

# HAWTHORN GROVE

Rattle Road, Westham, East Sussex BN24 5DP



A NEW DEVELOPMENT IN WESTHAM



**BARRATT**  
— HOMES —



## OUTSTANDING DESIGN

### **BARRATT HOMES ARE BUILT AROUND THE WAY YOU WANT TO LIVE**

Careful consideration and attention to detail goes into every home we build, and our homes are flexible and adaptable to suit every lifestyle. Open plan living spaces are integral to our design, helping you make the most of space and natural light, and allowing every room to be enjoyed to its maximum potential.

We also know how vital outdoor space is in creating places people love to live in. Whether it's gardens or landscaped areas, we make sure there's plenty surrounding the homes we build, for the whole neighbourhood to enjoy.



# AWARD-WINNING CUSTOMER SERVICE AND QUALITY

**WITH YOU EVERY STEP OF THE WAY**

Barratt Homes has years of experience building thoughtfully designed, high quality homes. We've repeatedly been awarded 5 stars by the Home Builders Federation, year after year. And that's not all. Our homes come with an NHBC Buildmark Warranty which gives you a 10 year structural warranty and a 2 year fixtures and fittings warranty\* as standard. This is just one of the added benefits of buying a new home.

We do all we can to make moving easy, putting people in touch with dedicated experts throughout the journey, which is why for more than 50 years, we have earned ourselves an enviable reputation for excellence.

At Barratt we build every type of home for every type of home buyer, in great locations the length and breadth of the country. Whether you're putting your first foot on the property ladder, moving up to a larger home or even downsizing, Barratt can help you find the home that suits you perfectly.







## STUNNING HOMES IN A GREAT LOCATION

**DISCOVER HAWTHORN GROVE, AN EXCITING  
NEW DEVELOPMENT OF 1, 2, 3 AND 4 BEDROOM  
HOMES IN EAST SUSSEX.**

Hawthorn Grove is ideally located for commuters and families alike, close to Eastbourne, the A22 and A27.

You'll find a great choice of local schools and shops plus the nearby South Downs and High Weald is perfect for leisurely walks or bike rides.





# GIVING NATURE A HOME

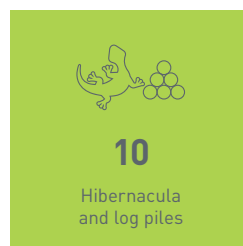
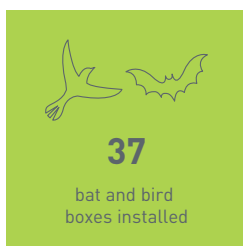
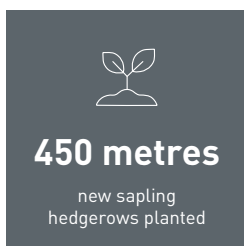
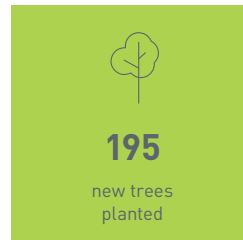
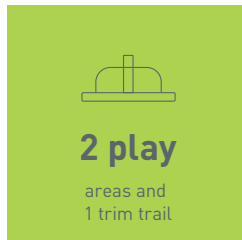
## BUILDING SUSTAINABLE COMMUNITIES

Throughout the planning process before starting build, we consider where we can introduce nature and where we can strengthen it.

At Barratt Homes, we do more than simply craft beautiful homes and desirable developments.

We design and build great places that meet the highest standards, and that promote sustainable, healthy and happy living for our customers.

We know we must give our customers confidence that their homes are designed and built to meet the challenges of the future. We do this through creating places where people and nature can thrive.



[barratthomes.co.uk](http://barratthomes.co.uk)





- **Loughton** 1 bedroom apartment
- **Coleford** 2 bedroom apartment
- **Hornsea** 2 bedroom apartment
- **Kew** 2 bedroom home
- **Redford** 3 bedroom home
- **Martham** 3 bedroom home
- **Knightwood** 3 bedroom home
- **Matlock** 3 bedroom home
- **Kennisham** 4 bedroom home
- **Lavenham** 4 bedroom home
- **Rowan** 4 bedroom home
- **Kelling** 4 bedroom home
- **Affordable Housing**

- V **Visitor Parking Space**
- UA **Unallocated Parking Space**
- CYS-S **Cycle Store**
- BS **Bin Store**

-  **Existing Trees**
-  **New Tree Line**
-  **Attenuation Basin**
-  **Mown Grass Path**
-  **Fitness Equipment**
-  **Play Area**

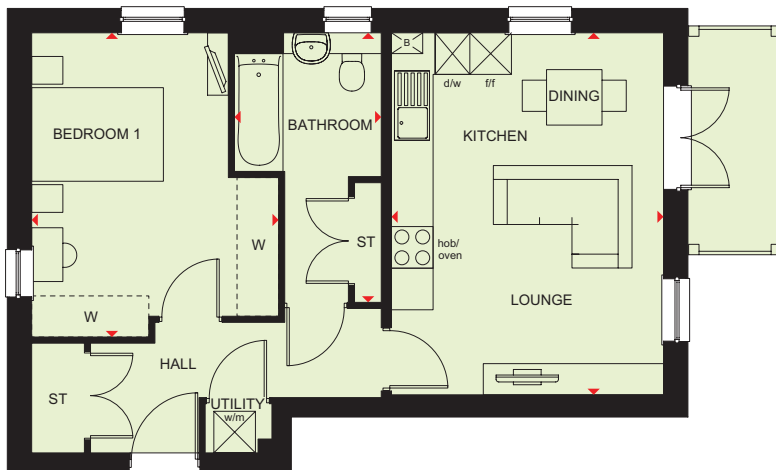
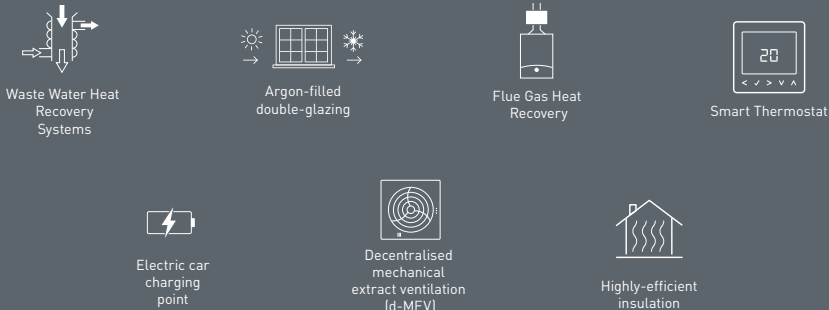
Positioning of our sustainability features are subject to change. Speak to a Sales Adviser for more information.





