



HONOUR'S ACRE

PAGHAM : WEST SUSSEX

INTRODUCING HONOUR'S ACRE IN PAGHAM

A collection of 8 three- and four-bedroom semi-detached houses, and one detached two-bedroom bungalow, located less than a mile from the village's sparkling shoreline.

Every home at Honour's Acre has been crafted for maximum style and minimal maintenance – move in and enjoy one of West Sussex's premium village locations from day one. As well as luxury kitchens complete with all appliances, there are ready-landscaped front and rear gardens, reserved off street parking, provision for electric vehicle charging points and all floorcoverings fitted as standard.



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HONOUR'S ACRE



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You have reached your destination



Choose Honour's Acre for a refreshingly different pace of life – one where you can walk to the pebble beach from your front door, stopping at Maria's Ice Cream parlour or Pagham Beach Café along the way. There are very few distractions along this stretch of coastline, allowing you to find peace and tranquillity close to home. Time your visit with low tide when soft sand and rock pools are exposed, or bring your four-legged companion as dogs are welcome all year round.

With its thatched cottages and wide tree-lined roads, Pagham village itself has a wonderfully warm feel. Providing the backbone to everyday life are a village hall, a church, several pubs and take-aways, convenience stores, a cricket club, a football club and a primary school. For extra variety, neighbouring Aldwick, Church Norton and Selsey provide pretty pit stops.



At the water's edge

If sea breezes, salty air and stunning sunsets are your life goals, Honour's Acre provides a brilliant base from which to easily explore the South Coast's best beaches. Walk for miles along the beautiful sands at West Wittering – repeatedly voted the best beach in England - take a picnic to the dunes at East Head or really blow the cobwebs away with a spot of kite boarding at Bracklesham Bay – all roughly a 20 minute drive from the development.



The West Sussex coastline close to Honour's Acre has also created a number of inlets rich in wildlife and wonderful photo opportunities. Pagham Harbour is an RSPB nature reserve and Site of Special Scientific Interest, with its saltmarshes, mudflats, lagoons, grasslands and farmlands attracting native species and rare sightings.

Chichester Harbour is an Area of Outstanding Natural Beauty and a Solent Maritime Special Area of Conservation, with plenty of wildlife-spotting and walking opportunities. If you'd rather be on the water than admiring the water, there are sailing clubs and sea-faring communities in Pagham, Itchenor, Chichester Marina, Dell Quay and Bosham.



A great place to enjoy it all

Travel five miles from Honour's Acre and immerse yourself in the cultural riches of Chichester. The city is the perfect antidote to Pagham – an upbeat location crammed with shops, bars, restaurants and amenities to fill your social diary. From the Chichester Festival Theatre and Pallant House Gallery to the Norman cathedral and Chichester Cinema, the options are varied, extensive and only a 15-minute drive from the new homes.



Warm hospitality is right on your doorstep, with The Inglenook Hotel, Bar & Restaurant just moments from Honor's Acre. This 16th century, Grade II-listed venue features oak beams, open fireplaces and a menu bursting with local, seasonal produce.

Also close to home is The Lamb Inn, for gastro-pub dining in a stunning 17th century setting, while The Crab & Lobster on the banks of Pagham Harbour Nature Reserve serves the catch-of-the-day from nearby Selsey. Seasonal 'farm to fork' dining can be found at The Potager on Chichester's fringes, while Purchases Restaurant and Bar in the city centre offers fine dining with al fresco seating options.

One of the area's biggest attractions is the Goodwood Estate in the South Downs, famed for its motor racing circuit, horse racing ground, aerodrome, festivals and sculpture park. There's also Chichester Golf Club, with two 18-hole courses, a 9-hole par 3, two fun adventure golf courses, a driving range, foot golf and club house, while the magnificent Arundel Castle & Gardens is a must for a medieval day out.

