





A REFRESHING NEW OUTLOOK

Queens Walk is at the heart of it all.

A place where from coffee shops to fitness classes and cultural venues to rail connections into the City, you are always in easy walking distance of them all. East Grinstead has established its town credentials over centuries, and now this exciting new phase of its evolution is seeing a vibrant new quarter become part of its 21st century urban fabric. With architectural flair and a beautifully thought-out landscaped design you can live, dine, shop, and relax in a setting that is opening up this part of town, bringing a sense of light – and a new lifestyle. Welcome to a modern take on town living in East Grinstead.

Welcome to Queens Walk.



Sackville College



St Swithun's Church



East Grinstead High Street



East Grinstead High Street



East Grinstead High Street

East Grinstead already offers excellent shopping along London Road and the High Street, with favourite brands including White Stuff and Waitrose, Pandora and Sainsbury's. The town's gastropubs and traditional hostellers have been serving up a warm welcome and good food since East Grinstead was a stopping point on the coaching route to Brighton. Now you can head to Brighton for chic shopping-by-the-sea, or to Bluewater for flagship store John Lewis and premier brands Jo Malone and Michael Kors – both under an hour's drive. Crawley is under 10 miles away, offering mall shopping and places to browse from the Apple Store to Hotel Chocolat.

FROM EVERYDAY SHOPPING TO EXCEPTIONAL SHOPPING

QUEENS WALK WILL OPEN UP THE AREA AND INTEGRATE A THRIVING COMMUNITY BACK INTO THE CENTRE OF EAST GRINSTEAD

FIRST-CLASS FOR FAMILIES



Young families will find everything from pre-school venues to secondary schools in easy reach, with a nursery for 1 to 5-year-olds offering day care as well as holiday clubs and a full programme of activities for half-terms and summer holidays just 0.3 miles away. There are several primaries within a mile of Queens Walk including The Meads, Estcots, St Mary's CofE, and St Peter's Catholic, all rated 'Good' by Ofsted. Sackville and Imberhorne provide senior level education, while Brambletyre is an independent school for 2 to 13-year-olds. Out of school you will find everything from Baby Ballet sessions to fun-packed Holiday Camps at the local arts venue and leisure centre.

Whether it is a morning swim, evening gym workout, or gearing up in the cycle studio, at Queens Walk you are just minutes away from the Kings Leisure Centre. Head to East Grinstead Sports Club for 3G football pitches and a welcoming Squash and Racketball Club, set in 33 acres. Catch the latest release at the Scott Cinema, or a concert or comedy show at Chequer Mead theatre. The town hosts an annual Music and Arts Festival, where you can spend summer nights under the stars at open-air theatres with award-winning theatre companies and Swing bands in the stunning grounds of Saint Hill Manor.

The National Trust's Standen House is not just a place for picnics and strolling through its 100 acres of woodland and rich wildlife, but also the place to discover a treasure in the second-hand bookshop and experience the rare beauty of the ancient bluebell woods in spring. Learn to sail and feel the breeze in your hair at Weir Wood Reservoir, just part of the stunning landscape of the Kingscote Valley and Ashdown Forest. Discover tranquil cycle paths along old railway lines that are part of Sustrans' national cycle network, while enjoying peerless Sussex scenery and the sound of birdsong – and feel miles from it all.

EXPERIENCE MORE **ALL** **YEAR ROUND**



Ashdown Forest

TRAVEL TIMES FROM HOME

At Queens Walk you can always enjoy superb connectivity whether to the heart of the City or across the region. The town's iconic heritage Bluebell steam railway still draws visitors to explore miles of outstanding natural beauty and experience the age of steam, but East Grinstead also offers fast modern links. The station, around 12 minutes' walk from home, has services direct into London Victoria in 56 minutes and to London Blackfriars in the City in 1h 13 minutes. The road network is excellent with major routes including the A22 connecting south to the coast and north to the M25. The M23 runs west of East Grinstead and offers access to Gatwick International just 13 miles away and 22 minutes by car.

TRAIN CONNECTIONS (FROM EAST GRINSTEAD)

17 MINS
OXTED

39 MINS
EAST CROYDON

49 MINS
CLAPHAM JUNCTION

56 MINS
LONDON VICTORIA

MOTORWAY CONNECTIONS

0.3 MILES
A22

6.7 MILES
M23

10.8 MILES
M25

37.1 MILES
M3

AIRPORT CONNECTIONS

9.4 MILES
GATWICK

33.2 MILES
BRIGHTON CITY

43.1 MILES
HEATHROW

49.6 MILES
LONDON CITY

LOCAL ATTRACTIONS BY CAR

NEARBY DESTINATIONS

9.5 MILES
CRAWLEY

14.1 MILES
ROYAL TUNBRIDGE WELLS

28.8 MILES
BRIGHTON

31.3 MILES
MAIDSTONE

44 MILES
CENTRAL LONDON

SHOPPING AND RETAIL

9.2 MILES
COUNTY MALL SHOPPING CENTRE

13.5 MILES
QUADRANT SHOPPING CENTRE

13.8 MILES
BELFRY SHOPPING CENTRE

LEISURE AND RECREATION

0.8 MILES
KINGS LEISURE CENTRE

4.4 MILES
ROYAL ASHDOWN GOLF CLUB

4.7 MILES
LINGFIELD PARK RACECOURSE

5.5 MILES
HOLTYE GOLF CLUB

29.3 MILES
BRANDS HATCH

OTHER POINTS OF INTEREST

0.5 MILES
BLUEBELL RAILWAY

2.2 MILES
WEIR WOOD RESERVOIR

5.9 MILES
WAKEHURST BOTANICAL GARDENS

8.5 MILES
HAREWOODS

10.7 MILES
ASHDOWN FOREST

SPECIFICATION

We design, build and fit our homes around you – and Queens Walk is no exception. Constructed using traditional techniques incorporating modern materials throughout, with professional design, craftsman finishes and thoughtfully chosen fixtures and fittings as standard, Queens Walk is completed to our usual superior standards to make a house a home.

DESIGNER KITCHENS

- Zanussi stainless steel electric fan oven
- Zanussi ceramic hob and Electrolux stainless steel chimney hood
- Zanussi integrated fridge/freezer, washer/dryer and dishwasher
- Choice of designer units by Oakwood Kitchens*
- Choice of quartz stone worktops and upstands*
- Stainless steel splashback to hob
- Fascino stainless steel sink with oversized single bowl and integrated removable chopping board
- Fascino designer curved tap with clipped hose-spray extension
- Fascino instant boiling water tap
- Integrated stainless steel soap dispenser
- LED lighting under wall-mounted kitchen cupboards

BATHROOMS AND EN-SUITES

- Fascino digitally controlled Smart Tap
- Smart Mirror with LED lighting, shaver socket, digital clock and de-mist pad
- Walnut vanity unit with integrated storage space* and black porcelain worktop
- RAK Ceramics basin
- RAK Ceramics Hygiene+ WC with RAKRimless™ pan and ergonomic design soft-close seat
- Fascino Smart Shower and Smart Bath
- Heated chrome towel rails
- Choice of RAK Ceramics porcelain wall and floor tile colour with polished and matt finishes*
- Low-level LED strip lighting to bath

GENERAL SPECIFICATION

- Forest oak doors with polished chrome ironmongery, matching wrapped door-lining, architraves and skirtings
- Choice of white oak or ebony oak strip wood flooring to entrance hall, living area, dining area, kitchen and cloakrooms*
- Choice of carpets with underlay to bedrooms*
- Fitted wardrobes to master bedroom
- Television and telephone points to living area and master bedroom
- Gas central heating via radiators
- Smoke alarm
- Double-glazed windows
- Limited number of parking spaces available for purchase
- Audio visual entry system
- Communal podium terrace
- Sky ready

*Choices from developer's range and subject to build stage.



Close to the heart of it all, Queens Walk offers privacy and space, as well as attractive communal gardens for peace and tranquility.



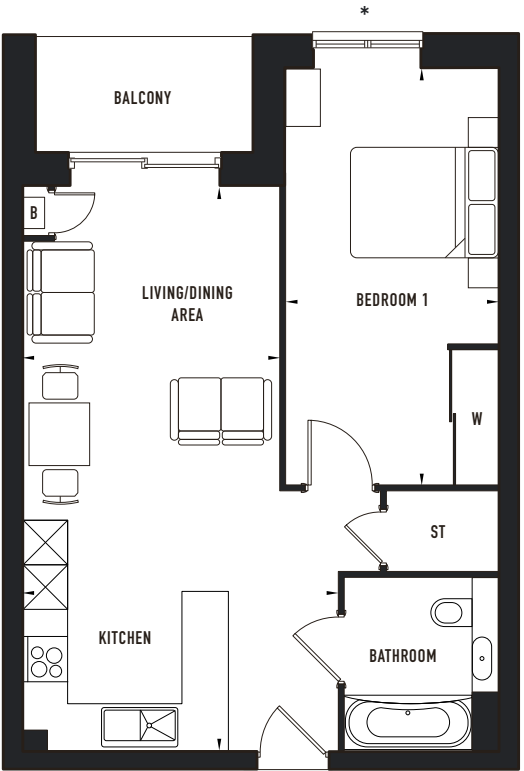
A COURTYARD OF TRANQUILITY



FLOOR PLANS

PLOTS 01, 06, 09, 11 & 17

— THE SHRIKE —
1 BEDROOM APARTMENT

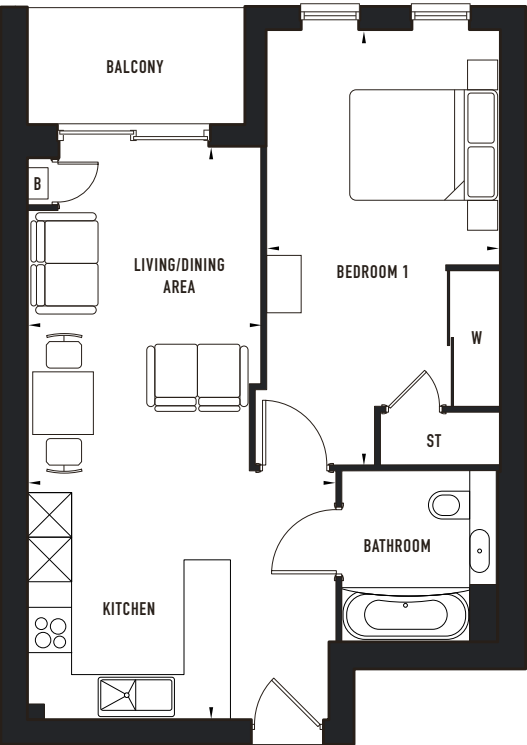


Kitchen/Living/Dining Area	7.43m x 4.16m (max.)	24'5" x 13'8" (max.)
	3.39m (min.)	11'2" (min.)
Bedroom 1	5.52m x 2.80m	18'2" x 9'3"
TOTAL AREA	52.38 sq m	558 sq ft

B Boiler | ST Storage | W Wardrobe
*Plots 9, 11 & 17 have 2 windows in bedroom 1

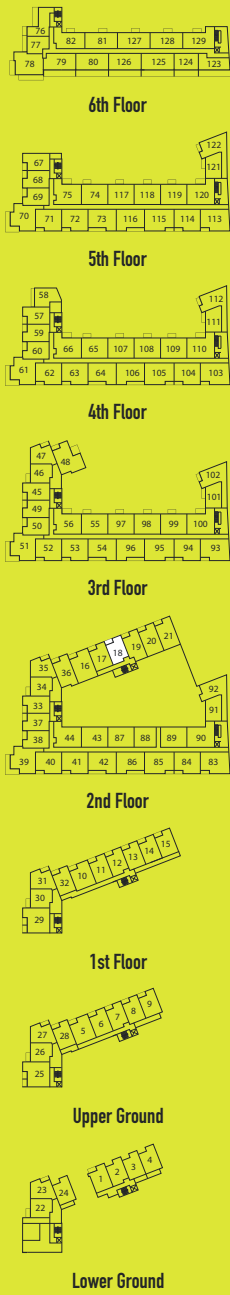
PLOT 18

— THE REDWING —
1 BEDROOM APARTMENT



Kitchen/Living/Dining Area	7.56m x 4.09m (max.)	24'10" x 13'5" (max.)
	3.10m (min.)	10'2" (min.)
Bedroom 1	5.75m x 3.65m	18'11" x 10'1"
TOTAL AREA	50.04 sq m	539 sq ft

B Boiler | ST Storage | W Wardrobe





6th Floor



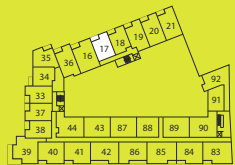
5th Floor



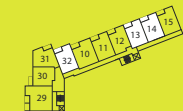
4th Floor



3rd Floor



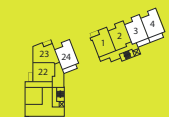
2nd Floor



1st Floor



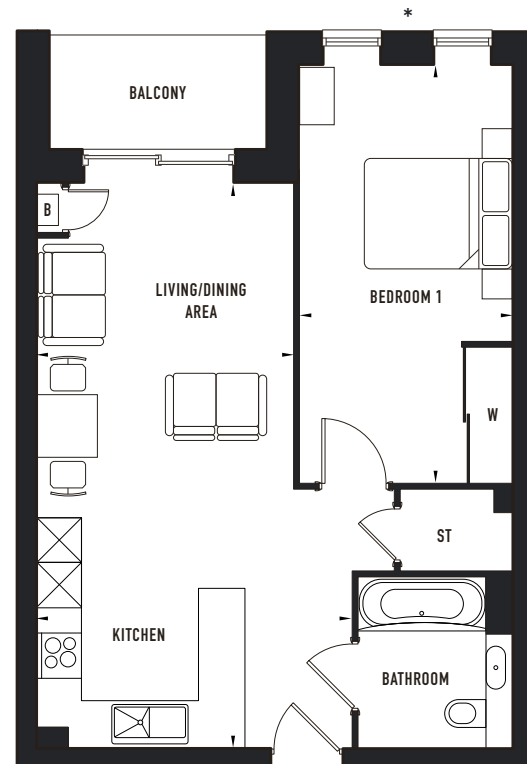
Upper Ground



Lower Ground

PLOTS 03, 04, 08, 13, 14, 24, 28 & 32

— THE FIELDFARE — 1 BEDROOM APARTMENT

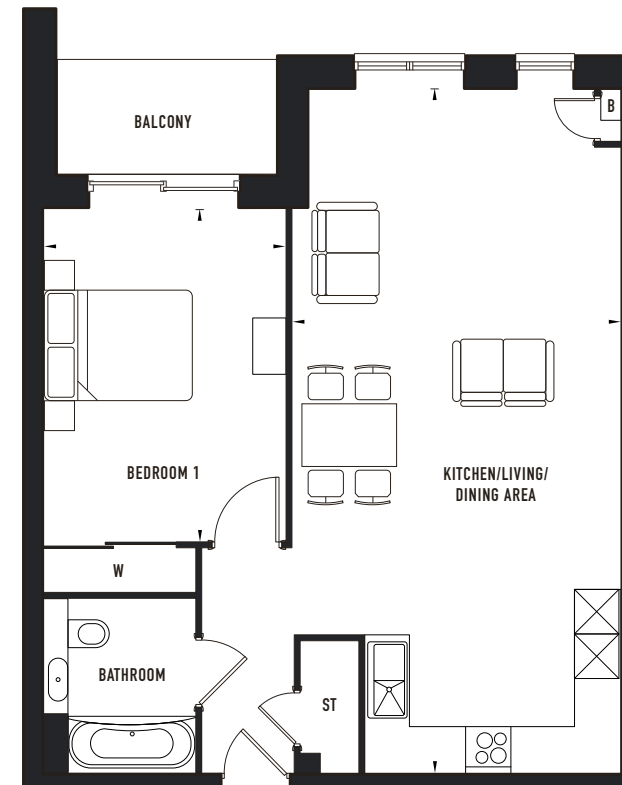


Kitchen/Living/Dining Area	7.46m x 4.19m (max.)	24'6" x 13'9" (max.)
	3.40m (min.)	11'2" (min.)
Bedroom 1	5.55m x 2.85m	18'3" x 9'4"
TOTAL AREA	52.47 sq m	564 sq ft

