



LIMEWOOD





LIMewood

An exclusive, private development of nine 3 and 4 bedroomed homes set in a wonderful West Sussex village.

Finished to a high quality throughout, all properties will benefit from having fully tiled en-suite bathrooms, fully integrated premium kitchen appliances and a ten year Premier Guarantee warranty.

Angmering is a thriving village situated close to the coast, and sheltered by the Downs. The village has shops, cafes, a great pub and a picturesque village green. There are also two excellent schools within the village boundary.

Nearby, Arundel offers a stunning medieval town with it's beautiful castle. Further west is the historic city of Chichester with its 12th century cathedral and great shopping on offer. The famous Goodwood Estate also lies to the West, renowned for the stunning Goodwood Racecourse on the top of the South downs

The beach at East Preston is less than 3 miles away, and the area boasts an array of peaceful walking trails through the countryside and Downs.

The village also benefits from excellent transport links, including its own railway station: London is less than an hour and a half by rail, and Brighton is merely a half an hour trip.

For international travel, Gatwick Airport is 40 minutes away by road or 55 minutes by rail.



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Specification

Each new Oceanview property has a 10 year Premier Guarantee warranty.

KITCHEN

Fully fitted kitchens with a choice of units if buying off plan and including:

- Fully integrated kitchen appliances
- Integrated single/double oven
- Chimney style extractor hood
- Ceramic hob
- One and a half bowl sink w/chrome mixer tap
- Downlights
- Stainless steel electrical fittings
- Integrated fridge/freezer
- Integrated Dishwasher
- Insinkerator hot taps
- Integrated wine chillers (selected plots)
- Integrated Washer/Dryer (selected plots)

BATH AND SHOWER ROOMS

Luxury white suites complemented by chrome fittings plus:

- Fully tiled walls and floors
- Heated towel rails
- Downlights
- Shaving point
- Fully lit bathroom mirrors with demist function
- Automatic low level night lighting in both bathrooms and ensuite

EXTERNAL

- Brick paviors to front drive and foot paths, textured slabs to patios and rear path
- Quality PVCu double glazed doors and windows with trickle vents
- Front gardens designed and landscaped with turf and a variety of shrubs
- Rear gardens turfed
- Outside tap
- Carports (selected plots)
- Quality PVCu bi-folding Doors to the rear garden
- Outside sockets
- Mature planting in rear gardens

INTERNAL FINISHING TOUCHES

- Flat plastered ceilings
- Moulded architraves with co-ordinated skirting boards
- Oak Balustrade to staircases
- Glass Balustrade (selected plots)
- Oak faced internal doors complemented by chrome lever handles
- Woodburners (selected plots)
- Brushed chrome sockets and switches throughout
- A wide choice of flooring options
- Fitted wardrobes (selected plots)

LIGHTING AND ELECTRICAL FITTINGS

Co-ordinated lighting points and electrical fittings provided in ample quantity throughout plus:

- Telephone point to living room, study and Master Bedroom
- Outside lighting to patios, front entrance door and garage door
- Wiring for aerial, digital TV, satellite and Sky
- Downlights in Kitchen, Bathrooms and hallways/ Landing. Pendant lights in all other rooms.
- Power and light to the garage/carport
- Superfast fibre optic broadband

HEATING AND WATER SYSTEMS

Gas fired central heating designed and installed by specialists to provide a cost-effective, comfortable and controllable environment for your home including:

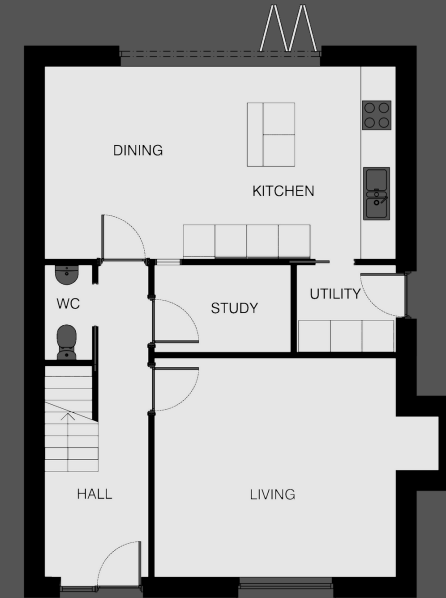
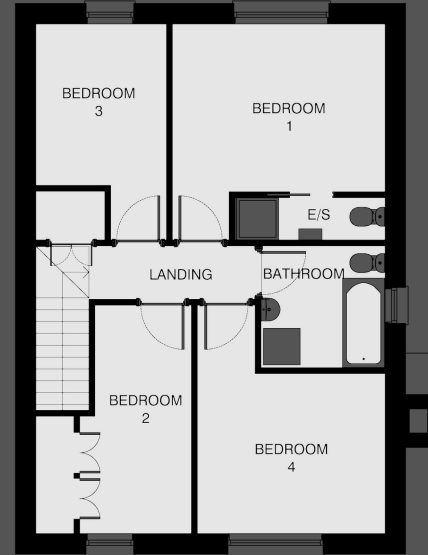
- Energy efficient boiler from Baxi
- Pressurised water system from Baxi
- Underfloor heating (selected plots)
- Compact style radiators
- Programmable thermostat plus independent room control via thermostatic radiator valves



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The Chessell

Plots 3, 4, 5 & 6



Ground Floor

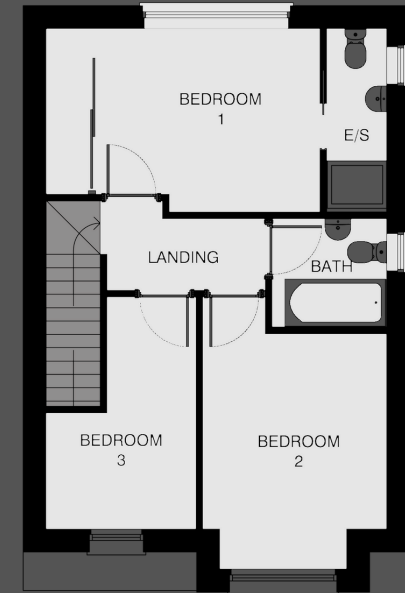
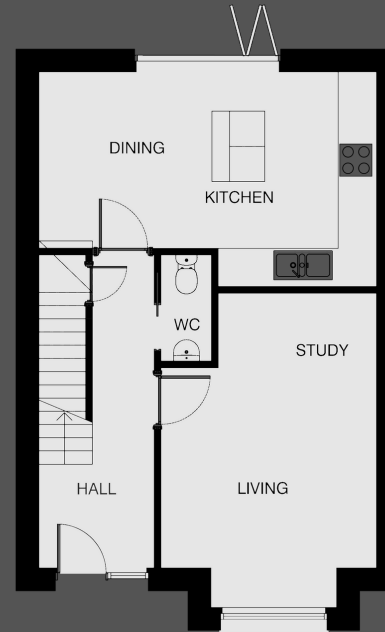
Lounge	4.0 x 4.2	(13'2 x 13'9)
Study	1.7 x 2.6	(5'6 x 8'6)
Kitchen/Dining	3.6 x 6.5	(11'9 x 21'4)
Utility Room	1.7 x 2.0	(5'6 x 6'6)

1st Floor

Master Bedroom	4.0 x 4.0	(13'2 x 13'2)
Ensuite	2.8 x 0.8	(9'2 x 2'6)
Bedroom 4	3.5 x 4.3	(11'5 x 14'1)
Bedroom 3	4.0 x 2.5	(13'2 x 8'2)
Bedroom 2	4.2 x 2.9	(13'9 x 9'6)
Bathroom	2.3 x 2.3	(7'6 x 7'6)

The Brading

Plots 7, 8 & 9



Ground Floor

Lounge	3.6 x 5.3	(11'9" x 17'5")
Kitchen/Dining	3.6 x 5.7	(11'9" x 18'8")