Getting around



TESCO EXPRESS
1 minute

LITTLE LONDON TEA SHOP
1 minute

THE BEAR INN
2 minutes

NYETIMBER STORE & POST OFFICE
3 minutes

PAGHAM CRICKET CLUB
3 minutes

PAGHAM BEACH
20 minutes



ALDWICK BEACH
2 miles

BOGNOR REGIS TRAIN STATION
3.7 miles

RSPB PAGHAM HARBOUR
3.8 miles

CHICHESTER CATHEDRAL
6 miles

GOODWOOD ESTATE
6.5 miles

WEST WITTERING
10 miles



(from Bognor Regis station)

BARNHAM
7 minutes

ARUNDEL
15 minutes

BILLINGSHURST
34 minutes

HORSHAM
45 minutes

GATWICK AIRPORT
1hr 11 minutes

LONDON VICTORIA
1hr 46 minutes



A great place
to call home



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Homes 1 & 2

3 Bedroom Semi-Detached Home
(1096 sqft)



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Ground Floor

Living Room
3450mm x 3325mm (11'3 x 10'9)
Kitchen / Dining Room
5525mm x 4375mm (18'1 x 14'3)

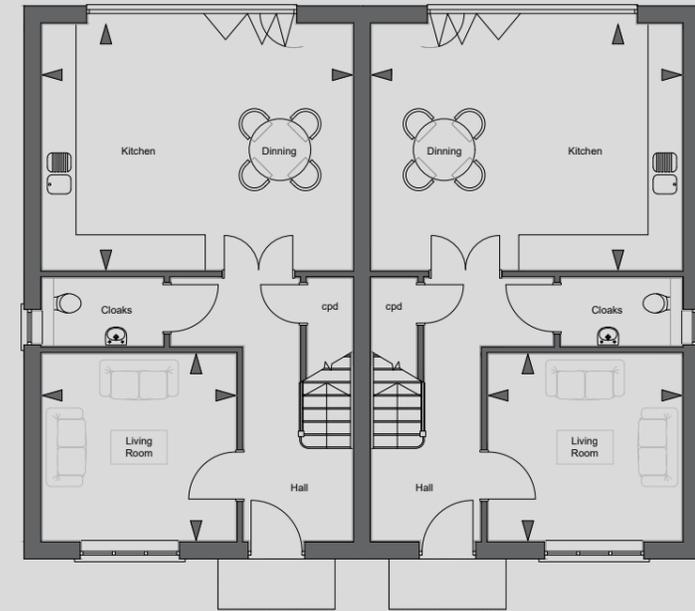
First Floor

Master Bedroom
2780mm x 4540mm (9'1 x 14'8)
Bedroom 2
3165mm x 4375mm (10'3 x 14'3)
Bedroom 3
2215mm x 3200mm (7'2 x 10')

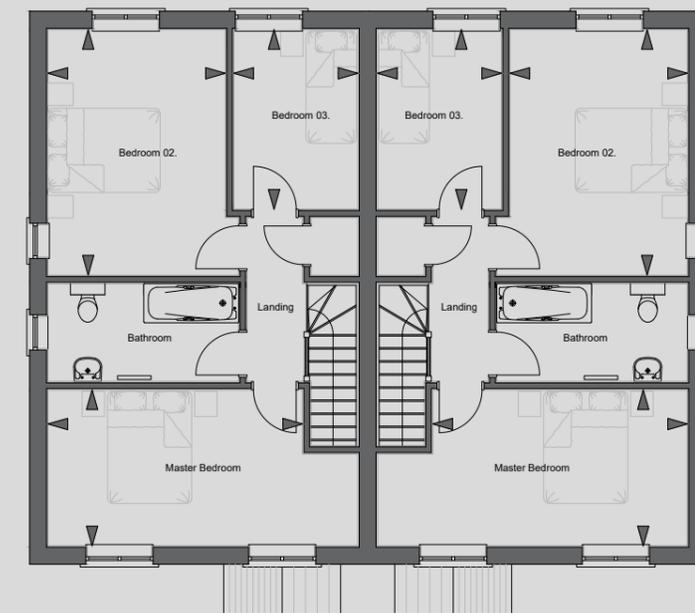


HONOUR'S ACRE

Floor Plans



Ground Floor



First Floor

Homes 3 & 4

3 Bedroom Semi-Detached Home
(1204 sqft)



Computer generated image

Ground Floor

- Living Room**
3450mm x 3325mm (11'3 x 10'9)
- Kitchen / Dining room**
5525mm x 4375mm (18'1 x 14'3)
- Snug**
3475mm x 2800mm (11'4 x 9'1)