# LOUGHTON

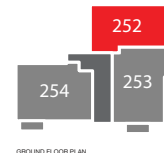
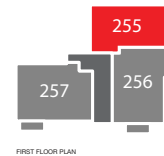
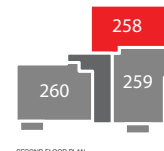
## 1 BEDROOM HOME



### Plots 252, 255 & 258

Lounge/ Kitchen/Dining	5261 x 3924 mm	17'3" x 12'10"
Bedroom	4388 x 3562 mm	14'4" x 11'8"
Bathroom	3888 x 2117 mm	12'9" x 6'11"

[Approximate dimensions]



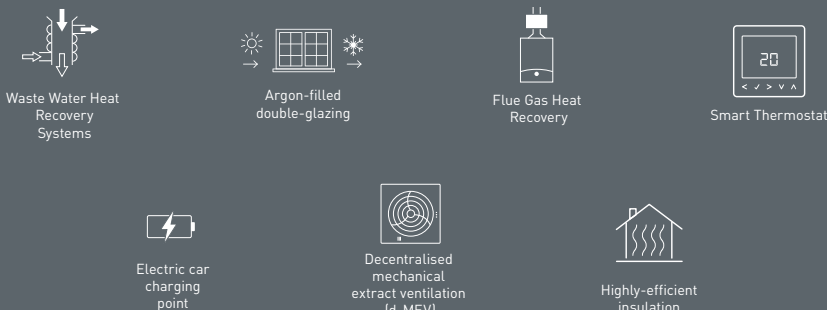
KEY	B	Boiler	wm	Washing machine space	◀ ▶	Dimension location
	ST	Store	f/f	Fridge freezer space		
	dw	Dishwasher space	W	Wardrobe space		





# COLEFORD

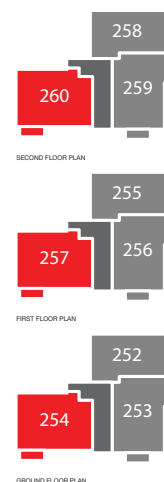
## 2 BEDROOM HOME



### Plots 254, 257 & 260

Lounge/ Kitchen/Dining	6924 x 3436 mm	22'8" x 11'3"
Bedroom 1	3470 x 3296 mm	11'4" x 10'9"
Bedroom 2	3695 x 2591 mm	12'1" x 8'6"
Bathroom	2129 x 1981 mm	6'11" x 6'5"
En suite	2209 x 1540 mm	7'2" x 5'0"

[Approximate dimensions]

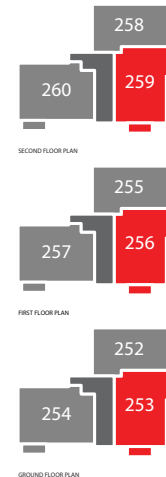
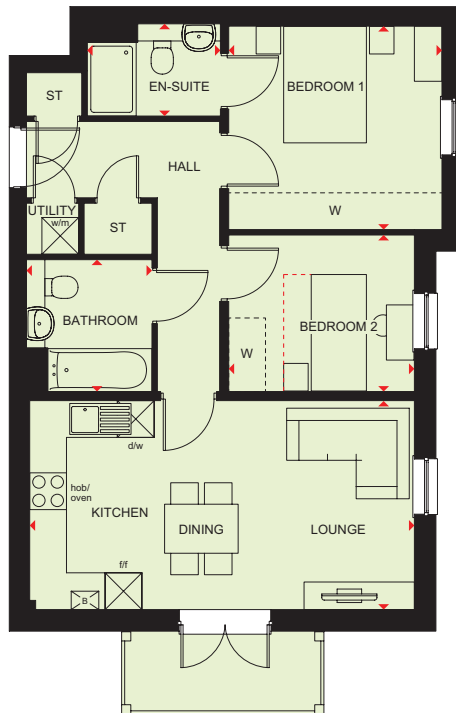
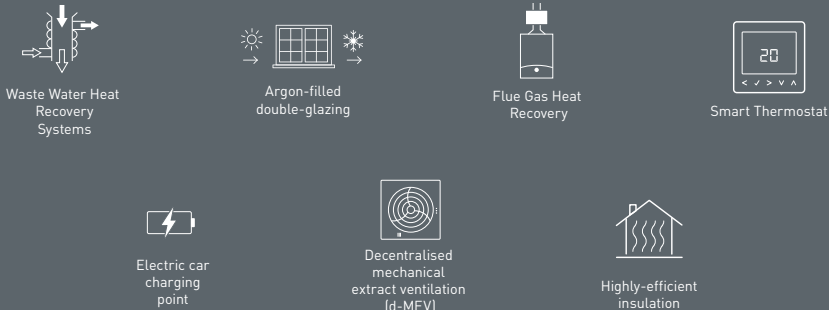


<b>KEY</b>	B	Boiler	w/m	Washing machine space	◀ ▶	Dimension location
	ST	Store	f/f	Fridge freezer space		
	dw	Dishwasher space	W	Wardrobe space		



# HORNSEA

## 2 BEDROOM HOME



### Plots 253, 256 & 259

Lounge/ Kitchen/Dining	6275 x 3409 mm	20'7" x 11'2"
Bedroom 1	3479 x 3409 mm	11'4" x 11'2"
Bedroom 2	3029 x 2553 mm	9'11" x 8'4"
Bathroom	2151 x 2047 mm	7'1" x 6'8"
En suite	2174 x 1504 mm	7'1" x 4'11"

[Approximate dimensions]

<b>KEY</b>	<b>B</b> Boiler	<b>wm</b> Washing machine space	<b>◀ ▶</b> Dimension location
	<b>ST</b> Store	<b>f/f</b> Fridge freezer space	
	<b>dw</b> Dishwasher space	<b>W</b> Wardrobe space	





