



The Developers

Martin Homes specialise in new build and conversion developments within the prime locations of London, Sussex and Kent.

The company is led by Managing Director, David Martin, who has spent the last 30 years' managing all styles of development.

Whilst the nature and architectural styles of our projects have been varied and diverse throughout the years, our ethos of 'with you every step of the way' remains at the forefront of how we work.

We understand that communication is essential at every stage of the buying process.

Working with a variety of architects and contractors we always strive to achieve the very best designs and specifications, based on the planning permissions that we obtain.

Our schemes have ranged in size from starter flats, to family homes and luxury converted apartments.

“We’re always here to assist and are with you every step of the way.”



The area

The modern village of Hassocks has been developed over the years around the railway station which was built in 1841 and renamed Hassocks station in 1881. Ideally located in the South Downs Hassocks is a much sought after location offering many local amenities and excellent travel connections. The relaxed village community and the close proximity to the Brighton mainline train services makes the area appealing to singles and families alike. The beautiful South Downs National Park surrounds the village offering an appealing balance of town and country living. The historic quintessential villages of Ditchling and Hurstpierpoint are close by as are a choice of schools for all age groups. Modern history lovers maybe interested to know that the The Who performed twice in the Downs Hotel, Hassocks in 1966 before they become a superstar group.

The bustling high street has an eclectic mix of cafes and independent retail outlets and there is a monthly farmers market selling local produce. A thriving community of social clubs and societies offer a wide choice of activities including cycling, archery, tennis, crafting, bridge and dance to name but a few.

Close by is the famous international show jumping arena of Hickstead, Hassocks golf course, several renowned vineyards including award winning Ridgeview, as well as small museums and family based venues. Brighton is just a few minutes away on the train offering a wide range of entertainment venues including the Theatre Royal, Komedia Club and Brighton Centre as well as a regional retail centre.

The A23 provides easy access to Brighton and Hove and London, as well as the main motorway network. Hassock station is a short walk from The Old Sorting Office development so Hassocks provides an excellent location for both road and rail commuters.

Victoria Station by train	62 minutes
London Bridge by train	69 minutes
Gatwick by car	27 minutes
M23 by car	23 minutes





Specification

Kitchen

Manufactured by Lime Kitchens, dusk matt grey base units with complimentary wall units
Silestone quartz work tops and upstand
Bosch fan oven
Bosch induction hob

Extractor hood
Integrated dishwasher
Integrated fridge / freezer
Integrated washing machine
Stainless steel sink unit & mixer tap

Flooring

Vinyl wood effect floor to main living room, hallways and carpet to stairs and bedrooms
Tiled flooring to all wet rooms

General

Windows are double glazed and doors by Oracle
LED lighting
One allocated parking space per property
Warranty provider by Advantage – 10 years

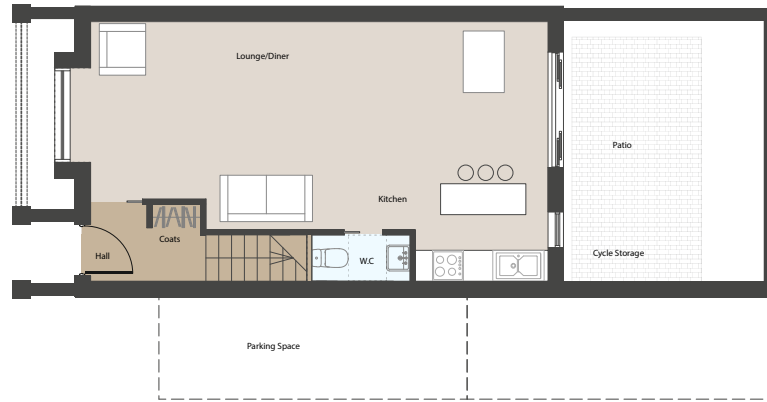
Bathrooms

Tiled floors and part fully tiled walls in silver grey coloured tiles
Sanitary ware
Wall hung vanity unit basins by Zaneti
Illuminated mirror with shaver socket / light
Bath design by Ebony
Shower enclosures

Heating

Apartments have electric central heating radiator system with Slim Jim boiler
Houses all have their own Air Source Heat Pump by Mitsubishi