First Floor

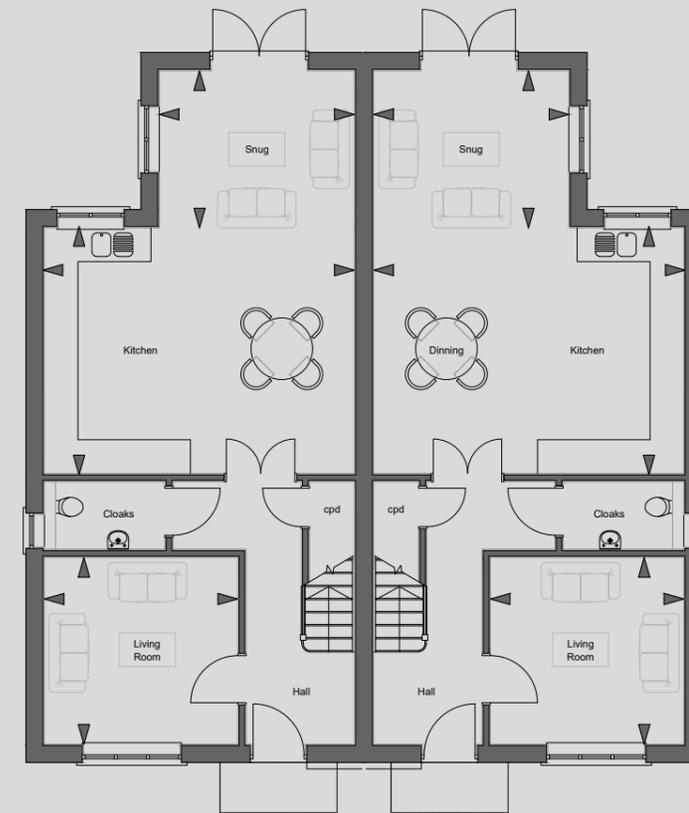
- Master Bedroom**
2780mm x 4540mm (9'1 x 14'8)
- Bedroom 2**
3165mm x 4375mm (10'3 x 14'3)
- Bedroom 3**
2215mm x 3200mm (7'2 x 10'4)



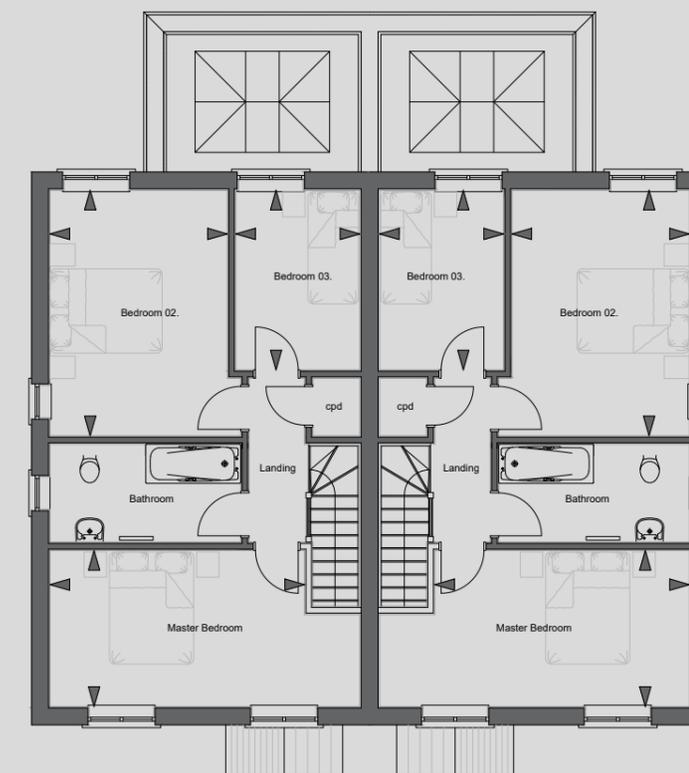
HONOUR'S ACRE

Floor Plans

Ground Floor



First Floor



Homes 5 & 6

4 Bedroom Link-Detached Home
(2141 sqft)



Computer generated image

Ground Floor

Living Room
3785mm x 5610mm (11'3 x 10'9)
Kitchen / Dining room
7715mm x 4325mm (18'1 x 14'3)

