HAWKINS FIELD

FITTLEWORTH • WEST SUSSEX • RH20 1HJ

A stylish new development of fourteen two, three and four-bedroom homes.

ELIVIA HOMES


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BEAUTIFUL TO EXPLORE

Enjoying a tranquil outlook across landscaped grounds towards mature woodland, Hawkins Field is conveniently close to the centre of the historic West Sussex village of Fittleworth.

Timeless village life and a strong sense of community.

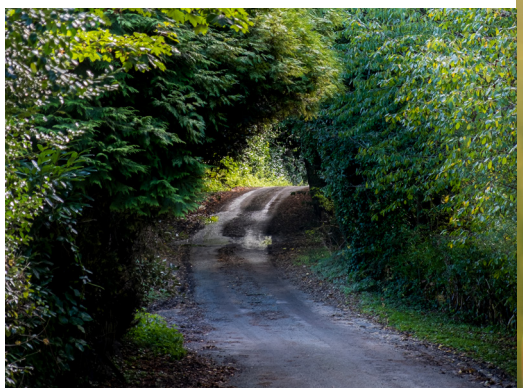
Crossing the picturesque 16th century bridge over the River Rother as you approach the wooded outskirts of Fittleworth from the south, you are immediately reminded that this is a location steeped in history. Local landmarks chart the generations that have elapsed since these ancient times - from the 13th century west tower of St Mary's church and the former Swan coaching inn, which dates back to 1536, through the half-timbered cottages and Victorian houses to more recently constructed properties.

As a result of its long history, Fittleworth boasts a delightful blend of architectural styles, united by an unmistakable ambience that could only be West Sussex. The village also enjoys a unique sense of local community, perhaps best encapsulated by the Fittleworth stores, café and post office, which are community owned and run. A village hall and the local primary school sit alongside the picture postcard cricket and sports ground, steady heartbeats of a village life that has changed little over the years and decades.

With a population of just over 700, Fittleworth's residents range from young professionals and growing families to the retired. For 11-18 year olds, there's a choice of state and independent secondary school options at Billingshurst, Petworth and Midhurst, all within a ten mile radius of the village.

Surrounded by a patchwork of livestock and arable farmland, Fittleworth itself sits within the boundaries of the beautiful South Downs, England's newest National Park.

Delightful coastal scenery is also close at hand, after its confluence with the Rother, the nearby River Arun joins the sea at the popular resort of Littlehampton. It's a coastline of enormous charm and surprising variety – from the quiet shingle beaches of Climping and the quaint beach huts of Bognor Regis to the sand dunes of West Wittering and the unspoilt tranquillity of Middleton-on-Sea.













From tranquil, timeless village life to commuter convenience, Fittleworth combines the old world with the new to unique effect.











Lose yourself in the quintessentially English charms of the West Sussex countryside, criss-crossed by streams, pathways and leafy lanes.









Classic craftsmanship and contemporary living.

As a development of luxurious new homes, Hawkins Field epitomises the Elivia Homes difference, both in its choice of location and its exceptional standards of craftsmanship. By identifying and acquiring tranquil, natural sites and restoring them to their unspoilt best, we're able to tread lightly – enhancing what's already there and adding our own signature touches to create homes that truly belong in this location.

The fourteen meticulously designed properties at Hawkins Field embody this philosophy. Homes that respect and reflect the local architectural heritage. Spacious, secluded and beautifully landscaped gardens with a parkland outlook and re-wilded pond - a sanctuary for wildlife and birds.

Characterised by vernacular details such as Fittleworth Stone wall, artisan brickwork, and ivory-coloured hardwood windows with matching soffits and facias, there are echoes of the past at every turn.

As a county, West Sussex boasts some of the nation's most quintessentially English architecture and this is a development that celebrates that history. Fusing Georgian and Victorian stylings with cutting edge internal design and specification, Hawkins Field successfully assimilates traditions of the past into homes of the future.

At a time when bland architectural uniformity is increasingly seen as the safe option, Elivia Homes are proud to be different, bringing authentic character to contemporary living.

