



THE SQUARE

RYE

MAKE THE RIGHT MOVE

A stunning new development of 50 homes in a parkland setting offering 1 bedroom apartments and 2, 3, 4 & 5 bedroom houses



THE SQUARE

With its ancient citadel, set on a rocky promontory, the historic town of Rye is two miles from the open sea on the River Rother and became a fortified medieval Cinque Port over 800 years ago. Rye's past is woven with seafaring tales of naval battles, violent storms, lifeboat heroics and smuggling.

Surrounded by the famous Romney Marshes, with their treacherous footpaths and fickle tides, Rye gained independence by Royal Charter in 1289. Elizabeth I gave the town its Royal title in 1573 and the town hall displays an unbroken list of mayors since the 13th Century.

These maritime adventures have now given way to yachting and a vibrant fishing fleet whose catches – including Rye Bay scallops, Dover sole and Dungeness prawns – are relished in local gastronomic restaurants like The Mermaid Inn, where the infamous Hawkhurst Gang planned smuggling and kidnapping in by-gone days.

The marshes are now one of the largest bird sanctuaries in Europe and attract watchers and walkers from all over the world. There is much to do in Rye, with the world famous Rye Golf Club – founded in 1893 – and some of Europe's finest beaches nearby at Camber Sands. Kite flying, cycling, sand yachting and hiking are all enjoyed in the area, as well as most water sports.

There are many pubs and restaurants in and around the town and the outlying villages, all offering a slice of country nightlife away from the hustle & bustle. Rye is also a centre for antiques, books and ceramics, with several thriving markets, dealing in country produce, collectors items and, of course, fish.



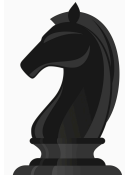


The Square lies within Valley Park on the outskirts of the ancient town, and overlooks the High Weald Area of Outstanding Natural Beauty. Set in an attractive natural valley, amidst existing hedgerows and landscape features, the new homes of The Square are built to the latest eco standards offering low running costs.

Nestled within 15 acres of private parkland, which includes a footpath network and children's play area, the homes at The Square are built in the traditional Kent and Sussex style, with clapperboard and brick exteriors, picket fences and tiled roofs with chimney features.

The Square offers 50 high quality homes of outstanding character and spaciousness, ranging from one bedroom apartments to five bedroom detached houses with generous living areas and parking. All houses come with Under Floor Heating to the ground floor which is fitted with an oak laminate finish.





SPECIFICATION

- Environmentally friendly construction with low cost of ownership
- Underfloor heating to ground floors*
- Oak laminate ground floors in three choices*
- Choice of wood or painted Shaker kitchen styles to all houses
- Glass splash-back to kitchen hob
- Fully integrated good quality branded kitchen appliances
- Polished chrome power sockets and switch-plates to ground floors
- High quality sanitaryware with ceramic mixer taps in polished chrome
- Heated towel rails to bathrooms
- Half ceramic tile or painted T&G boarding to bathroom walls
- Kardean timber effect laminate floors to bathrooms

- High quality steel baths to family bathrooms*
- Power showers and glass shower screens in main bathrooms
- Illuminated bathroom cabinet with shaver socket in main bathrooms
- Illuminated mirrors in en-suite bathrooms - where fitment possible
- Wall mounted up-lighters to main reception rooms
- En-suite bathrooms to all master bedrooms*
- Fitted wardrobes to principle bedrooms
- Solid panelled internal doors with solid chromed brass handles
- Ceiling coving to principle rooms and hallways
- Satellite and terrestrial aerial cabling to loft space
- 10 Year LABC Warranty



* Excludes apartments

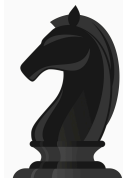


ALL PROPERTIES AT THE SQUARE QUALIFY FOR THE GOVERNMENT'S HELP TO BUY SCHEME











1. Help to Buy is available to all new homebuyers, not just 1st time buyers.
2. You only need a 5% deposit.
3. The Government will lend you up to 20% of the value of your property.
4. The Government loan is interest free for the first 5 years.
5. You can repay the Government loan at any time or on the sale of your property.
6. You only need a 75% Mortgage, which means lower repayments.
7. Help to Buy and Mortgage loans are subject to satisfactory proof of income.





THE SQUARE RYE



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|  GRIFFIN
1 Bed Apartment |  BRUNSWICK
3 Bed House |  VERMONT
4 Bed House |
|  ALBANY
2 Bed House |  FAIRFIELD
3 Bed House |  NEWPORT
5 Bed House |
|  OAKLAND
2 Bed House |  HAMPDEN
4 Bed House | |



THE SQUARE
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