First Floor

Bedroom 1 & en-suite
3785mm x 4925mm (12'4 x 16'1)
Bedroom 2
3785mm x 5010mm (12'4 x 16'4)
Bedroom 3
3785mm x 2420mm (12'4 x 7'9)

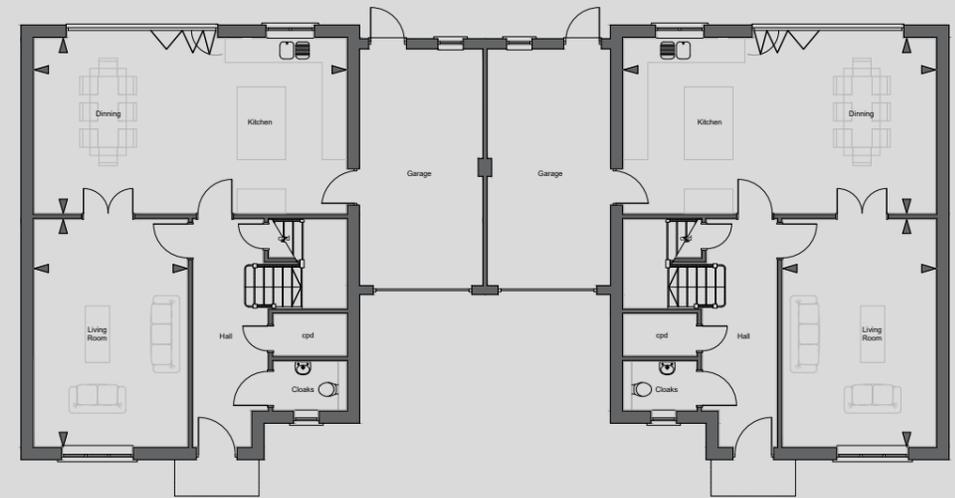
Second Floor

Master Bed & en-suite
4175mm x 8235mm (13'6 x 27'0)