HAWKINS FIELD



Saigeman House (Plot 1)

Two bedrooms
Net sales area (excluding garage)
116m² (1246sqft)



Weller House (Plot 2) & King House (Plot 3)

Three bedrooms
Net sales area
115m² (1242sqft)



Stanley House (Plot 11)

Three bedrooms
Net sales area
116.5m² (1254sqft)



Montgomerie House (Plot 12)

Three bedrooms
Net sales area (excluding garage)
123m² (1328sqft)



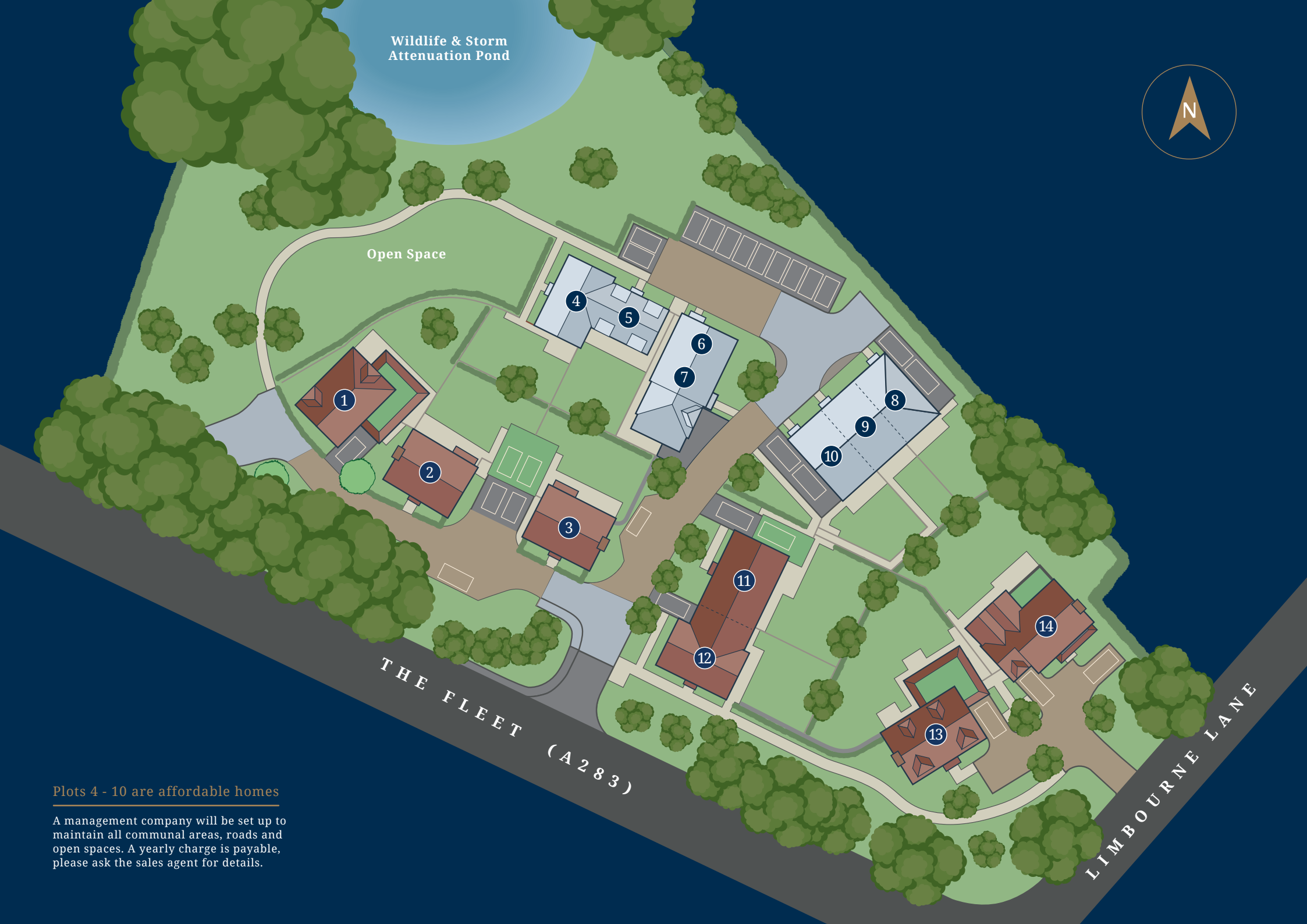
Gertrude House (Plot 13)

Three bedrooms
Net sales area (excluding garage)
143m² (1535sqft)



Mackintosh House (Plot 14)

Four bedrooms
Net sales area (excluding garage)
178m² (1911sqft)



Plots 4 - 10 are affordable homes

A management company will be set up to maintain all communal areas, roads and open spaces. A yearly charge is payable, please ask the sales agent for details.

