ELIVIA
HOMES

Daffodil GARDENS

FONTWELL • WEST SUSSEX • BN18 0QP

A stunning new development of just eight luxurious family homes in the West Sussex village of Fontwell

A STUNNING NEW DEVELOPMENT OF JUST EIGHT LUXURIOUS FAMILY HOMES IN THE WEST SUSSEX VILLAGE OF FONTWELL

Secluded, landscaped gardens and mature trees lend Daffodil Gardens a delightful, leafy aspect, whilst within, these properties reveal themselves to be homes of exceptional quality.

A place you'll truly be proud to call home.

MIDWAY BETWEEN CHICHESTER AND ARUNDEL – AN ENVIABLE LOCATION TO MAKE THE MOST OF WEST SUSSEX

Daffodil Gardens is brilliantly located for fast, effortless access to Chichester, Arundel and beyond to the beautiful West Sussex countryside and coastline.

Some four miles to the east, the skyline of the picturesque town of Arundel is dominated by its historic castle and stunning Roman Catholic cathedral. With a Norman keep and medieval gatehouse, the origins of the castle go as far back as the 11th century, whilst the cathedral's imposing French-Gothic structure is a classic example of mid-Victorian architecture. Clustered in the streets leading up to these iconic landmarks, Arundel offers an eclectic and utterly charming mix of independent shops and eateries, augmented by some of the UK's favourite high street brands.

Chichester is equally accessible. A six-mile drive from Fontwell, this beautifully preserved cathedral city is a hotbed of culture, performing arts and, with several marinas, one of the south coast's foremost maritime destinations. Settled since Roman and Anglo Saxon eras, and a leading market town from Norman and medieval times to the present day, Chichester offers a thriving array of retail, hospitality and leisure amenities in a charming, historic setting.

Located on the southern fringes of the South Downs, Fontwell is also perfectly placed to explore some of the UK's most spectacular countryside and shorelines. Less than five miles to the south, an expanse of glorious coastal scenery awaits, from the family-friendly resorts of Bognor Regis and Worthing to unspoilt beaches at Middleton-on-Sea, Climping and Elmer.

Arundel Castle

Littlehampton

The Royal Arcade at Worthing

Halnaker Windmill, West Sussex

Arundel Town

The White Swan Freehouse, Arundel

Worthing Town

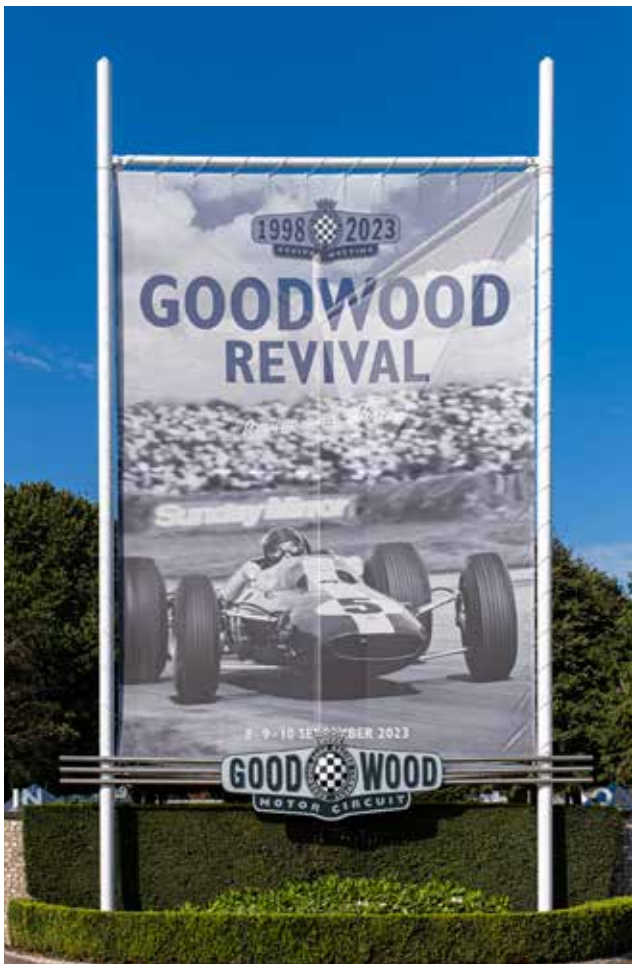
3	4	5	6	40	90
miles to Barnham Train Station	miles to Arundel Town	miles to Bognor Regis	miles to Chichester City	miles to Gatwick Airport	miles to London City

Venture just a mile to the north of Fontwell and you're in the foothills of the South Downs National Park. Some 670 square kilometres of chalky ridges and escarpments, it's a breathtaking, timeless landscape that stretches from Winchester in the west to the iconic Seven Sisters cliffs at Eastbourne. Beloved by walkers, cyclists and horse riders, the 100-mile South Downs Way was recently named one of the top ten most beautiful hiking trails in the world – a fitting accolade for a singularly spectacular setting.

For all its landmark destinations, perhaps the real joys of West Sussex lie in its quieter highlights – from mile upon mile of delightfully unspoilt countryside to countless picturesque towns and villages. From the half-timbered houses of Steyning to the cobble-stoned charms of Rye; from the idyllic waterside tranquility of Bosham to the rural seclusion of Telscombe, wherever you are in the county, you're never far from a pretty village centre and a rustic country inn.