B Boiler | ST Storage | W Wardrobe
*Plots 3, 8, 14 & 32 have only 1 window to bedroom 1

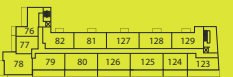
PLOTS 05 & 10

— THE WOODLARK — 1 BEDROOM APARTMENT



Kitchen/Living/Dining Area	9.08m x 4.04m (max.)	29'6" x 13'5" (max.)
	3.25m (min.)	10'8" (min.)
Bedroom 1	4.41m x 3.21m	14'6" x 10'6"
TOTAL AREA	64.24 sq m	692 sq ft

B Boiler | ST Storage | W Wardrobe



6th Floor



5th Floor



4th Floor



3rd Floor



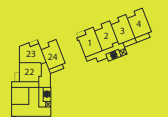
2nd Floor



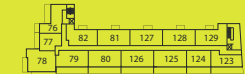
1st Floor



Upper Ground



Lower Ground



6th Floor



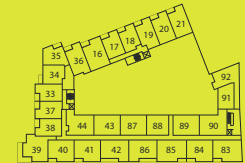
5th Floor



4th Floor



3rd Floor



2nd Floor



1st Floor



Upper Ground

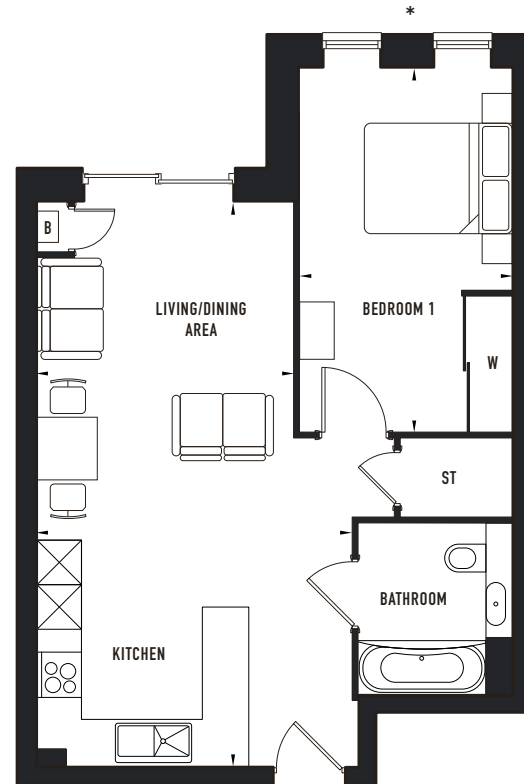


Lower Ground

PLOT 02, 07 & 12

— THE STONECHAT —

1 BEDROOM APARTMENT



Kitchen/Living/Dining Area	7.49m x 4.19m (max.)	24'5" x 13'9" (max.)
	3.42m (min.)	11'3" (min.)
Bedroom 1	4.59m x 2.80m	15'1" x 9'3"
TOTAL AREA	50.73 sq m	546 sq ft

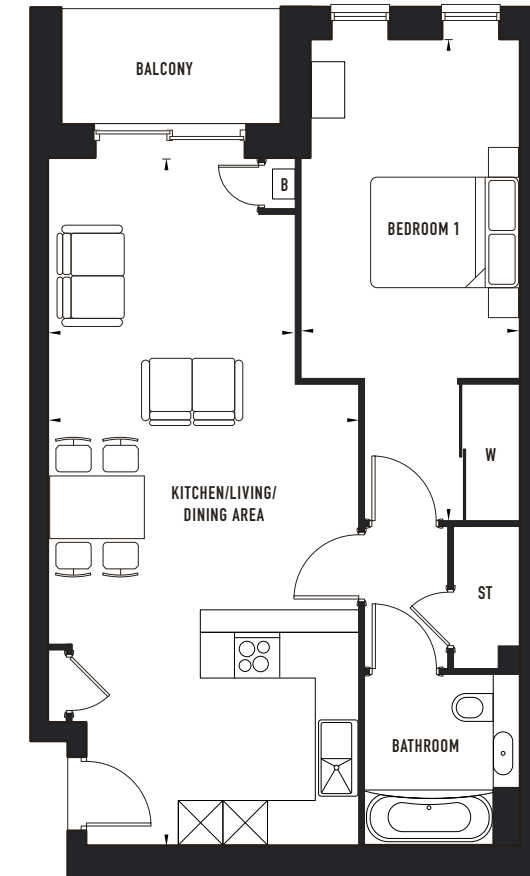
B Boiler | ST Storage | W Wardrobe

*Plot 12 has only 1 window to bedroom 1

PLOT 15

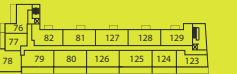
— THE SISKIN —

1 BEDROOM APARTMENT



Kitchen/Living/Dining Area	9.00m x 4.00m (max.)	29'10" x 13'5" (max.)
	3.25m (min.)	10'8" (min.)
Bedroom 1	4.48m x 2.87m	14'8" x 9'5"
TOTAL AREA	60.69 sq m	653 sq ft

B Boiler | ST Storage | W Wardrobe



6th Floor



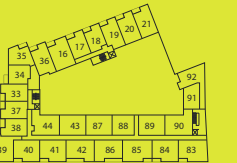
5th Floor



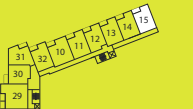
4th Floor



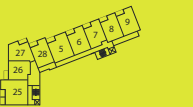
3rd Floor



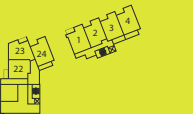
2nd Floor



1st Floor



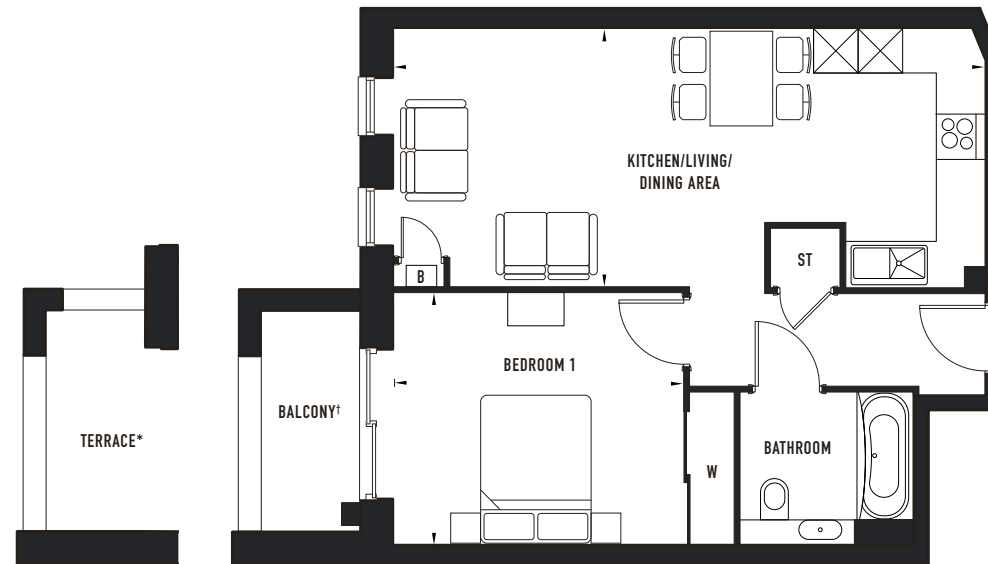
Upper Ground



Lower Ground

PLOTS 22, 26, 30, 34 & 46

— THE CROSSBILL — 1 BEDROOM APARTMENT

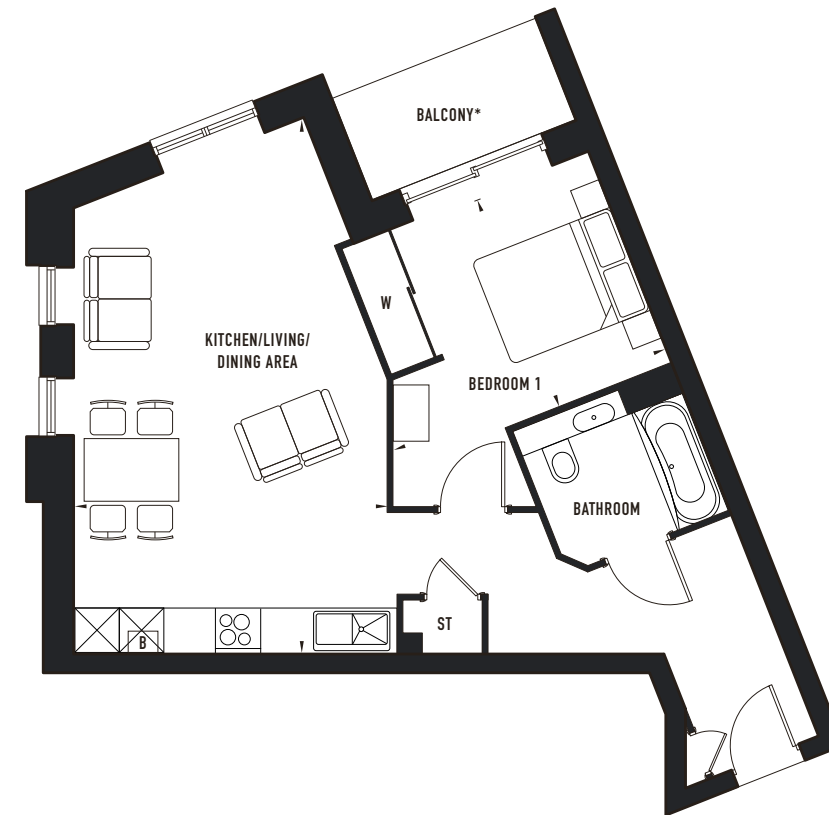


Kitchen/Living/Dining Area	7.78m x 3.42m	25'6" x 11'3"
Bedroom 1	3.82m x 3.34m	12'7" x 11'0"
TOTAL AREA	52.36 sq m	563 sq ft

B Boiler | ST Storage | W Wardrobe
*Terrace to plot 22
†Balcony to other plots

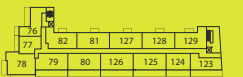
PLOTS 23, 27 & 31

— THE DOVE — 1 BEDROOM APARTMENT



Kitchen/Living/Dining Area	5.91m x 4.11m	19'5" x 13'6"
Bedroom 1	3.51m x 3.00m	11'6" x 9'10"
TOTAL AREA	54.43 sq m	585 sq ft

B Boiler | ST Storage | W Wardrobe
*Terrace to plot 23



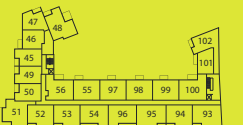
6th Floor



5th Floor



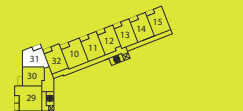
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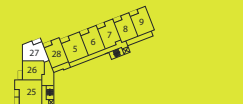
3rd Floor



2nd Floor



1st Floor



Upper Ground

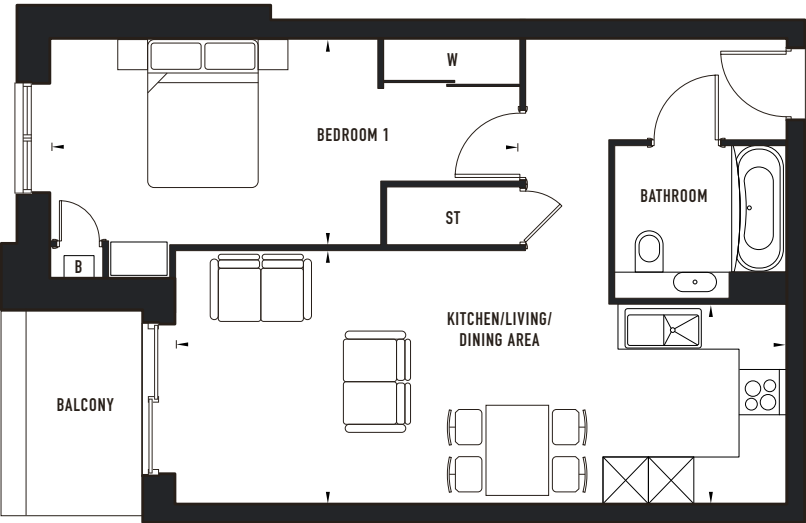


Lower Ground

PLOTS 33, 45 & 57

— THE CUCKOO —

1 BEDROOM APARTMENT



Kitchen/Living/Dining Area	8.00m x 3.32m (max.)	26'5" x 10'11" (max.)
	2.61m (min.)	8'7" (min.)
Bedroom 1	4.35m x 2.73m	14'3" x 9'0"
TOTAL AREA	55.63 sq m	599 sq ft

B Boiler | ST Storage | W Wardrobe

PLOTS 35 & 47

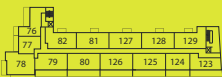
— THE WARBLER —

1 BEDROOM APARTMENT



Kitchen/Living/Dining Area	5.67m x 4.11m	18'7" x 13'6"
	3.51m x 3.00m	11'6" x 9'10"
Bedroom 1		
TOTAL AREA	51.63 sq m	556 sq ft

B Boiler | ST Storage | W Wardrobe



6th Floor



5th Floor



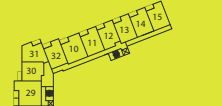
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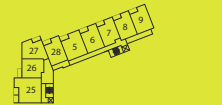
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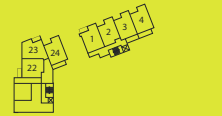
2nd Floor



