

Stoke Manor

SEAFORD, EAST SUSSEX

A collection of beautiful 1 & 2 bedroom
Shared Ownership apartments in the sought-after
location of Seaford

A home of your own

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Welcome to Stoke Manor

Stoke Manor is a new community within a few minutes of the centre of Seaford. Offering you a wonderful beach in one direction and the beauty of the South Downs in the other, this is a great place to put down roots and purchase a home of your own.

Seaford has a history that goes back to the Middle Ages and, today, is popular with people who work on the coast or commute to London. With local supermarkets, schools and a medical centre, you will have all the facilities you need right on your doorstep.

Legal & General Affordable Homes is offering a unique opportunity to live at Stoke Manor through Shared Ownership. Thanks to this scheme, you can get on the property ladder with a lower deposit than is required to buy outright or with other buying schemes.

Living at Stoke Manor



Designed around you
Beautiful homes designed with your lifestyle in mind.



Town and Beach
Perfectly placed to enjoy the best of Brighton.



Express yourself
The neutral décor invites you to add your own touches and create your own look.



Natural choice
Enjoy the sea in one direction, and beautiful countryside on the other.



Make yourself at home

Everything close at hand

With its colourful huts, Martello Towers and inviting café, the beach is a great place to swim, sunbathe and share a picnic. Or take a stroll across the rolling clifftops of the South Downs for a great view of the Seven Sisters.

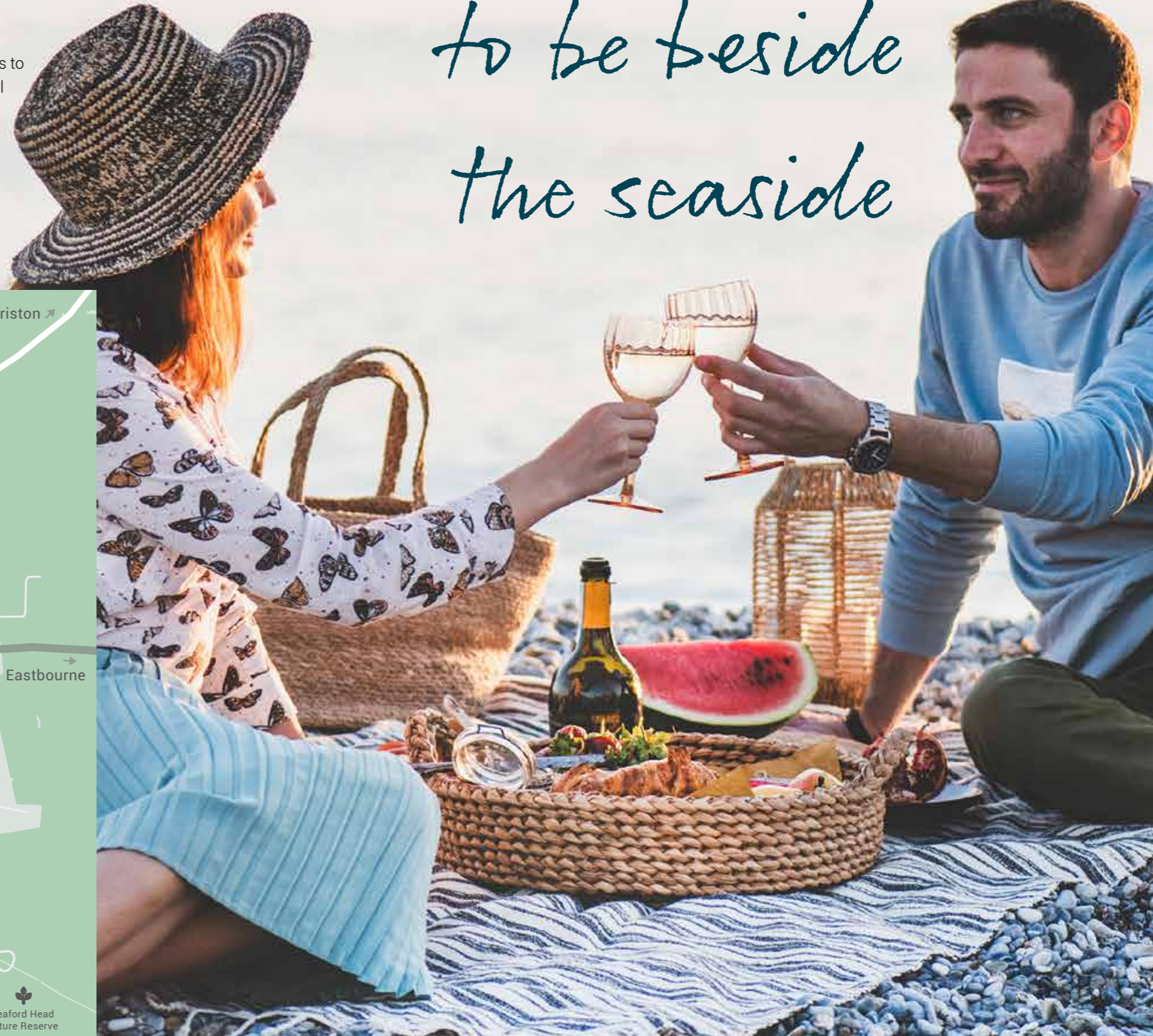
The South Downs Way stretches for 100 miles and, along the route, there are lots of wonderful places to explore. At the end of a day's walking, you can sit back and watch the sun set in one of the traditional pubs that you'll find throughout the area.

