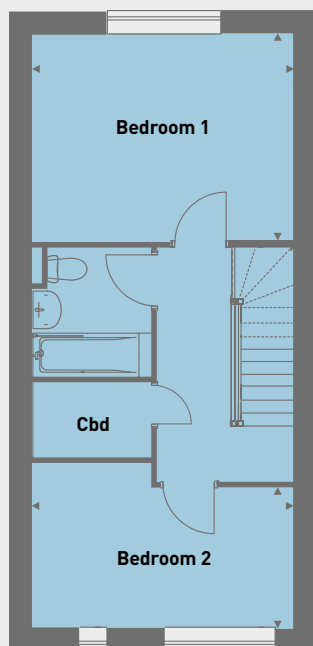
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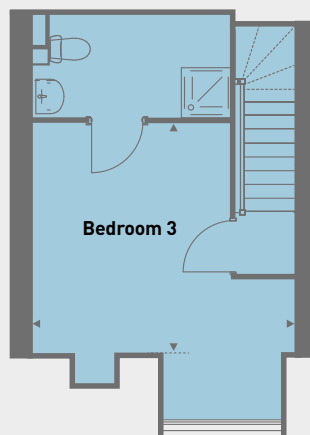
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Ground floor



First floor



Second floor

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### Second floor

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# PLOT 129

41 Sonnet Way, Newhaven, East Sussex BN9 0FE



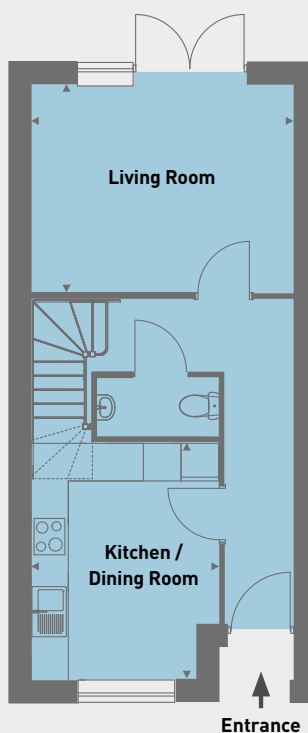
## 3 bedroom end-of-terrace house with parking space

£153,000 for a 45% share

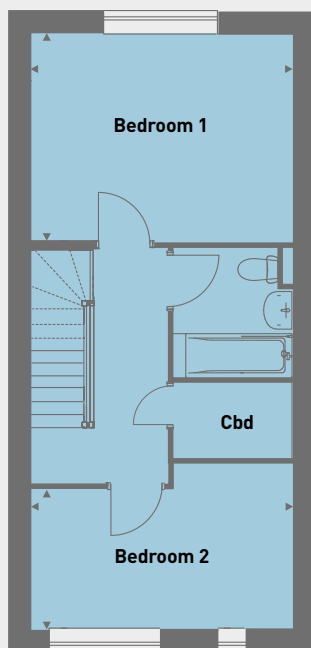
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Monthly Rent: **£428.54**

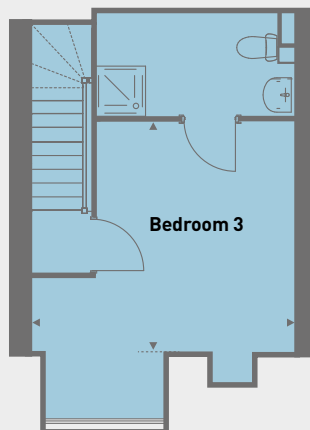
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Ground floor



