SAINT GEORGE'S PARK

EASTERGATE • WEST SUSSEX • PO20 3RT

Individually inspired, a stunning new development of 30 family homes

ELIVIA
HOMES

STYLISH CONTEMPORARY LIVING IN A BEAUTIFUL LANDSCAPED SETTING

Located on the outskirts of the leafy West Sussex villages of Eastergate and Barnham, Saint George's Park offers contemporary comforts.

A PERFECT PLACE TO ENJOY THE BEST OF COUNTRY AND COAST.

Described in the Domesday Book, the settlement of Barnham has ancient historic roots. St Mary the Virgin Church, to the southern fringes of the village, retains features from the 11th century, whilst the Murrell Arms has been the local pub since 1866. The windmill mentioned in the Domesday Book has recently been converted to a private dwelling, but stands as another reminder of Barnham's long local history.

It's a history that's reflected as you drive through the village. Knapped flint cottages with thatched roofs contrast with Victorian, Georgian and more recently built houses, lending Barnham a pleasingly eclectic architectural mix. The local population is served by two convenience stores, a GP practice and a number of local shops and eateries.

With a mix of young families, professionals and older and retired households, the village enjoys a welcoming sense of community, with Barnham Community Hall at its hub. For families with children, Barnham is well provided for. Rated "Good" at its latest Ofsted inspection, Barnham Primary School caters for children up to Year 6, whilst St Philip Howard Catholic School, for pupils of all faiths aged between 11 and 18, achieved an "Outstanding" grading on its latest report. Westergate Community College is also just a short distance away.

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The village is well connected for travel further afield. Barnham railway station offers trains to London Victoria and London Bridge stations, with travel times just over 90 minutes, whilst trains to the west link the village with Portsmouth, Southampton, Bournemouth and beyond.

Located just over a mile from the A27 South Coast trunk road, Barnham also enjoys excellent connections by car. With its thriving cultural and arts scene, the charming cathedral city of Chichester is less than 7 miles to the west. To the east, the A27 offers fast links to Worthing, Brighton and Eastbourne, whilst the seaside resort of Bognor Regis is less than 20 minutes' drive to the south-west along with Arun Retail Park, home to a range of retailers including M&S, Tesco, Sainsbury's, B&Q and many more.

The local coastline is renowned for its variety and beauty. From the rugged sand and shingle of Felpham to the mile-long expanses of Littlehampton Beach, there's an abundance of spectacular coastal scenery - and a fabulous choice of watersports to enjoy.

Travelling inland, Barnham sits on the southern flanks of the South Downs National Park. Stretching nearly 90 miles from Winchester to Eastbourne, Beachy Head and the iconic Seven Sisters cliffs, the South Downs is a spectacular, timeless landscape of rolling chalk hills and heavily wooded vales. Loved by walkers, horse riders and mountain bikers, it's a wonderful place to escape into nature and restore the spirits.

A charming Sussex village with a rich local history and perfect spot to enjoy the best of country and coast. Or a brilliantly connected location, whether you're commuting or working from home, however you look at it, Saint George's Park is a place you'll be proud to call home.

SAINT GEORGE'S PARK

EASTERGATE

Plot 28

Surrounded by a patchwork of rolling arable land and pasture, the development optimises its semi-rural location with thoughtful landscaped gardens.

The site plan has been cleverly designed to afford each property tranquil outlooks and a delightful sense of place and with several distinctly different house types across the site, the key words are individuality and character.

Inspired by a rich local architectural heritage and elevated by cutting edge contemporary specification, Saint George's Park blends the best of both worlds to create homes of unrivalled quality and enviable character. From 2 bedroom semi-detached properties to 3 bedroom, three storey townhouses and 4 bedroom detached properties, Saint George's Park offers a choice of beautiful homes to suit a range of budgets and lifestyles.

Above all, as with every home we build, these are properties that appeal to the heart as much as they do to the head. From the moment you set foot in Saint George's Park, you'll feel utterly at home.

Plots 2 & 3

Outwardly, there are respectful nods to the local vernacular - knapped flint finishes, brick arched window headers and decorative tile hanging...

Plot 25

Plot 1

THE SITE PLAN

Phase One · Affordable Homes · Outdoor Daikin Unit Position

Plots 5 - 13 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.

Potential Future Development

CLASSICALLY INSPIRED HOMES THAT CHALLENGE CONVENTION.

Saint George's Park showcases a rare blend of architectural integrity with cutting edge innovation. Outwardly, there are respectful nods to the local vernacular - knapped flint finishes, brick arched window headers and decorative tile hanging bands all carry echoes of local architectural history.

Internally, however, these are properties that have been designed for the future, embracing environmental technology and low energy specification to create homes that are as economical to run as they are effortlessly comfortable to live in.

The Symphony kitchens set new standards in design, features and finishes and include integrated appliances.