# KEW

## 2 BEDROOM HOME



Waste Water Heat  
Recovery  
Systems



Argon-filled  
double-glazing



Flue Gas Heat  
Recovery  
System



Smart Thermostat



Electric car  
charging  
point



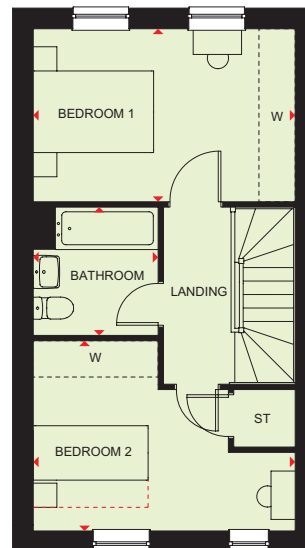
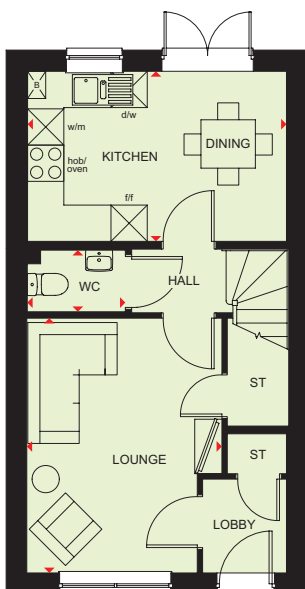
Decentralised  
mechanical  
extract ventilation  
(d-MEV)



Photovoltaic  
panels



Highly-efficient  
insulation



### Ground Floor

Kitchen/Dining	4282 x 2813 mm	14'1" x 9'3"
Lounge	4215 x 3228 mm	13'10" x 10'7"
WC	1806 x 1020 mm	5'11" x 3'4"

[Approximate dimensions]

### First Floor

Bedroom 1	4332 x 2862 mm	14'3" x 9'5"
Bedroom 2	4332 x 3147 mm	14'3" x 10'4"
Bathroom	2066 x 2123 mm	6'9" x 7'0"

[Approximate dimensions]

#### KEY

B	Boiler
ST	Store
w/m	Washing machine space

d/w	Dishwasher space
f/f	Fridge/freezer space
W	Wardrobe space

◀ ▶ Dimension location



# MARTHAM 2

## 3 BEDROOM HOME



Waste Water Heat Recovery Systems



Argon-filled double-glazing



Flue Gas Heat Recovery



Smart Thermostat



Electric car charging point



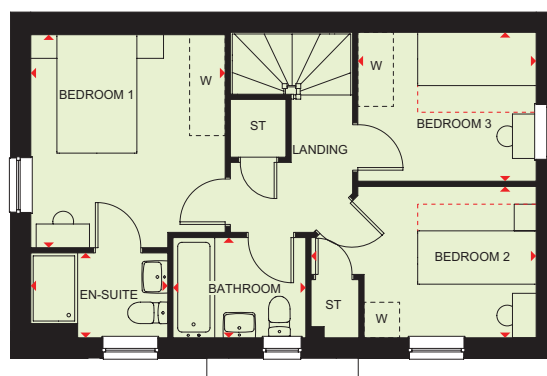
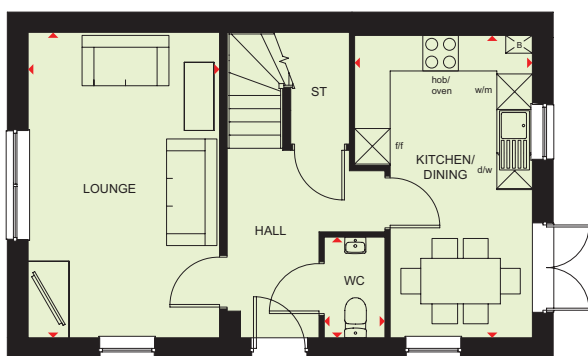
Decentralised mechanical extract ventilation (d-MEV)



Photovoltaic panels



Highly-efficient insulation



### Ground Floor

Kitchen/Dining	5105 x 3002 mm	16'9" x 9'10"
Lounge	5155 x 3233 mm	16'11" x 10'7"
WC	1700 x 1025 mm	5'7" x 3'4"

### First Floor

Bedroom 1	3597 x 3282 mm	11'10" x 10'9"
En suite	2322 x 1433 mm	7'7" x 4'8"
Bedroom 2	3801 x 2555 mm	12'6" x 8'5"
Bedroom 3	3011 x 2512 mm	9'11" x 8'3"
Bathroom	2243 x 1692 mm	7'4" x 5'7"

#### KEY

B	Boiler
ST	Store
wm	Washing machine space

dw	Dishwasher space
f/f	Fridge/freezer space
w	Wardrobe space

◀ ▶ Dimension location





# MARTHAM PLOTS 229 & 280

## 3 BEDROOM HOME



Waste Water Heat Recovery Systems



Argon-filled double-glazing



Flue Gas Heat Recovery



Smart Thermostat



Electric car charging point



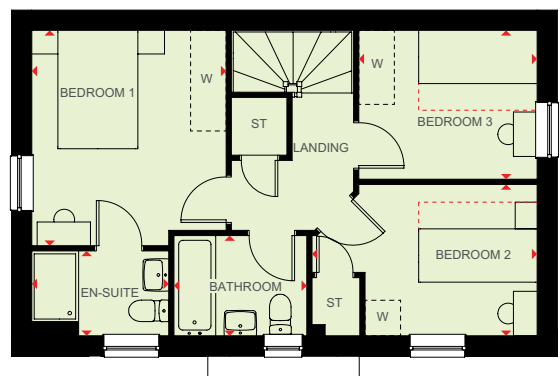
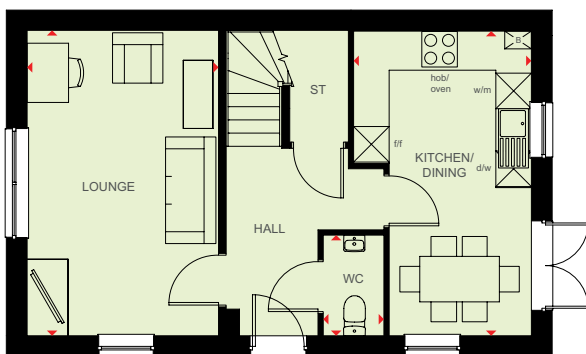
Decentralised mechanical extract ventilation (d-MEV)