First floor



Second floor

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### Second floor

Bedroom 3  
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# PLOT 132

22 Sonnet Way, Newhaven, East Sussex BN9 0FE



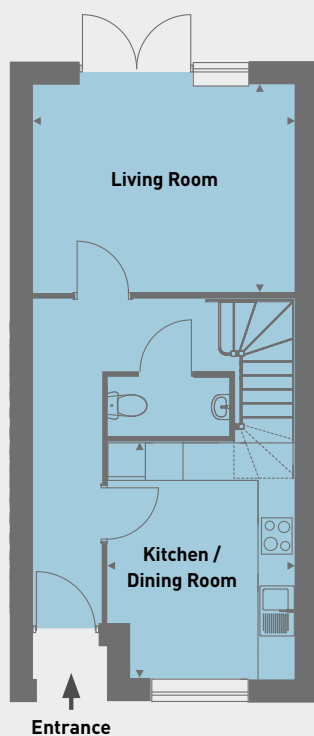
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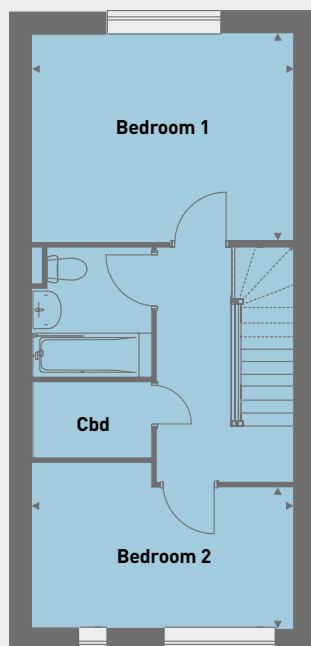
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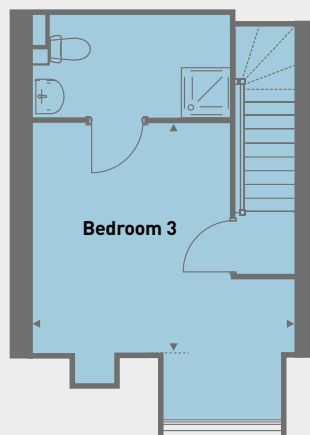
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Ground floor



First floor



Second floor

### Ground floor

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### First floor

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Bedroom 2  
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### Second floor

Bedroom 3  
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# PLOT 133

20 Sonnet Way, Newhaven, East Sussex BN9 0FE



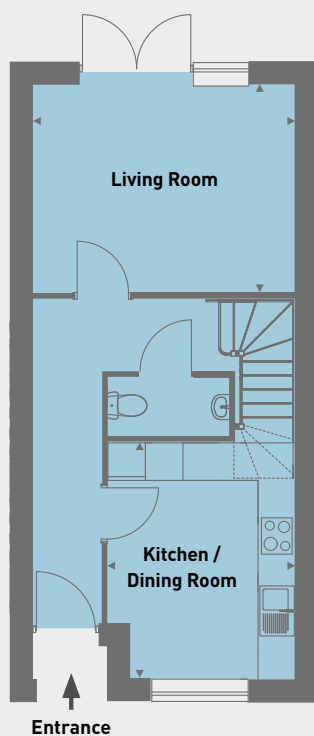
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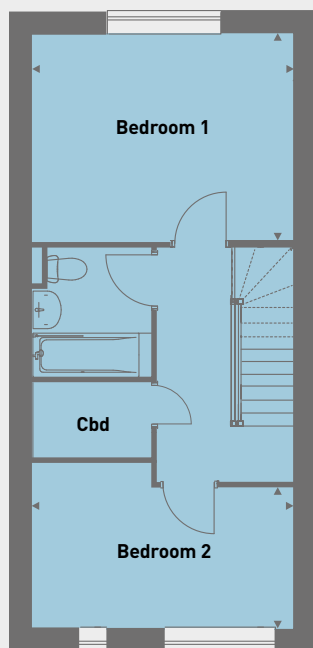
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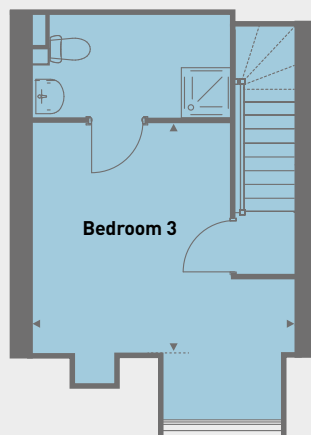
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Ground floor