1st Floor

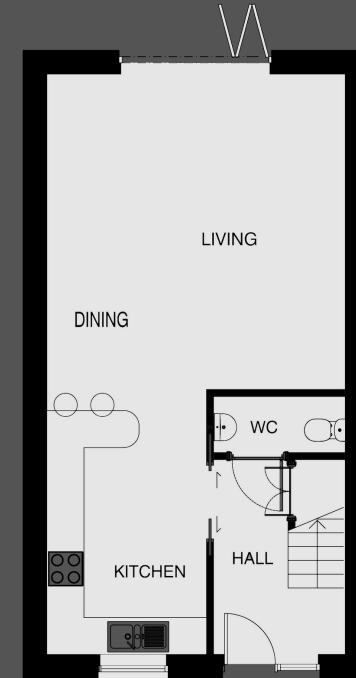
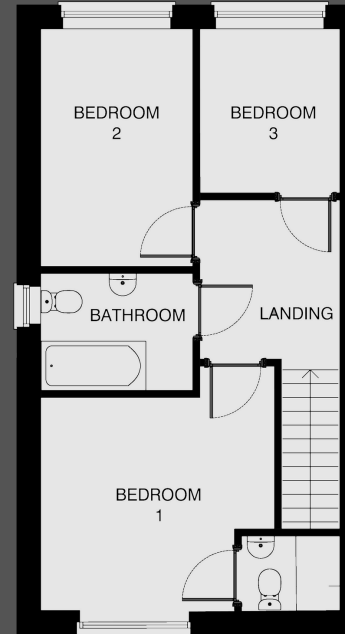
Master Bedroom	3.0 x 4.5	(9'9" x 14'8")
En-suite	3.0 x 1.0	(9'9" x 3'3")
Bedroom 2	3.0 x 4.5	(9'9" x 14'8")
Bedroom 3	3.9 x 2.5	(12'9" x 8'2")
Bathroom	2.0 x 2.0	(6'6" x 6'6")