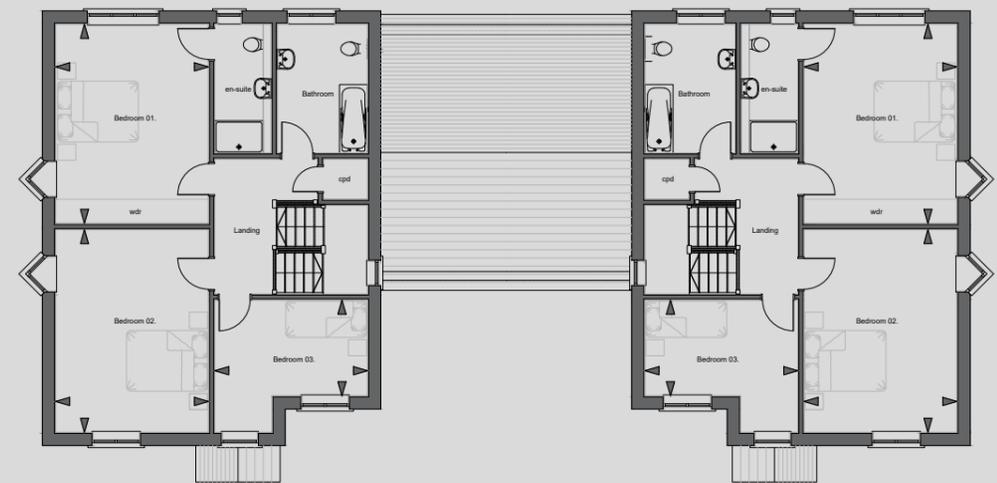


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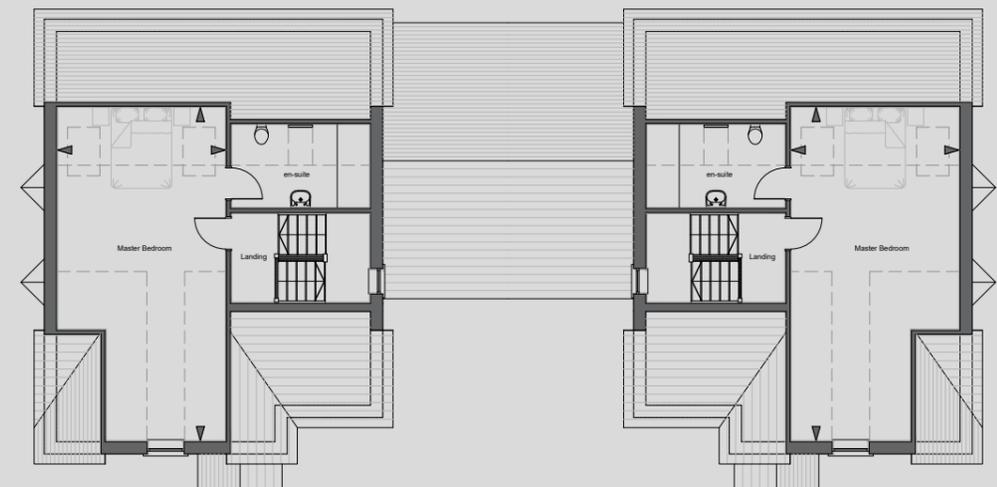
Floor Plans



Ground Floor



First Floor



Second Floor

Home 7

2 Bedroom Detached Bungalow
(898 sqft)



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Ground Floor

Living, Dining, Kitchen

7225mm x 5515mm (23'7 x 18'0)

Master Bedroom

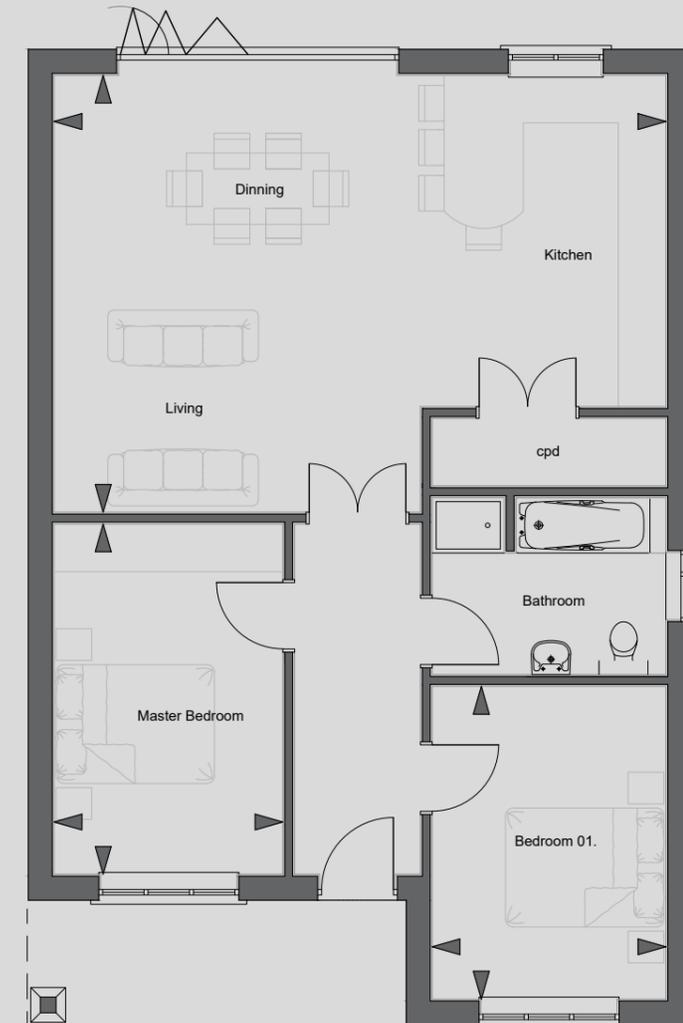
2890mm x 4420mm (9'4 x 14'5)