First floor



Second floor

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# PLOT 134

18 Sonnet Way, Newhaven, East Sussex BN9 0FE



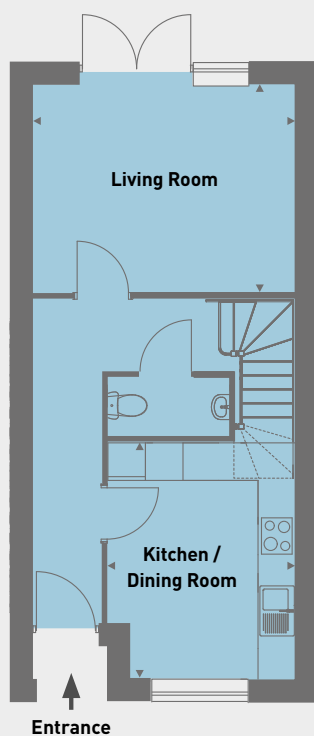
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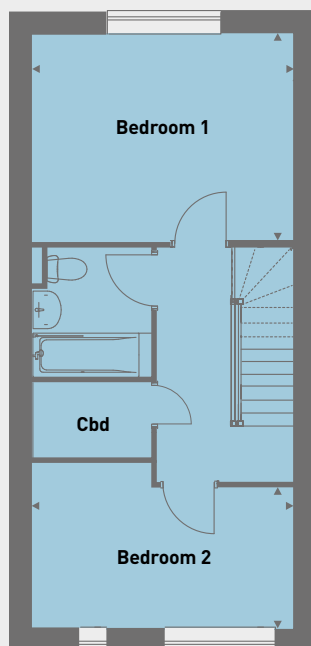
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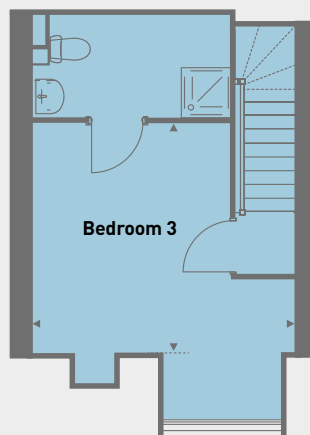
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Ground floor



First floor



Second floor

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# PLOT 135

16 Sonnet Way, Newhaven, East Sussex BN9 0FE



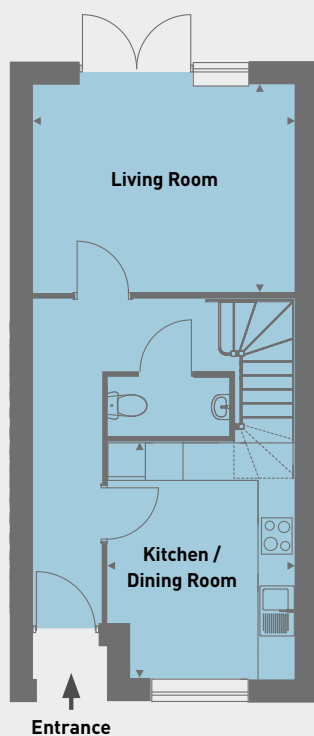
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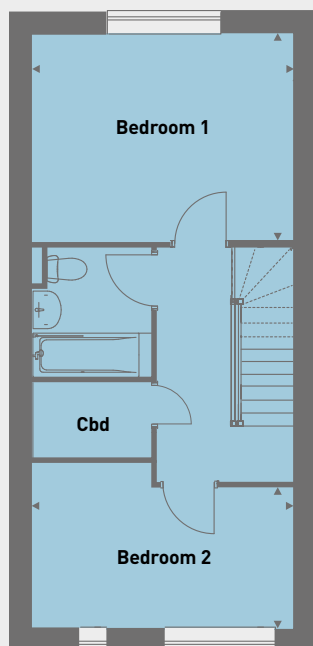
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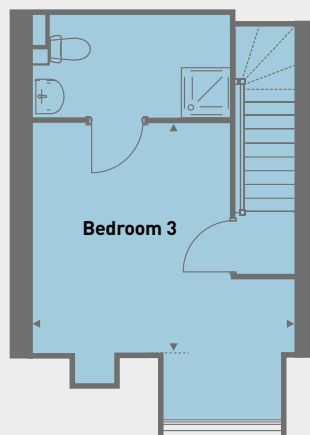
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# PLOT 136