Saigeman House

Plot One

Two bedrooms - Detached
Net sales area (excluding garage) 116m² (1246sqft)





Ground Floor

Kitchen / Dining	6.33m x 6.30m	(20'7" x 20'6")
Living Room	6.33m x 3.40m	(20'7" x 11'2")
Garage	6.00m x 3.40m	(19'6" x 11'2")

First Floor

Bedroom One	3.56m x 3.40m	(11'6" x 11'2")
Bedroom Two	3.64m x 3.11m	(11'9" x 10'2")

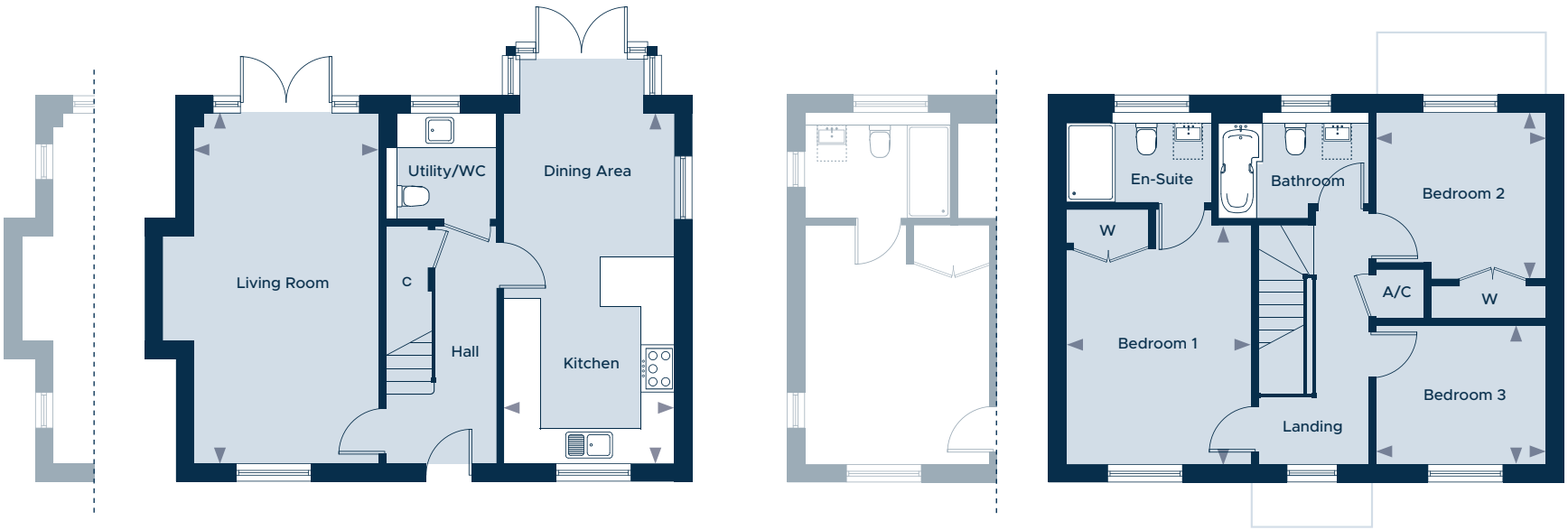
The artist's impression is for guidance purposes only, landscaping shows how the site may look when mature.
All measurements have been taken from plans, and whilst every effort has been made to ensure their accuracy, these cannot be guaranteed.


HD21 CRF

Weller House & King House

Plot Two & Three

Three bedrooms - Detached
Net sales area 115m² (1242sqft)



Weller House, plot two is shown, King House, plot three is handed with addition of side windows and alternative Bedroom 1 layout.

Ground Floor

Kitchen / Dining	6.44m x 3.13m	(21'1" x 10'2")
Living Room	6.44m x 3.40m	(21'1" x 11'1")

First Floor

Bedroom One	4.37m x 3.39m	(14'3" x 11'1")
Bedroom Two	3.13m x 3.05m	(10'2" x 10'0")
Bedroom Three	3.13m x 2.60m	(10'2" x 8'5")

Plots that are built with a chimney should note the following: The flue is class 1. The fireplace opening is designed for a log burner and not an open fire. Purchasers must seek advice from a log burner specialist who will design and install the appropriate size and specification of the log burner and any associated ancillaries required for installation. Note. We cannot take any responsibility for the retrofitting of any flue liners.