There is a local sailing club, together with football, cricket, rugby and two nearby golf courses. The town also has a leisure centre and swimming pool.

Outdoors and indoors, you'll never run out of great things to do.



*You'll love
to be beside
the seaside*





The Seven Sisters Chalk Cliffs



Beach Huts, Seaford



Cuckmere River, South Downs

You're connected wherever you're heading

Seaford railway station is an easy walk from your home and provides frequent connections to Croydon, Chichester, Gatwick and London Victoria.

There are excellent bus services too, connecting you with Brighton, Eastbourne and other towns along the coast. By car, the A26 runs from the town, taking you to the A27 and national motorway network via the M23.

Cyclists will love the extensive trails along the coast and across the South Downs national park.

When you're travelling abroad, the Channel Tunnel is further along the coast and Gatwick airport is easy to reach by train, bus or car.



By Foot

- Local Shops
300 feet
- The Downs Leisure Centre
0.4 miles
- Londis
0.5 miles
- Seaford Station
1.1 miles
- Seaford Beach
1.4 miles



By Train

Seaford Station

- Lewes Station
17 mins
- Brighton
35 mins
- Hastings
1hr 6 mins
- Gatwick Airport
1 hr 10 mins
- Victoria Station
1hr 44 mins



By Road

- Drusillas Park
4.7 miles
- Eastbourne
8.5 miles
- Brighton
13.4 miles
- Chichester
48.5 miles
- South Downs National Park
52.4 miles

Site Plan



Key

- One Bedroom Apartments
- Two Bedroom Apartments
- LGAH Rented Homes
- Bellway Homes
- Communal Charging Points



Layout is indicative only and subject to change by the developer [and subject to detailed design]. Parking positions to be confirmed. The developer reserves the right to alter the layout, building style, landscaping and specification at anytime.

One Bedroom Apartments

Plots 145, 148 & 151



REAR ELEVATION - NORTH



Key

- FF - FRIDGE / FREEZER
- B - BOILER
- DW - DISHWASHER
- WD - WASHER / DRYER
- REDUCED CEILING HEIGHT TO PLOT 151

* WINDOW TO PLOTS 145 & 151.
JULIETTE BALCONY TO PLOT 148.

Whilst every effort has been made to ensure that the information contained in this brochure is correct, it is designed specifically as a guide.