Fontwell itself is best known for its racecourse, established in 1924 on the site of legendary trainer and jockey Alfred Day's training gallops. Hosting up to 24 races a year, the course's figure of eight design is the only National Hunt track of its kind in the UK. The area's equestrian heritage is still very much in evidence, alongside market gardening, which has thrived on the county's fertile soils for generations. Despite local evidence of settlement dating back to the Iron Age, the village has much more recent origins, with most houses dating back to the early 20th century onwards.

Predominantly residential with a population of just over 2,000 people and characterised by a quiet, leafy affluence, Fontwell is the quintessential West Sussex village. Local amenities include a Waitrose convenience store and The Old Stables pub, with more shops, a GP practice and primary and secondary schools in nearby Eastergate and Westergate.

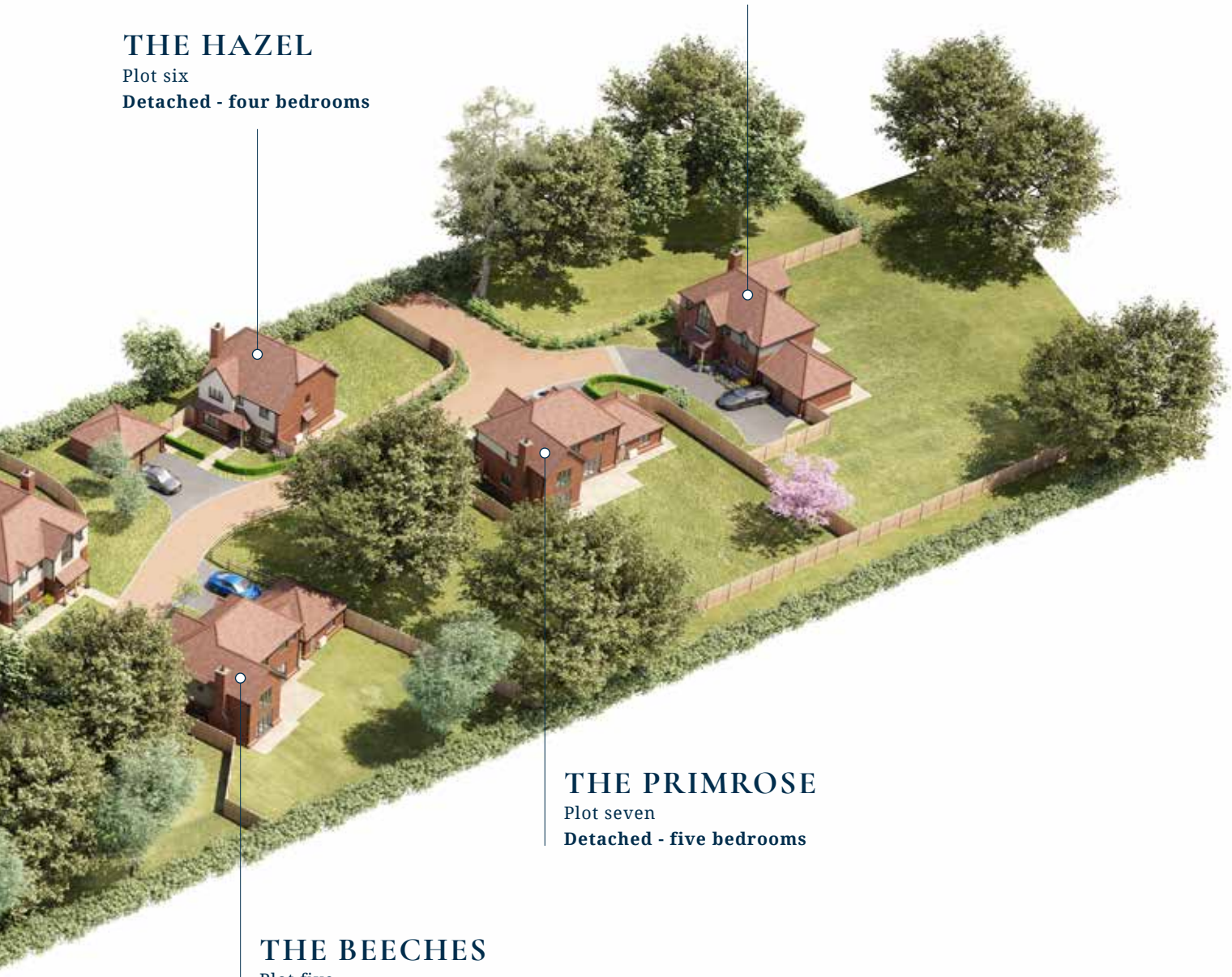


Goodwood Motor Circuit

Chichester Cathedral

Daffodil GARDENS

Surrounded by beautifully landscaped gardens and mature trees, this landmark development comprises just eight executive homes that set genuinely new standards in luxurious contemporary living.



