



OLD CROWN PLACE



BLACKBOYS • EAST SUSSEX



Pretty hamlet setting within easy reach of historic towns, internationally renowned culture

Old Crown Place is an exclusive development of eight luxury homes comprising of two and three bedrooms properties, built to the highest specification that MJD Designer Homes are renowned for.

The peaceful, elevated hamlet of Blackboys is set in the heart of stunning Sussex countryside, in an Area of Outstanding Natural Beauty, with beautiful views across a wooded valley. It's name is associated with the long and ancient history of charcoal burning. It is understood that most of the charcoal was used by nearby Buxted foundry where it is believed that the first iron cannon in England was made in 1543.

The Blackboys Inn is a popular gastropub within the village boasting award winning gardens and is recognised as one of the prettiest pubs in the South East. Originally a coaching inn dating back to the 14th century, it was frequented by the charcoal industry workers.

Blackboys is also home to a village hall, a boutique family run vineyard, a cricket club and Blackboys Church of England Primary school which is a small, high achieving school situated in the heart of the village. Further afield, yet within easy reach, there is a great choice of well regarded independent and state primary and secondary schools and colleges.

The East Sussex countryside has an abundance of picturesque villages, award winning pubs, restaurants and vast open spaces including The Ashdown Forest and the South Downs National Park, both offering miles and miles of footpaths, bridleways and stunning views across the Sussex countryside, perfect for walking, cycling and horse riding. For golfers, there are an abundance of impressive local golf courses to choose from.

Glyndebourne has been home to the world class, and much celebrated, Glyndebourne Opera Festival since 1934 and runs during the summer months from May to August, attracting audiences from far and wide.

The Sussex countryside is home to a number of historic castles and stunning National Trust properties and gardens which are dotted around the area down to the South Coast.





and beautiful countryside

The county town of Lewes offers historic charm and a variety of independent and high street shopping. Its medieval streets, ancient churches and tiny twittens are home to independent retailers, bookshops, boutiques and antique centres that sit alongside individual craft workshops, restaurants, cafés, pubs and contemporary art galleries. Lewes is also home to Harvey's Brewery and subtle aromas waft across the High Street on brewing days. The medieval Lewes Castle occupies a commanding position with fantastic views.

For the bright lights, visit the bohemian and cosmopolitan city of Brighton & Hove on the South Coast. Stroll along the promenade, sample its trendy restaurants, explore the quirky shops of the North Laine and look out for the annual Brighton Fringe, the largest annual arts festival in England and one of the largest fringe festivals in the world.

Photographs include The Blackboys Inn, Glyndebourne, Lewes and heather on the Ashdown Forest.





Computer generated image is for illustrative purposes only. Exact finishes must be verified.

Plots One & Five

GROUND FLOOR

Kitchen/Dining Room

4.55m x 3.20m

14'11" x 10'6"

Living Room

3.95m x 3.87m

12'11" x 12'8"

Cloakroom

FIRST FLOOR

Master Bedroom

3.95m x 3.87m

12'11" x 12'8"

Bedroom Two

4.55m x 3.20m

14'11" x 10'6"

Bathroom



Plot One shown.
Plot Five is handed.



Plot Two

GROUND FLOOR

Kitchen
3.67m x 2.26m
12'0" x 7'5"

Living/Dining Room
6.29m x 4.56m
20'7" x 14'11"

Cloakroom

FIRST FLOOR

Master Bedroom
4.51m x 2.55m
14'9" x 8'4"

Ensuite

Bedroom Two
4.56m x 2.65m
14'11" x 8'8"

Study
3.36m x 1.91m
11'0" x 6'3"

Bathroom



Floor layouts are not to scale. Measurements given are approximate to within 50mm and must be verified. The developer reserves the right to alter room and floor layouts at any time.

Plots Three & Four

GROUND FLOOR

Kitchen
3.67m x 2.26m
12'0" x 7'5"

Living/Dining Room
6.29m x 4.56m
20'7" x 14'11"

Cloakroom

FIRST FLOOR

Bedroom Two
4.56m x 2.65m
14'11" x 8'8"

Bedroom Three
4.51m x 2.55m
14'9" x 8'4"

Study
4.06m x 1.91m
13'4" x 6'3"