Photovoltaic panels



Highly-efficient insulation



### Ground Floor

Kitchen/Dining	5144 x 3002 mm	16'10" x 9'10"
Lounge	5157 x 3233 mm	16'11" x 10'7"
WC	1700 x 1025 mm	5'7" x 3'4"

### First Floor

Bedroom 1	3636 x 3282 mm	11'11" x 10'9"
En suite	2322 x 1433 mm	7'7" x 4'8"
Bedroom 2	3801 x 2555 mm	12'6" x 8'5"
Bedroom 3	3011 x 2514 mm	9'11" x 8'3"
Bathroom	2243 x 1692 mm	7'4" x 5'7"

#### KEY

B Boiler  
ST Store  
wm Washing machine space

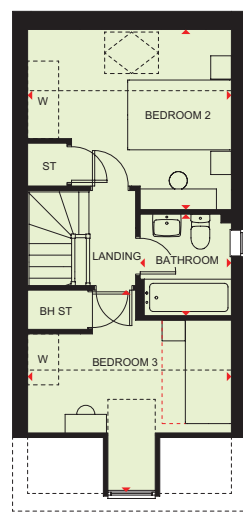
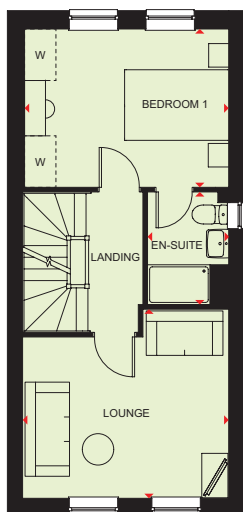
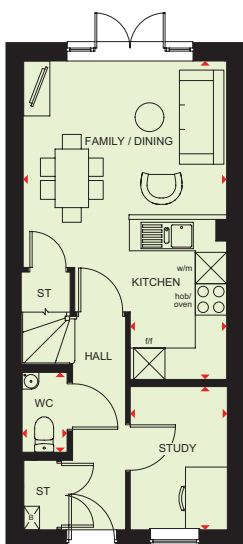
dw Dishwasher space  
f/f Fridge/freezer space  
w Wardrobe space

◀ ▶ Dimension location



# KNIGHTWOOD

## 3 BEDROOM HOME



### Ground Floor

Kitchen/Family/Dining	6089 x 3903 mm	20'0" x 12'10"
Study	2739 x 1857 mm	9'0" x 6'1"
WC	1527 x 877 mm	5'0" x 2'11"

### First Floor

Lounge	3940 x 3616 mm	12'11" x 11'10"
Bedroom 1	3903 x 3028 mm	12'10" x 9'11"
En suite	2154 x 1553 mm	7'1" x 5'1"

\* Window may be omitted on certain plots. Speak to Sales Adviser for details on individual plans.

### Second Floor

Bedroom 2	3940 x 3494 mm	12'11" x 11'6"
Bedroom 3	3940 x 3704 mm	12'11" x 12'2"
Bathroom	1963 x 1705 mm	6'5" x 5'7"

\* Window may be omitted on certain plots. Speak to Sales Adviser for details on individual plans.

<b>KEY</b>	<b>B</b> Boiler	<b>w/m</b> Washing machine space	<b>◀▶</b> Dimension location
	<b>ST</b> Store	<b>f/f</b> Fridge/freezer space	
	<b>BH/ST</b> Bulkhead Store	<b>W</b> Wardrobe space	





# MATLOCK

## 3 BEDROOM HOME



Waste Water Heat Recovery Systems



Argon-filled double-glazing



Flue Gas Heat Recovery System



Smart Thermostat



Electric car charging point



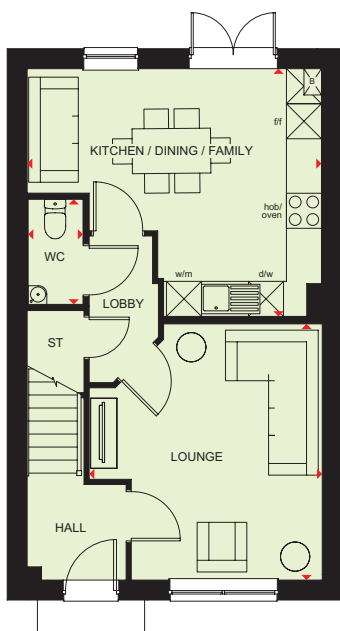
Decentralised mechanical extract ventilation (d-MEV)



Photovoltaic panels



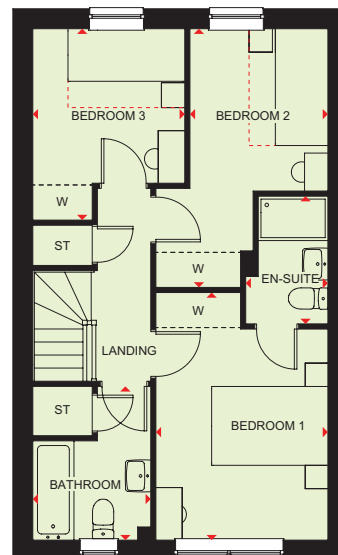
Highly-efficient insulation



### Ground Floor

Kitchen/Dining/Family	5039 x 4242 mm	16'6" x 13'11"
Lounge	4387 x 3947 mm	14'5" x 12'11"
WC	1800 x 1001 mm	5'11" x 3'3"

(Approximate dimensions)



### First Floor

Bedroom 1	4340 x 2946 mm	14'3" x 9'8"
En suite	2287 x 1408 mm	7'6" x 4'7"
Bedroom 2	4329 x 2946 mm	14'2" x 9'8"
Bedroom 3	3275 x 2601 mm	10'9" x 8'6"
Bathroom	2633 x 2019 mm	8'8" x 6'7"

(Approximate dimensions)