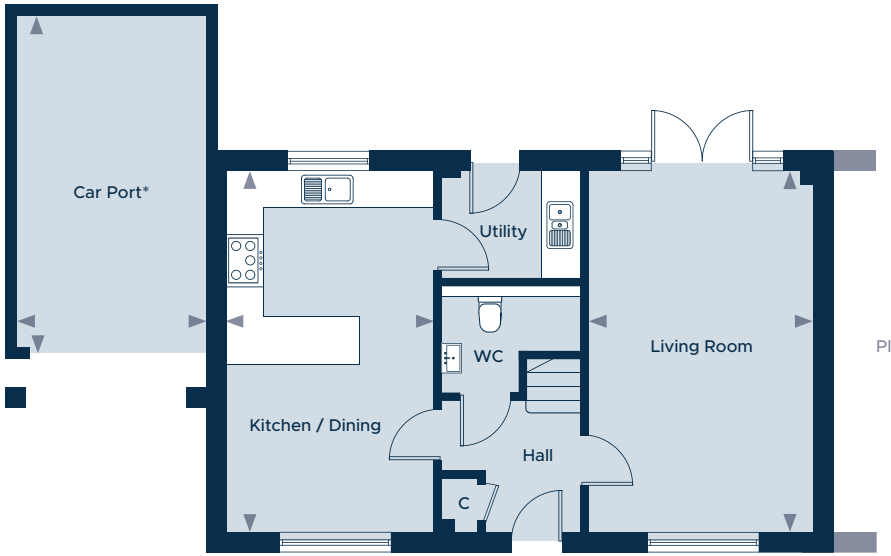
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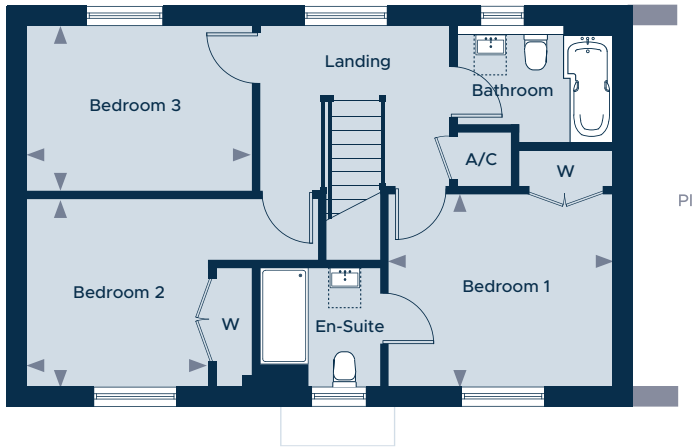

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Stanley House

Plot Eleven

Three bedrooms - Semi-detached
Net sales area 116.5m² (1254sqft)





Ground Floor

Kitchen / Dining	6.00m x 3.45m	(19'7" x 11'3")
Living Room	6.00m x 3.70m	(19'7" x 12'1")
Car Port	6.00m x 3.20m	(19'7" x 10'5")

First Floor

Bedroom One	3.74m x 3.20m	(12'3" x 10'5")
Bedroom Two	3.10m x 3.00m	(10'2" x 9'84")
Bedroom Three	3.75m x 2.75m	(12'3" x 9'02")