The floorplans shown are for approximate measurements only. Exact layouts, dimensions, entrance and position of windows and doors may vary between plots. All measurements may vary within a tolerance of 5%. Furniture, kitchen and electrical layouts are indicative only and subject to change, please ask a Sales Consultant for further information. Computer generated image are for illustrative purposes only, plot specific elevations may vary.

Dimensions	TOTAL AREA: 51 SQ M		544 SQ FT	
	Length	Width	Length	Width
Living/ Dining/ Kitchen	6.94m	3.84m	22' 9"	12' 7"
Bedroom	4.70m	3.35m	15' 5"	11' 0"

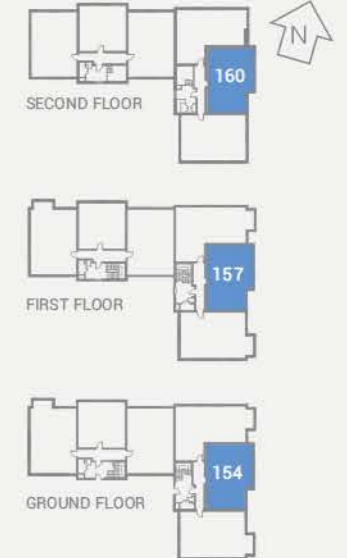


Two Bedroom Apartments

Plots 154, 157 & 160



FRONT ELEVATION - NORTH



Key

- FF - FRIDGE / FREEZER
- B - BOILER
- DW - DISHWASHER
- WD - WASHER / DRYER
- JB - JULIETTE BALCONY
- REDUCED CEILING HEIGHT TO PLOT 160

* WINDOW TO PLOT 154 ONLY.
JULIETTE BALCONY TO PLOTS 157 & 160

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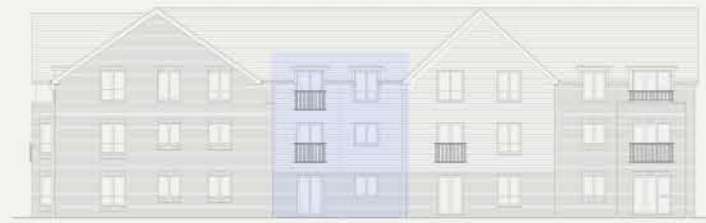
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Dimensions	TOTAL AREA: 68 SQ M		732 SQ FT	
	Length	Width	Length	Width
Living/ Dining/ Kitchen	7.18m	3.71m	23' 7"	12' 2"
Bedroom 1	6.18m	3.29m	23' 3"	10' 10"
Bedroom 2	3.71m	2.90m	12' 2"	9' 6"



Two Bedroom Apartments

Plots 146, 149 & 152



REAR ELEVATION - NORTH



Key

- FF - FRIDGE / FREEZER
- B - BOILER
- DW - DISHWASHER
- WD - WASHER / DRYER
- JB - JULIETTE BALCONY
- REDUCED CEILING HEIGHT TO PLOT 152

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*JULIETTE BALCONIES TO PLOTS 149 & 152 ONLY. WINDOW TO PLOT 146.

Dimensions	TOTAL AREA: 71 SQ M 764 SQ FT			
	Length	Width	Length	Width
Living / Dining / Kitchen	7.11m x 3.67m	23' 4" x 12' 0"		
Bedroom 1	5.13m x 3.39m	16' 9" x 11' 1"		
Bedroom 2	4.86m x 2.89m	15' 11" x 9' 6"		



Two Bedroom Apartment

Plot 161



SIDE ELEVATION - EAST



Key

- FF - FRIDGE / FREEZER
- B - BOILER
- DW - DISHWASHER
- W/D - WASHER / DRYER
- JB - JULIETTE BALCONY
- REDUCED CEILING HEIGHT

