



Saxon
Weald

Osmund Court

extra care

A bright and spacious scheme with apartments to buy or rent for over 60s, located in Billingshurst, West Sussex



We care about your independence

Billingshurst

Osmund Court, Rowan Drive, Billingshurst, West Sussex, RH14 9BF



Key	
Leisure & Recreation	
	Library
Amenities & Shopping	
	Post Office
	Supermarket
	Shop
	Pharmacy
	Bank
Medical & Dental	
	Medical Centre
	Dentist
Transport	
	Bus Stop
Food & Drink	
	Restaurant
	Take Away
	Bar

Osmund Court, in Billingshurst, is located a short walk away from the village centre, as well as a local GP surgery. The village centre has a good selection of amenities, including a post office, library, banks, shops and a supermarket. The Billingshurst Community and Conference Centre holds regular film showings, as well as other community based events.

There is a mainline train station with twice-hourly services to London Victoria and Bognor Regis. Bus services run along the High Street, (which is a few minutes walk away from the scheme), with regular buses to Horsham and Pulborough.

Nearby Horsham has a wider range of amenities, as well as a hospital.

© Photos courtesy of Billingshurst Community Partnership



We know that your surroundings are important

Care and support at Osmund Court

“It’s so reassuring to know that Mum is getting the help she needs”

There are upper limits to the amount of care and support that can be provided in an extra care scheme and very occasionally alternative accommodation may have to be arranged for residents. This decision would be made by health and social care professionals in conjunction with the family or an advocate acting for the resident.

As we get older, some of us need support with the tasks of everyday living and value the reassurance of knowing that qualified staff are close to hand.

Extra care bridges the gap between retirement housing and a residential or nursing home. Osmund Court offers the best of both worlds. You have all the independence of your own apartment, but with the peace of mind of a care team on site.

Osmund Court could be an ideal solution for couples who require different levels of care, enabling you to live together while receiving the support you need. You must be over 60 to qualify.

If you are interested in living at Osmund Court, a member of our team will visit you to ensure that you are suitable for extra care living and that your needs can be met by the scheme.

To use the on-site care team, you will have your needs assessed by West Sussex Adult Services, who commission the team of care staff who are on site 24 hours a day. The assessment will determine how much care you receive and what you will have to pay. You can purchase care privately if you prefer.

For more details and advice on the support at Osmund Court, please call us on 01403 226000.



Peace of mind for you and your family

A look inside your Osmund Court apartment

“My apartment is so beautiful and spacious. It feels like living in luxury!”



Osmund Court offers a total of 40 fully self-contained apartments, made up of 35 one-bed and five two-bed properties. All apartments are comfortable and well thought-out. Every property is fitted with easy-grip lever taps, and plug sockets and switches are sited at a suitable height.

The modern, fitted kitchens come complete with built-in oven, hob and extractor hood.

To aid mobility, all bathrooms feature level-access showers with a folding seat, grab rails and slip-resistant vinyl flooring.

All apartments benefit from double-glazed windows and gas central heating. TV and FM aerial points are provided, as well as phone points.

For peace of mind, apartments are fitted with a pull-cord emergency alarm system and smoke alarms. They also have a door-entry phone system to enable guests to be let in from the main scheme entrance.

Buying an apartment

Some apartments at Osmund Court are available to purchase on a shared equity basis. This means that you buy a 75% share in the property, while Saxon Weald retains the remaining 25%. You do not pay rent on our share, however monthly service and support charges are payable.



