FOXHILLS

EASTERGATE • WEST SUSSEX • PO20 3RT

Contemporary living and a heritage of quality – 44 beautiful homes in a stunning landscaped setting

ELIVIA
HOMES

DISTINGUISHED BY INSPIRED ARCHITECTURE THAT BLENDS PAST, PRESENT AND FUTURE

Located less than 7 miles from Chichester and Bognor Regis on the edge of the West Sussex village of Barnham, Foxhills is an elegant new development of stylish two, three- and four-bed family homes - imbued with charm and character, and elevated by an exceptional specification.

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

Described in the Domesday Book, the settlement of Eastergate 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 at Barnham 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 the area'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 Eastergate 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 in both Eastergate and Barnham villages.

With a mix of young families, professionals and retired households, the village enjoys a welcoming sense of community.

For families with children, Eastergate is well provided for. Rated "Good" at its Ofsted inspection in December 2022, 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 in October 2021. Ormiston Six Villages Academy (formerly Westergate Community School) is also just a short distance away, also rated "Good" by Ofsted in 2023.

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, Eastergate 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 Parks, home to a range of retailers including M&S, Tesco, Sainsbury's, B&Q, Halfords and many more.

The local coastline is renowned for its variety and beauty. From the 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, Eastergate 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, Foxhills is a place you'll be proud to call home.

A lush, green outlook to enjoy from the cosseted comfort of these individually styled dwellings. Contemporary living in complete harmony with rural seclusion...

The internationally renowned Goodwood Estate is just 8 miles away from Foxhills and has become synonymous with modern and vintage performance motoring and the Qatar Horse Racing Festival, also known as “Glorious Goodwood”.

FOXHILLS

EASTERGATE

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

The development 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.

From 2 bedroom semi-detached properties to 3 bedroom, three storey townhouses and 4 bedroom detached properties, Foxhills 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, so from the moment you arrive, you'll instinctively feel at home.

Plots 17 & 18

Plot 44

A selection of enviable properties that combine the best of contemporary design and technology to create homes to be cherished...

Plots 19 & 20

Plots 28 & 29

THE SITE PLAN

From first time buyers starting on the property ladder to growing families and those buyers wishing to downsize, this is a development and a location that has something for everyone...

- **Phase Two (Phase One, Saint Georges Park)**
- **Affordable Homes**
- **Outdoor Daikin Unit Position**

Plots 1 - 13 are affordable homes

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

OUR HOMES ARE SPECIFIED ABOVE AND BEYOND - THAT'S THE ELIVIA DIFFERENCE

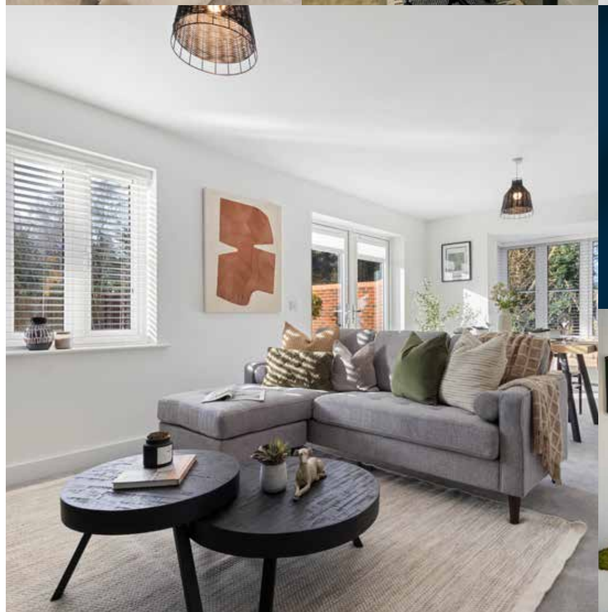
Foxhills showcases a rare blend of architectural integrity with cutting edge innovation. Outwardly, there are respectful nods to the local vernacular - wood effect cladding, brick arched window headers and decorative tile hanging bands all carry echoes of local architectural history.

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.

Interiors have been thoughtfully designed to maximise space and light, giving bright, expansively proportioned and truly flexible accommodation throughout. All ground floor rooms benefit from underfloor heating, freeing your walls from radiators and allowing you to configure your living space to suit your furnishings and lifestyle.

With every home we build, we set out to surpass expectations with external and internal specifications that truly set us apart - experience the difference at Foxhills.

PORCELANOSA ZANUSSI Symphony Roca DAIKIN



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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).

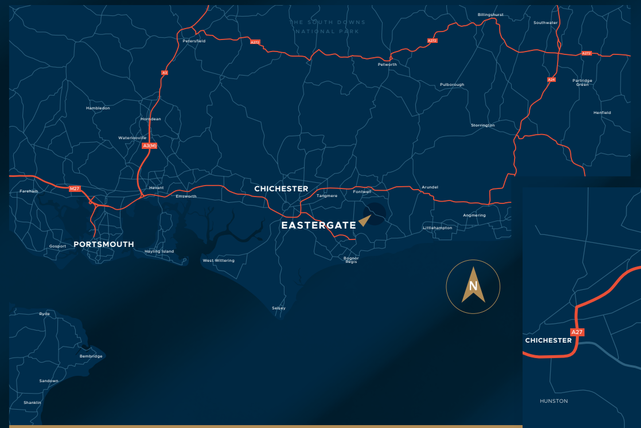
Kitchen

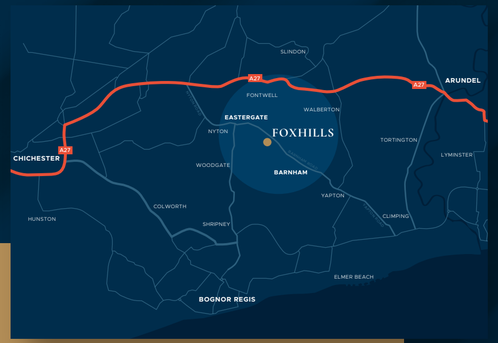
- Contemporary designed Symphony kitchens with laminate work surfaces.
- Integrated appliances to include Zanussi 50/50 fridge freezer, induction hob, extractor fan above, single oven and single oven/microwave.
- LED under wall unit lighting.
- Plumbing and space for washing machine, plus removable unit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

Heating, Lighting and Electrical

- Air Sourced heat pump which operates heating and hot water.
- Zoned 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 doors.
- 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 Bedroom 1.
- Electric car charging point (7kw) to each property.

These images are from Saint George's Park, a previous Elivia Homes development - specifications may vary to Foxhills.





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

LABC warranty

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

APPROVED CODE TRADINGSTANDARDS.UK

Protection for new-build home buyers

White & Brooks
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TO REGISTER YOUR INTEREST IN FOXHILLS, PLEASE CONTACT WHITE & BROOKS TODAY

01243 770022

chichester@whiteandbrooks.co.uk
www.whiteandbrooks.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

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.