1st Floor



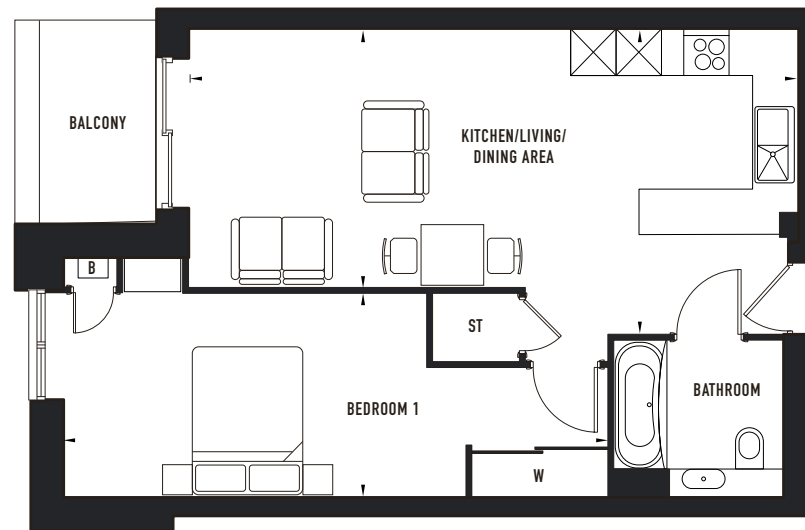
Upper Ground



Lower Ground

PLOTS 37, 49, 59 & 68

— THE WOODCOCK — 1 BEDROOM APARTMENT

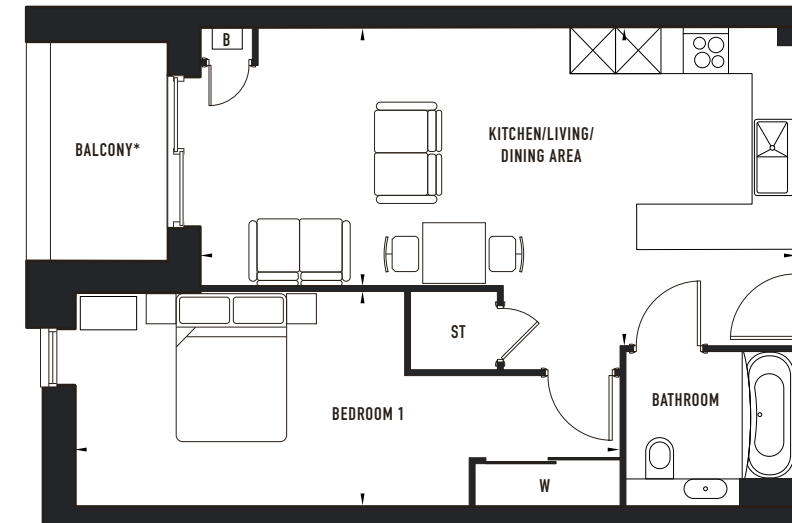


Kitchen/Living/Dining Area	8.00m x 4.04m (max.)	26'5" x 13'3" (max.)
	3.39m (min.)	11'2" (min.)
Bedroom 1	7.18m x 2.69m	23'7" x 8'10"
TOTAL AREA	55.29 sq m	595 sq ft

B Boiler | ST Storage | W Wardrobe

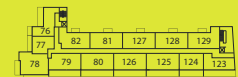
PLOTS 38, 50, 60 & 69

— THE OWL — 1 BEDROOM APARTMENT



Kitchen/Living/Dining Area	7.86m x 4.19m (max.)	25'9" x 13'9" (max.)
	3.42m (min.)	11'3" (min.)
Bedroom 1	5.19m x 2.80m	17'1" x 9'2"
TOTAL AREA	55.39 sq m	596 sq ft

B Boiler | ST Storage | W Wardrobe
*Terrace to plot 38



6th Floor



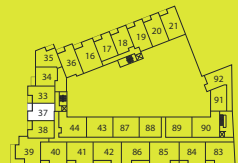
5th Floor



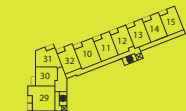
4th Floor



3rd Floor



2nd Floor



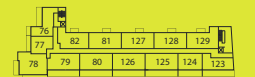
1st Floor



Upper Ground



Lower Ground



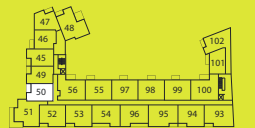
6th Floor



5th Floor



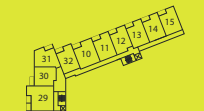
4th Floor



3rd Floor



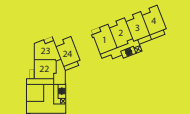
2nd Floor



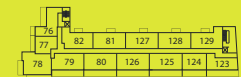
1st Floor



Upper Ground



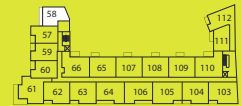
Lower Ground



6th Floor



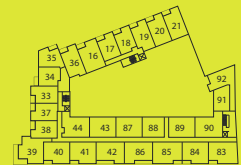
5th Floor



4th Floor



3rd Floor



2nd Floor



1st Floor



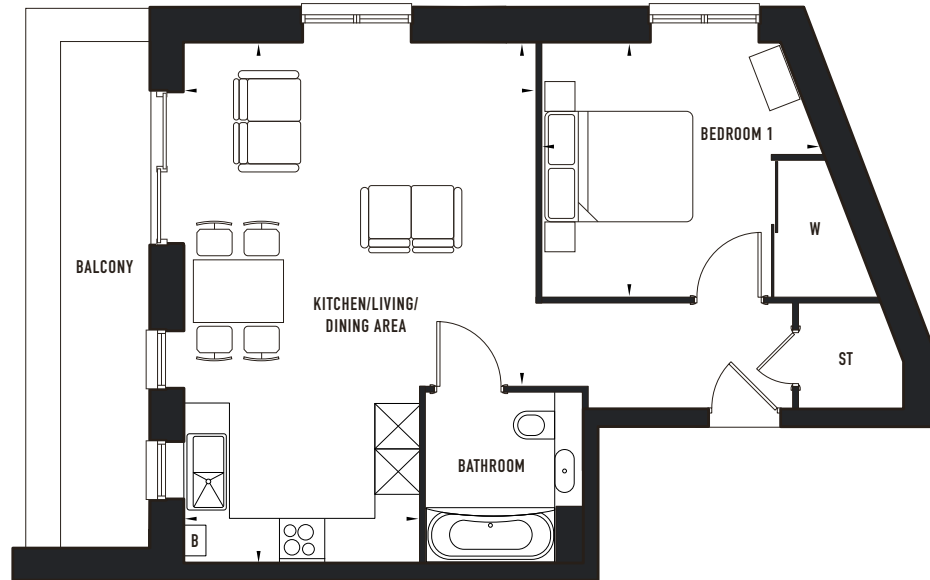
Upper Ground



Lower Ground

PLOT 58

— THE KESTREL — 1 BEDROOM APARTMENT

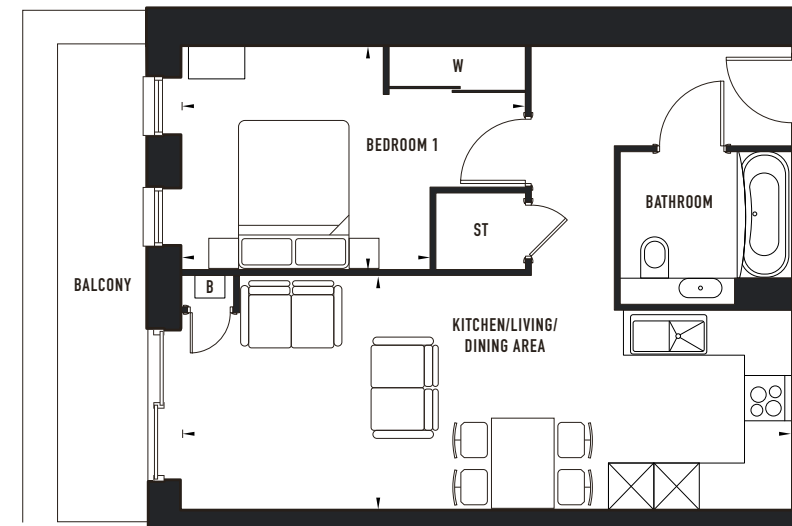


Kitchen/Living/Dining Area	6.84m (max.) x 4.52m (max.)	22'6" (max.) x 14'10" (max.)
	4.52m (min.) x 3.09m (min.)	15'2" (min.) x 10'2" (min.)
Bedroom 1	3.69m x 3.34m	12'1" x 11'0"
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TOTAL AREA	54.73 sq m	589 sq ft

B Boiler | ST Storage | W Wardrobe

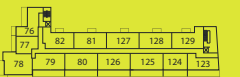
PLOT 67

— THE WOODPECKER — 1 BEDROOM APARTMENT



Kitchen/Living/Dining Area	8.00m x 3.32m	26'5" x 10'11"
	4.54m (max.) x 2.98m	14'11" (max.) x 9'9"
Bedroom 1	3.27m (min.)	10'9" (min.)
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TOTAL AREA	50.42 sq m	543 sq ft

B Boiler | ST Storage | W Wardrobe



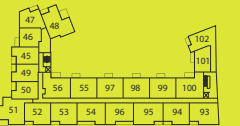
6th Floor



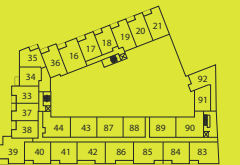
5th Floor



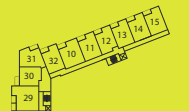
4th Floor



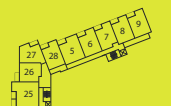
3rd Floor



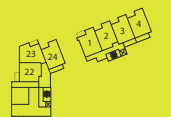
2nd Floor



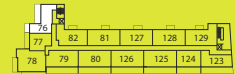
1st Floor



Upper Ground



Lower Ground



6th Floor



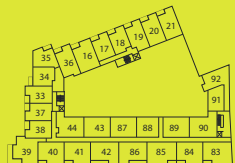
5th Floor



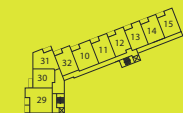
4th Floor



3rd Floor



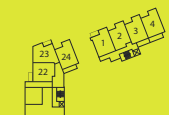
2nd Floor



1st Floor



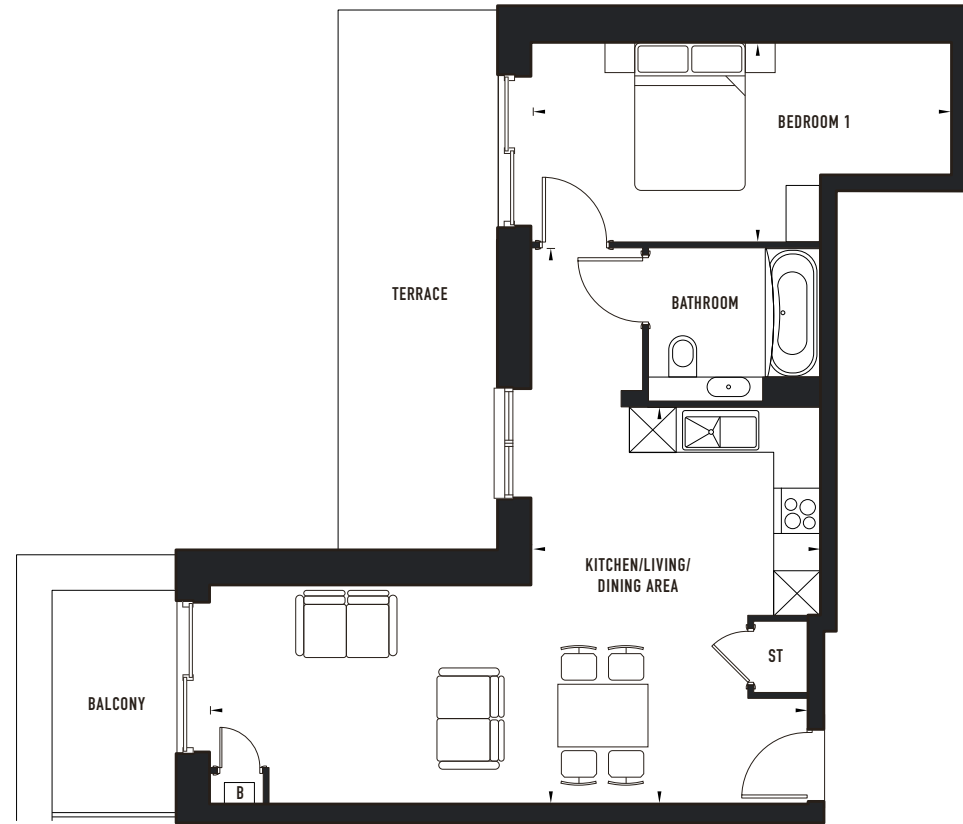
Upper Ground



Lower Ground

PLOT 76

— THE GOLDFINCH — 1 BEDROOM APARTMENT

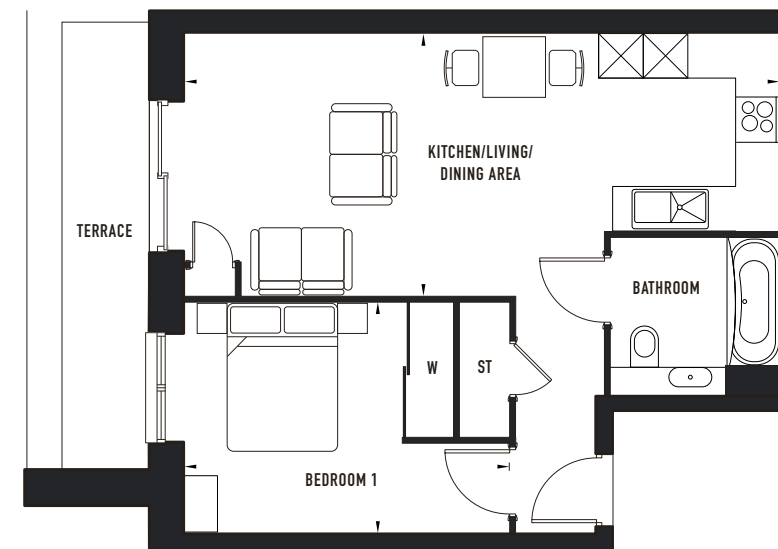


Kitchen/Living/Dining Area	7.90m (max.) x 5.23m (max.) 3.78m (min.) x 2.86m (min.)	25'11" (max.) x 17'2" (max.) 12'5" (min.) x 9'5" (min.)
Bedroom 1	5.56m x 2.64m	18'3" x 8'8"
TOTAL AREA	54.46 sq m	586 sq ft

B Boiler | ST Storage

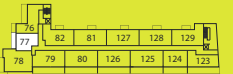
PLOT 77

— THE ROBIN — 1 BEDROOM APARTMENT



Kitchen/Living/Dining Area	7.86m x 3.47m	25'9" x 11'5"
Bedroom 1	4.27m x 3.06m	14'0" x 10'0"
TOTAL AREA	48.35 sq m	520 sq ft