House | Ground Floor

490 Sq Ft

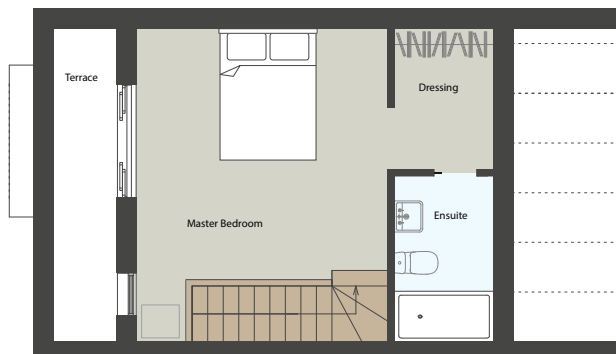
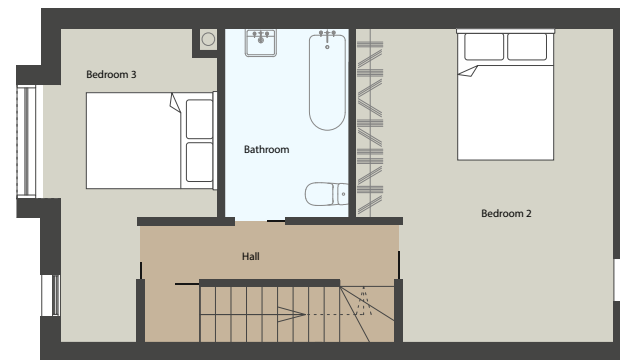
Living & kitchen 5.1m x 9.24m (16'7" x 30'3")

House | First Floor

434 (exc stairs)

Bedroom 2 5.075m x 3.340m (16'6" x 10'9")

Bedroom 3 4.86m x 2.75m (15'9" x 9'0")

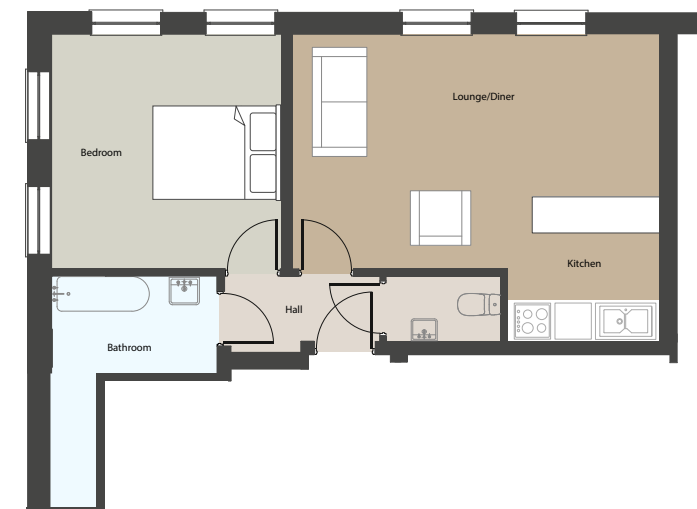


House | Second Floor

300 (exc eaves storage)

Master Bedroom 5.1m x 3.75 m (16'7" x 12'3")



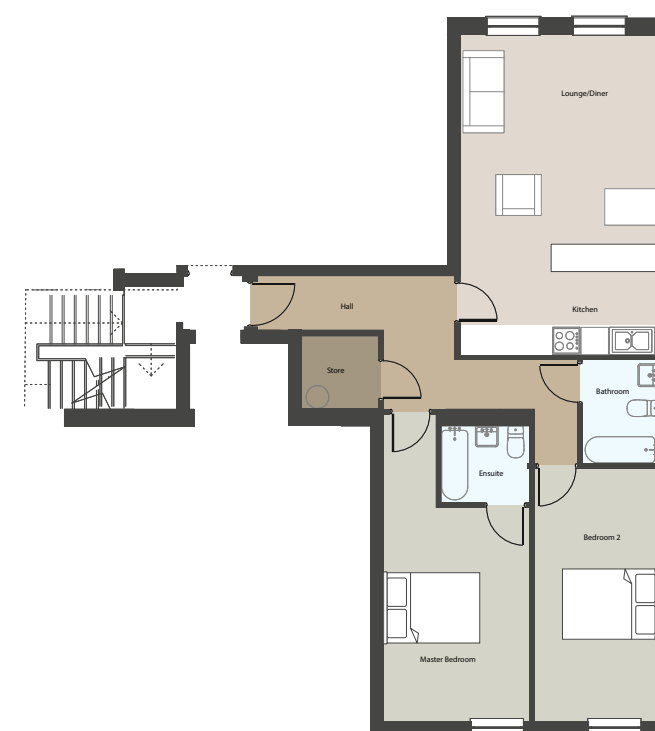


Apartment One

581 sq ft

Living & kitchen 6.17m x 3.9m (20'2" x 12'7")