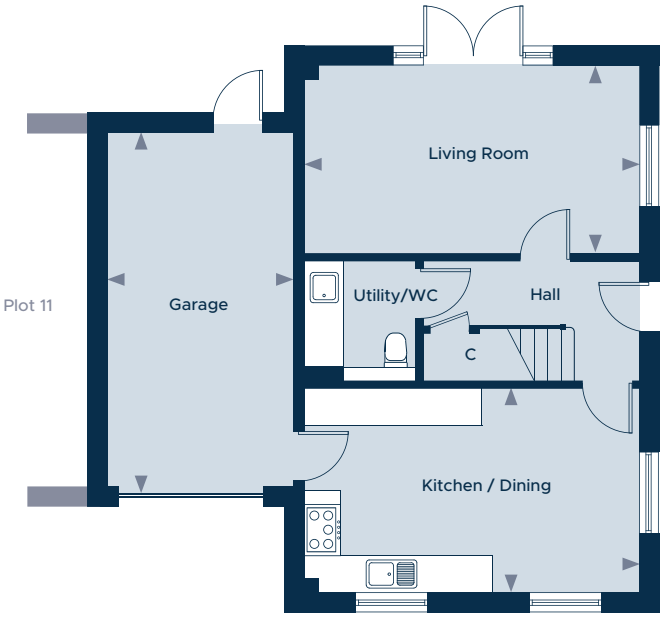
*Sedum roof to car port
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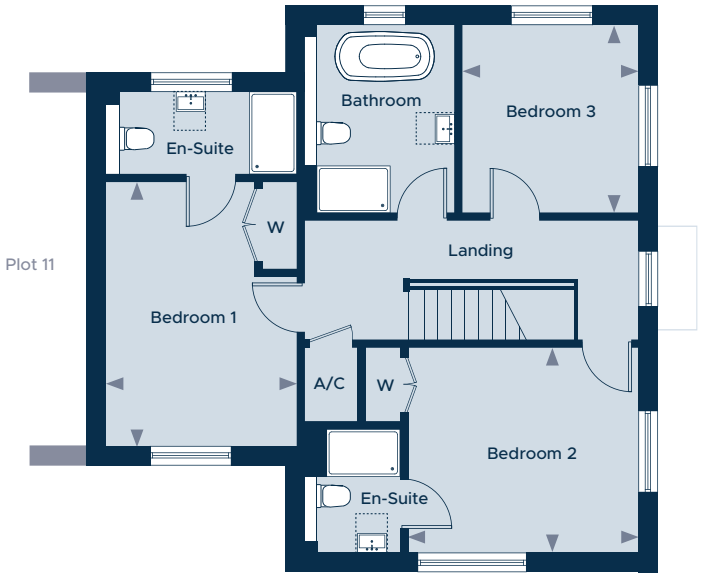


Montgomerie House

Plot Twelve

Three bedrooms - Semi-detached
Net sales area (excluding garage) 123m² (1328sqft)





Ground Floor

Kitchen / Dining	5.67m x 3.50m	(18'6" x 11'5")
Living Room	5.67m x 3.20m	(18'6" x 10'5")
Garage	6.00m x 3.20m	(19'7" x 10'5")

First Floor

Bedroom One	4.50m x 3.20m	(14'8" x 10'5")
Bedroom Two	3.90m x 3.50m	(12'8" x 11'5")
Bedroom Three	3.20m x 3.00m	(10'5" x 9'8")

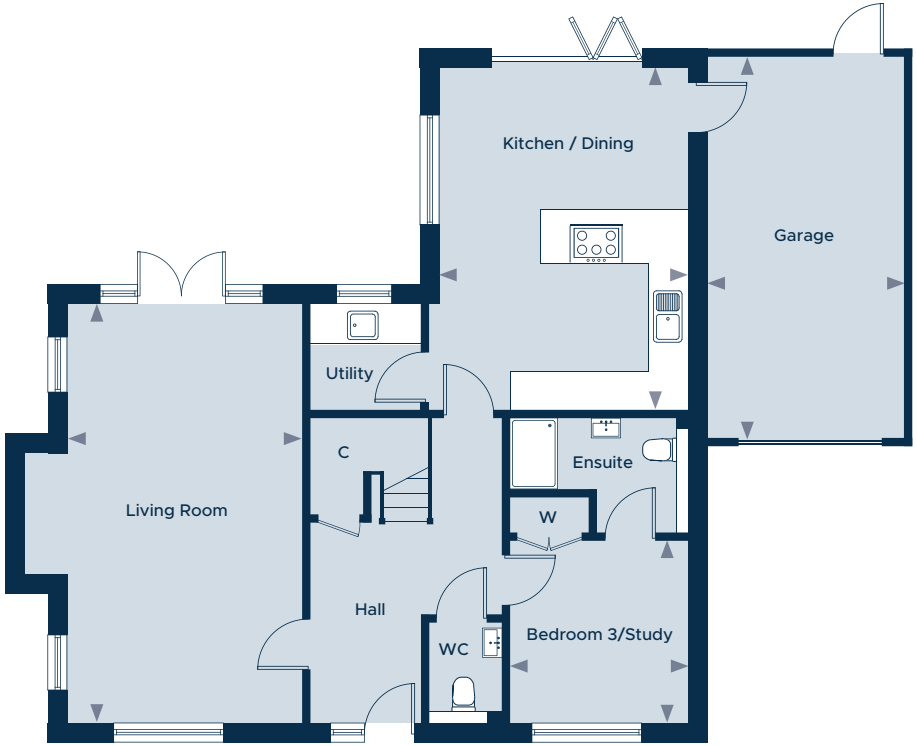
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Gertrude House