ST Storage | W Wardrobe



6th Floor



5th Floor



4th Floor



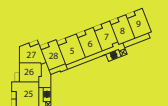
3rd Floor



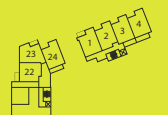
2nd Floor



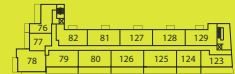
1st Floor



Upper Ground



Lower Ground



6th Floor



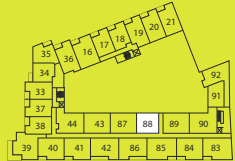
5th Floor



4th Floor



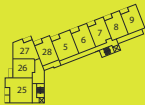
3rd Floor



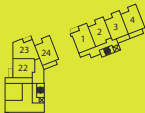
2nd Floor



1st Floor



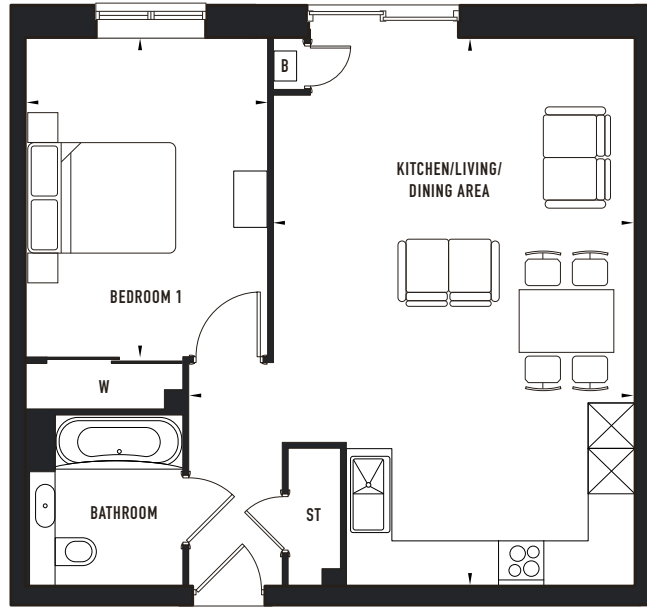
Upper Ground



Lower Ground

PLOT 88

— THE STARLING — 1 BEDROOM APARTMENT

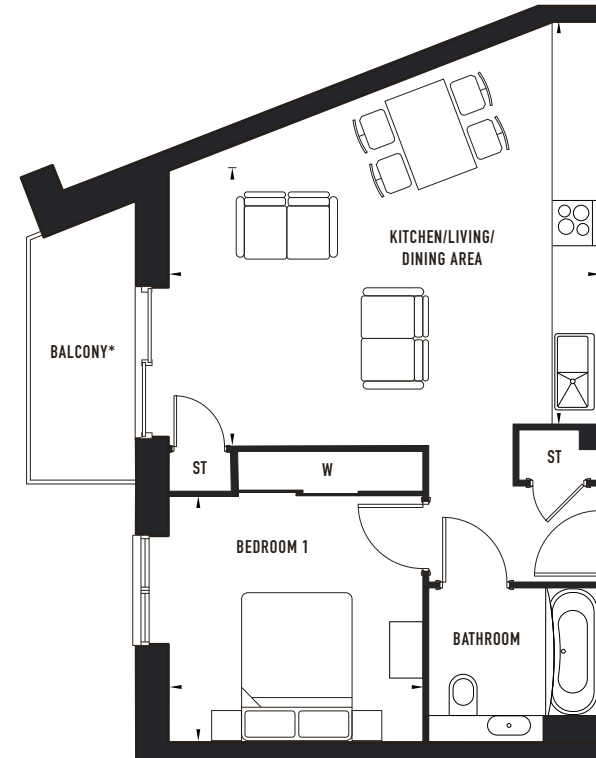


Kitchen/Living/Dining Area	7.23m x 4.76m (max.)	23'9" x 15'8" (max.)
	3.79m (min.)	12'5" (min.)
Bedroom 1	4.21m x 3.16m	13'10" x 10'4"
TOTAL AREA	58.98 sq m	635 sq ft

B Boiler | ST Storage | W Wardrobe

PLOTS 91, 101, 111 & 121

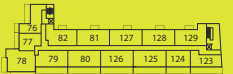
— THE SPARROW — 1 BEDROOM APARTMENT



Kitchen/Living/Dining Area	5.64m x 5.00m (max.)	18'6" x 16'6" (max.)
	3.75m (min.)	11'9" (min.)
Bedroom 1	3.84m x 3.36m	12'7" x 11'0"
TOTAL AREA	49.78 sq m	535 sq ft

B Boiler | ST Storage | W Wardrobe

*Terrace to plot 91



6th Floor



5th Floor



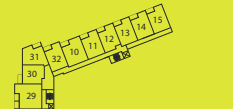
4th Floor



3rd Floor



2nd Floor



1st Floor



Upper Ground



Lower Ground

PLOTS 92, 102, 112 & 122

— THE MAGPIE — 1 BEDROOM APARTMENT

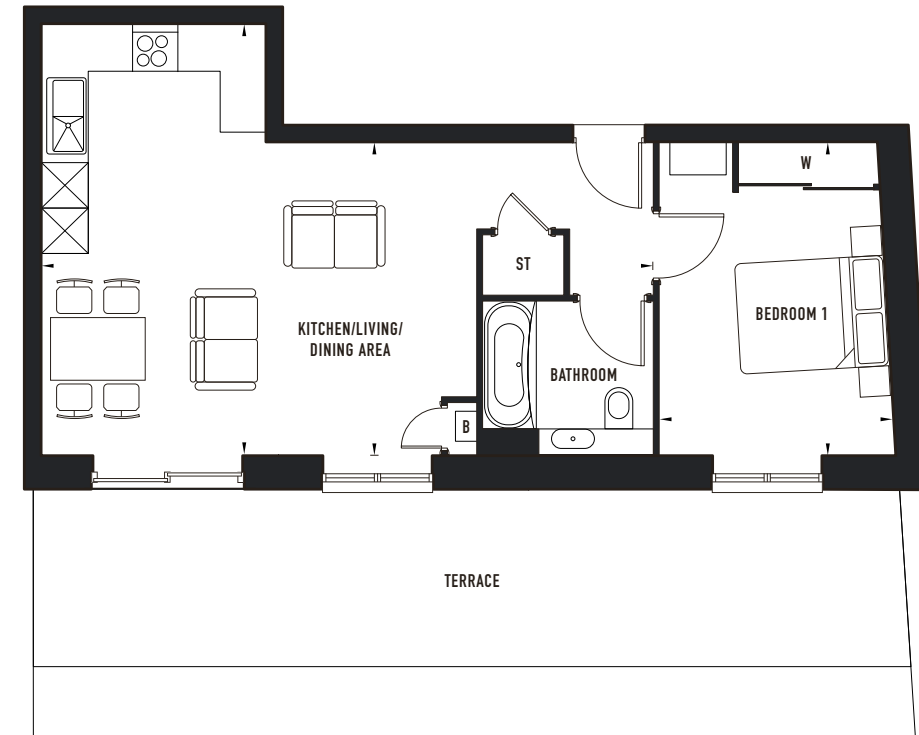


Kitchen/Living/Dining Area	5.65m x 5.24m	18'7" x 17'2"
Bedroom 1	4.76m x 3.40m	15'7" x 11'2"
TOTAL AREA	65.97 sq m	710 sq ft

B Boiler | ST Storage | W Wardrobe
*Terrace to plot 92

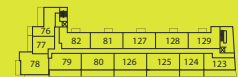
PLOT 123

— THE CROW — 1 BEDROOM APARTMENT



Kitchen/Living/Dining Area	5.72m x 5.67m (max.)	18'9" x 18'7" (max.)
	4.12m (min.)	13'6" (min.)
Bedroom 1	4.17m x 3.11m	13'8" x 10'3"
TOTAL AREA	51.77 sq m	557 sq ft

B Boiler | ST Storage | W Wardrobe



6th Floor



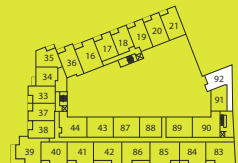
5th Floor



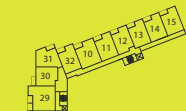
4th Floor



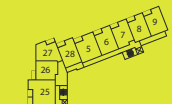
3rd Floor



2nd Floor



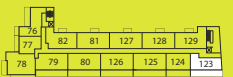
1st Floor



Upper Ground



Lower Ground



6th Floor



5th Floor



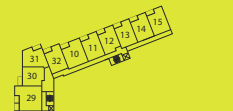
4th Floor



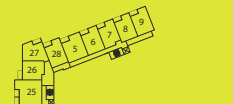
3rd Floor



2nd Floor



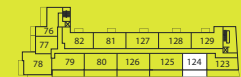
1st Floor



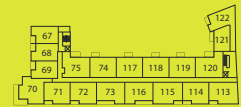
Upper Ground



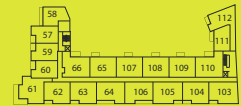
Lower Ground



6th Floor



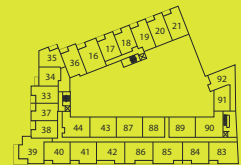
5th Floor



4th Floor



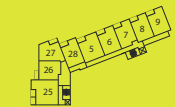
3rd Floor



2nd Floor



1st Floor



Upper Ground

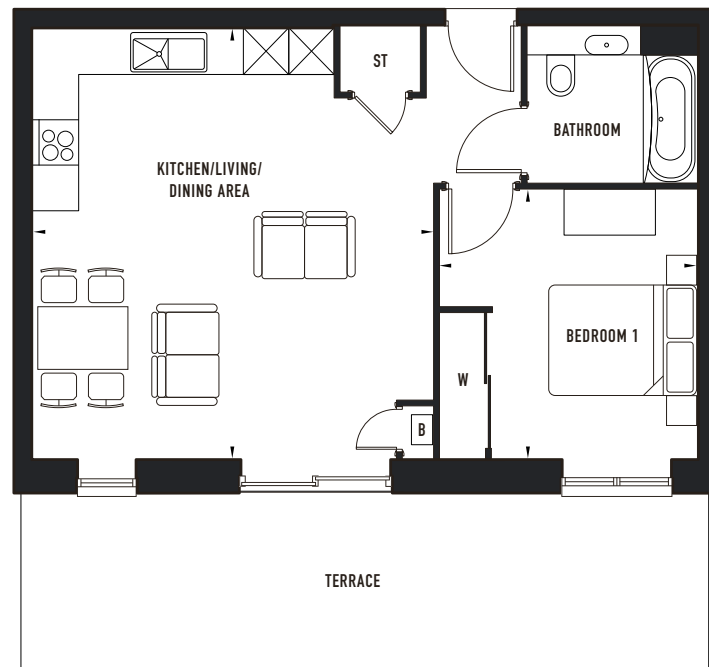


Lower Ground

PLOT 124

— THE WREN —

1 BEDROOM APARTMENT



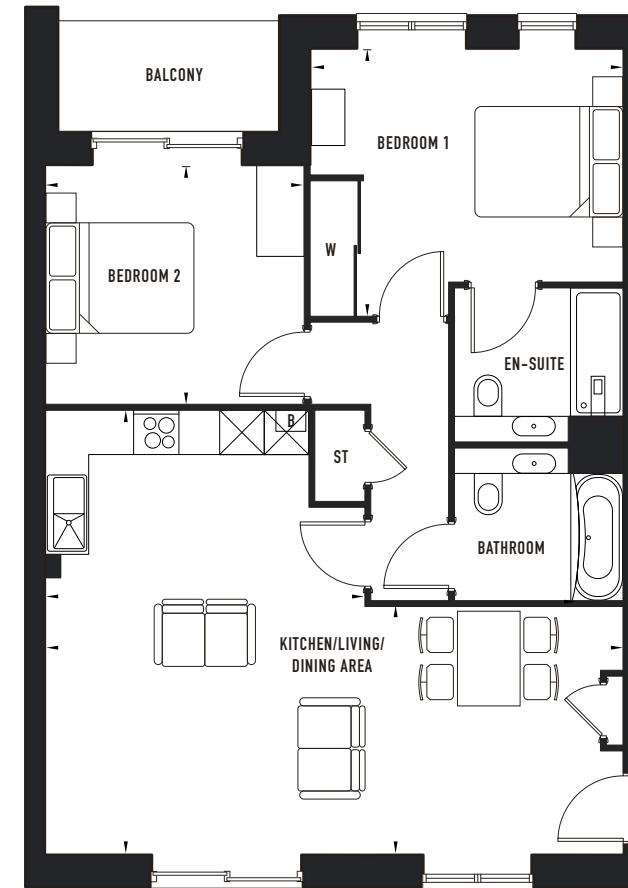
Kitchen/Living/Dining Area	5.67m x 5.28m	18'7" x 17'4"
Bedroom 1	3.56m x 3.41m	11'8" x 11'2"
<hr/>		
TOTAL AREA	50.98 sq m	549 sq ft

B Boiler | ST Storage | W Wardrobe

PLOT 16

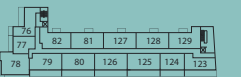
— THE GOLDCREST —

2 BEDROOM APARTMENT



Kitchen/Living/Dining Area	7.66m (max.) x 5.87m (max.)	25'2" (max.) x 19'3" (max.)
	4.24m (min.) x 3.28m (min.)	13'11" (min.) x 10'9" (min.)
Bedroom 1	4.12m x 3.00m	13'6" x 10'2"
Bedroom 2	3.40m x 3.17m	11'2" x 10'5"
<hr/>		
TOTAL AREA	78.27 sq m	842 sq ft

B Boiler | ST Storage | W Wardrobe



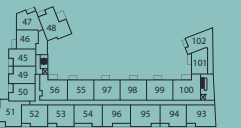
6th Floor



5th Floor



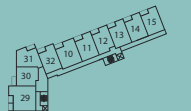
4th Floor



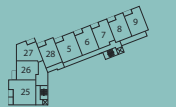
3rd Floor



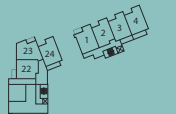
2nd Floor



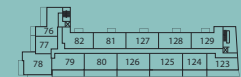
1st Floor



Upper Ground



Lower Ground



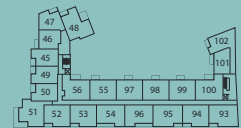
6th Floor



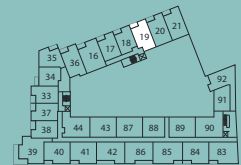
5th Floor



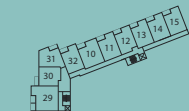
4th Floor



3rd Floor



2nd Floor



1st Floor



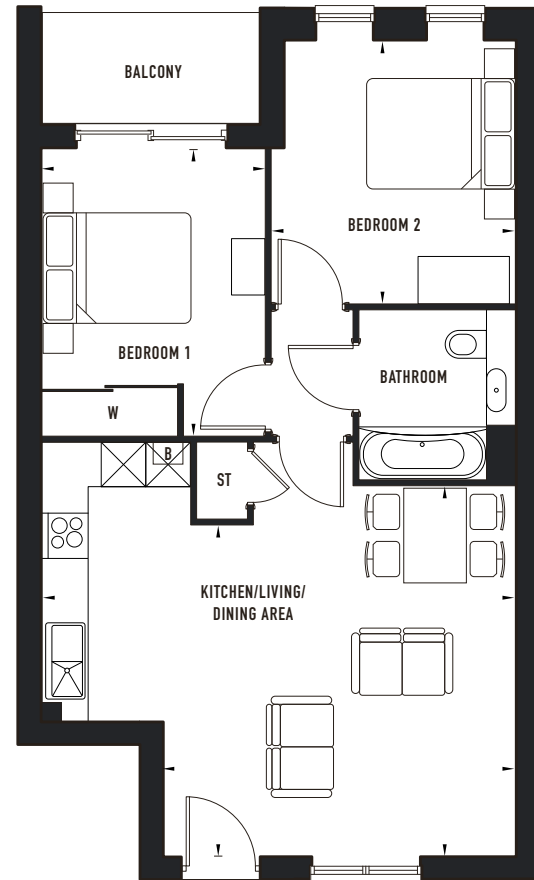
Upper Ground



Lower Ground

PLOT 19

— THE DUNNOCK — 2 BEDROOM APARTMENT

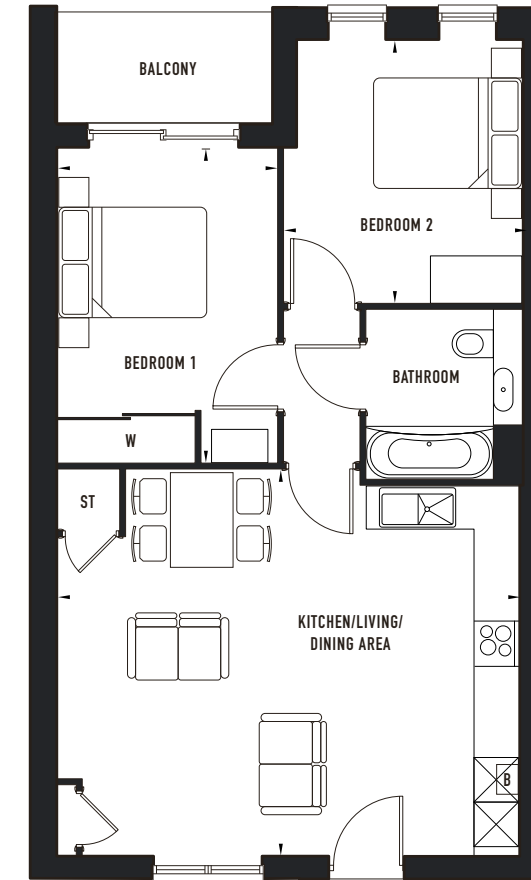


Kitchen/Living/Dining Area	6.24m (max.) x 4.86m (max.)	20'6" (max.) x 15'11" (max.)
	4.63m (min.) x 4.35m (min.)	15'2" (min.) x 14'4" (min.)
Bedroom 1	3.81m x 2.95m	12'6" x 9'8"
Bedroom 2	3.63m x 3.21m	11'11" x 10'6"
TOTAL AREA	61.00 sq m	657 sq ft