Bedroom 3.88m x 3.6m (12'7" x 11'8")



Apartment Two

936 sq ft

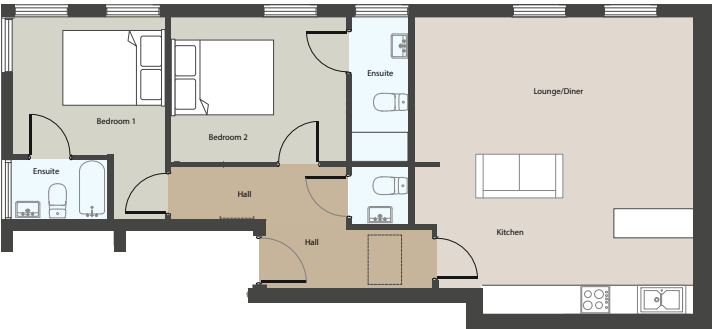
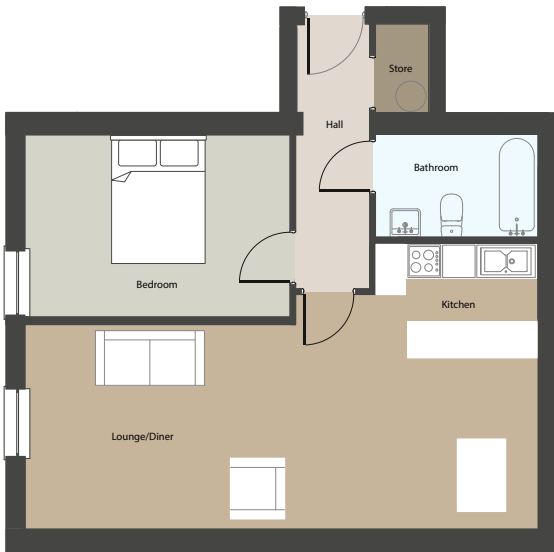
Living & kitchen 7.1m x 4.3m (23'2" x 14'1")

Master Bedroom 4.7m x 3.2m (15'4" x 10'74")

Bedroom 2 5.5m x 2.6m (18'0" x 8'5")

Apartment Three

624 sq ft	
Living & kitchen	4.8m x 8.4m (15'7" x 27'5")
Bedroom	4.3m x 3.1m (14'1" x 10'1")