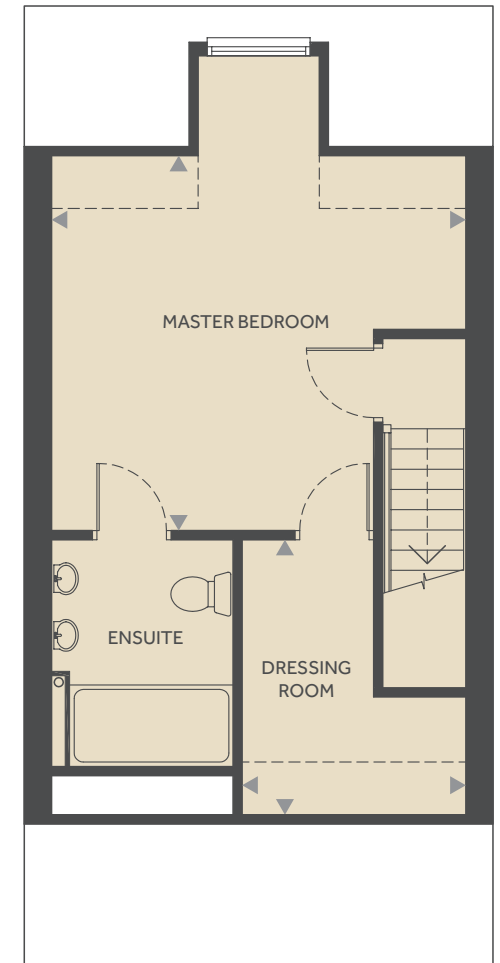
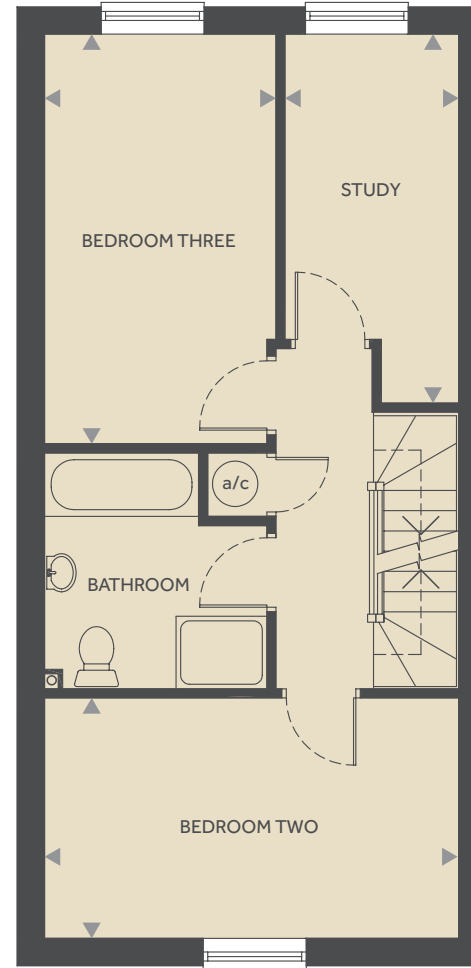
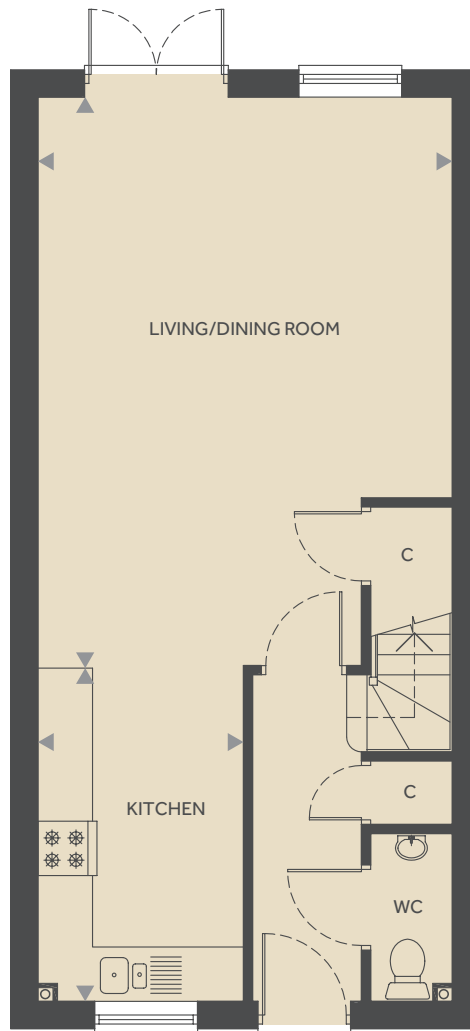
Bathroom

SECOND FLOOR

Master Bedroom
4.56m x 4.13m
14'11" x 13'7"

Dressing Room
3.00m x 2.46m
9'10" x 8'1"

Ensuite





Computer generated image is for illustrative purposes only. Exact finishes must be verified.

Plots Six & Seven

GROUND FLOOR

Kitchen

3.90m x 3.14m

12'9" x 10'3"

Living/Dining Room

5.46m x 5.15m

17'11" x 16'11"

Cloakroom

FIRST FLOOR

Master Bedroom

3.90m x 3.16m

12'9" x 10'4"

Ensuite

Bedroom Two

3.25m x 3.19m

10'8" x 10'5"

Bedroom Three

3.81m x 2.20m

12'6" x 7'2"

Bathroom



Plot Six shown.