B Boiler | ST Storage | W Wardrobe

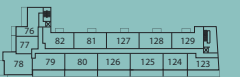
PLOTS 20 & 21

— THE HERON — 2 BEDROOM APARTMENT



Kitchen/Living/Dining Area	6.07m x 5.09m	19'11" x 16'9"
Bedroom 1	4.17m x 2.88m	13'8" x 9'5"
Bedroom 2	3.59m x 3.17m	11'10" x 10'5"
TOTAL AREA	63.26 sq m	681 sq ft

B Boiler | ST Storage | W Wardrobe



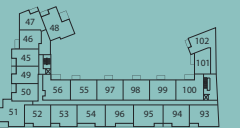
6th Floor



5th Floor



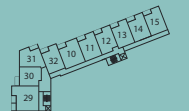
4th Floor



3rd Floor



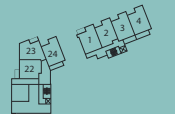
2nd Floor



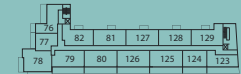
1st Floor



Upper Ground



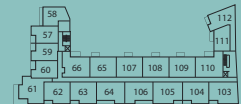
Lower Ground



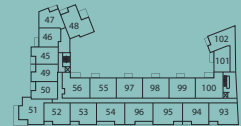
6th Floor



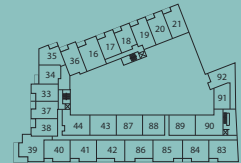
5th Floor



4th Floor



3rd Floor



2nd Floor



1st Floor



Upper Ground



Lower Ground

PLOTS 25 & 29

— THE BRAMBLING —

2 BEDROOM APARTMENT



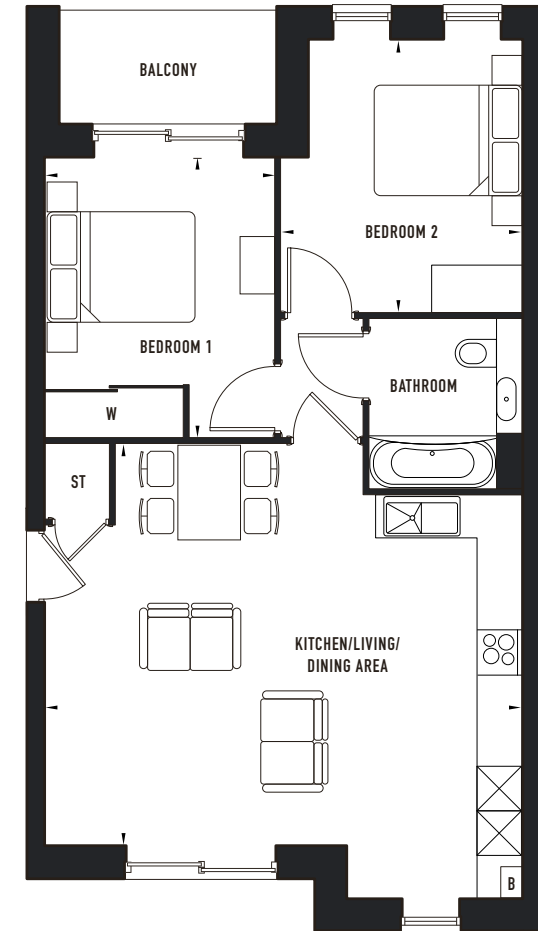
Kitchen/Living/Dining Area	8.00m x 3.39m	26'5" x 11'2"
Bedroom 1	5.39m x 2.91m	17'9" x 9'7"
Bedroom 2	4.75m x 2.60m	15'7" x 8'7"
<hr/>		
TOTAL AREA	79.15 sq m	852 sq ft

B Boiler | ST Storage | W Wardrobe

PLOT 36

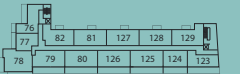
— THE CRANE —

2 BEDROOM APARTMENT



Kitchen/Living/Dining Area	6.31m x 5.35m	20'9" x 17'7"
Bedroom 1	3.57m x 3.24m	11'9" x 10'8"
Bedroom 2	3.67m x 3.00m	12'1" x 9'11"
<hr/>		
TOTAL AREA	65.33 sq m	703 sq ft

B Boiler | ST Storage | W Wardrobe



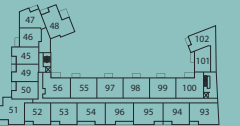
6th Floor



5th Floor



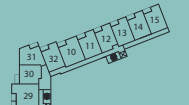
4th Floor



3rd Floor



2nd Floor



1st Floor



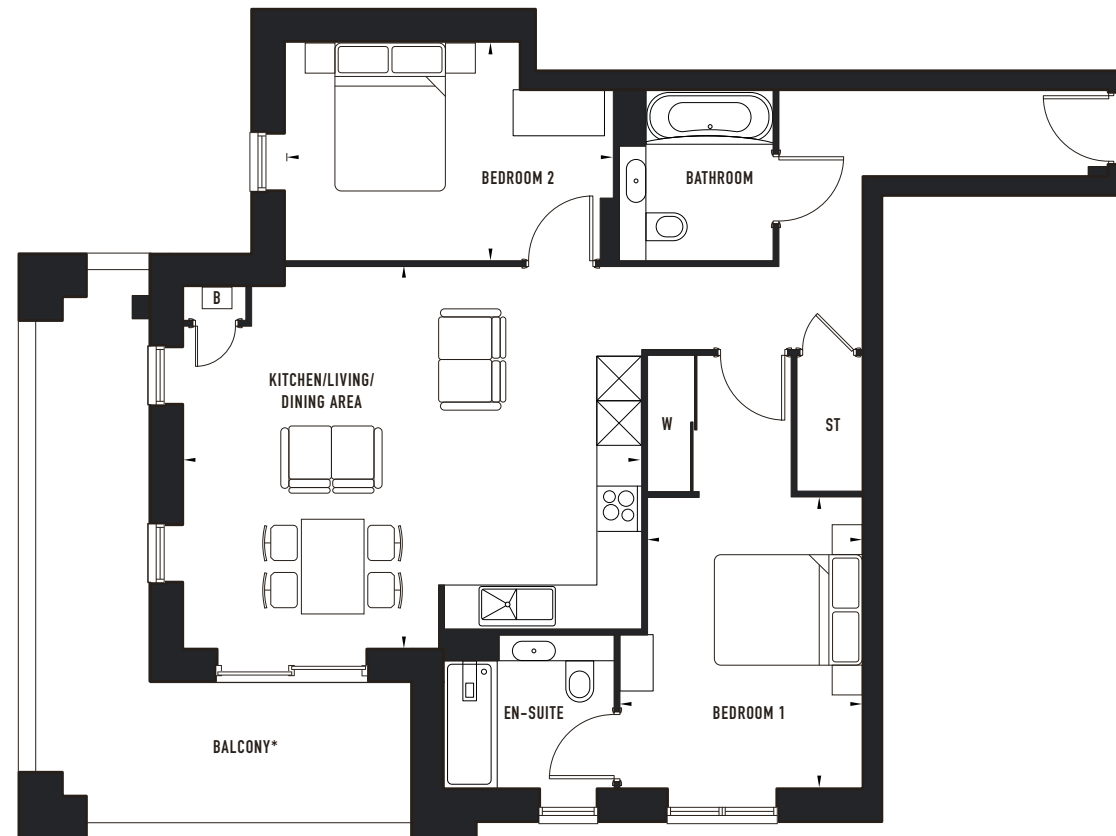
Upper Ground



Lower Ground

PLOTS 39, 51, 61 & 70

— THE SWIFT — 2 BEDROOM APARTMENT

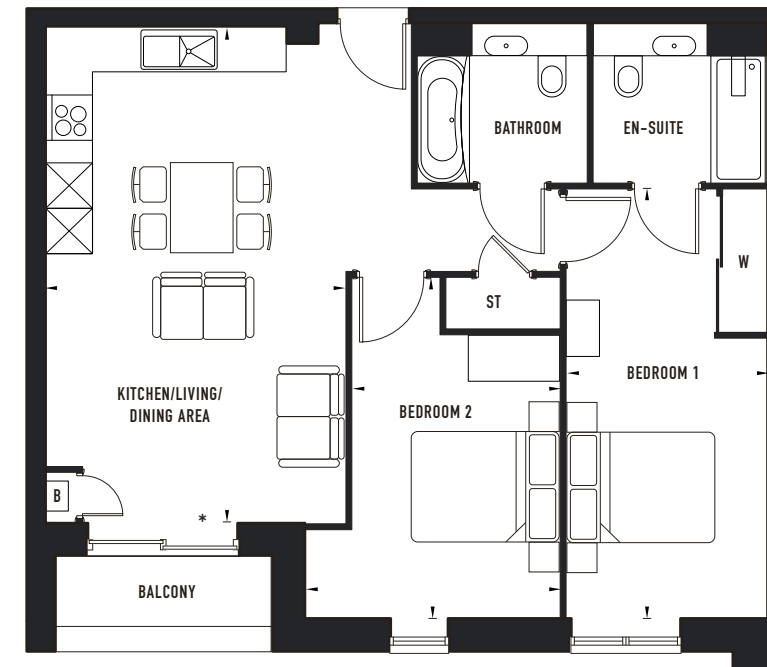


Kitchen/Living/Dining Area	6.00m x 5.00m	19'10" x 16'7"
Bedroom 1	3.85m x 3.17m (max.) 2.81m (min.)	12'8" x 10'5" (max.) 9'3" (min.)
Bedroom 2	4.34m x 2.88m	14'3" x 9'6"
TOTAL AREA	80.43 sq m	866 sq ft

B Boiler | ST Storage | W Wardrobe
*Terrace to plot 70. No columns featured.

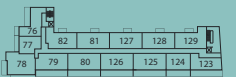
PLOTS 40, 52, 62, 71, 84, 94, 104 & 114

— THE DUNLIN — 2 BEDROOM APARTMENT



Kitchen/Living/Dining Area	6.55m x 4.81m	21'6" x 15'10"
Bedroom 1	5.66m x 2.61m	18'7" x 8'7"
Bedroom 2	4.50m x 3.36m (max.) 4.50m x 2.75m (min.)	14'9" x 11'1" (max.) 14'9" x 9'0" (min.)
TOTAL AREA	71.36 sq m	768 sq ft

B Boiler | ST Storage | W Wardrobe
*Terrace to plots 40 & 84



6th Floor



5th Floor



4th Floor



3rd Floor



2nd Floor



1st Floor



Upper Ground

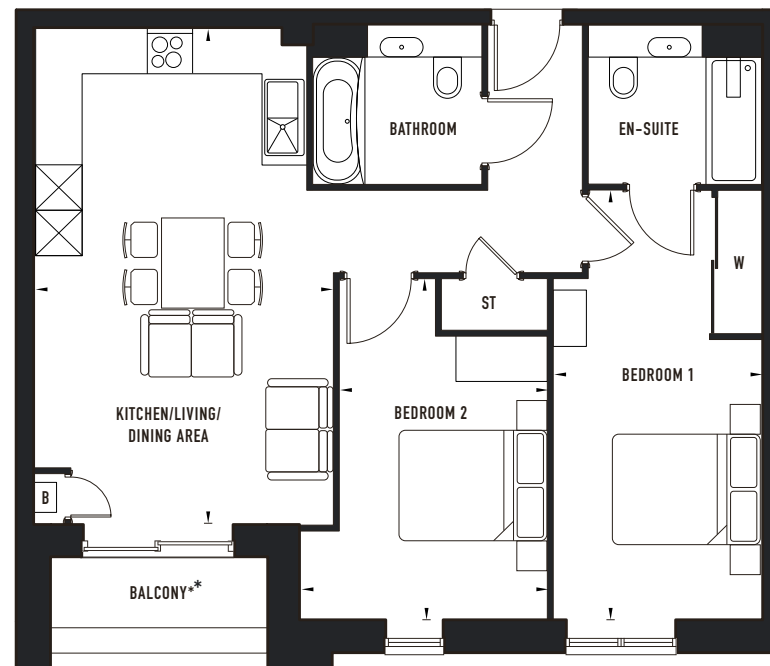


Lower Ground

B Boiler | ST Storage | W Wardrobe
*Terrace to plots 40 & 84

PLOTS 41, 53, 63 & 72

— THE EAGLE — 2 BEDROOM APARTMENT

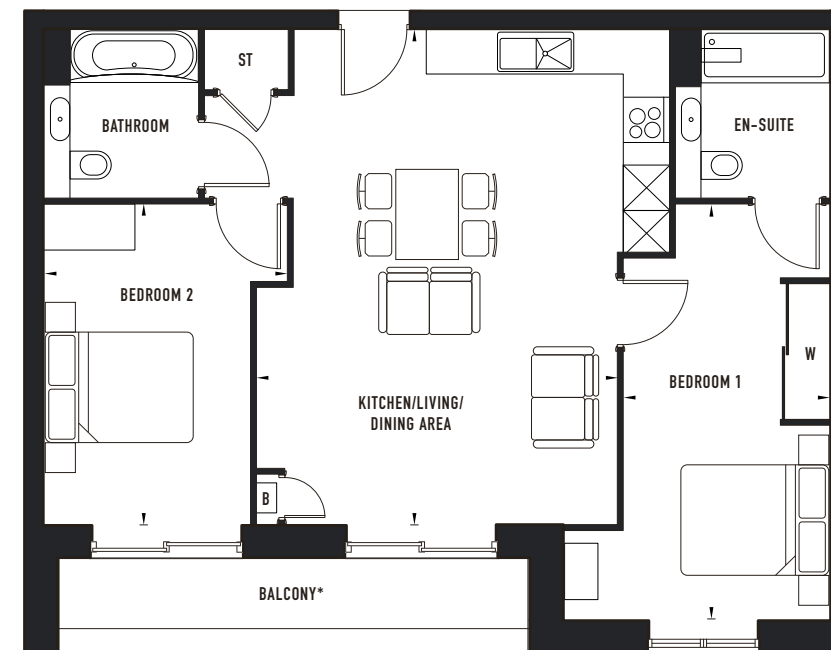


Kitchen/Living/Dining Area	6.56m x 3.95m	21'7" x 13'0"
Bedroom 1	5.67m x 2.71m	18'8" x 8'11"
Bedroom 2	3.72m x 3.27m (max.) 2.75m (min.)	12'3" x 10'9" (max.) 9'0" (min.)
TOTAL AREA	71.89 sq m	774 sq ft