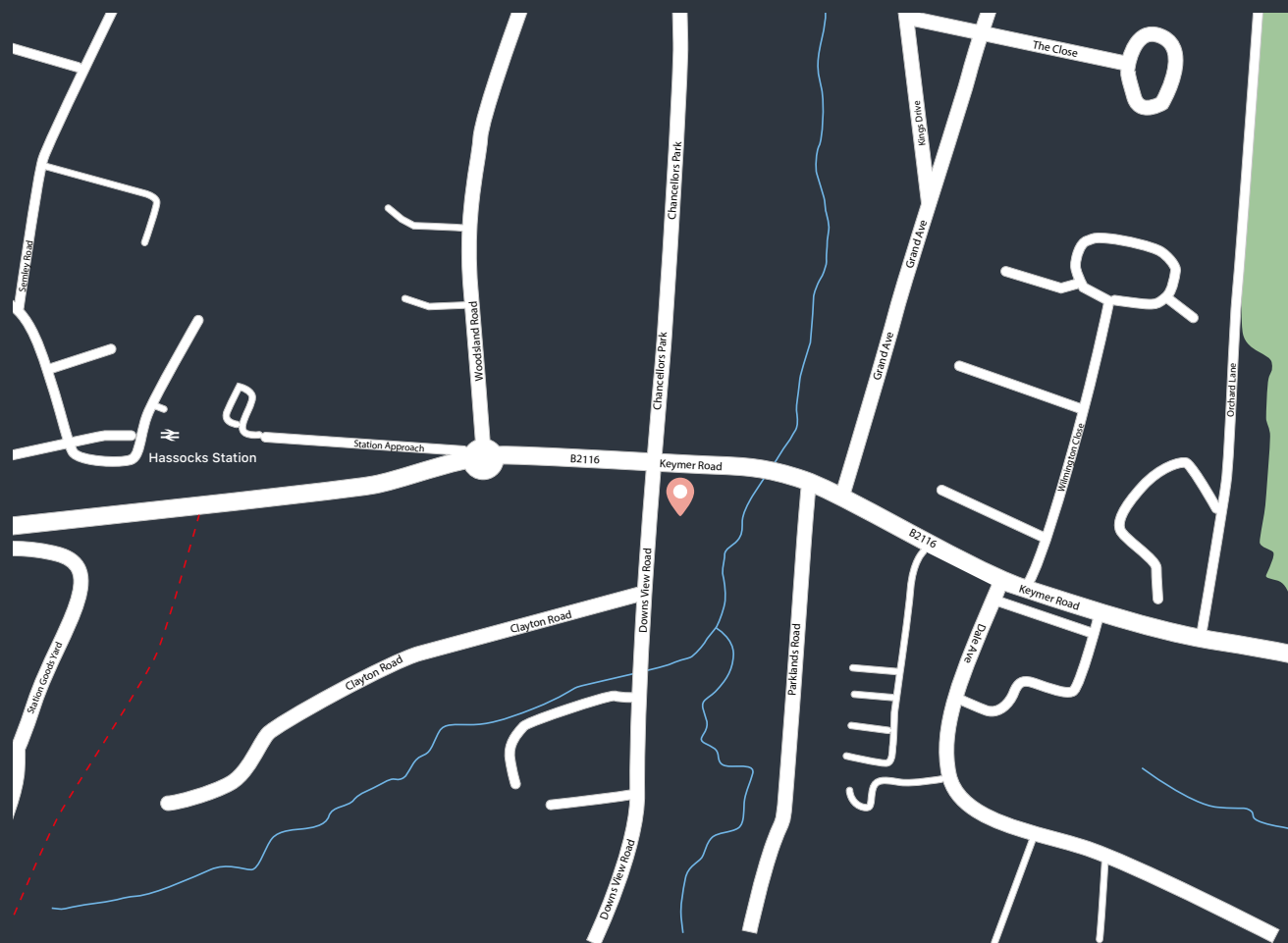
Apartment Four

775 sq ft	
Living & kitchen	6.1m x 5.7m (20' x 18'7")
Bedroom	4.1m x 3.1m (13'4" x 10'1")
Bedroom 2	2.9m X 3.4m (9'5" x 11'1")

Apartment Five

1011 sq ft	
Living & kitchen	5.6m x 7.8m (18'3" x 25'5")
Master Bedroom	3.8m x 3.2m (12'4" x 10'4")
Bedroom 2	4.6m X 2.6m (15' x 8'5")





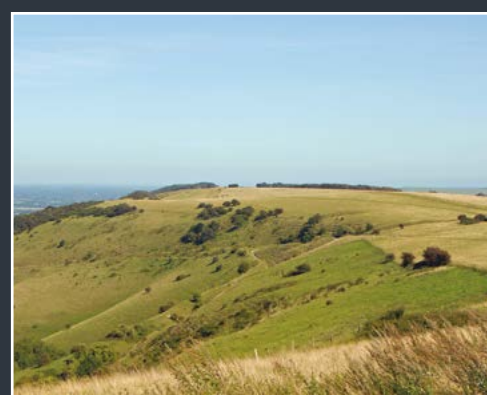
These particulars are for illustration only. All dimensions are approximate. We operate a policy of continuous improvement and individual features such as kitchen and bathroom layouts, doors, windows and elevational treatments may vary from time to time to those shown in this brochure.

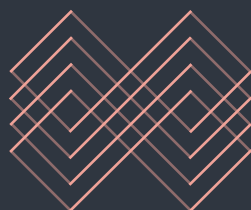
Consequently, these should be treated as general guidance only and cannot be relied upon as accurately describing the finished product under the terms of the Consumer Protection Regulations 2008. Nor do they constitute a contract or part of a contractor's warranty.

External finishes and landscaping may vary. Please refer to Sales Advisors for further details. The Old Sorting Office is a marketing name only.

01273 829 300

newhomes@mishonmackay.com
www.mishonmackay.com





THE OLD SORTING OFFICE

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newhomes@mishonmackay.com
www.mishonmackay.com

mishonmackay



Backed by
HM Government

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HOMES
WITH YOU EVERY STEP OF THE WAY

020 7129 1427
info@martinhomes.co
www.martinhomes.co