#### KEY

B	Boiler
ST	Store
wm	Washing machine space

dw	Dishwasher space
f/f	Fridge/freezer space
W	Wardrobe space

◀ ▶ Dimension location



# REDFORD

## 3 BEDROOM HOME



Waste Water Heat  
Recovery  
Systems



Argon-filled  
double-glazing



Flue Gas Heat  
Recovery



Smart Thermostat



Electric car  
charging  
point



Decentralised  
mechanical  
extract ventilation  
(d-MEV)



Photovoltaic  
panels



Highly-efficient  
insulation



### Ground Floor

Kitchen/Dining	5832 x 3712 mm	19'2" x 12'2"
Lounge	5832 x 3060 mm	19'2" x 10'0"
WC	1493 x 1033 mm	4'11" x 3'5"

[Approximate dimensions]



### First Floor

Bedroom 1	4044 x 3091 mm	13'3" x 10'2"
En suite	2250 x 1386 mm	7'5" x 4'7"
Bedroom 2	4819 x 3022 mm	15'10" x 9'11"
Bedroom 3	2917 x 2702 mm	9'7" x 8'10"
Bathroom	2713 x 2534 mm	8'11" x 8'4"

[Approximate dimensions]

\* Plot Specific Window Only

#### KEY

B Boiler  
ST Store  
f/f Fridge/freezer space

wm Washing machine space  
dw Dishwasher space  
W Wardrobe space

◀ ▶ Dimension location



# KELLING PLOTS 237 & 317

## 4 BEDROOM HOME

  
Waste Water Heat  
Recovery Systems

  
Argon-filled  
double-glazing

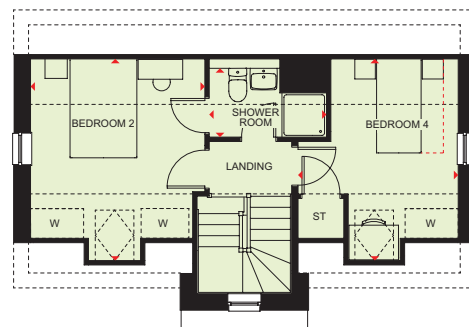
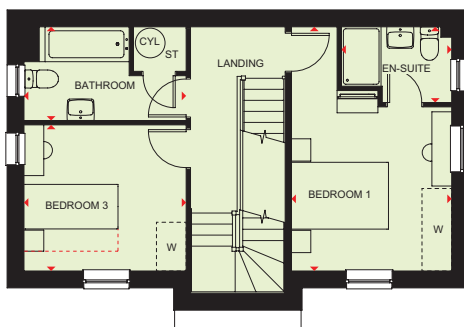
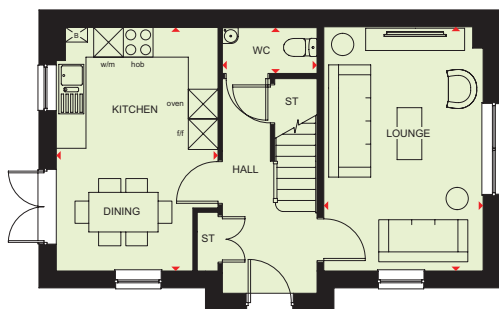
  
Smart Thermostat

  
Electric car  
charging  
point

  
Decentralised  
mechanical extract  
ventilation (d-MEV)

  
Photovoltaic  
panels

  
Highly-efficient  
insulation



### Ground Floor

Kitchen/Dining	4922 x 3268 mm	16'2" x 10'9"
Lounge	4935 x 3219 mm	16'2" x 10'7"
WC	1896 x 943 mm	6'3" x 3'1"

[Approximate dimensions]

### First Floor

Bedroom 1	4935 x 3237 mm	16'2" x 10'7"
Bedroom 3	3277 x 2938 mm	10'9" x 9'8"
Bathroom	3277 x 1909 mm	10'9" x 6'3"
En suite	2228 x 1530 mm	7'4" x 5'0"

[Approximate dimensions]

### Second Floor

Bedroom 2	4076 x 3524 mm	13'4" x 11'7"
Bedroom 4	4076 x 3237 mm	13'4" x 10'7"
Shower Room	2370 x 1580 mm	7'9" x 5'2"

[Approximate dimensions]

**KEY** B Boiler      wm Washing machine space      ◀ ▶ Dimension location  
ST Store      f/f Fridge/freezer space  
CYL Cylinder      W Wardrobe space






# KELLING PLOTS 232, 233, 270 & 296

## 4 BEDROOM HOME

  
Waste Water Heat  
Recovery Systems

  
Argon-filled  
double-glazing

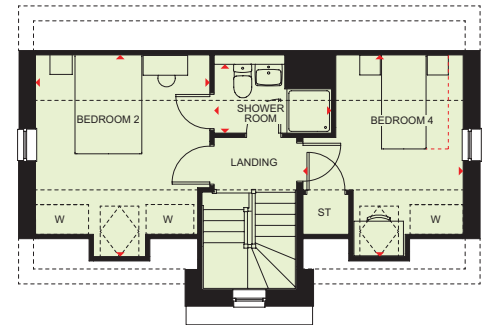
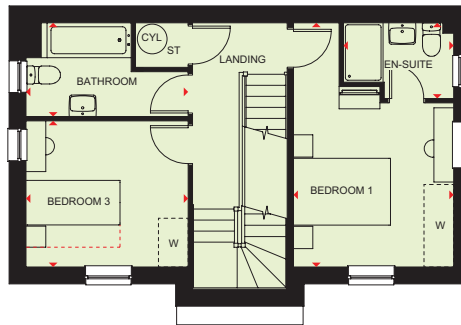
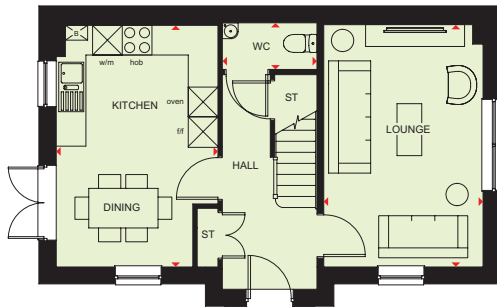
  
Smart Thermostat

  
Electric car  
charging point

  
Decentralised  
mechanical extract  
ventilation (d-MEV)