Plot Thirteen

Three bedrooms - Detached
Net sales area (excluding garage) 143m² (1535sqft)





Ground Floor

Kitchen / Dining Area	5.70m x 4.13m	(18'7" x 13'5")
Living Room	6.95m x 3.90m	(22'8" x 12'8")
Garage	6.00m x 3.20m	(19'7" x 10'5")

First Floor

Bedroom One	4.20m x 2.90m	(13'7" x 9'5")
Bedroom Two	4.20m x 4.10m	(13'7" x 13'5")

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Mackintosh House

Plot Fourteen

Four bedrooms - Detached
Net sales area (excluding garage) 178m² (1911sqft)





Ground Floor

Kitchen / Dining	8.32m x 4.09m	(27'2" x 13'4")
Living Room	4.75m x 3.57m	(15'6" x 11'7")
Study	3.20m x 2.41m	(10'5" x 7'9")
Garage	6.00m x 3.27m	(19'6" x 10'7")

First Floor

Bedroom One	4.12m x 3.45m	(13'5" x 11'3")
Bedroom Two	3.33m x 3.33m	(10'9" x 10'9")
Bedroom Three	3.60m x 2.89m	(11'8" x 9'5")
Bedroom Four	3.60m x 2.89m	(11'8" x 9'5")

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14

Setting new benchmarks in specification.

At Elivia Homes, we've been building an enviable reputation for thirty years. From day one, a cornerstone of that reputation has been striving to build homes that are above and beyond those of our competitors.

Inside and out, the fourteen stunning homes at Hawkins Field epitomise this philosophy. Each Symphony kitchen is fully equipped with top-end integrated Zanussi appliances and elevated with Porcelanosa wall and floor tiling, all en-suites and family bathrooms are finished to luxurious standards.

Discreet underfloor heating frees the walls of all ground floor rooms from radiators, opening up far greater flexibility so you can configure living spaces to suit your furnishings and lifestyle.

Outside and in addition to the private gardens, Sedum planted roofs of the garages to plots 1, 13 & 14 and car ports to plots 2, 3 & 11 help to create a natural habitat for butterflies, insects and birdlife.

All the properties at Hawkins Field offer well-proportioned and uniformly generous living spaces, creating bright, airy interiors - an elegant canvas for easy modern living.

PORCELANOSA® NEFF

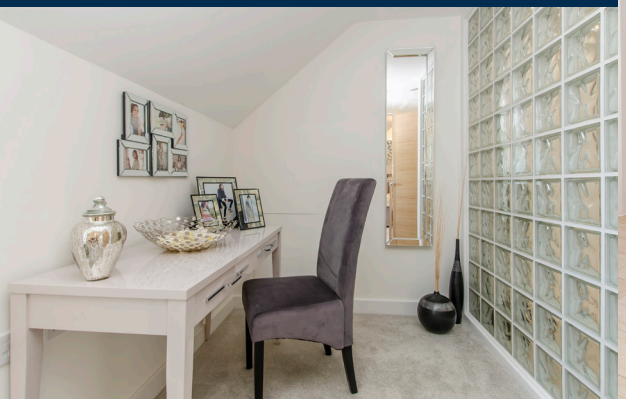








With an enhanced specification throughout, you'll fall in love with our homes the moment you cross the threshold.





Specification

Externals

- Timber double glazed windows with white internal finish.
- Rear patio with outside tap (cold).
- Fence boundaries, selected plots with boundary walls.
- Tarmac driveways.
- Sedum garage and carport roofs.

Internals

- Contemporary white 'Mendes' doors with chrome door handles.
- Fitted wardrobes to Bedroom 1 and Bedroom 2.
- Porcelanosa floor tiling to Entrance Hall, Kitchen, Cloakroom, Bathroom and En-Suite.

Bathrooms and En-Suites

- Roca white contemporary sanitaryware.
- Bristan taps.
- LED down lights.
- Roca, vanity unit with storage below and mirror above to Bathroom and En-Suite (where applicable).
- Porcelanosa floor tiles.
- Porcelanosa splashback tiling to Cloakroom.
- Porcelanosa half height tiling to Bathroom and En-suite (full height in wet areas).