Plot Seven is handed.



Plot Eight

GROUND FLOOR

Kitchen

5.46m x 3.72m

17'11" x 12'2"

Living Room

4.19m x 3.89m

13'9" x 12'9"

Dining Room

4.46m x 3.76m

14'7" x 12'4"

Cloakroom

FIRST FLOOR

Master Bedroom

3.89m x 3.49m

12'9" x 11'5"

Dressing Room

3.90m x 2.12m

12'9" x 6'11"

Ensuite

Bedroom Two

3.69m x 3.36m

12'1" x 11'0"

Bedroom Three

3.69m x 3.36m

12'1" x 11'0"

Bathroom



Floor layouts are not to scale. Measurements given are approximate to within 50mm and must be verified. The developer reserves the right to alter room and floor layouts at any time.



Computer generated image is for illustrative purposes only. Exact finishes must be verified.



Photograph shows previous MJD Designer Homes development. Exact finishes must be verified.

Each of the elegant homes at Old Crown Place benefit from MJD Designer Homes' meticulous attention to detail and luxurious specification.

KITCHEN

- | High specification Leicht contemporary and shaker style German Kitchens designed by Design Interiors
- | Quartz marble worktops
- | Neff appliances to include
 - 'Slide and hide' single oven
 - Four ring induction hob
 - Microwave
 - 70/30 integrated fridge/freezer
 - Integrated A++ rated washing machine
 - Integrated dishwasher

INTERIOR FINISHES

- | Luxury carpets to bedrooms, stairways and landings
- | Luxury Karndean flooring to all remaining areas
- | Contemporary fitted wardrobes to all Master Bedrooms
- | Matt paint finish to all rooms in strong white
- | High quality painted internal doors and polished chrome ironmongery
- | Collingwood anti-glare architectural LED down lights
- | USB plugs to selected locations
- | Pre-wired for CAT6 data in living room and bedrooms
- | Nest 'Hello' Smart Video doorbell system with app for remote control

Quality features to create homes you can't wait to get back to

BATHROOMS | ENSUITES | CLOAKROOMS

- | High quality sanitaryware
- | Porcelain tiling to walls and floors
- | Luxury and contemporary taps and shower fittings
- | Thermostatically controlled towel rails
- | Shaver points
- | Vanity units
- | Motion sensor illuminated bathroom mirrors

HEATING & VENTILATION

- | Air source heating system (air source heat pumps are a form of renewable technology which takes warmth from the air outside and uses it to heat your home)
- | Underfloor heating system to ground floor with individual zone thermostats
- | Thermostatically controlled radiators to first floors and to the first and second floors in plots three and four

EXTERIOR

- | Clay tiles to roof
- | Brick and decorative clay tile hanging
- | Slim profile uPVC double glazed lockable windows.
- | Anthracite aluminium panoramic bifold doors to plots six, seven and eight
- | Slim profile French doors to plots one to five
- | Contemporary composite front doors with three-point locking system
- | Cycle shed
- | Landscaped front planting areas
- | Rear gardens laid to lawn
- | Patio area finished with Indian sandstone to each rear garden
- | Allocated parking spaces

WARRANTY

- | ICW 10 year warranty





Photograph shows previous MJD Designer Homes development. Exact finishes must be verified.



Convenient connectivity

Both the A22 and A26 are within easy access to the east of Uckfield and run north to Tunbridge Wells and the A272 which heads west to the A23/M23. The M23 connects north to the M25 and the national motorway network beyond.

By road, Blackboys is within easy driving distance of major towns, cities and Gatwick International Airport.

Uckfield	4.1 miles
Lewes	10.8 miles
Tunbridge Wells	15.4 miles
Brighton	20.0 miles
Gatwick Airport	30.7 miles

Uckfield mainline rail station is approximately a ten minute drive away with regular services to London Bridge and London Victoria.

London Bridge	80 minutes
London Victoria	90 minutes





MJD DESIGNER HOMES

WWW.MJDDESIGNERHOMES.CO.UK

These particulars are for illustration only. All dimensions are approximate. We operate a policy of continuous improvement and individual features may vary from time to time. Consequently these particulars should be treated as general guidance only and cannot be relied upon as accurately describing any of the Specified Matters prescribed by any order made under the Property Misdescriptions Act 1991. Nor do they constitute a contract, part of a contract or a warranty. External finishes and landscaping may vary. Distances and travel times sourced from www.theaa.com and www.nationalrail.co.uk. Brochure design & production: Keyline +44 (0)1403 700095.