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The Whitwell

Plots 1 & 2

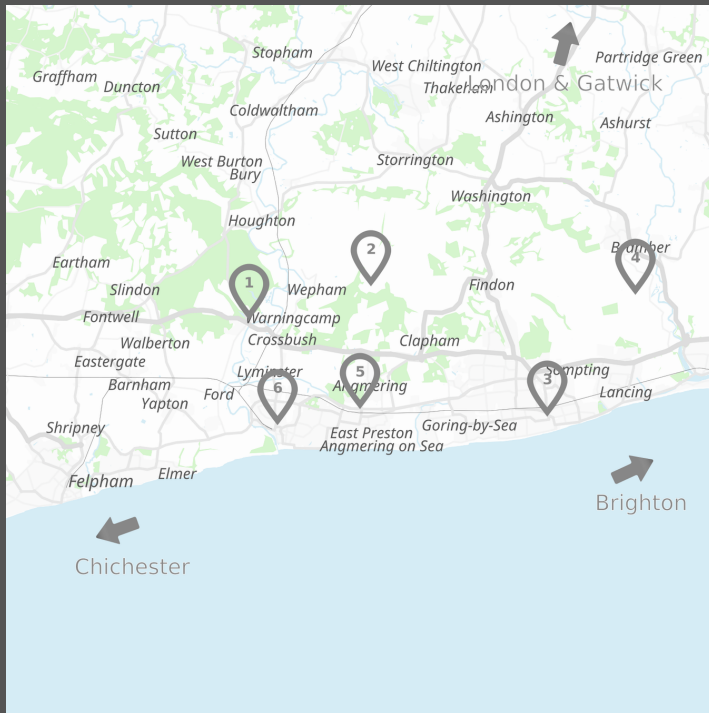


Ground Floor

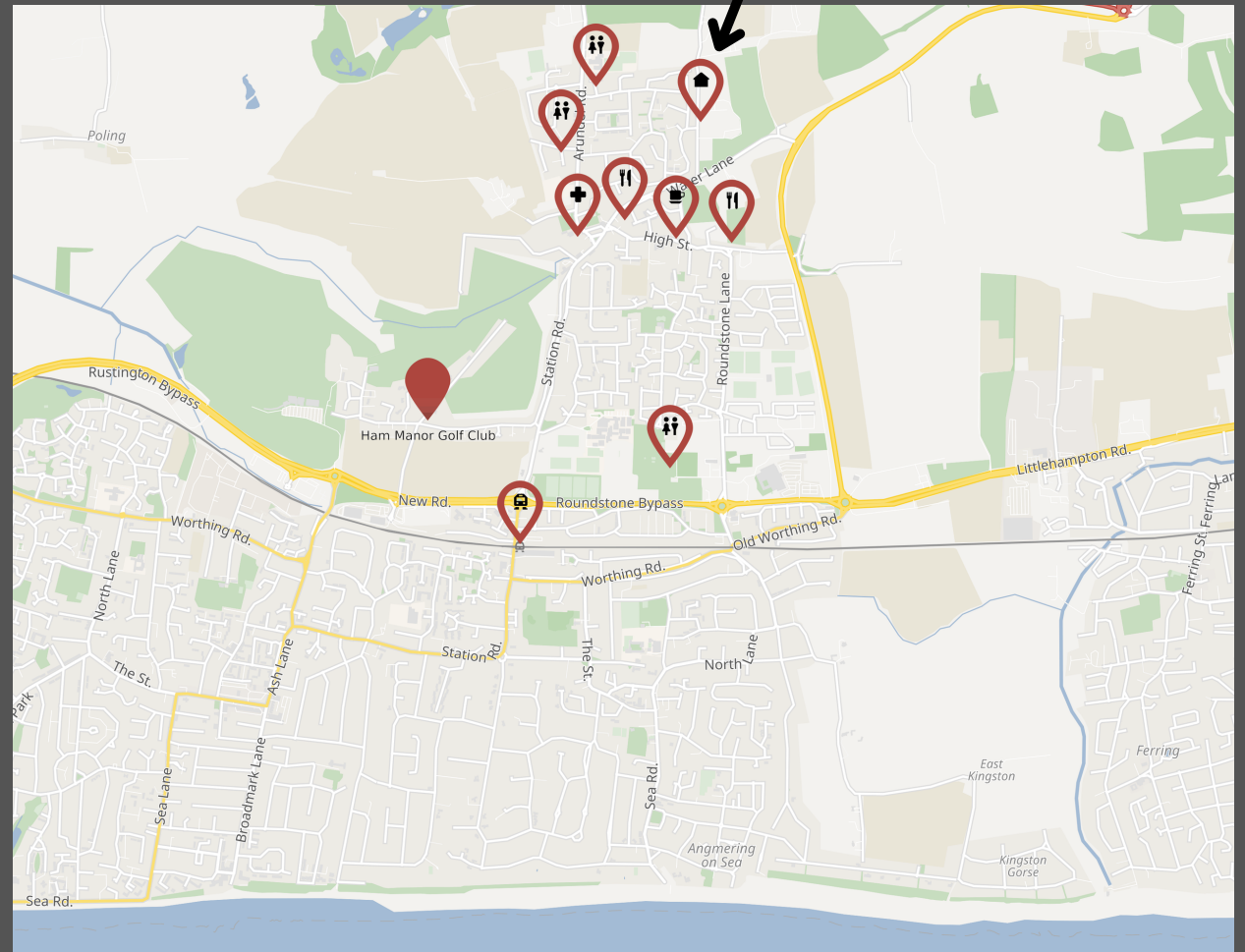
Kitchen/Breakfast	2.5 x 4.0	(8'2 x 13'1)
Lounge/Dining	4.8 x 5.1	(15'8 x 16'8)

1st Floor

Master Bedroom	4.1 x 3.5	(13'5 x 11'5)
En-suite	1.1 x 1.6	(3'6 x 5'3)
Bedroom 2	2.4 x 3.6	(7'9 x 11'9)
Bedroom 3	2.4 x 2.3	(7'9 x 7'6)
Bathroom	2.4 x 2.0	(7'9 x 6'6)



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A PERFECT LOCATION

- 1) Historic town of Arundel, Arundel Castle & Arundel Cathedral
- 2) South Downs National Park & Dark Skies Reserve
- 3) Worthing Seafront, Pier & Promenade
- 4) Brighton City Airport
- 5) Angmering Railway Station
- 6) Littlehampton Marina & Sandy Beaches

For more information...



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