B Boiler | ST Storage | W Wardrobe
*Terrace to plot 41

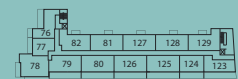
PLOTS 42, 54, 64, 73, 86, 96, 106 & 116

— THE PHEASANT — 2 BEDROOM APARTMENT



Kitchen/Living/Dining Area	6.55m x 4.78m	21'6" x 15'8"
Bedroom 1	5.30m x 2.71m	17'5" x 8'11"
Bedroom 2	4.23m x 2.71m	13'11" x 8'11"
TOTAL AREA	74.33 sq m	800 sq ft

B Boiler | ST Storage | W Wardrobe
*Terrace to plots 42 & 86



6th Floor



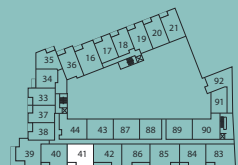
5th Floor



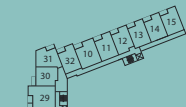
4th Floor



3rd Floor



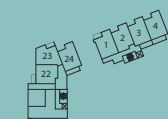
2nd Floor



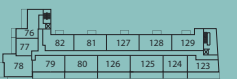
1st Floor



Upper Ground



Lower Ground



6th Floor



5th Floor



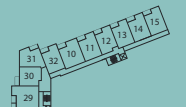
4th Floor



3rd Floor



2nd Floor



1st Floor



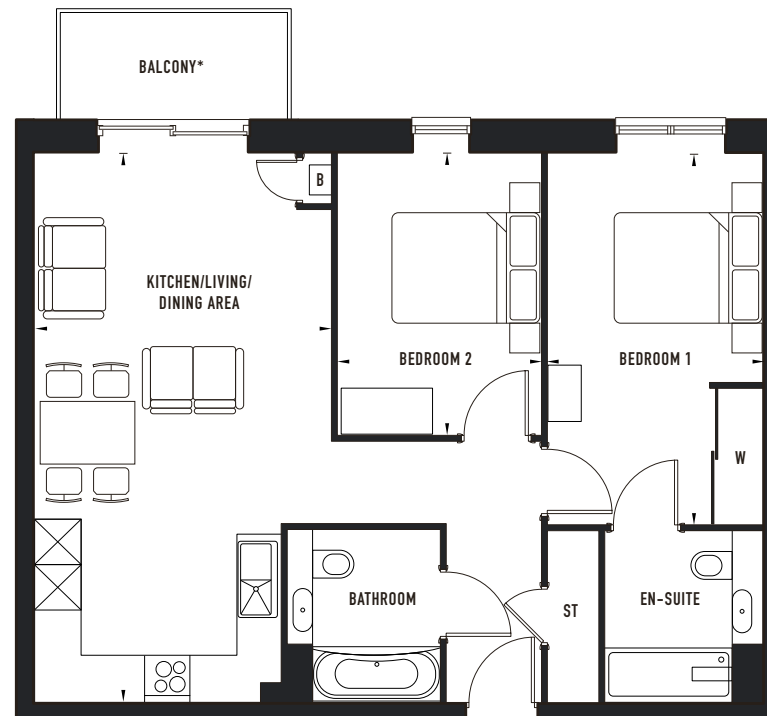
Upper Ground



Lower Ground

PLOTS 43, 55, 65 & 74

— THE JACKDAW — 2 BEDROOM APARTMENT

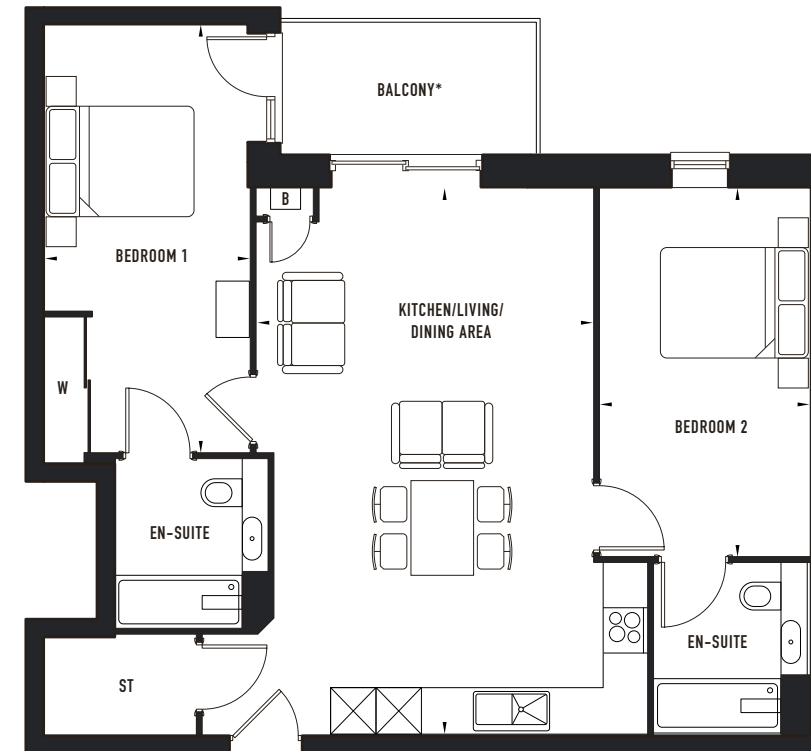


Kitchen/Living/Dining Area	7.23m x 3.90m	23'9" x 12'10"
Bedroom 1	4.91m x 2.79m	16'1" x 9'2"
Bedroom 2	3.73m x 2.71m	12'3" x 8'11"
<hr/>		
TOTAL AREA	71.18 sq m	766 sq ft

B Boiler | ST Storage | W Wardrobe
*Terrace to plot 43

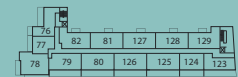
PLOTS 44, 56, 66 & 75

— THE KINGFISHER — 2 BEDROOM APARTMENT



Kitchen/Living/Dining Area	7.22m x 4.94m	23'8" x 16'3"
Bedroom 1	5.67m x 2.71m	18'8" x 8'11"
Bedroom 2	4.85m x 2.75m	15'11" x 9'0"
<hr/>		
TOTAL AREA	77.89 sq m	838 sq ft

B Boiler | ST Storage | W Wardrobe
*Terrace to plot 44



6th Floor



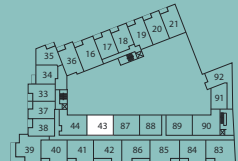
5th Floor



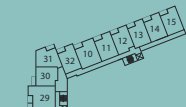
4th Floor



3rd Floor



2nd Floor



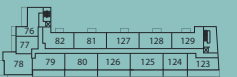
1st Floor



Upper Ground



Lower Ground



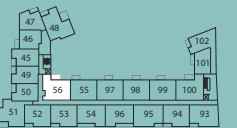
6th Floor



5th Floor



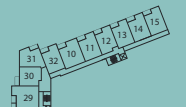
4th Floor



3rd Floor



2nd Floor



1st Floor

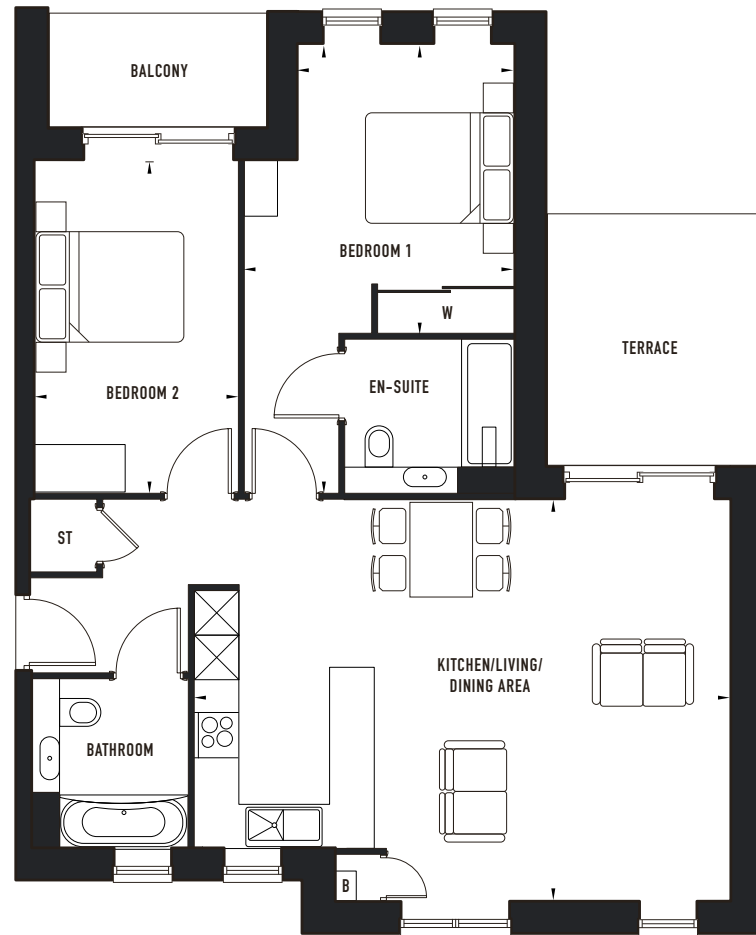


Upper Ground



Lower Ground

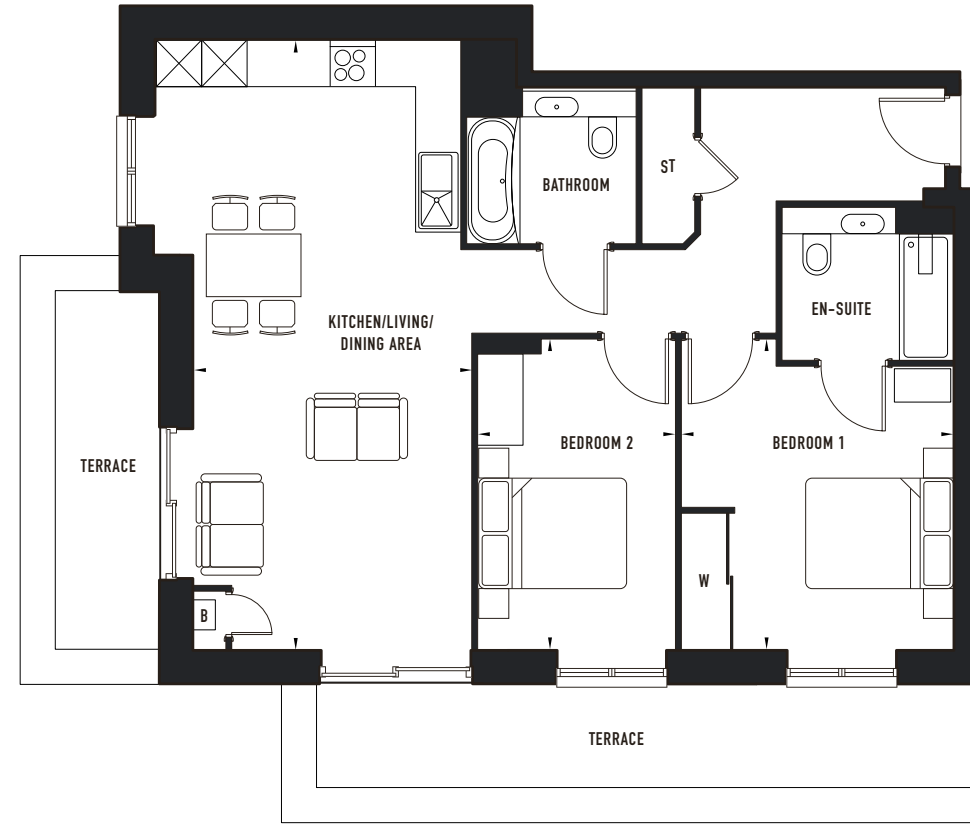
PLOT 48
— THE LINNET —
2 BEDROOM APARTMENT



Kitchen/Living/Dining Area	7.09m x 5.31m	23'3" x 17'5"
Bedroom 1	5.95m (max.) x 3.56m (max.)	19'6" (max.) x 11'8" (max.)
	3.84m (min.) x 2.85m (min.)	12'7" (min.) x 9'4" (min.)
Bedroom 2	4.40m x 2.69m	14'5" x 8'10"
TOTAL AREA	81.40 sq m	876 sq ft

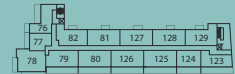
B Boiler | ST Storage | W Wardrobe

PLOT 78
— THE MALLARD —
2 BEDROOM APARTMENT



Kitchen/Living/Dining Area	8.00m x 3.67m	26'3" x 12'1"
Bedroom 1	3.71m x 3.57m	12'2" x 11'9"
Bedroom 2	4.00m x 2.62m	13'5" x 8'7"
TOTAL AREA	79.46 sq m	855 sq ft