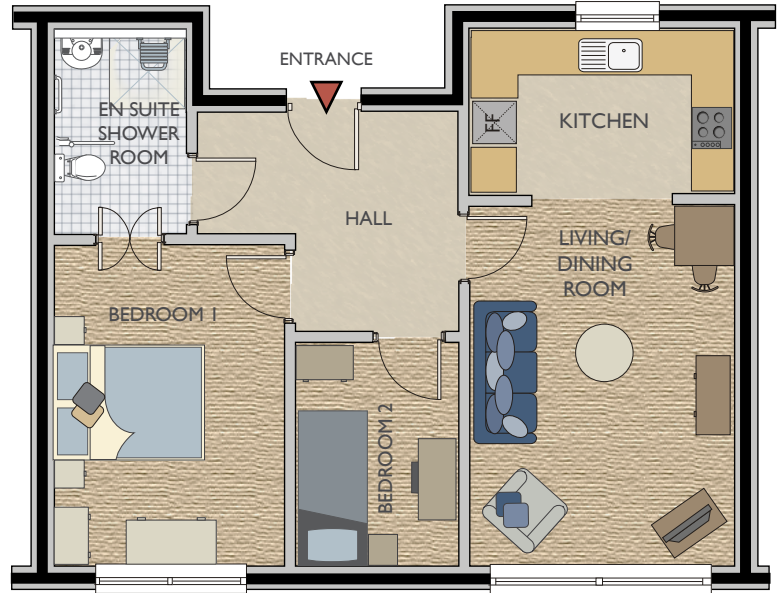
Well designed and finished with care

Layouts

One-bedroom apartment 51 sqm












Two-bedroom apartment 63 sqm



Apartment layouts may vary from the examples shown. Please consult us for more information.



Ground floor layout

- | | | |
|---|---|---|
|  Apartments |  Communal Areas |  5 Hairdresser |
|  Service Areas | 1 Entrance lobby / reception |  6 Laundry |
|  Scheme Manager's Office | 2 Secondary entrance |  7 Communal lounge & tea bar |
|  Toilets (1) & Lifts(2) | 3 Mobility scooter charging & store |  8 Dining room |
| | 4 Internet & information point | |

Spacious and well-planned living spaces

Communal areas at Osmund Court

We pay special care and attention to the design of our schemes and their grounds, ensuring shared areas are both comfortable and practical.

Osmund Court's comfortable residents' lounge is elegantly furnished, offering an ideal place to meet friends and relax. Of course, if the weather is nice, you can enjoy

the secure and attractive communal gardens.

Two en suite guest suites are available for visitors at a small charge.

Please note: shared areas of the scheme may be used by communal groups, adding to the range of activities available to residents.



Facilities include:

- Residents' lounge
- Stylish restaurant
- Off-street parking
- Secure and attractive communal gardens
- Two guest suites
- Assisted bathing facilities
- Two lifts
- Mobility scooter charging facilities
- Internet facilities
- Laundry room
- Hairdressing & treatment room



Stylish, comfortable facilities for your convenience

Dining at Osmund Court

“There’s a good choice of tasty food and it’s my favourite time of day as I take the chance to catch up with friends.”

A nutritious, well-balanced diet is essential in maintaining health and well-being. Our attractive restaurant serves substantial midday meals every day of the year at a modest cost. Meals are freshly prepared in our kitchens and we are happy to cater for any specific health or cultural requirements.

This is a favourite time of day for many residents as they enjoy getting together with their friends and neighbours over a meal. The

warm, friendly atmosphere means the restaurant is often considered to be the hub of the scheme. Visiting friends and relatives are welcome to use the restaurant too.

In the event of unexpected illness, meals can be taken to your apartment.

Sample Lunch Menu:

Main Courses

a choice of dishes such as:

Steak & Mushroom Pie
Homemade Lasagne
or Salmon Fishcakes

Served with a selection of fresh, seasonal vegetables

Dessert:

Sticky Toffee Pudding with Custard or Fresh Fruit



Fresh, healthy meals, served in a warm social environment



Saxon
Weald

Saxon Weald, established in 2000, is a respected housing association providing 5900 homes across Sussex and Hampshire. Around a quarter of our properties are purpose-built apartments for the over 60s, and we are a leading provider of housing with extra care and support for older people in the region. We believe in helping people maintain their independence as they get older.

Our aim is to improve quality of life for our residents and the communities we work in. We are committed to:

- Achieving excellence
- Acting with integrity
- Treating people with respect
- Equality and fairness
- Valuing customers

Saxon Weald is a registered charity (number 1114158) and is regulated by the Homes and Communities Agency.



Interested in purchasing?

Please call our sales team on 01403 226035 or email sales@saxonweald.com

Interested in renting?

Please contact our lettings team on 01403 226000 or email lettings@saxonweald.com

Extra care

If you have an enquiry about extra care please call 01403 226000

www.saxonweald.com

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