  
Photovoltaic  
panels

  
Highly-efficient  
insulation



### Ground Floor

Kitchen/Dining	4883 x 3268 mm	16'0" x 10'9"
Lounge	4896 x 3219 mm	16'1" x 10'7"
WC	1896 x 924 mm	6'3" x 3'0"

[Approximate dimensions]

### First Floor

Bedroom 1	4935 x 3237 mm	16'2" x 10'7"
Bedroom 3	3277 x 2938 mm	10'9" x 9'8"
Bathroom	3277 x 1909 mm	10'9" x 6'3"
En suite	2228 x 1530 mm	7'4" x 5'0"

[Approximate dimensions]

### Second Floor

Bedroom 2	4076 x 3524 mm	13'4" x 11'7"
Bedroom 4	4076 x 3237 mm	13'4" x 10'7"
Shower Room	2370 x 1580 mm	7'9" x 5'2"

[Approximate dimensions]

**KEY** B Boiler      wm Washing machine space      ◀ ▶ Dimension location  
ST Store      f/f Fridge/freezer space  
CYL Cylinder      W Wardrobe space



# LAVENHAM

## 4 BEDROOM HOME



### Ground Floor

Kitchen/Breakfast/Family	5157 x 4150 mm	16'11" x 13'7"
Lounge	5720 x 3536 mm	18'9" x 11'7"
Dining	3619 x 2914 mm	11'10" x 9'7"
Study	2914 x 2275 mm	9'7" x 7'6"
WC	1817 x 928 mm	5'12" x 3'1"

[Approximate dimensions]



### First Floor

Bedroom 1	5720 x 3576 mm	18'9" x 11'9"
En suite	2173 x 1420 mm	7'2" x 4'8"
Bedroom 2	4828 x 3375 mm	15'10" x 11'1"
Bedroom 3	4425 x 2919 mm	14'6" x 9'7"
Bedroom 4	3962 x 2150 mm	12'12" x 7'1"
Bathroom	3144 x 1825 mm	10'4" x 5'12"

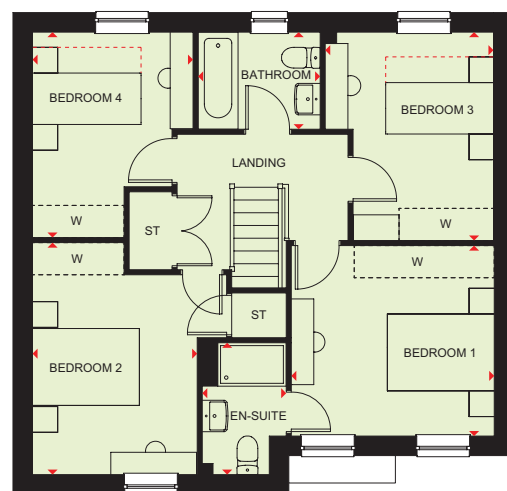
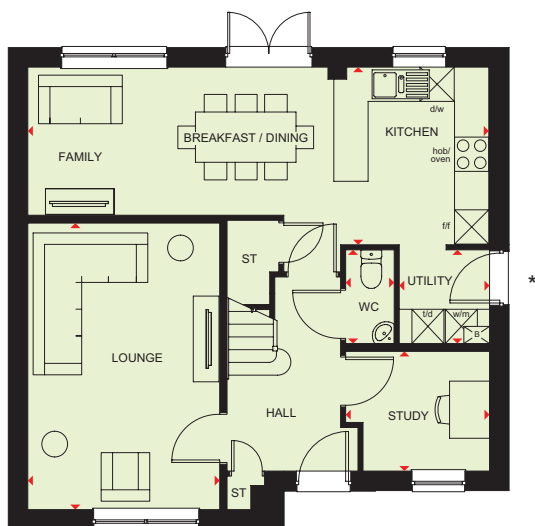
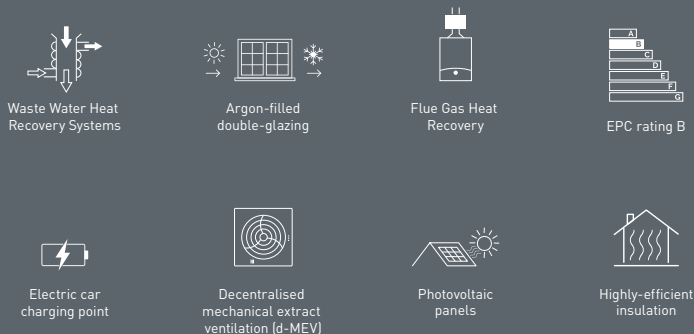
[Approximate dimensions]

<b>KEY</b>	B	Boiler	wm	Washing machine space	BH/ST	Bulkhead Store
	ST	Store	dw	Dishwasher space	w	Wardrobe space
	CYL	Cylinder	f/f	Fridge/freezer space	◀▶	Dimension location



# ROWAN

## 4 BEDROOM HOME



### Ground Floor

Kitchen/Breakfast/Dining/Family	8069 x 3575 mm	26'6" x 11'9"
Lounge	5024 x 3359 mm	16'6" x 11'0"
Study	2519 x 2104 mm	8'3" x 6'11"
Utility	1640 x 1542 mm	5'5" x 5'1"
WC	1623 x 855 mm	5'4" x 2'10"

(Approximate dimensions)

\* Window may not be available on certain plots. Speak to Sales Adviser for details on individual plans.

### First Floor

Bedroom 1	3527 x 3334 mm	11'7" x 10'11"
En suite	2308 x 1500 mm	7'7" x 4'11"
Bedroom 2	4061 x 3398 mm	13'4" x 11'2"
Bedroom 3	3648 x 2959 mm	11'12" x 9'8"
Bedroom 4	3596 x 2810 mm	11'10" x 9'3"
Bathroom	2137 x 1700 mm	7'0" x 5'7"

(Approximate dimensions)