B Boiler | ST Storage | W Wardrobe



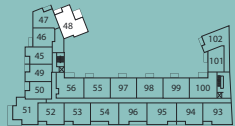
6th Floor



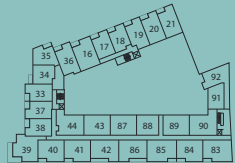
5th Floor



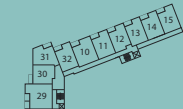
4th Floor



3rd Floor



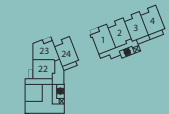
2nd Floor



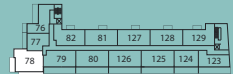
1st Floor



Upper Ground



Lower Ground



6th Floor



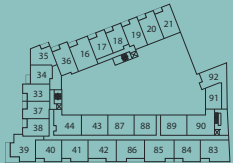
5th Floor



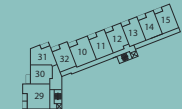
4th Floor



3rd Floor



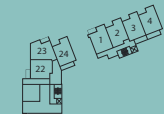
2nd Floor



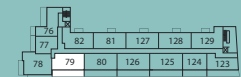
1st Floor



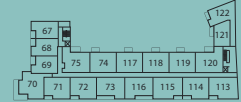
Upper Ground



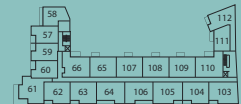
Lower Ground



6th Floor



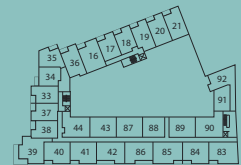
5th Floor



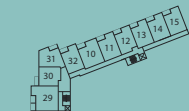
4th Floor



3rd Floor



2nd Floor



1st Floor



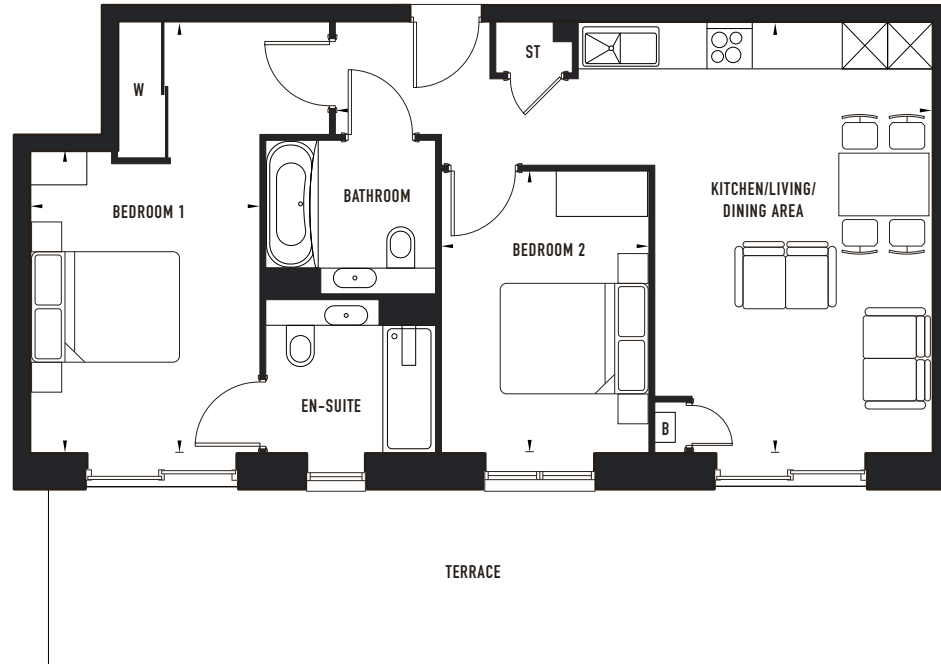
Upper Ground



Lower Ground

PLOT 79

— THE OSPREY — 2 BEDROOM APARTMENT

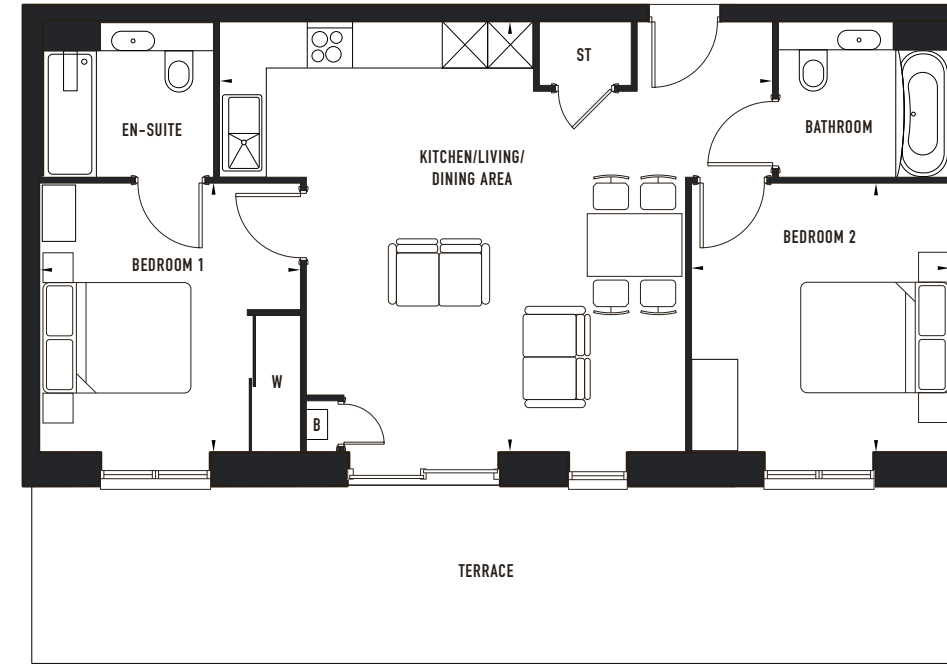


Kitchen/Living/Dining Area	5.66m x 3.72m	18'7" x 12'2"
Bedroom 1	5.70m (max.) x 3.97m	18'9" (max.) x 13'0"
	3.00m (min.)	9'11" (min.)
Bedroom 2	3.73m x 2.75m	12'3" x 9'0"
TOTAL AREA	67.43 sq m	726 sq ft

B Boiler | ST Storage | W Wardrobe

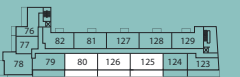
PLOTS 80, 125 & 126

— THE PEREGRINE — 2 BEDROOM APARTMENT



Kitchen/Living/Dining Area	5.66m x 5.04m	18'7" x 16'7"
Bedroom 1	3.53m x 3.38m	11'7" x 11'1"
Bedroom 2	3.53m x 3.38m	11'7" x 11'1"
TOTAL AREA	69.33 sq m	746 sq ft

B Boiler | ST Storage | W Wardrobe



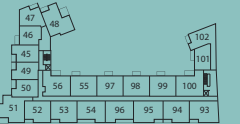
6th Floor



5th Floor



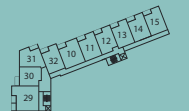
4th Floor



3rd Floor



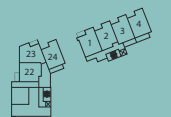
2nd Floor



1st Floor



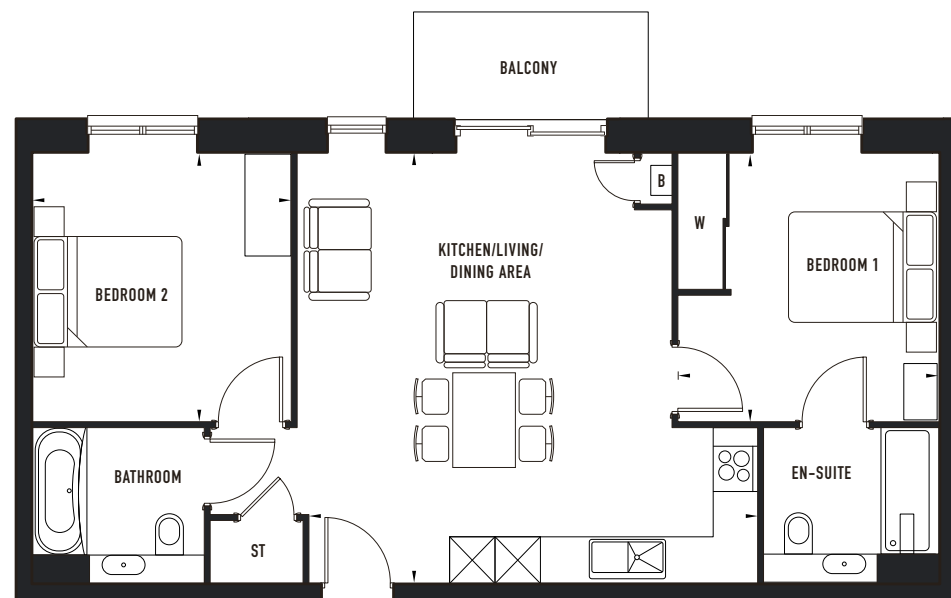
Upper Ground



Lower Ground

PLOTS 81, 127 & 128

— THE PARTRIDGE — 2 BEDROOM APARTMENT

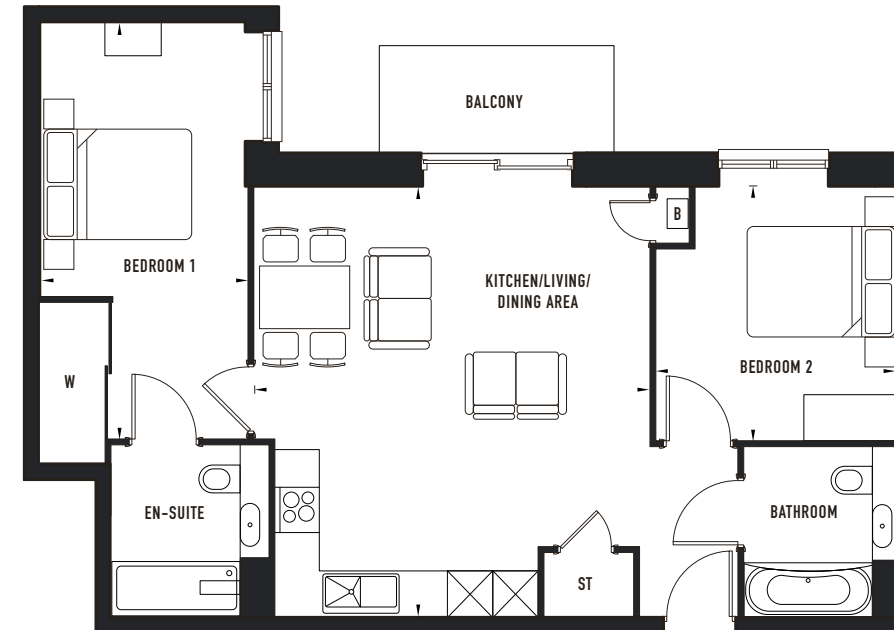


Kitchen/Living/Dining Area	5.66m x 4.98m	18'7" x 16'4"
Bedroom 1	3.50m x 3.38m	11'6" x 11'1"
Bedroom 2	3.53m x 3.38m	11'7" x 11'1"
TOTAL AREA	68.9 sq m	742 sq ft

B Boiler | ST Storage | W Wardrobe

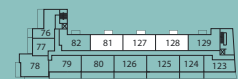
PLOT 82

— THE LARK — 2 BEDROOM APARTMENT



Kitchen/Living/Dining Area	5.67m x 5.26m	18'7" x 17'3"
Bedroom 1	5.48m x 2.69m	18'0" x 8'10"
Bedroom 2	3.34m x 3.22m	11'0" x 10'7"
TOTAL AREA	70.21 sq m	756 sq ft

B Boiler | ST Storage | W Wardrobe



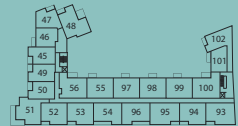
6th Floor



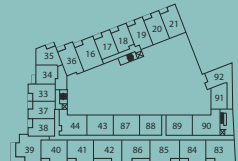
5th Floor



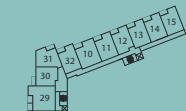
4th Floor



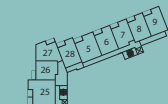
3rd Floor



2nd Floor



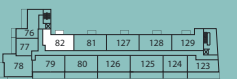
1st Floor



Upper Ground



Lower Ground



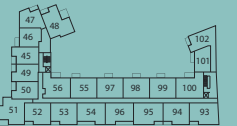
6th Floor



5th Floor



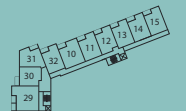
4th Floor



3rd Floor



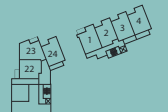
2nd Floor



1st Floor



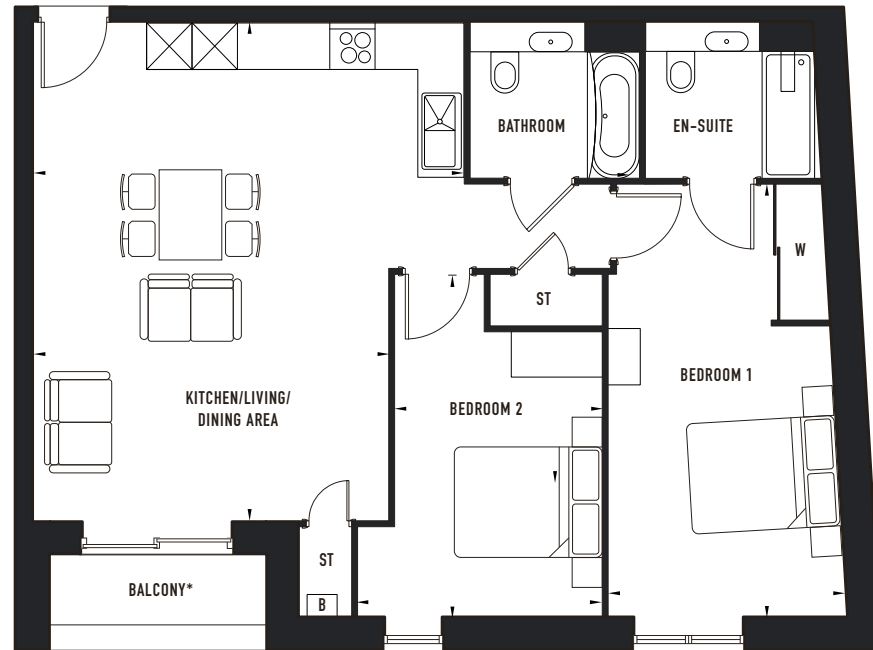
Upper Ground



Lower Ground

PLOTS 83, 93, 103 & 113

— THE WAXWING — 2 BEDROOM APARTMENT

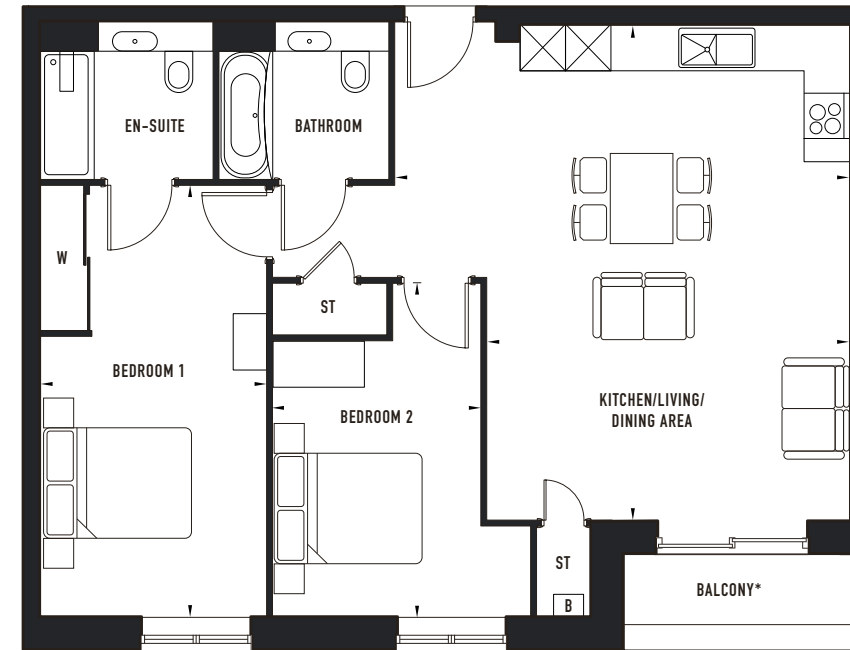


Kitchen/Living/Dining Area	6.55m x 5.72m (max.)	21'6" x 18'9" (max.)
	4.69m (min.)	15'5" (min.)
Bedroom 1	5.70m x 3.15m	18'9" x 10'4"
Bedroom 2	4.53m x 3.24m (max.)	14'10" x 10'8" (max.)
	2.75m (min.)	9'0" (min.)
TOTAL AREA	79.09 sq m	851 sq ft

B Boiler | ST Storage | W Wardrobe
*Terrace to plot 83

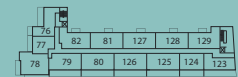
PLOTS 85, 95, 105 & 115

— THE PLOVER — 2 BEDROOM APARTMENT



Kitchen/Living/Dining Area	6.55m x 6.01m (max.)	21'6" x 19'9" (max.)
	4.81m (min.)	15'10" (min.)
Bedroom 1	5.70m x 2.95m	18'9" x 9'8"
Bedroom 2	4.39m x 3.42m (max.)	14'5" x 11'3" (max.)
	2.75m (min.)	9'0" (min.)
TOTAL AREA	80.42 sq m	865 sq ft

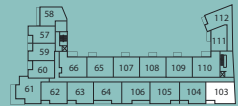
B Boiler | ST Storage | W Wardrobe
*Terrace to plot 85