Kitchen

- Contemporary designed kitchens with laminate work surfaces.
- Integrated appliances to include Zanussi 50/50 fridge freezer, AEG induction hob, AEG extractor fan above, AEG integrated dishwasher, AEG single, oven and single oven/ microwave.
- LED under wall unit lighting.
- Plumbing and space for washing machine.
- Porcelanosa floor tiles.

Heating, Lighting and Electrical

- Air Sourced heat pump which operates heating and hot water.
- Underfloor heating to Ground Floor and radiators to First Floor.
- Insulated to latest building regulation standards to create an energy efficient home.
- LED downlights to Cloakroom, Kitchen Area, Entrance Hall, Bathroom and En-Suite.
- External lights to front and rear gardens.
- Power and light points to Garages (if applicable).
- TV points to Living Room, Kitchen (selected plots) and all Bedrooms.
- USB / power sockets to Kitchen and Bedrooms 1 & 2.
- CAT6 sockets to Living Room and smallest Bedroom.
- Electric car charging point to each property

These images are from previous Elivia Homes developments - specifications may vary to Hawkins Field.

14 miles to Haslemere

16 miles to Chichester

18 miles to Worthing

30 miles to Gatwick

41 miles to The Solent

55 miles to London

Enjoy everything the South Coast has to offer.

As a location, Fittleworth is perfectly placed to enjoy the best that West Sussex has to offer. Pulborough, with its mainline railway station and two national supermarket brands, is just two miles away, with further excellent shopping, dining and leisure facilities at nearby Storrington, Billingshurst and Arundel, all less than eight miles distant. The bustling cathedral city of Chichester is half an hour's drive south of Fittleworth, whilst Horsham lies some 13 miles to the north-east.

The Solent lies 41 miles to the South and is one of Europe's foremost yachting and marine destinations and a world class watersports hotspot.

To the South East, the coastal resorts of Worthing and Brighton are within easy striking distance, at 18 miles and 27 miles respectively. And yet, for a region so closely associated with the south coast, London is also surprisingly close, little more than an hour's journey away from Pulborough station.

London Gatwick Airport, is just 30 miles away from Fittleworth.

Well located, well-connected and in an area of breathtaking natural beauty, Hawkins Field is enviably situated.