Each house is presented with stunning floor and wall tiling by Porcelanosa, which adds another touch of luxury to your kitchen and bathrooms. Light, warm and effortlessly welcoming, your new home at Saint George's Park brings you the very best of Elivia Homes, combining traditional quality with today's technology.

PORCELANOSA ZANUSSI Symphony Roca

Each of the properties at Saint George's Park is finished to the same, exacting standards that have become synonymous with Elivia Homes.

SPECIFICATION

Externals

- Double glazed windows with white internal finish.
- Rear patio.
- Outside tap (cold).
- Fence boundaries, selected plots with boundary walls.

Internals

- Contemporary white 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.
- 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).

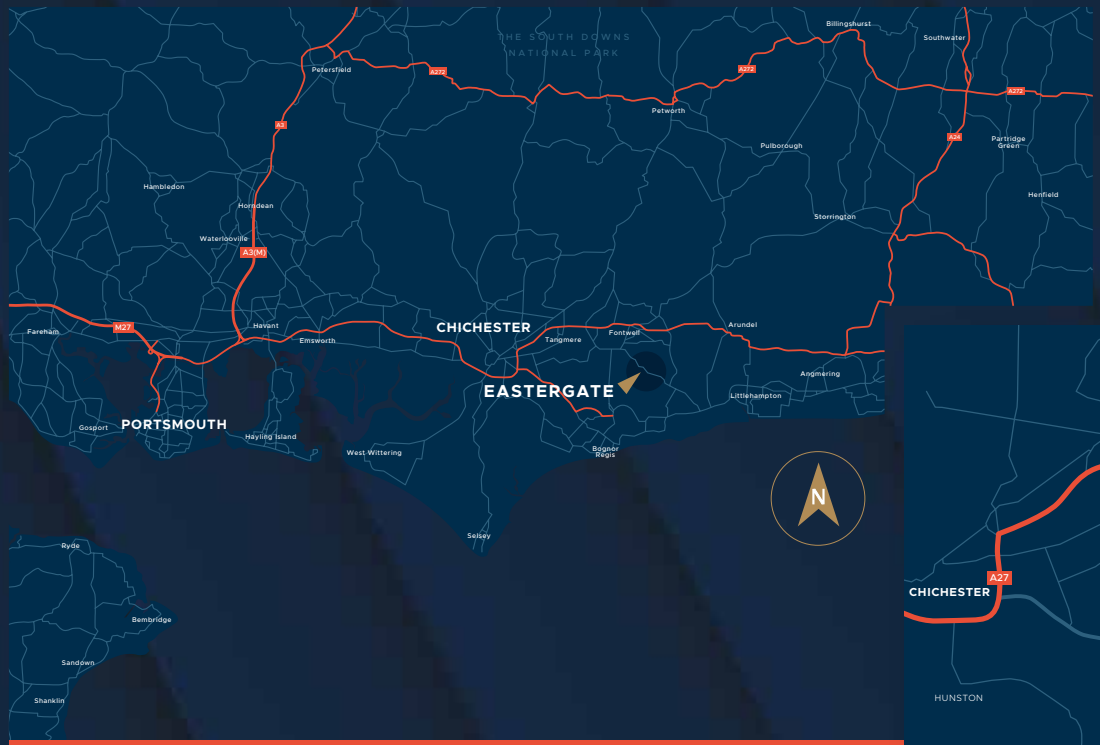
Kitchen

- Contemporary designed Symphony kitchens with laminate work surfaces.
- Integrated appliances to include Zanussi 50/50 fridge freezer, induction hob, extractor fan above, 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 create an energy efficient home.
- LED downlights to Cloakroom, Kitchen Area, Entrance Hall, Bathroom and En-Suite.
- External lights to front and rear doors.
- Power and light points to Garages (if applicable).
- TV points to Living Room, Kitchen (selected plots) and all Bedrooms.
- USB / USBC power sockets to Kitchen and Bedrooms 1 & 2.
- CAT6 sockets to Living Room and smallest Bedroom.
- Electric car charging point (7kw) to each property.

These images are from previous Elivia Homes developments - specifications may vary to Saint George's Park.



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: PO20 3RT

warranty LABC

CONSUMER CODE FOR HOME BUILDERS

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LAND & NEW HOMES

TO REGISTER YOUR INTEREST IN SAINT GEORGE'S PARK, PLEASE CONTACT WHITE & BROOKS TODAY

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DESIGN

ELIVIA
HOMES

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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. Elivia Homes have a policy of continuous improvement and certain details may have changed since the printing of this brochure. All measurements have been taken from plans, and whilst every effort has been made to ensure their accuracy, these cannot be guaranteed. This brochure does not constitute an offer or contract and Elivia Homes reserves the right to change any specification of the homes at any time during the course of construction without notice.