**KEY**

B Boiler

ST Store

wm Washing machine space

dw Dishwasher space

f/f Fridge/freezer space

td Tumble dryer space

W Wardrobe space

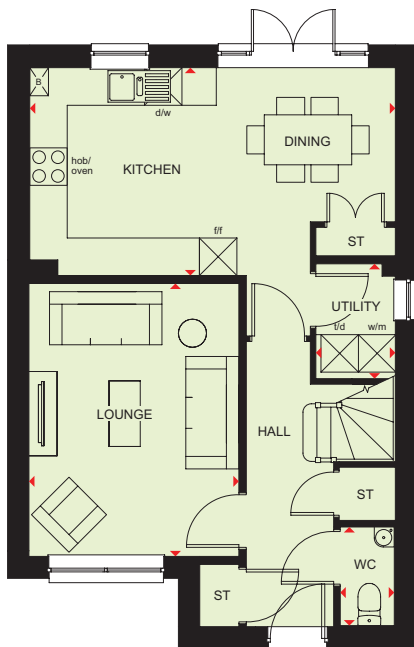
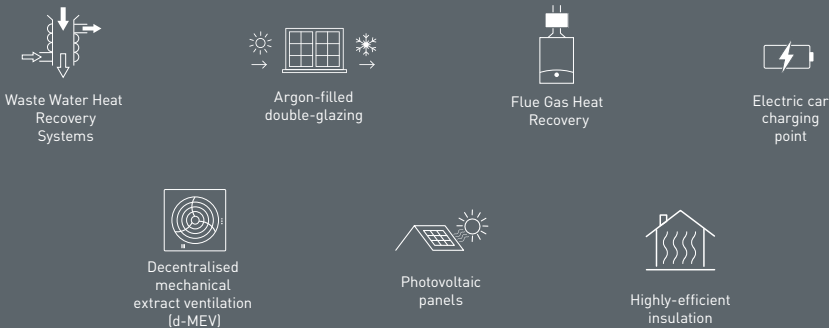
◀ ▶ Dimension location





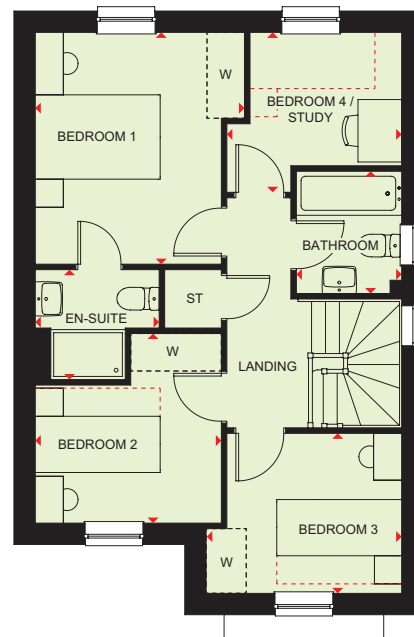
# KENNISHAM CUSTOM BUILD OPTION 1

## 4 BEDROOM HOME



### Ground Floor

Lounge	4370 x 3362 mm	14'4" x 11'0"
Kitchen / Dining	5854 x 4310 mm	19'2" x 14'2"
Utility	1830 x 1273 mm	6'0" x 4'2"
WC	1597 x 883 mm	5'3" x 2'11"
Hall	4566 x 1399 mm	14'12" x 4'7"



### First Floor

Bedroom 1	3712 x 3350 mm	12'2" x 10'12"
En suite	1984 x 1759 mm	6'6" x 5'9"
Bedroom 2	3036 x 2980 mm	9'11" x 9'9"
Bedroom 3	3132 x 2563 mm	10'3" x 8'5"
Bedroom 4 / Study	2800 x 2561 mm	9'2" x 8'5"
Bathroom	1957 x 1686 mm	6'5" x 5'6"
Landing	3683 x 1328 mm	12'1" x 4'4"

<b>KEY</b>	B Boiler	td Tumble dryer space	W Wardrobe space
	ST Store	dw Dishwasher space	◀ ▶ Dimension location
	wm Washing machine space	f/f Fridge/freezer space	



# KENNISHAM CUSTOM BUILD OPTION 2

## 4 BEDROOM HOME



Waste Water Heat Recovery Systems



Argon-filled double-glazing



Flue Gas Heat Recovery



Electric car charging point



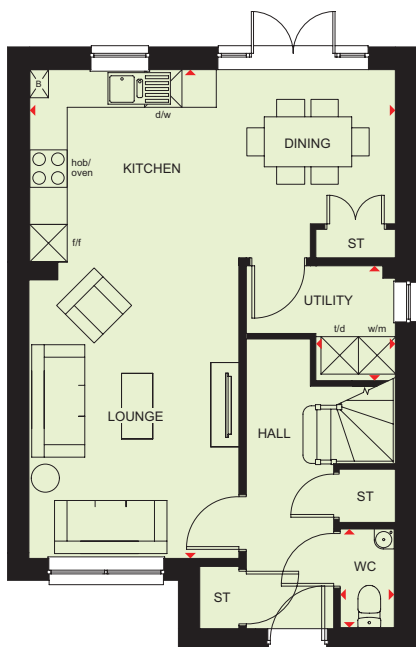
Decentralised mechanical extract ventilation (d-MEV)



Photovoltaic panels

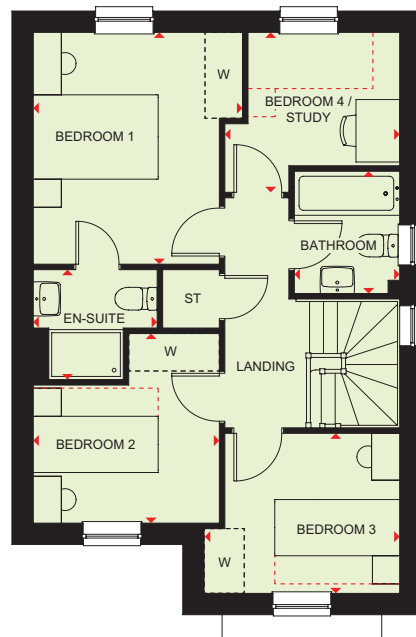


Highly-efficient insulation



### Ground Floor

Lounge/Kitchen/Dining	7839 x 5867 mm	25'9" x 19'3"
Utility	1830 x 1273 mm	6'0" x 4'2"
WC	1597 x 883 mm	5'3" x 2'11"
Hall	4566 x 1399 mm	14'12" x 4'7"