From an aesthetic perspective, all eight properties blend local vernacular style with cutting edge architectural flourishes – these are homes that have been designed to delight. As you would expect from Elivia Homes, traditional workmanship and hand-crafted detailing are front and centre – from exquisite artisan brickwork to an array of materials and finishes that effortlessly articulate quality without compromise. Generously spaced and uncrowded, the impression you get as you wander through the development is of seclusion and unhurried, easeful living.

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.

THE HAWTHORNE

Plot one

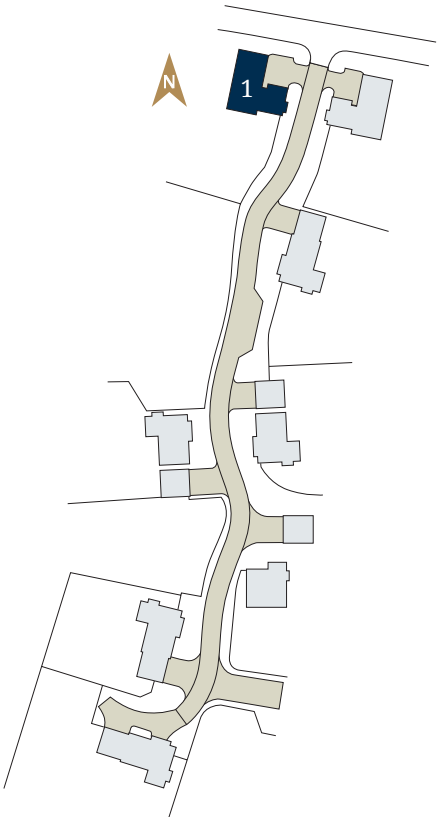
Detached - four bedrooms

Gross internal - excluding garage
188.60m² (2,030sqft)

Living Room	5.31m x 3.47m (17'5" x 11'4")
Kitchen / Dining Room	7.10m x 5.92m (23'3" x 19'5")
Study	2.33m x 1.94m (7'7" x 6'4")
Garage	5.97m x 5.53m (19'7" x 18'1")
Bedroom One	5.16m x 3.65m (16'11" x 11'11")
Bedroom Two	6.26m x 4.10m (20'6" x 13'5")
Bedroom Three	3.39m x 2.45m (11'1" x 8'0")
Bedroom Four	3.25m x 2.45m (10'7" x 8'0")

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

SKILLING
ROOF LIGHT
E/S
BEDROOM TWO
W
BEDROOM FOUR
BEDROOM THREE
SKILLING
LANDING
SKILLING
BATHROOM
ROOF LIGHT
A/C
SKILLING
W
E/S
SKILLING
BEDROOM ONE
W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1

THE SYCAMORE

Plot two

Detached - four bedrooms

Gross internal - excluding garage
188.60m² (2,030sqft)

Living Room	5.31m x 3.47m (17'5" x 11'4")
Kitchen / Dining Room	6.78m x 5.92m (22'2" x 19'5")
Study	2.34m x 1.94m (7'8" x 6'4")
Garage	5.97m x 5.53m (19'7" x 18'1")
Bedroom One	5.97m x 3.32m (19'7" x 10'10")
Bedroom Two	6.12m x 4.10m (20'0" x 13'5")
Bedroom Three	3.39m x 2.45m (11'1" x 8'0")
Bedroom Four	3.27m x 2.45m (10'8" x 8'0")

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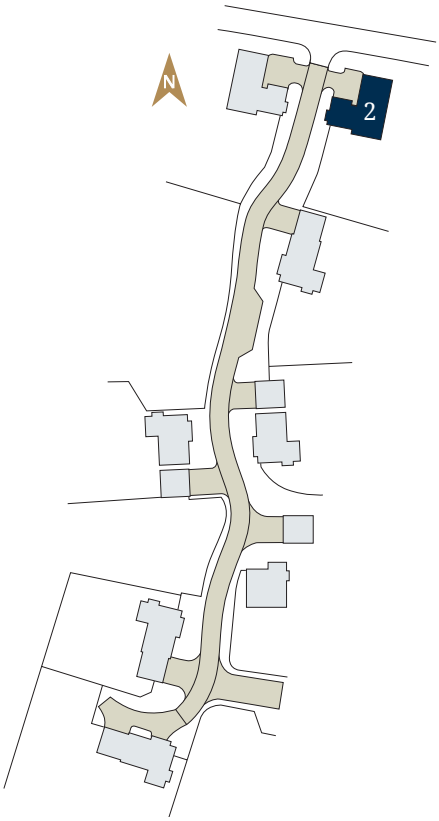
SKILLING
BEDROOM THREE
BEDROOM FOUR
ROOF LIGHT
E/S
BEDROOM TWO
W
LANDING
BATHROOM
A/C
E/S
W
BEDROOM ONE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2

GREENACRES

Plot three

Detached - five bedrooms

Gross internal - excluding garage
172.46m² (1,856sqft)

Living Room	6.12m x 3.96m (20'0" x 11'11")
Kitchen / Dining Room	6.85m x 6.55m (22'5" x 21'5")
Study	2.98m x 2.39m (9'9" x 7'10")
Garage	6.07m x 6.07m (19'10" x 19'10")
Bedroom One	4.99m x 3.24m (16'4" x 10'7")
Bedroom Two	3.37m x 2.76m (11'0" x 9'0")
Bedroom Three	3.05m x 2.77m (10'0" x 9'1")
Bedroom Four	3.37m x 2.65m (11'0" x 8'8")
Bedroom Five	3.05m x 2.36m (10'0" x 7'8")