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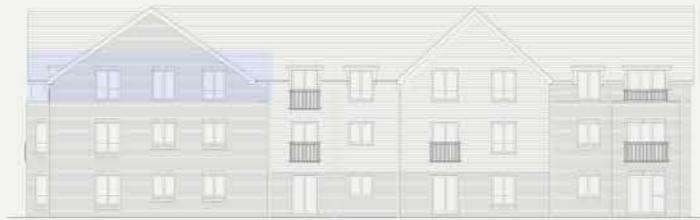
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Dimensions	TOTAL AREA: 71 SQ M 764 SQ FT			
	Length	Width	Length	Width
Living / Dining / Kitchen	7.12m x 3.66m	23' 4" x 12' 0"		
Bedroom 1	5.12m x 3.39m	16' 10" x 11' 1"		
Bedroom 2	4.82m x 2.90m	15' 10" x 9' 6"		



Two Bedroom Apartment

Plot 159



REAR ELEVATION - NORTH



Key
 FF - FRIDGE / FREEZER B - BOILER DW - DISHWASHER WD - WASHER / DRYER JB - JULIETTE BALCONY --- REDUCED CEILING HEIGHT

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Dimensions	TOTAL AREA: 71.7 SQ M 772 SQ FT			
	Length	Width	Length	Width
Living/Dining/Kitchen	5.58m x 4.92m	18' 4" x 16' 2"		
Bedroom 1	4.61m x 3.05m	15' 1" x 10' 0"		
Bedroom 2	3.76m x 2.76m	12' 4" x 9' 1"		



Two Bedroom Apartment

Plot 150



REAR ELEVATION - NORTH



Key
 FF - FRIDGE / FREEZER
 B - BOILER
 DW - DISHWASHER
 WD - WASHER / DRYER
 JB - JULIETTE BALCONY
 --- REDUCED CEILING HEIGHT

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Dimensions	TOTAL AREA: 73 SQ M 785 SQ FT			
	Length	Width	Length	Width
Living/Dining/Kitchen	7.12m x 3.66m	23' 4" x 12' 0"		
Bedroom 1	5.12m x 3.39m	16' 10" x 11' 1"		
Bedroom 2	4.82m x 2.90m	15' 10" x 9' 6"		



Two Bedroom Apartments

Plots 155 & 158



Key

FF - FRIDGE / FREEZER B - BOILER DW - DISHWASHER WD - WASHER / DRYER JB - JULIETTE BALCONY

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Dimensions

TOTAL AREA: 74.6 SQ M 803 SQ FT

	Length	Width	Length	Width
Living / Dining / Kitchen	7.12m x 3.66m	23' 4" x 12' 0"		
Bedroom 1	5.10m x 3.39m	16' 9" x 11' 1"		
Bedroom 2	4.90m x 2.90m	16' 1" x 9' 6"		



Two Bedroom Apartments

Plots 153 & 156



Key

FF - FRIDGE / FREEZER B - BOILER DW - DISHWASHER WD - WASHER / DRYER JB - JULIETTE BALCONY

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Dimensions

TOTAL AREA: 75.3 SQ M 811 SQ FT

	Length	Width	Length	Width
Living / Dining / Kitchen	5.58m x 4.92m	18' 4" x 16' 2"		
Bedroom 1	4.61m x 3.05m	15' 1" x 10' 0"		
Bedroom 2	3.76m x 2.76m	12' 4" x 9' 1"		