### First Floor

Bedroom 1	3712 x 3350 mm	12'2" x 10'12"
En suite	1984 x 1759 mm	6'6" x 5'9"
Bedroom 2	3036 x 2980 mm	9'11" x 9'9"
Bedroom 3	3132 x 2563 mm	10'3" x 8'5"
Bedroom 4/ Study	2800 x 2561 mm	9'2" x 8'5"
Bathroom	1957 x 1686 mm	6'5" x 5'6"
Landing	3683 x 1328 mm	12'1" x 4'4"

### KEY

B Boiler

ST Store

wm Washing machine space

td Tumble dryer space

dw Dishwasher space

f/f Fridge/freezer space

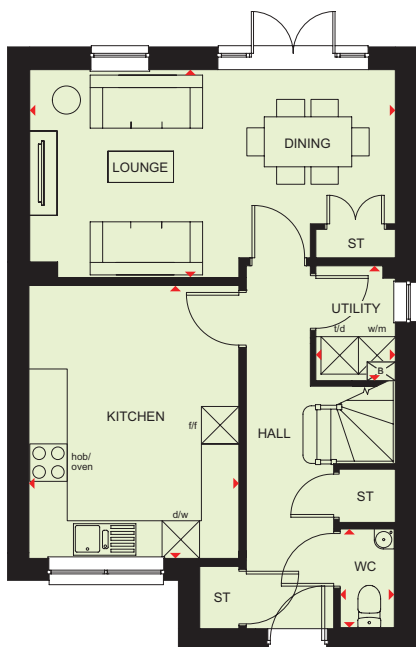
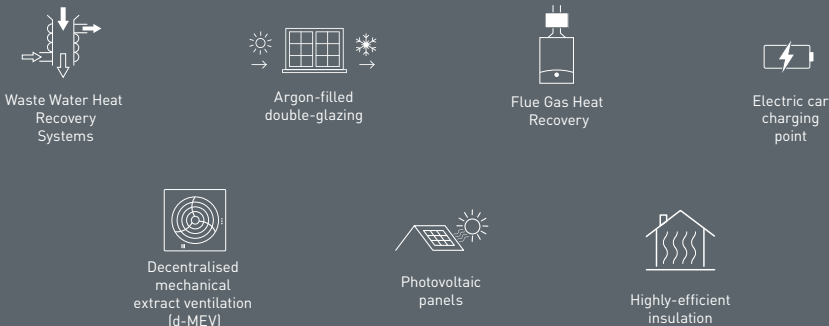
W Wardrobe space

◀ ▶ Dimension location



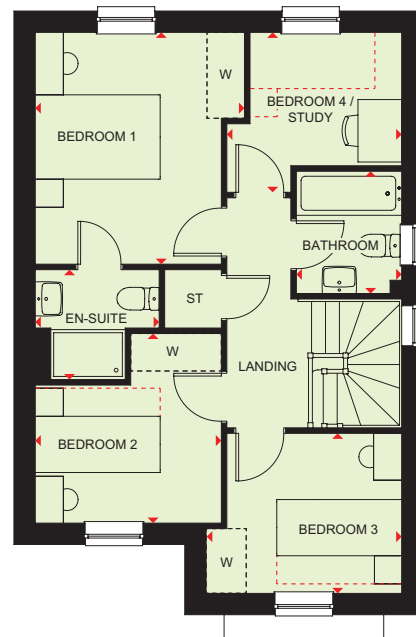
# KENNISHAM CUSTOM BUILD OPTION 3

## 4 BEDROOM HOME



### Ground Floor

Kitchen	4370 x 3349 mm	14'4" x 11'0"
Lounge/Dining	5867 x 3341 mm	19'3" x 11'0"
Utility	1830 x 1273 mm	6'0" x 4'2"
WC	1597 x 883 mm	5'3" x 2'11"
Hall	4566 x 1399 mm	14'12" x 4'7"



### First Floor

Bedroom 1	3712 x 3350 mm	12'2" x 10'12"
En suite	1984 x 1759 mm	6'6" x 5'9"
Bedroom 2	3036 x 2980 mm	9'11" x 9'9"
Bedroom 3	3132 x 2563 mm	10'3" x 8'5"
Bedroom 4/ Study	2800 x 2561 mm	9'2" x 8'5"
Bathroom	1957 x 1686 mm	6'5" x 5'6"
Landing	3683 x 1328 mm	12'1" x 4'4"

<b>KEY</b>	B Boiler	td Tumble dryer space	W Wardrobe space
	ST Store	dw Dishwasher space	◀▶ Dimension location
	wm Washing machine space	f/f Fridge/freezer space	





# NEW HOMES QUALITY CODE

Housebuilders and developers who build new homes will be expected to register with the New Homes Quality Board (NHQB). As long as a housebuilder or developer has followed the correct registration process, including completing the necessary training, introducing a complaints procedure, and following other processes and procedures that are needed to meet the requirements of this New Homes Quality Code (the code), they will become a registered developer.

Registered developers agree to follow the code and the New Homes Ombudsman Service, including accepting the decisions of the New Homes Ombudsman in relation to dealings with customers. If a registered developer does not meet the required standards, or fails to accept and act in line with the decisions of the New Homes Ombudsman, they may have action taken against them, including being removed from the register of registered developers.

The code sets out the requirements that registered developers must meet. The code may be updated from time to time to reflect changes to industry best practice as well as the decisions of the New Homes Ombudsman Service.

All homes built by registered developers must meet building-safety and other regulations. All registered developers should aim to make sure there are no snags or defects in their properties before the keys are handed over to a customer. If there are any snags or defects, these should be put right within the agreed timescales.

## WHAT THE CODE COVERS

For the purposes of this code, 'customer' means a person who is buying or intends to buy a new home which they will live in or give to another person. (If a new home is being bought in joint names, 'the customer' includes all the joint customers.) However, the New Homes Quality Board have also started work to consider other groups of customers and what they should be able to expect from a new home. This includes shared owners and people who are buying a new home to let to other people. Any changes the New Homes Quality Board make to the code to reflect the needs of other groups of customers will be developed through consultation, and they will continually assess and review the effectiveness of the code, and any new laws or regulations that apply. Other areas which are not covered by the code are claims for loss of property value or blight (where a property falls in value or becomes difficult to sell because of major public work in the area), personal injury or claims that are not covered by the scheme rules of the New Homes Ombudsman Service.



**barratthomes.co.uk**

**0333 355 8468**

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