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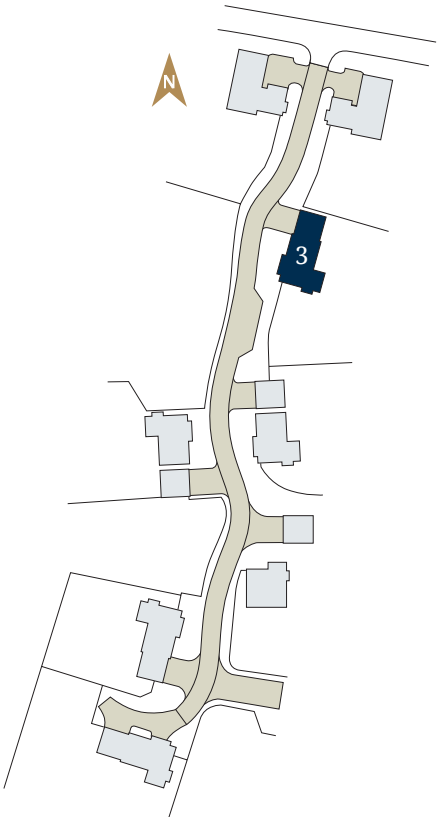
BEDROOM ONE
W
W
E/S
BEDROOM TWO
BEDROOM FOUR
E/S
W
W
A/C
LANDING
BEDROOM THREE
BATHROOM
VOID OVER
VAULTED
CEILING ABOVE
BEDROOM FIVE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3

THE ELM

Plot four

Detached - five bedrooms

Gross internal - excluding garage
172.46m² (1,856sqft)

Living Room	6.14m x 3.96m (20'1" x 11'11")
Kitchen / Dining Room	6.85m x 6.55m (22'5" x 21'5")
Study	2.98m x 2.35m (9'9" x 7'8")
Garage	6.07m x 6.07m (19'10" x 19'10")
Bedroom One	4.99m x 3.24m (16'4" x 10'7")
Bedroom Two	3.37m x 2.76m (11'0" x 9'0")
Bedroom Three	3.05m x 2.84m (10'0" x 9'3")
Bedroom Four	3.37m x 2.65m (11'0" x 8'8")
Bedroom Five	3.05m x 2.35m (10'0" x 7'8")

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BEDROOM ONE
W
W
E/S
BEDROOM TWO
BEDROOM FOUR
E/S
W
W
A/C
LANDING
BEDROOM THREE
BATHROOM
VOID OVER
VAULTED
CEILING ABOVE
BEDROOM FIVE

N
4

THE BEECHES

Plot five

Detached - five bedrooms

Gross internal - excluding garage
172.46m² (1,856sqft)

Living Room	6.12m x 3.96m (20'0" x 11'11")
Kitchen / Dining Room	6.85m x 6.55m (22'5" x 21'5")
Study	2.98m x 2.35m (9'9" x 7'8")
Garage	6.07m x 6.07m (19'10" x 19'10")
Bedroom One	4.99m x 3.24m (16'4" x 10'7")
Bedroom Two	3.34m x 2.76m (10'11" x 9'0")
Bedroom Three	3.05m x 2.83m (10'0" x 9'3")
Bedroom Four	3.37m x 2.65m (11'0" x 8'8")
Bedroom Five	3.05m x 2.35m (10'0" x 7'8")

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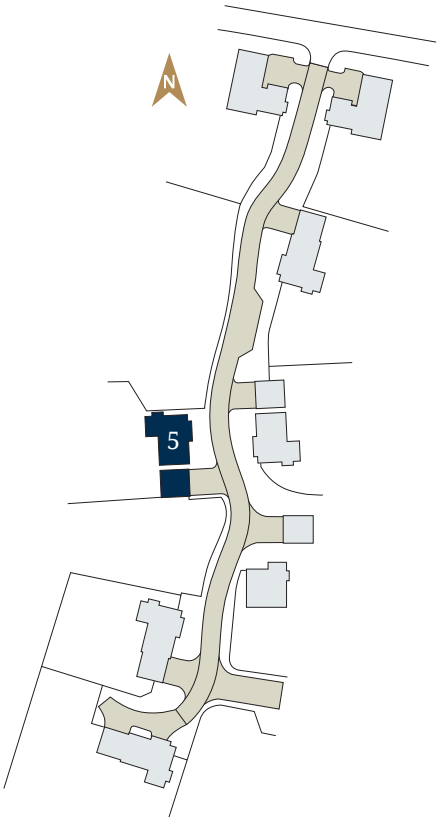
BEDROOM ONE
W
W
E/S
BEDROOM TWO
BEDROOM FOUR
E/S
W
W
A/C
LANDING
BEDROOM THREE
BATHROOM
VOID OVER
VAULTED
CEILING ABOVE
BEDROOM FIVE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5

THE HAZEL

Plot six

Detached - four bedrooms

Gross internal - excluding garage
146.1m² (1,572sqft)