14 Sonnet Way, Newhaven, East Sussex BN9 0FE



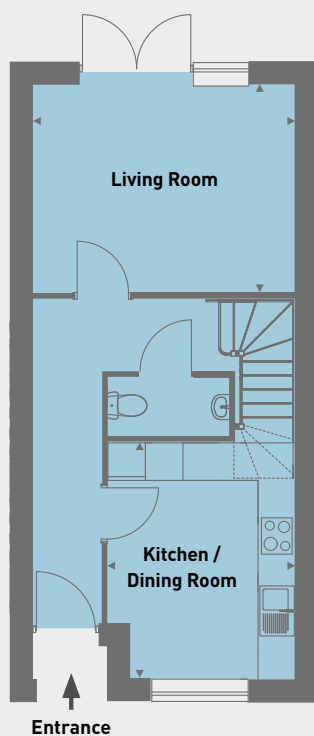
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£153,000 for a 45% share

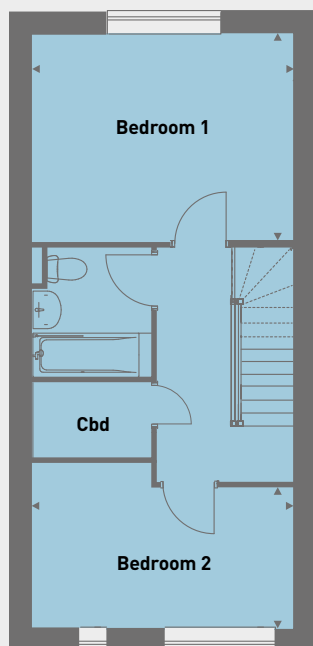
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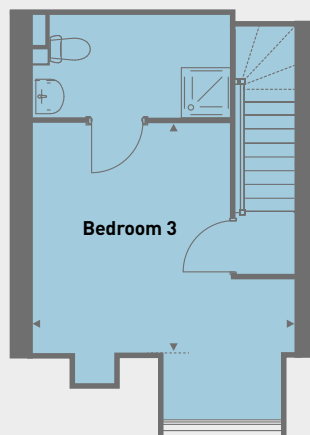
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# PLOT 143

4 Parker Drive, Newhaven, East Sussex BN9 0FD



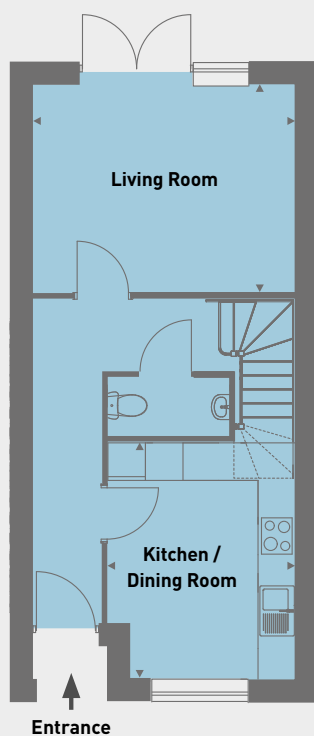
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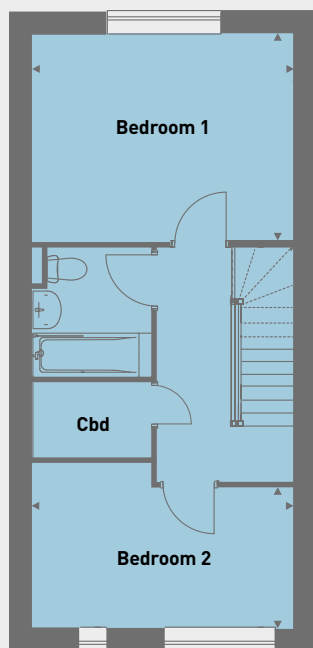
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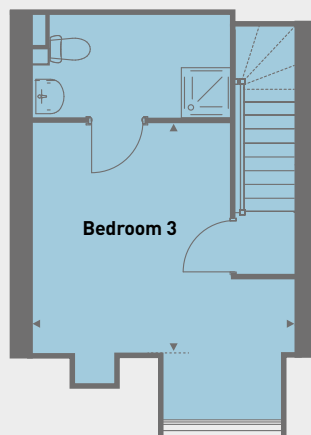
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Ground floor



First floor



Second floor

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6 Parker Drive, Newhaven, East Sussex BN9 0FD