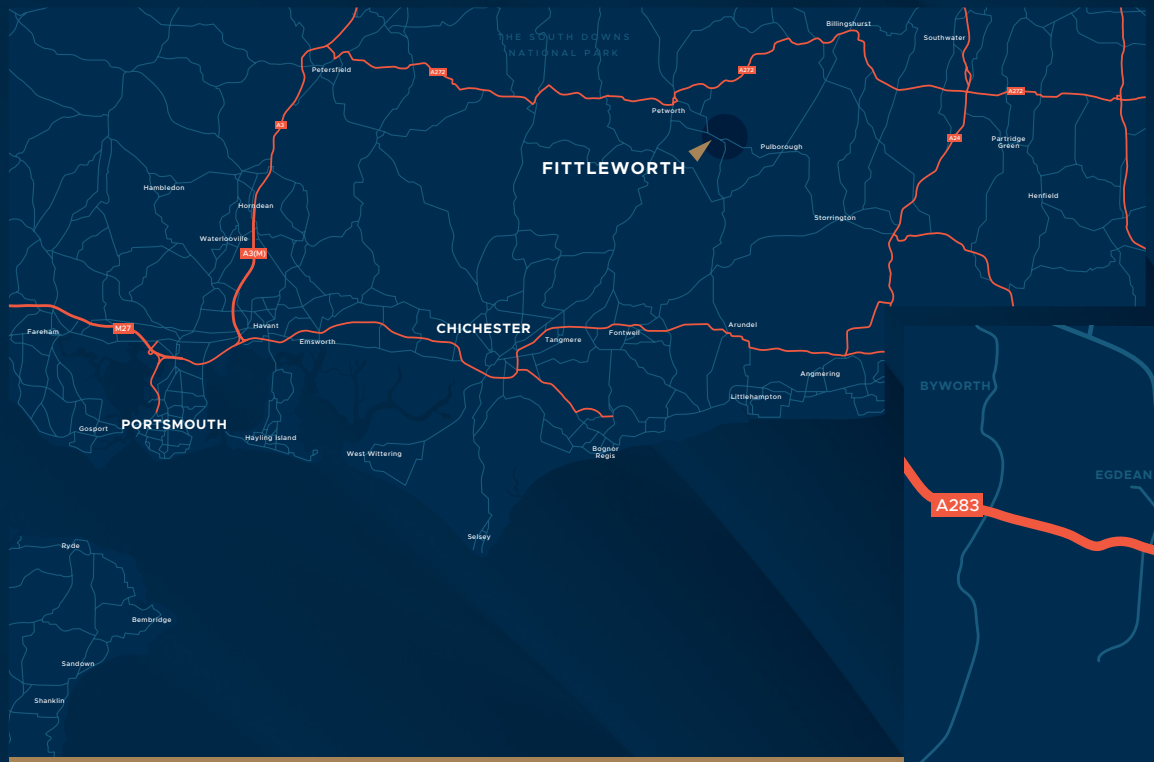


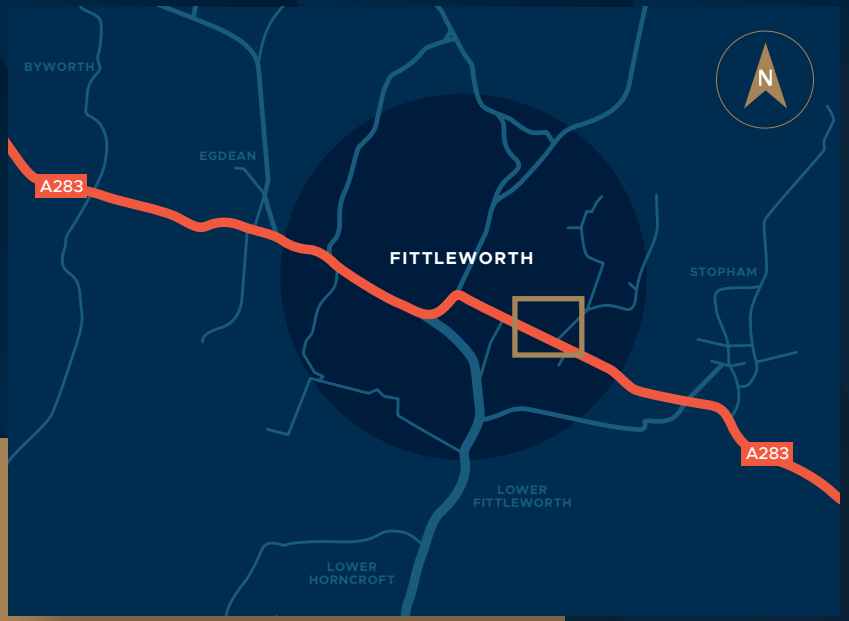
Few places boast such a sense of heritage and history as this charming village. Fewer still combine it with all the amenities and facilities of a modern and vibrant community.





HAWKINS FIELD





Please note:
Elivia Homes provide many ecological features and enhancements when building new homes. These largely go unnoticed, whilst others might be plot-specific. If you would like to know more about the features specific to your property or the estate in general, please feel free to ask. We will be happy to provide you with this information.

Satellite navigation reference:
RH20 1HJ

By offering design-led homes in exceptional locations, and building better as standard, Elivia Homes provides much more than properties – we're creating a whole new living experience.

We believe the right home has the potential to help you thrive - embracing convenience, encouraging connections, and offering room to breathe as everyday life unfolds. Too often new build properties fall short of delivering this. That's why the group has re-imagined what's come before, perfecting our approach to design, build and service to put our customer's quality of life and happiness first.

With each bespoke project we use years of experience and shared expertise to produce developments of distinction, fine-tune every space to work in harmony with modern life, and carefully design each characterful property to ensure where you live and how you live feel perfectly in balance.

And because better is the benchmark that every development must meet, we constantly refine to improve on what's come before – making it easier to adopt new technologies and live more sustainably, as well as operating with integrity and consistently giving back to the communities we become a part of.

ELIVIA
HOMES

First Floor West, Prism, 1650 Parkway
Solent Business Park, Whiteley, Fareham, PO15 7AH

T. 01489 773577 E. sales@eliviahomes.co.uk www.eliviahomes.co.uk

Elevated living by

DESIGN

ELIVIA

HOMES