Living Room	4.89m x 3.21m (16'0" x 10'6")
Kitchen / Dining Room	8.39m x 3.31m (27'6" x 10'10")
Study	2.95m x 2.62m (9'8" x 8'7")
Garage	6.00m x 6.00m (19'8" x 19'8")
Bedroom One	4.51m x 3.50m (14'9" x 11'5")
Bedroom Two	3.53m x 3.04m (11'6" x 9'11")
Bedroom Three	3.41m x 2.65m (11'2" x 8'8")
Bedroom Four	2.95m x 2.89m (9'8" x 9'5")

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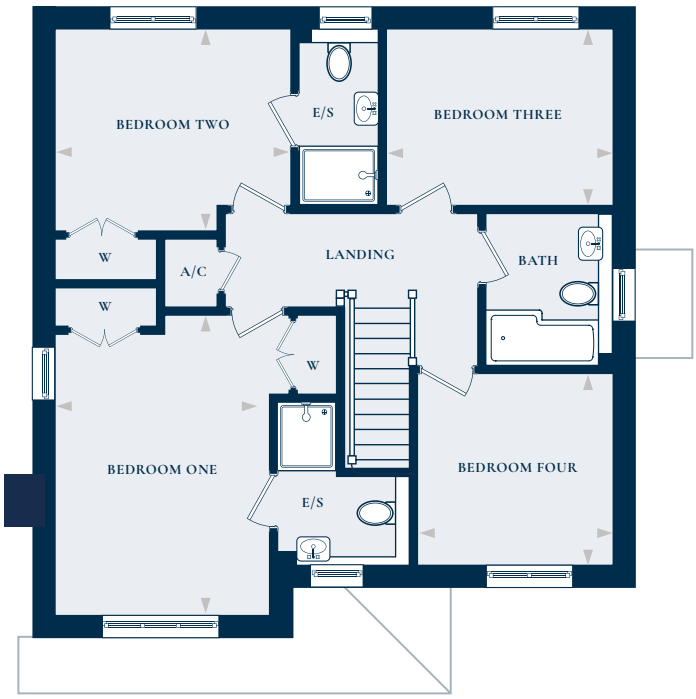
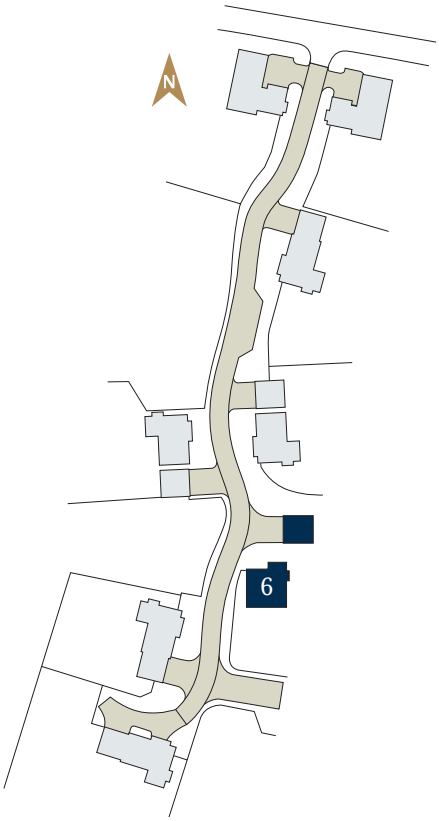

BEDROOM TWO
E/S
BEDROOM THREE
W
A/C
LANDING
BATH
W
W
BEDROOM ONE
E/S
BEDROOM FOUR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6