Bedroom 1

2950mm x 3495mm (9'6 x 11'4)

Floor Plan

Ground Floor



Homes 8 & 9

4 Bedroom Semi-Detached Home
(2141 sqft)



Computer generated image

Ground Floor

Living Room
3785mm x 5610mm (11'3 x 10'9)
Kitchen / Dining room
7715mm x 4325mm (18'1 x 14'3)

First Floor

Bedroom 1 & en-suite
3785mm x 4925mm (12'4 x 16'1)
Bedroom 2
3785mm x 5010mm (12'4 x 16'4)
Bedroom 3
3785mm x 2420mm (12'4 x 7'9)

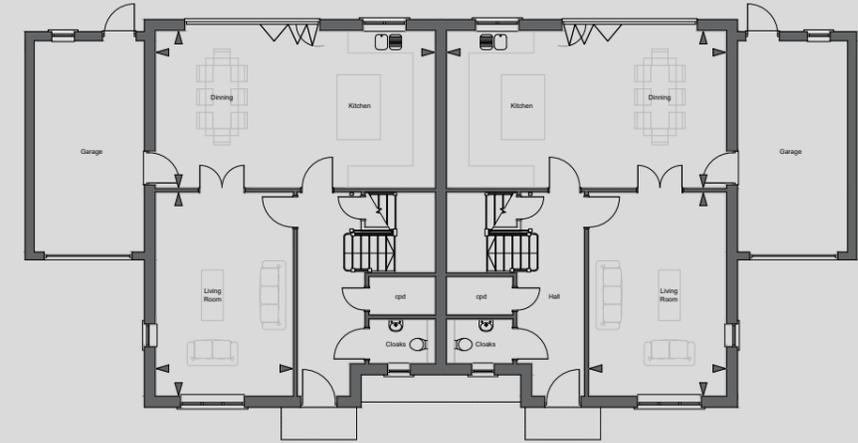
Second Floor

Master Bed & en-suite
4175mm x 8235mm (13'6 x 27'0)

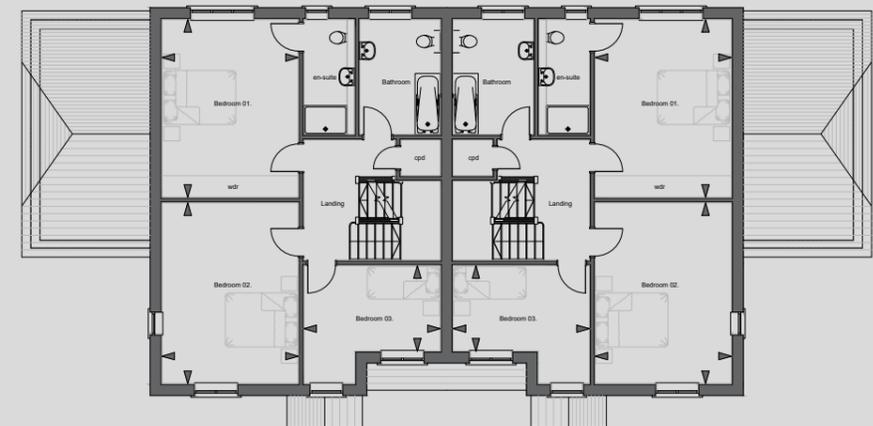


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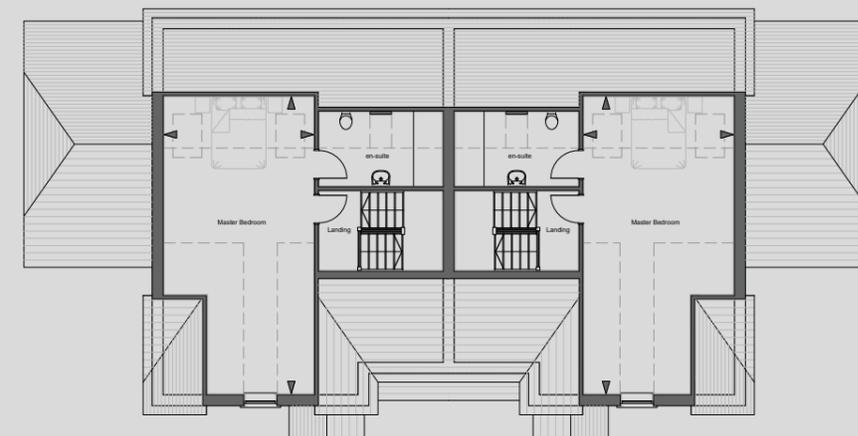
Floor Plans