Two Bedroom Apartments

Plots 144 & 147



REAR ELEVATION - NORTH



Key

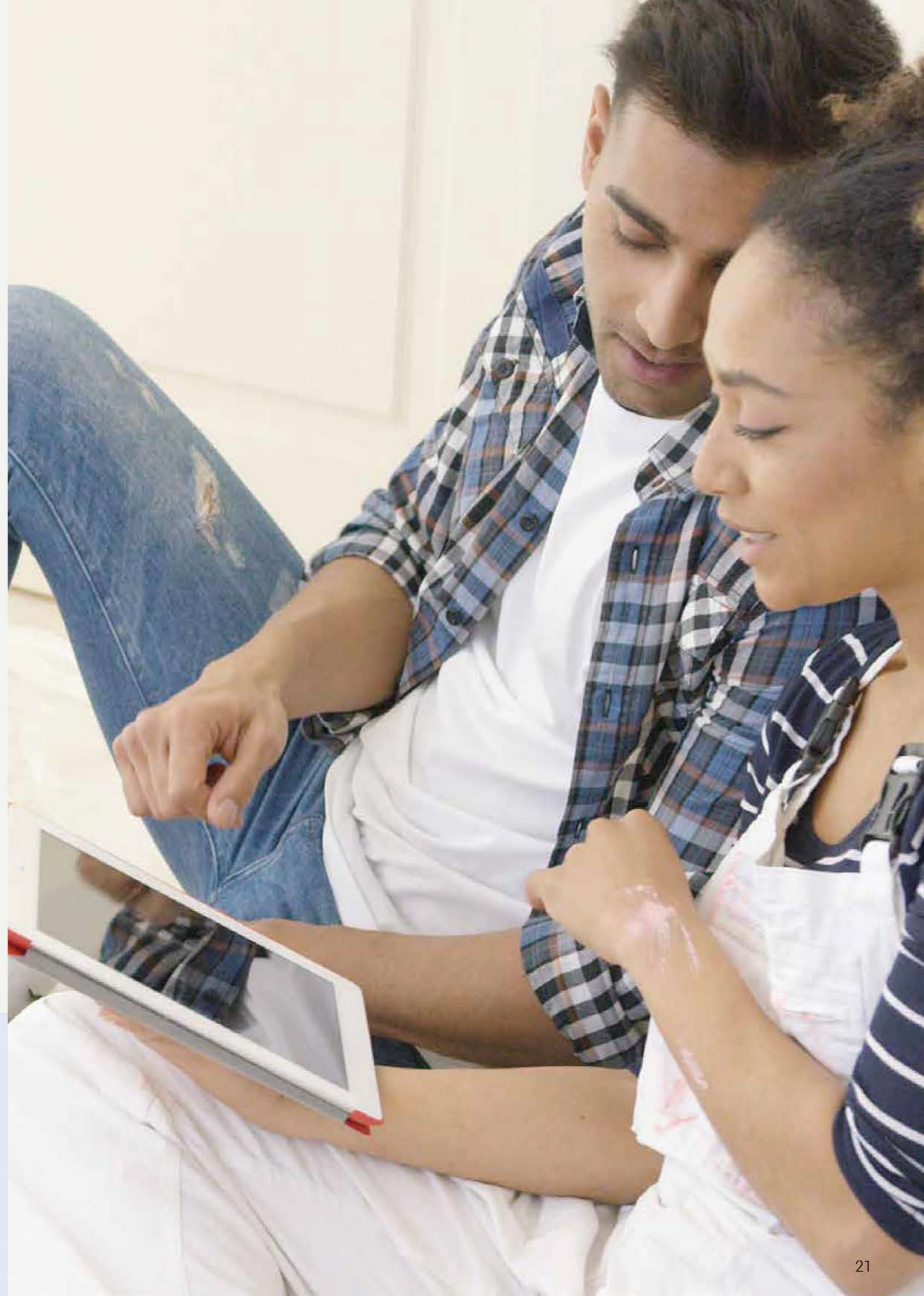
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*WINDOW TO PLOT 144 ONLY.
JULIETTE BALCONY TO PLOT 147

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Dimensions	TOTAL AREA: 77 SQ M 829 SQ FT			
	Length	Width	Length	Width
Living/Dining/Kitchen	7.12m x 3.66m	23' 4" x 12' 0"		
Bedroom 1	5.12m x 3.39m	16' 10" x 11' 1"		
Bedroom 2	4.82m x 2.90m	15' 10" x 9' 6"		