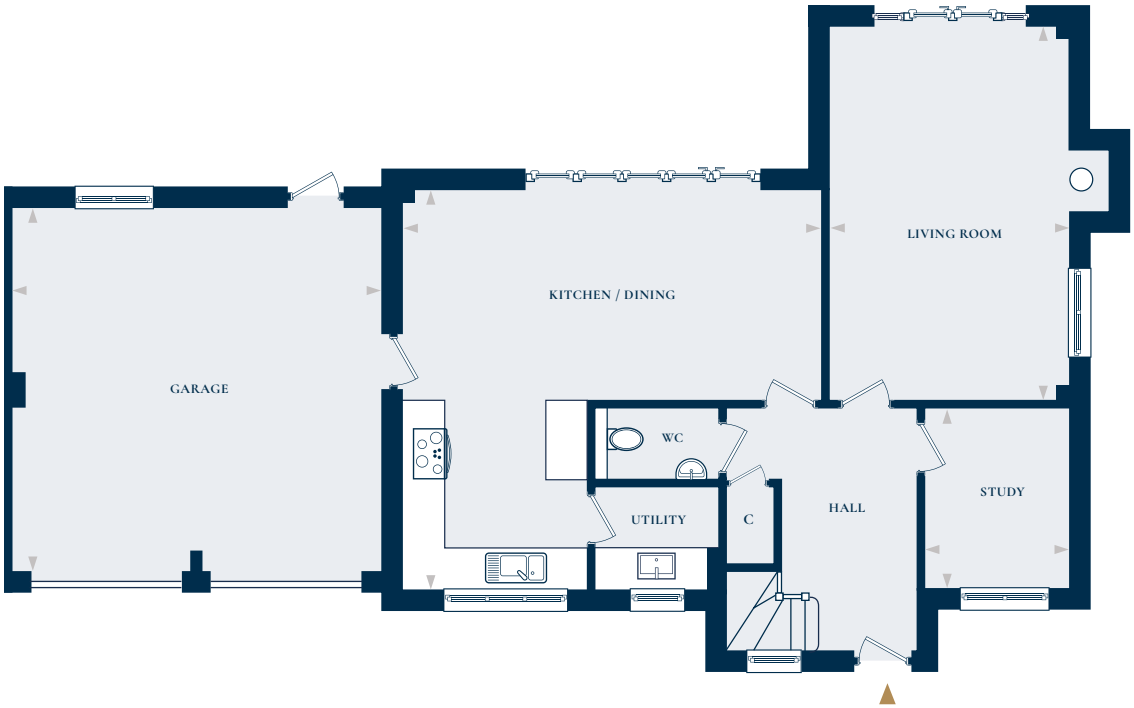
THE PRIMROSE

Plot seven

Detached - five bedrooms

Gross internal - excluding garage
172.46m² (1,856sqft)

Living Room	6.14m x 3.96m (20'1" x 11'11")
Kitchen / Dining Room	6.85m x 6.55m (22'5" x 21'5")
Study	2.98m x 2.35m (9'9" x 7'8")
Garage	6.07m x 6.07m (19'10" x 19'10")
Bedroom One	4.99m x 3.24m (16'4" x 10'7")
Bedroom Two	3.37m x 2.76m (11'0" x 9'0")
Bedroom Three	3.05m x 2.84m (10'0" x 9'3")
Bedroom Four	3.37m x 2.65m (11'0" x 8'8")
Bedroom Five	3.05m x 2.35m (10'0" x 7'8")



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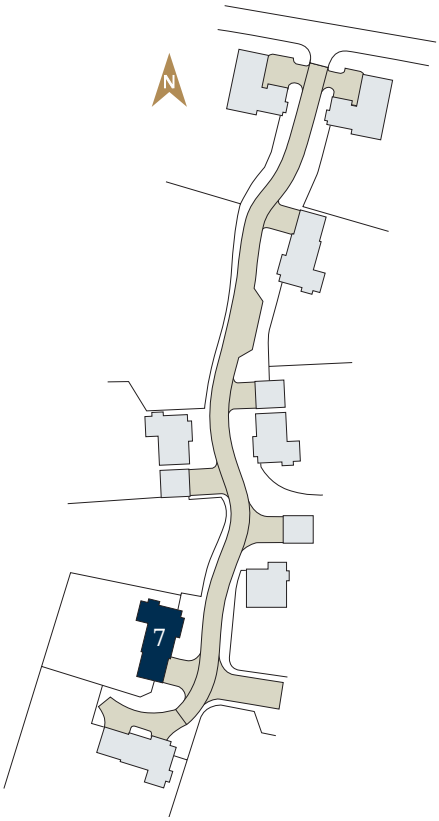
HD24 ELI

BEDROOM ONE
W
W
E/S
BEDROOM TWO
BEDROOM FOUR
E/S
W
W
A/C
LANDING
BEDROOM THREE
BATHROOM
VOID OVER
VAULTED
CEILING ABOVE
BEDROOM FIVE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7