Ground Floor



First Floor



Second Floor

Exceptional Interiors



Computer generated image



Kitchen Features

- Shaker style kitchen, equipped with a range of wall and floor cabinets with white quartz worktops and upstands. Butler sinks and brass feature tap.
- Fully integrated Bosch and Lamona appliances to include a 4-ring induction hob, single electric oven, extractor fan, microwave, fridge/freezer, dishwasher and washer dryer.

Bathroom, En-suite and cloak room

- Contemporary white suites with chrome fittings.
- Heated chrome ladder style towel rails provided to the bathroom and en-suites.
- Mirror and shaver socket provided to the bathroom and en-suite.
- Ceramic tiling to floors & walls in bathrooms and en-suites featuring feature tiles.

Electric and multimedia

- Chrome with white insert electrical faceplates to all rooms.
- Recessed LED down lighters or white pendants provided to all rooms.
- TV and BT points are provided to selected rooms.
- CAT6 cabling from master BT point (Store cupboard/under stairs cupboard) to TV position in the living room and master bedroom other locations to rely on wireless internet access (subscription not included).
- Vehicle charging supply – 32amp electrical point ready to be adapted for any chosen car charger (Charger not included).
- Solar PV systems on our larger 4 bed plots with user friendly inverter located in ground floor mains cupboard.

Central heating and hot water

- An efficient Vaillant Exclusive Gas-Combi Boiler with gas heat recovery central heating system to plots 1 – 4 & 7 and Vaillant system boilers to plots 5, 6, 8 & 9, heating via radiators with thermostatic controls provided in conjunction with pressurised hot water cylinder.



Peace of mind

- Solid composite front entrance doors.
- Double glazed aluplast PVCu windows and doors with feature mullions with multi point locking system.
- Large triple leaf white aluminium bi-fold doors to selected plots and French patio doors with unobstructed views to garden.
- External chrome LED lighting provided to front and rear external doors.
- A mains fed smoke alarm is fitted to the ground floor hall and all landings with a battery backup. Mains fed heat detector within the kitchen.

Finishing Touches

- Vertical Solid Dordogne internal doors with chrome fittings finished in a white. Selected plots with glazed doors from living room to kitchen or hallway to living area.
- Off white painted walls, brilliant white ceilings and woodwork. Softwood staircase with feature profile handrails and spindles with chamfered details.
- Built in bespoke wardrobes with off white shaker sliding doors to include recessed center mirror. Double sided hanging space with center shelving provided to wardrobes in master bedrooms to plots 5, 6, 7 and 8 & 9.
- All internal joinery consists of attractive Burford contemporary skirtings and architraves finished in white.
- Natural wood effect grey engineered timber flooring to ground floor kitchen/dining, hallway, and cloakroom.
- Ivory thick wool mix carpets on high quality underlay to living room, stairs, landing and all bedrooms.

External Features

- Landscaped front gardens to feature the following: Sandstone slabbed walkway area, permeable block paved driveways, timber post and rail fence on selected plots, grass lawns and locally sourced soft landscaping.

- Landscaped rear garden to feature the following: Sandstone slabbed patios inc. walkways, close board timber fencing to perimeters, bike sheds with concrete base, and locally sourced soft landscape.
- External tap provided.
- Automated electric garage roller doors to all garages with power and lighting.

Services

- Mains electricity, gas and pumped foul water drainage.
- BT Fibre Broadband (subject to connection and subscription).

Guarantees

- All the homes come with a ten-year Build Zone warranty and a full handover pack to include relevant certifications.

Tenure

- Freehold.