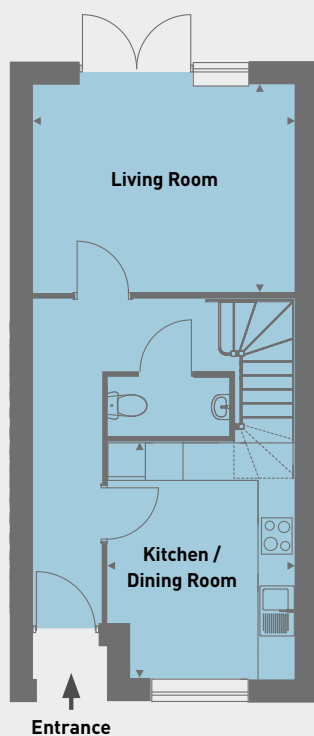
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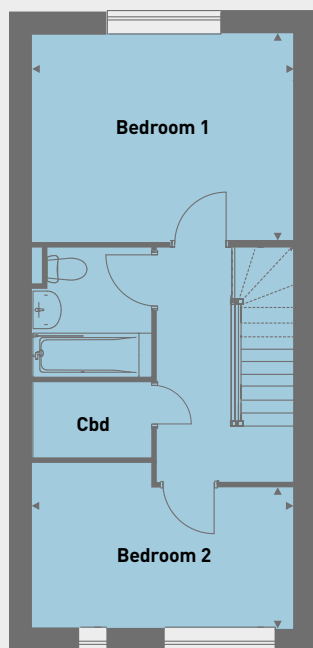
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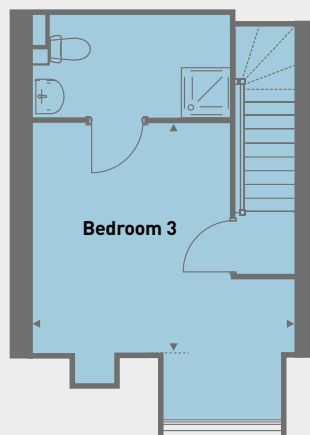
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# PLOT 145

8 Parker Drive, Newhaven, East Sussex BN9 0FD



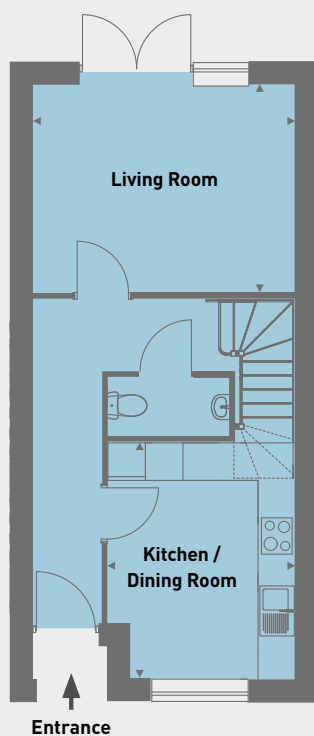
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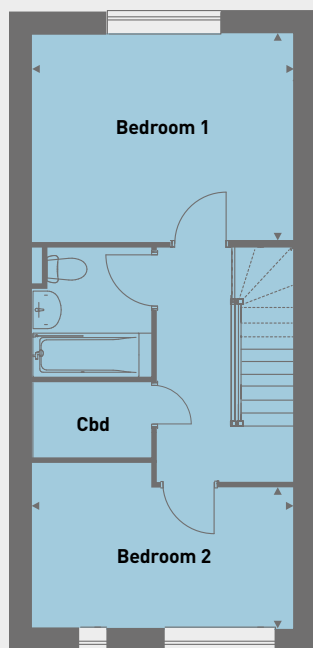
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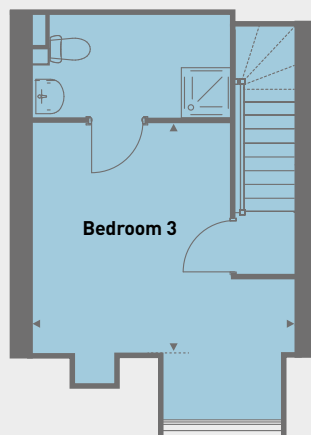
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Please note the most up-to-date availability can be found on our website [www.stonewaterhomes.co.uk](http://www.stonewaterhomes.co.uk). Alternatively call the New Homes team to find out more on 02380 658 836

Further details are available upon request.

FIND OUT ABOUT SHARED OWNERSHIP

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