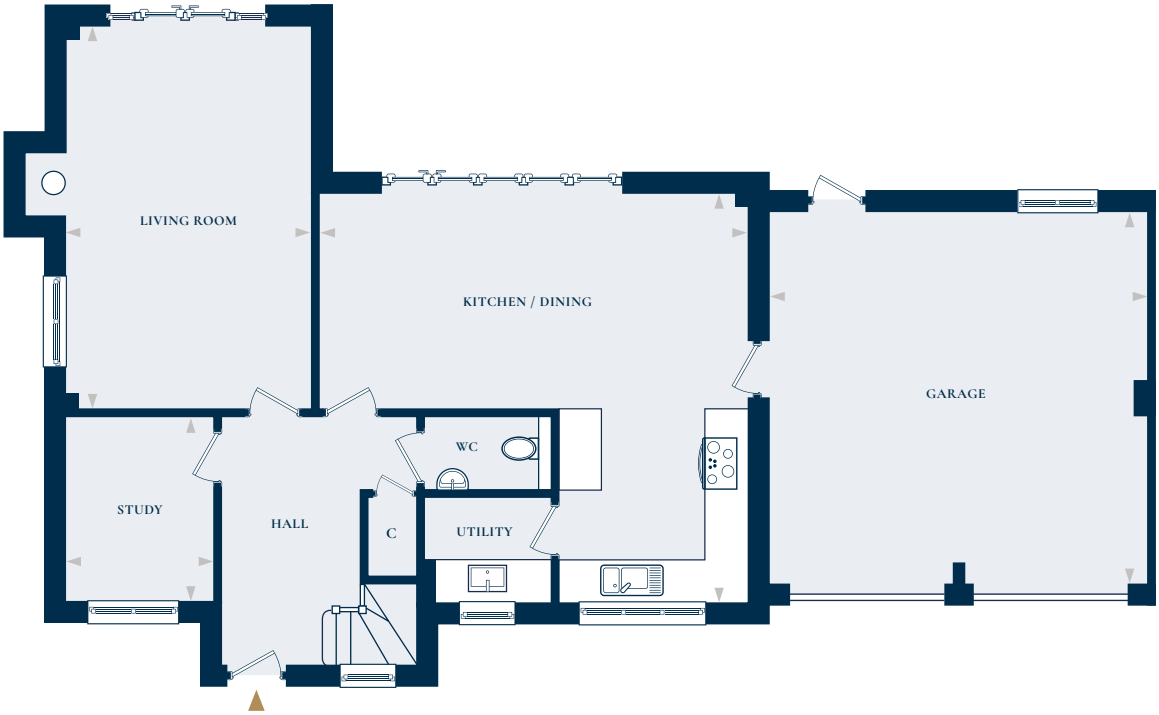
FAIRVIEW

Plot eight

Detached - five bedrooms

Gross internal - excluding garage
172.46m² (1,856sqft)

Living Room	6.14m x 3.96m (20'1" x 11'11")
Kitchen / Dining Room	6.85m x 6.55m (22'5" x 21'5")
Study	2.98m x 2.35m (9'9" x 7'8")
Garage	6.07m x 6.07m (19'10" x 19'10")
Bedroom One	4.99m x 3.24m (16'4" x 10'7")
Bedroom Two	3.37m x 2.76m (11'0" x 9'0")
Bedroom Three	3.05m x 2.84m (10'0" x 9'3")
Bedroom Four	3.37m x 2.65m (11'0" x 8'8")
Bedroom Five	3.05m x 2.35m (10'0" x 7'8")



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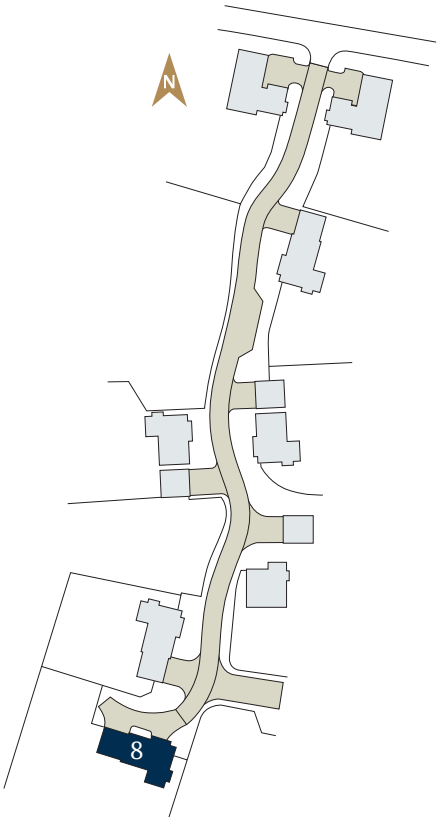
W
BEDROOM ONE
W
E/S
BEDROOM FOUR
BEDROOM TWO
E/S
A/C
W
W
LANDING
BEDROOM FIVE
VOID OVER
VAULTED
CEILING ABOVE
BATHROOM
BEDROOM THREE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8

HOMES THAT CALM THE SENSES

Whether you choose the four- or five-bed configuration, the internal space of all eight houses is impressive and offers contemporary comfort in abundance.

On the ground floor, pairs of French doors (plots 1 & 2) and bi-fold doors (plots 3 - 8) open onto large but private gardens. Adjoined by spacious utility rooms, kitchens are lavishly appointed and generously sized, boasting a full suite of high-end integrated appliances and elevated by stunning hand-built cabinetry and worktops.

Enjoying dappled, leafy aspects onto the landscaped surroundings, bedrooms have been meticulously hand-crafted and exquisitely finished to create havens of restful repose. Luxuriously appointed en-suites adjoin not only the spacious master bedroom, but also a further bedroom, with an additional family bathroom for good measure.

As with all cloakrooms and bathrooms, kitchen floors and walls are enhanced with luxurious Porcelanosa tiling, whilst interiors throughout have been harmoniously decorated to create tranquil environments of effortlessly comfortable relaxation.

Everything, from fixtures and fittings to interior surfaces and textures, has been thoughtfully specified and selected to please the eye and calm the senses.

This image is from a previous Elivia Homes developments, specifications may vary to Daffodil Gardens.

With every home we build we set out to surpass expectations with external and internal specifications that truly set us apart...

FINISHED TO ELIVIA'S SIGNATURE SPECIFICATION

Kitchen

- Contemporary designed Symphony kitchens with 20mm quartz work surfaces.
- Integrated appliances to include AEG 50/50 fridge freezer, induction hob, extractor fan above, integrated dishwasher, single oven and single oven/ microwave.
- LED under wall unit lighting.
- LED plinth lighting to kitchen.
- Plumbing and space for washing machine and tumble dryer (Utility).
- Porcelanosa floor tiles.

Externals

- Double glazed windows with white internal finish.
- Rear patio.
- Outside tap (cold).
- Fence boundaries, selected plots with hybrid brick wall and fence.

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).