Specification

Kitchen

- Contemporary white kitchen with chrome bar handles
- Wood effect laminate worktop with matching upstand
- Stainless steel sink with chrome mixer tap
- Zanussi stainless steel oven, gas hob and stainless steel cooker hood
- Glass splashback to hob
- Zanussi integrated fridge/freezer
- Zanussi integrated dishwasher
- Zanussi washer/dryer; integrated if located in the kitchen or freestanding if located in hall cupboard

Bathroom

- Roca contemporary white bathroom suite comprising bath, close coupled WC, pedestal basin with Bristan chrome mixer tap
- Glass bath shower screen
- Mira Minimal EV thermostatic shower over bath
- Wall tiling to bath and splashback tiling to basin area
- Chrome heated towel rail

Flooring

- Wood effect vinyl flooring to kitchen, dining room and bathroom
- Grey twist carpet to living room, hall and bedrooms

General

- White PVCu double glazed windows
- Ceilings, architraves and skirtings painted white
- Walls painted in magnolia
- White panel internal doors with chrome ironmongery
- Gas central heating via Combi boiler and white contemporary radiators
- NHBC 12 year build warranty



Images depict a typical Legal & General Affordable Homes property

Electrical

- Downlights to kitchen and bathroom
- Pendant lighting to all other areas
- White sockets and switches throughout
- TV point to living room and bedroom one
- Telephone point to living room
- Smoke and carbon monoxide detectors
- Ultrafast broadband connectivity, subject to purchaser connection

Communal & External Areas

- One parking bay per apartment
- Communal garden
- Cycle store
- Bin store
- Carpet to communal corridors
- Lockable post boxes in lobby
- Digital door entry system calling phone line or mobile phone

We take every care to ensure that the correct information is provided. The company employs a policy of continuous improvement and reserves the right to alter or amend the specification at any time and is subject to change. Details are correct at the time of going to print.



Images depict a typical Legal & General Affordable Homes property

Shared Ownership Explained

Your essential guide to all things Shared Ownership with Legal & General

Shared Ownership could be your step onto the property ladder. This home ownership scheme allows you to buy a share in your home and rent the remaining share. Over time, you can buy more shares in your home until you own the full 100%.

How does Shared Ownership work?

The Shared Ownership scheme is simple, you buy an initial share of between 30% and 75% (depending on the development) of the home's full value and pay a subsidised rent on the remainder. You may purchase further shares (up to 100%) as your circumstances change.

Your annual rent is charged at 2.75% of the residual value of your home, which is reviewed annually each April. This is capped at RPI (Retail Price Index) from September of the previous year + 0.5%.

Am I eligible for Shared Ownership?

If you earn or have a household income up to a maximum of £80,000 (or £90,000 in London) per annum, you could be eligible. You can also use Shared Ownership to buy alone or with another person as long as your joint incomes don't exceed the maximum earnings bracket.

Some developments have eligibility or prioritisation requirements around where you live and/or work. Please speak to our Sales Consultant for further information.

What other charges will be payable?

Your home will be subject to a management fee - this is a fee payable monthly to cover the administrative costs of Legal & General Affordable Homes and our Management Provider. You will also be charged for the

Buildings Insurance required to cover your home. Finally, all homes pay an Estate Charge which contributes to the maintenance of the wider estate, play areas or unadopted roads etc.

Can I buy additional shares in the property?

Yes you can. This is known as 'staircasing'. When you buy more shares in your home, your home is re-valued and you buy the shares at the current market value, at the time you are buying the shares. You can staircase up to 100%.

Is it cheaper than renting?

Shared Ownership can be cheaper than renting privately as the mortgage cost and low rent usually add up to less than the equivalent rental payments to a landlord.

What if I already have a home?

If you already own a property you would need to have confirmed the sale of your home when you apply to buy via Shared Ownership.

Your application would be assessed based on your housing need for you to be considered for Shared Ownership.