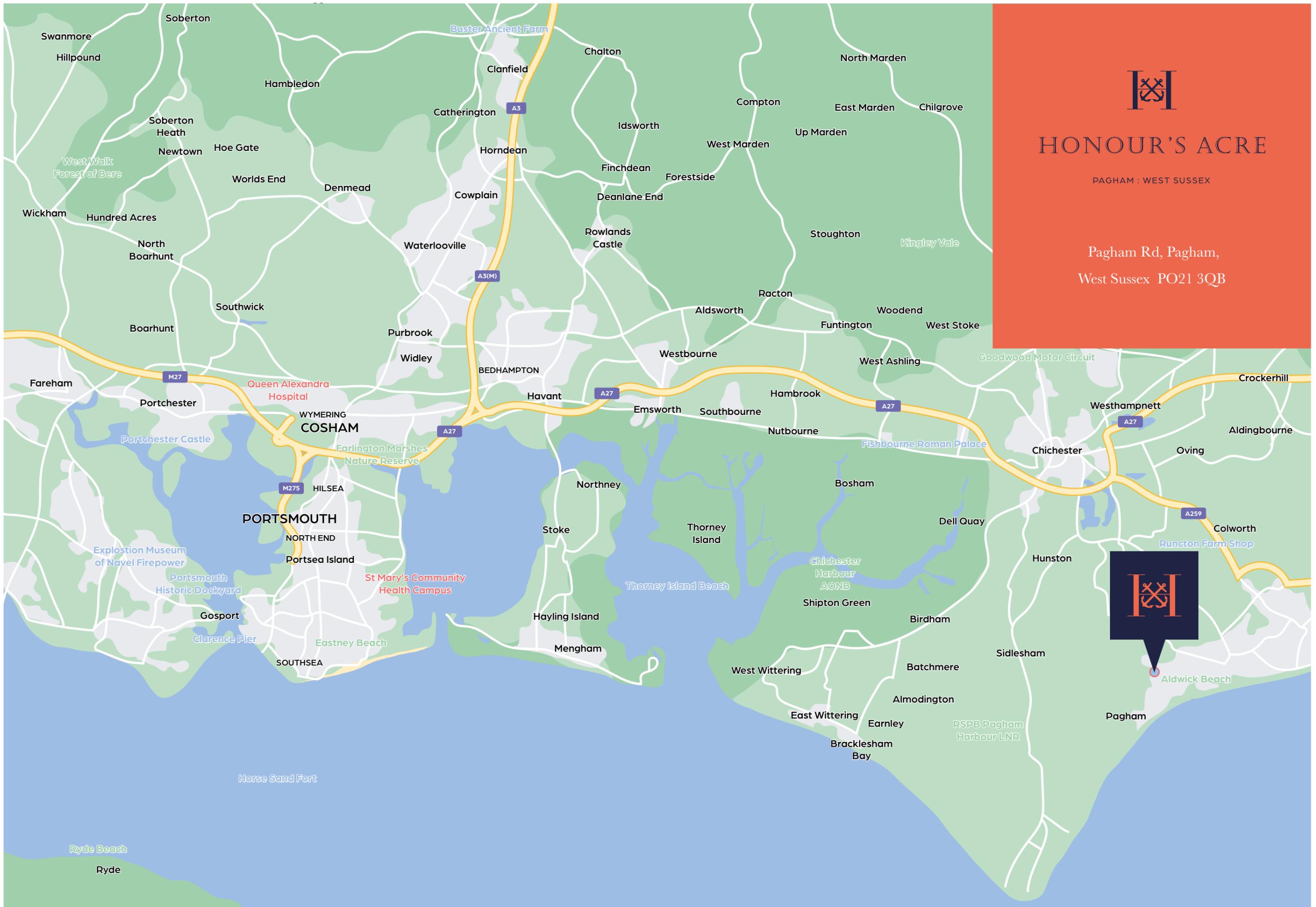




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PAGHAM : WEST SUSSEX

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Future Designer Homes are a West Sussex based residential property developer striving to create the most unique and luxurious new homes.

Our aim is to deliver only the highest standards in quality, comfort and style while ensure we use the most robust and sustainable processes.

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