Internals

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

Heating, Lighting and Electrical

- Air Sourced heat pump which operates heating and hot water.
- Underfloor heating to Ground Floor and radiators to First Floor.
- LED downlights to Cloakroom, Kitchen Area, Entrance Hall, Bathroom and En-Suite.
- External lights to front and rear.
- Power and light points to Garages.
- TV points to Living Room, Kitchen (selected plots) and all Bedrooms.
- USB-C / power sockets to Kitchen and Bedrooms 1 & 2.
- CAT6 sockets to Living Room, smallest Bedroom and Study.
- Electric car charging point (7kw) to each property.

PORCELANOSA AEG Symphony Roca DAIKIN

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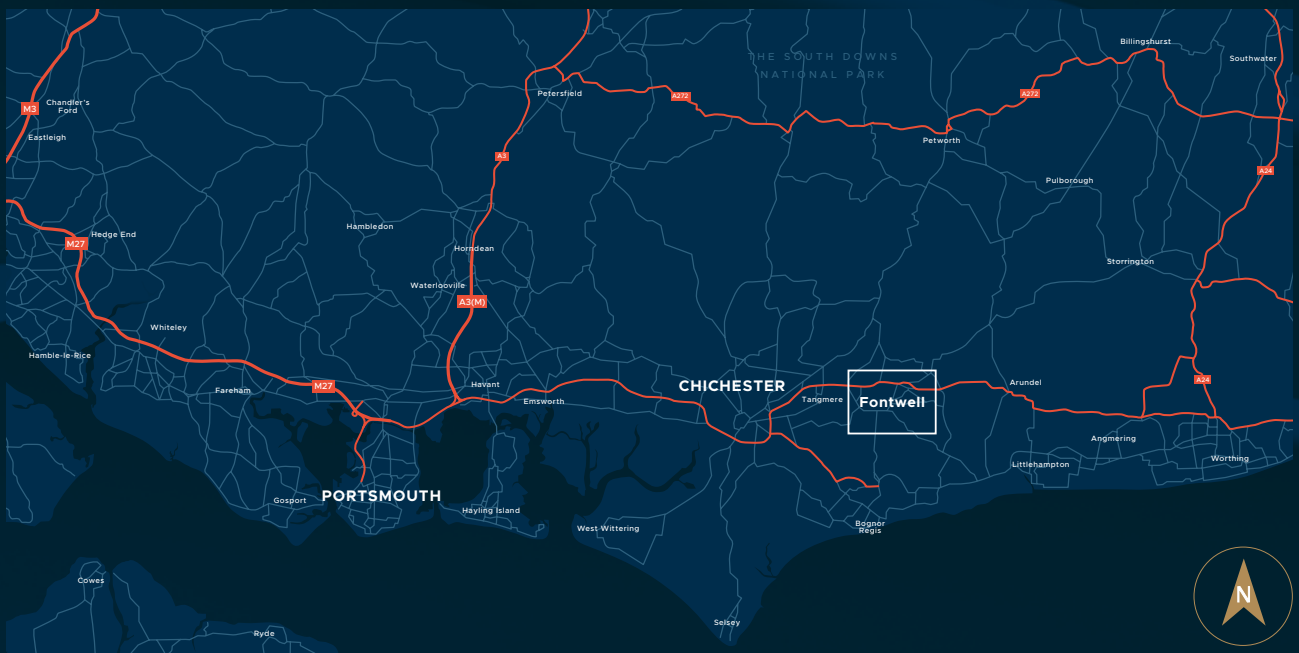

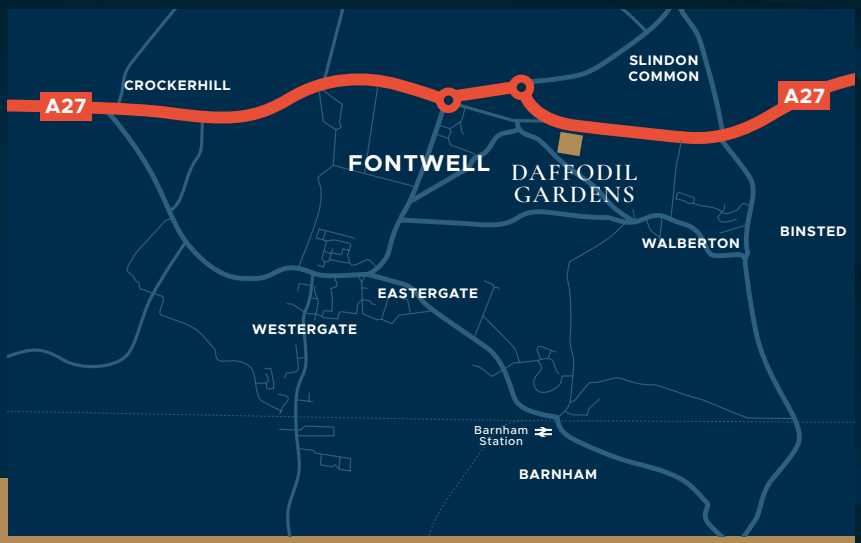

SAT NAV REFERENCE:
BN18 0QP

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.

NHBC

CONSUMER CODE FOR HOME BUILDERS
www.consumercode.co.uk

E
H

Elevated living by

DESIGN

ELIVIA
HOMES

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

T. 01489 773577 www.eliviahomes.co.uk

All plots are built with a chimney stack, please 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. 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.