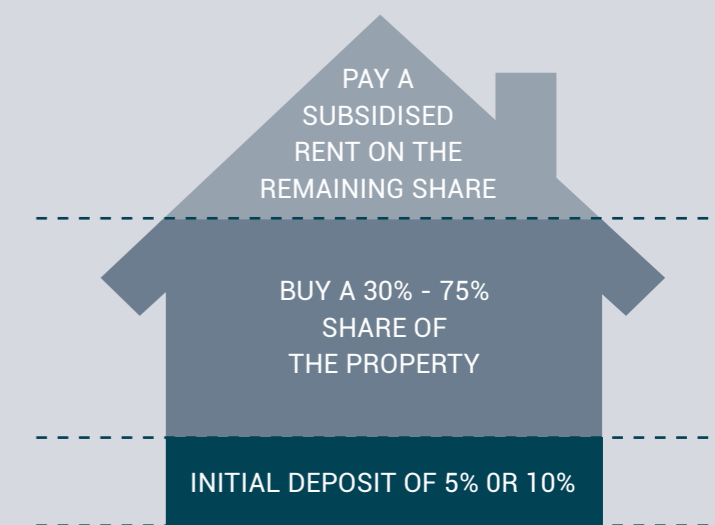
Will I need a deposit?

Yes you still need a deposit, but only on the percentage of the property you are buying. Mortgage deposits are typically 5% or 10% of the share value.

For more frequently answered questions go to www.landgah.com/faq



Breakdown example of a new home at Stoke Manor



For a full breakdown of costs, please speak to one of our Sales Consultants.

Buying more shares

STAIRCASE YOUR WAY TO OWNING 100%



When you buy more shares in your home, your home is re-valued and you buy the shares at the current market value, at the time you are buying the shares. You can staircase up to **100% ownership**.