6th Floor



5th Floor



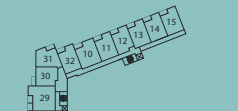
4th Floor



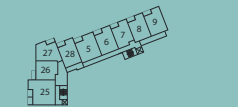
3rd Floor



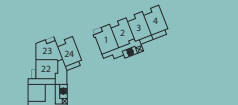
2nd Floor



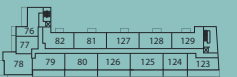
1st Floor



Upper Ground



Lower Ground



6th Floor



5th Floor



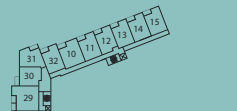
4th Floor



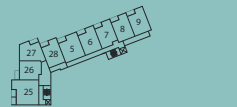
3rd Floor



2nd Floor



1st Floor



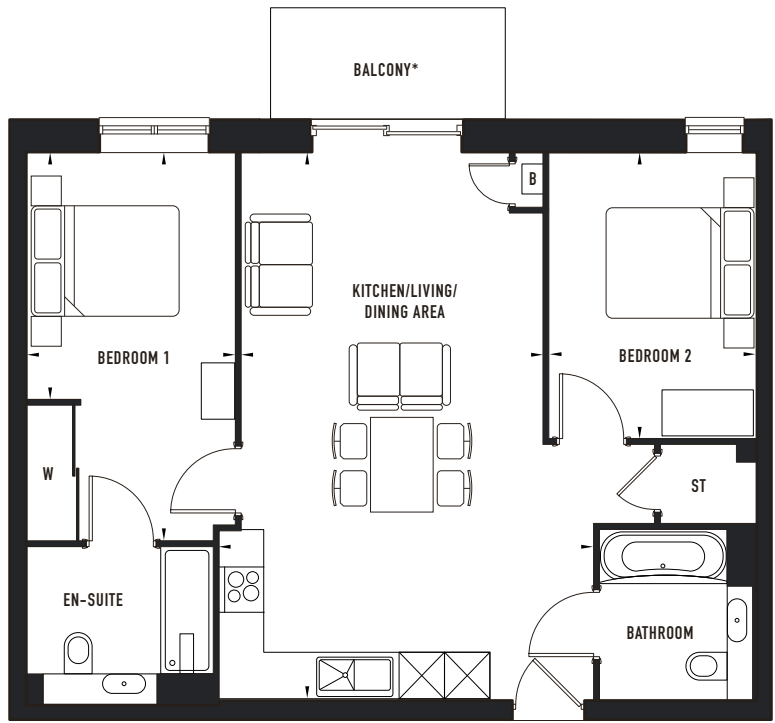
Upper Ground



Lower Ground

PLOTS 87, 89, 97, 98, 99, 107,
108, 109, 117, 118 & 119

— THE NIGHTINGALE —
2 BEDROOM APARTMENT

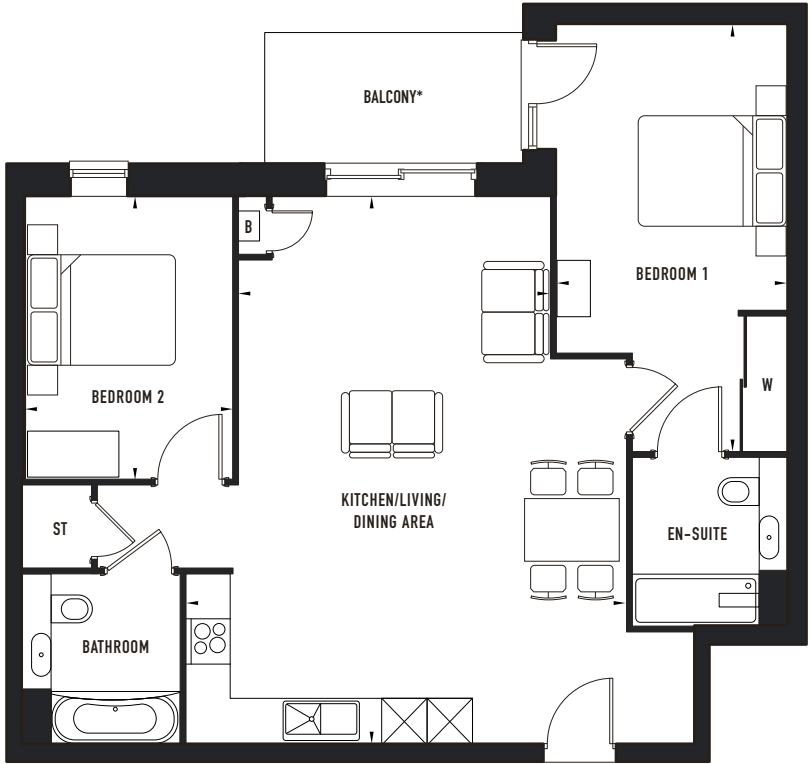


Kitchen/Living/Dining Area	7.22m x 4.96m (max.)	23'8" x 16'4" (max.)
	3.99m (min.)	13'1" (min.)
Bedroom 1	5.12m (max.) x 2.71m	16'10" (max.) x 8'11"
	3.25m (min.)	10'8" (min.)
Bedroom 2	3.77m x 2.71m	12'5" x 8'11"
TOTAL AREA	70.69 sq m	761 sq ft

B Boiler | ST Storage | W Wardrobe
*Terrace to plots 87 & 89

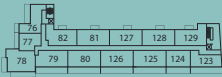
PLOTS 90, 100, 110 & 120

— THE LAPWING —
2 BEDROOM APARTMENT



Kitchen/Living/Dining Area	7.22m x 5.84m (max.)	23'8" x 19'2" (max.)
	4.13m (min.)	13'7" (min.)
Bedroom 1	4.35m x 3.00m	14'3" x 9'11"
Bedroom 2	3.73m x 2.73m	12'3" x 9'0"
TOTAL AREA	79.35 sq m	854 sq ft

B Boiler | ST Storage | W Wardrobe
*Terrace to plot 90



6th Floor



5th Floor



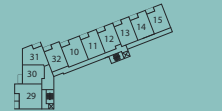
4th Floor



3rd Floor



2nd Floor



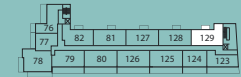
1st Floor



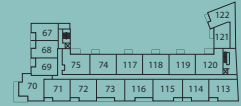
Upper Ground



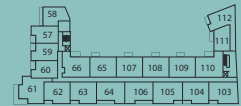
Lower Ground



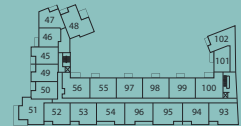
6th Floor



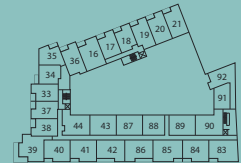
5th Floor



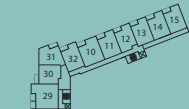
4th Floor



3rd Floor



2nd Floor



1st Floor



Upper Ground

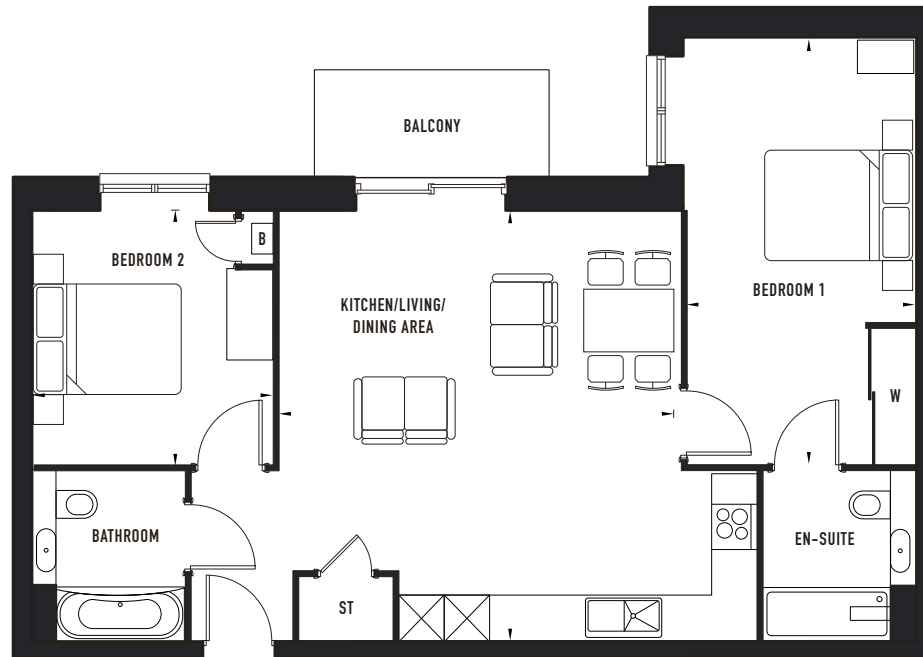


Lower Ground

PLOT 129

— THE JAY —

2 BEDROOM APARTMENT



Kitchen/Living/Dining Area	5.66m x 5.27m	18'7" x 17'3"
Bedroom 1	5.61m x 3.07m	18'5" x 10'1"
Bedroom 2	3.34m x 3.18m	11'0" x 10'5"
<hr/>		
TOTAL AREA	74.13 sq m	798 sq ft

B Boiler | ST Storage | W Wardrobe

Dimensions given are approximate for a guide only and are subject to change. Please check with the Sales Negotiator for clarification.



Photograph of previous Weston Homes development

ASPIRATIONAL LIVING SPACES



Photograph of the The Gables development



Photograph of Preston Hall development

ABOUT BUYING WITH US

The Company was formed in 1987 by Bob Weston who took his considerable experience in the building industry to set up what has now become Weston Homes Plc, which has grown to become one of the major housebuilders of the South East. This is due in no small part to its commitment to continual reassessment of the marketplace and the provision of properties to exceed the expectations of purchasers both in terms of quality and value for money.

Always forward-looking, Weston Homes has merged the traditional skills of house building with the ever-expanding opportunities and new areas available through the use of the latest technology.

Recently this has manifested itself through the Company's revolutionary new 'Project Genesis' scheme. Through Project Genesis, Weston Homes has taken housebuilding to a new level. Many of the properties' components are pre-manufactured in factory conditions rather than on site, allowing quality to be maintained. Strict quality controls are carried out at all stages with items including door sets, windows and kitchens, quickly and efficiently fitted on site at an advanced stage of construction. The resultant cost saving allows for a higher specification to the property.

As the Company has grown its range of operations has expanded, with current developments stretching from the east of Essex down through London and the majority of the surrounding Home Counties.

Weston Homes Plc has an ever-expanding portfolio, with developments moving further North and West from head office in Takeley, including Cambridge, Buckingham, Peterborough, Dunstable and Norwich. Projects are varied, ranging from select housing developments to large scale city apartment complexes of hundreds of units. As well as new-build properties, the Company has extensive experience in the restoration and refurbishment of historic buildings.

HOME BUYER'S INFORMATION PACK

All purchasers at Queens Walk will be presented with the information manual from Weston Homes at the point of reservation.

The reservation manual includes all the purchasing processes ensuring a purchase is as smooth as possible. The manual also takes the purchaser through all the stages they will encounter from reservation through to exchange and will even give advice on how to prepare for completion and occupancy.

When collecting the keys for a property at Queens Walk the purchaser will then receive a further handover manual, presented in a leather-bound folio containing all manuals for every appliance in the new property as well as important information and contact details.

The homeowner's presented folio also allows the purchaser space to add any other documents which they may collect throughout the purchasing process. The manuals are provided to make buying and moving in at Queens Walk as stress-free as possible.



Photograph of Precision development



Photograph of Denham Film Studios development

DEPOSIT

A deposit of £1,000 is required to be paid, on reservation, subject to contract, which will be retained if the purchaser withdraws before exchange of contracts.

RESERVATION

On reservation, we will require details of the purchaser's solicitor who will be instructed immediately.

EXCHANGE OF CONTRACTS

The exchange of contracts date will be strictly adhered to. If any contracts are not exchanged on or by the appropriate date, Weston Homes Plc reserves the right to re-offer the property. It is therefore in the purchaser's interest to keep in close contact with the selling agents, BPC.

COMPLETION

On reservation an anticipated completion date will be given and the selling agent will keep you informed as to the progress of construction.

The appropriate notice of completion will be given as soon as possible wherein the purchaser will be invited to view their home. Upon completion, after the full payment has been received, the keys may be collected from the selling agents, BPC.

PLEASE NOTE:

(i) The particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute, nor constitute part of, an offer or contract;

(ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given without responsibilities and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them;

(iii) no person in the employment of BPC has any authority to make or give any representation of warranty whatsoever in relation to this property. All negotiations are through BPC.

The information contained in this brochure is for guidance only. Weston Homes Plc operates a policy of continuous product development and features may therefore vary from time to time. It should be noted that the representations of Queens Walk whilst similar to the development, may not necessarily be accurate in every respect. These particulars should not be relied on as accurately describing any of the specific matters described by any order under the Consumer Protection from Unfair Trading Regulations (2008). This information does not constitute a contract of warranty. The dimensions given are accurate within plus or minus 50mm (2 inches). They are not intended to be used for carpet sizes, appliance sizes or items of furniture.

All details correct as above at time of going to press. Queens Walk is the marketing name for use until a permanent postal address has been issued. Computer generated images are for guidance only. October 2018.



HOW TO FIND US

FROM CRAWLEY

Follow the A2004 eastwards and continue along the A2004 until the major A2011 roundabout, taking the 3rd exit onto Crawley Ave (A2011) signposted East Grinstead.

At the following roundabout take the 2nd exit onto Copthorne Way (A264), then at the next roundabout take the 2nd exit onto Copthorne Common Road (A264), following signs for East Grinstead.

At the following roundabout take the 2nd exit onto Snow Hill (A264) and continue, turning right onto London Road (A22), signposted East Grinstead, then right onto Imberhorne Lane.

Take the 1st exit at the roundabout to stay on Imberhorne Lane, turn left onto Heathcote

Drive, and at the following roundabout take the 2nd exit onto Garden Wood Road.

Turn right onto Brooklands Way/B2110, then at the roundabout take the 1st exit onto West Hill and continue onto West Street. Turn left into Queen's Road, then right into Queens Walk.

FROM CROYDON

Follow the A22 southwards, following the signs for East Grinstead and Eastbourne. Turn right at Imberhorne Lane, and at the roundabout take the 1st exit to stay on Imberhorne Lane, then left onto Heathcote Drive.

At the roundabout, take the 2nd exit onto Garden Wood Road, then turn right onto Brooklands Way (B2110).

At the next roundabout, take the 1st exit onto West Hill and continue onto West Street. Turn left onto Queens Road then right into Queens Walk.

FROM BRIGHTON

Head northwards on the A23, following signs for London, Crawley, and Gatwick.

At Pease Cottage Services on the A23 keep right to join and follow the M23, then at Junction 10 take the A264/A2011 exit to Crawley/East Grinstead. At the roundabout take the 3rd exit onto Copthorne Way (A264) signposted East Grinstead.

At the following roundabout, take the 2nd exit onto Copthorne Common Rd/A264, signposted East Grinstead and Eastbourne, then turn right onto London Rd/A22, then right again onto Imberhorne Lane.

At the roundabout, take the 1st exit to stay on Imberhorne Lane, then turn left onto Heathcote Drive and take the 2nd exit at the following roundabout onto Garden Wood Road.

Turn right onto Brooklands Way (B2110), then at the roundabout take the 1st exit onto West Hill and continue onto West Street. At the roundabout turn left onto Queen's Road and right into Queens Walk.



QUEENS WALK

EAST GRINSTEAD

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