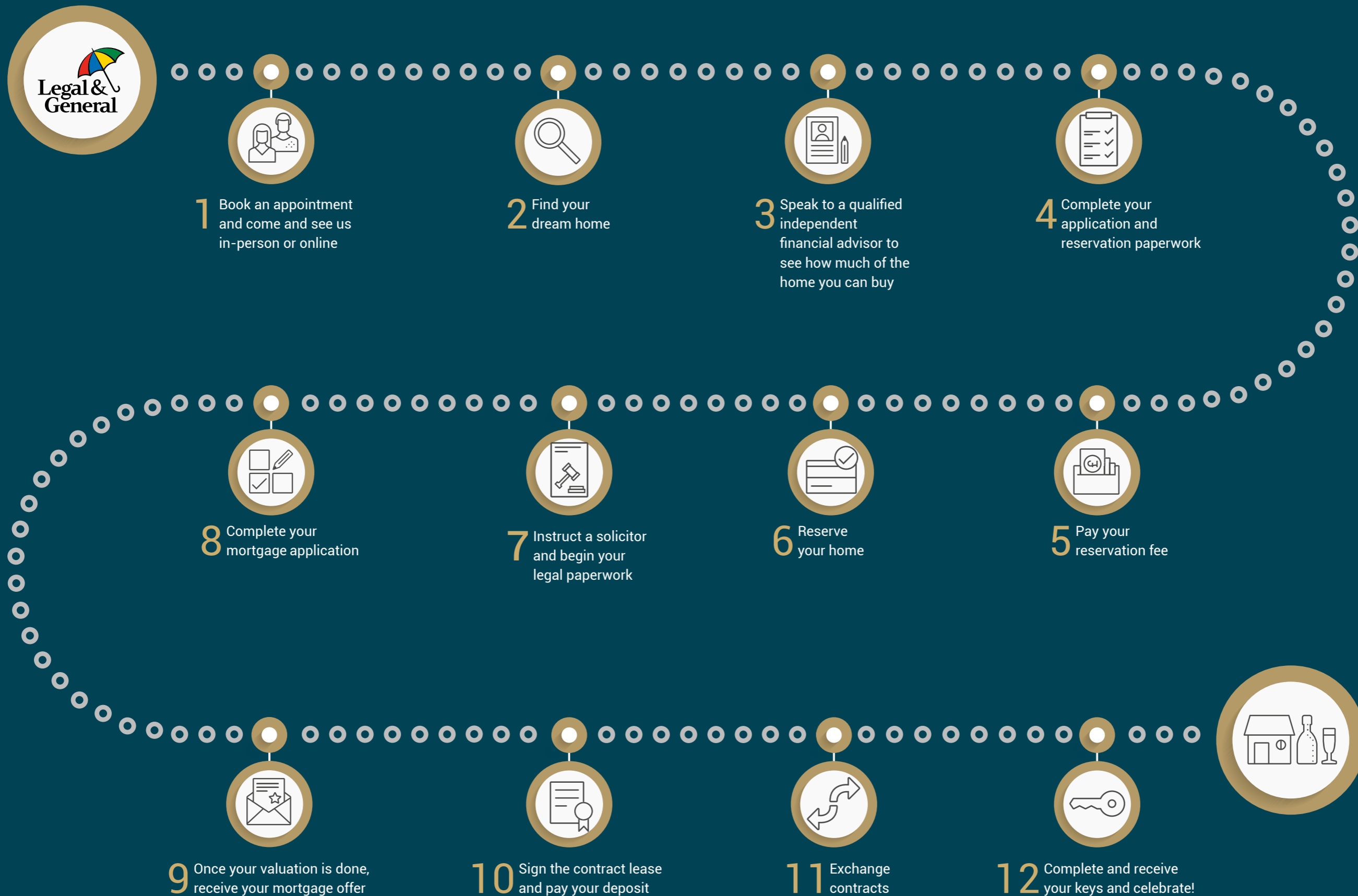
We're here to help

If you're interested in viewing or applying for a property, or if you simply have some more questions around Shared Ownership, visit

www.landgah.com

A step by step guide to owning your own home

Find a Legal & General Shared Ownership property you'd like to buy and follow our step by step guide to turn your home-buying dreams into reality.





Enjoy your
new home,
your way

People come first. It's been the Legal & General way for almost 200 years.

Legal & General began in a coffee house on London's Chancery Lane back in 1836. Almost 200 years later we are investing in new homes for all ages, social groups and housing tenures.

The shortage of housing in the UK, and high deposits required to buy a property outright, mean many people can't afford a new home. Our mission is to better people's lives by offering opportunities to those who need a helping hand. Whether it's a first-time buyer, young couple or growing family, it's important that everyone has a safe and secure space to call their own.

Our mission is to become the leading private affordable housing provider in the UK and to make a positive difference to the affordable housing sector. As a company, we have never stopped moving forward, but our position of being a byword for reliability, integrity and trust, is one we will never move from. That's why our key principles underpin everything we do:



Quality We aim to bring you the best possible experience in every aspect of your new home. That's in location, design, finishes, environment and, above all, value.



Customer Service We're committed to providing first-class customer service, from the moment you arrive to when you open the door of your new home.



Sustainability We work to minimise the environmental impact of what we do. That means reducing carbon emissions, using renewable materials and following sustainable design and building processes.

Stoke Manor

SEAFORD, EAST SUSSEX BN25 4NP

Call to book an appointment

 01323 917 005

 landgah.com/stoke-manor



We take every care to ensure that the correct information is given. We hope you find it useful, however complete accuracy is not guaranteed and the information is expressly excluded from any contract. The floor plans provided are intended to only give a general indication of the proposed floor layout and are not drawn to scale. Measurements are given to the widest point, are approximate and are given as a guide only. All measures and areas may vary within a tolerance of 5%. Do not use these measurements for appliance spaces or items of furniture. Kitchen, utility layouts and bathroom may differ to build. Unless specifically incorporated in writing into the sales contract the specification is not intended to form part of any contract or warranty. We would like to point out that the computer-generated images, floor plans, sizes, specification and any other layouts are for guidance only. LGAH-SM-310523.