

ThakehamHomes.co.uk

# Churchfields

## East Preston



  
**ThakehamHomes**  
Creating homes for a finer lifestyle

**Churchfields is a superb collection of brand new two-, three- and four-bedroom luxury houses and apartments within close proximity to local amenities and the seaside.**

It doesn't get much better than this! Situated in the coastal village of East Preston, backing onto a park and next to the picturesque village church! A superb collection of two-, three- and four-bedroom luxury houses and apartments, crafted to our exacting standards.

Before we start building we design our homes with you in mind, ensuring the layouts are ready for modern day expectations and utilising the highest quality materials to give you a home you can be proud of.

Our homes are also designed with the environment and energy efficiency in mind with solar hot-water panels for the houses and photovoltaic panels for electricity on the apartments. There are also electric car-charging points to the parking spaces.

East Preston is situated on the coast between Worthing and Chichester and benefits from excellent road access to the A24 and A27. Churchfields is  $\frac{1}{5}$  of a mile from Angmering Railway Station, there is a bus stop outside of the development and the beach is within  $\frac{3}{4}$  of a mile.



# Site Plan



**Plot 1:**  
Three-bedroom end-of-terrace cottage with cloakroom, kitchen/breakfast room, lounge/dining room, glazed-roof conservatory, en suite to master bedroom, family bathroom and garden front and rear.



**Plots 2-5:**  
Three-bedroom cottages with cloakroom, kitchen/breakfast room, lounge/dining room, glazed-roof conservatory, en suite to master bedroom, family bathroom and gardens front and rear.



**Plots 6-10:**  
A range of two-bedroom apartments with lounge/dining rooms, fully fitted kitchens, en suite shower rooms, lift to first floor, with selected apartments featuring private terraces and balconies.



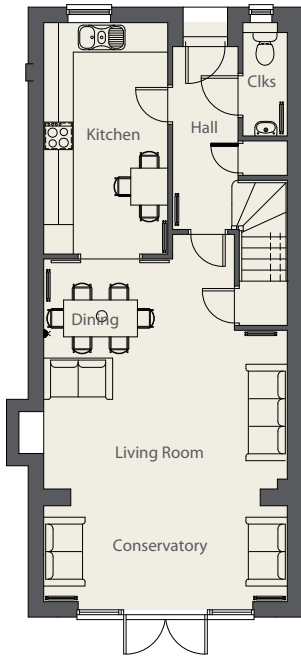
**Plots 11-14:**  
Luxury four-bedroom detached homes with kitchen/dining rooms, living rooms and glazed-roof family rooms with bi-fold doors to the rear terraces. The master and second bedrooms have an en suite and there is also a family bathroom.



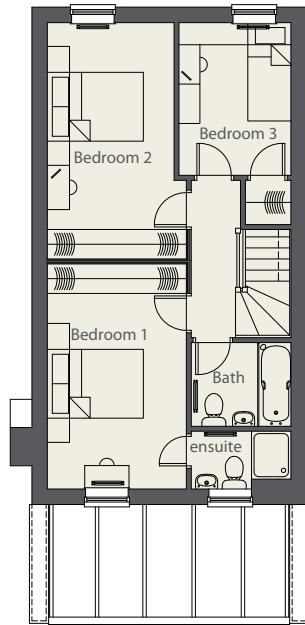
**Plot 1:**  
Three-bedroom end-of-terrace cottage with conservatory.



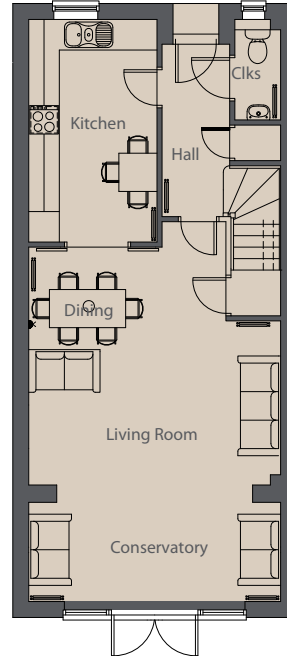
**Plots 2-5:**  
Three-bedroom cottages with conservatory.



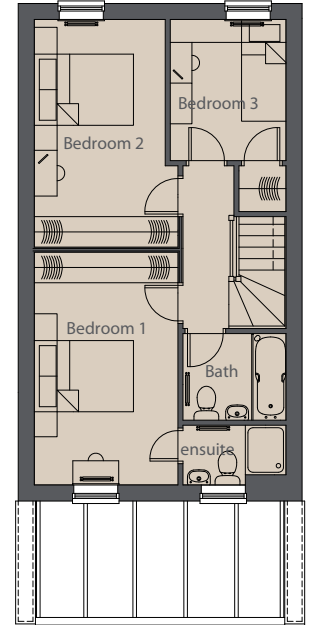
Ground Floor



First Floor



Ground Floor



First Floor

Kitchen/Breakfast Room	4.7m x 2.4m (15'6 x 8')
Living/Dining Room	6.9m x 4.9m (22'9 x 16'3)
Glazed-Roof Conservatory	4.9m x 1.9m (16'3 x 6'3)
Bedroom 1	4.8m x 2.9m (15'7 x 9'6)
Bedroom 2	4.6m x 2.6m (15'2 x 8'5)
Bedroom 3	3.1m x 2.3m (10'1 x 7'6)

Kitchen/Breakfast Room	4.4m x 2.4m (14'5 x 8'1)
Living/Dining Room	6.9m x 4.9m (22'9 x 16'3)
Glazed-Roof Conservatory	4.9m x 1.9m (16'3 x 6'3)
Bedroom 1	4.8m x 2.9m (15'7 x 9'6)
Bedroom 2	4.3m x 2.6m (14'1 x 8'5)
Bedroom 3	2.7m x 2.3m (9'0 x 7'6)

## Specification Plots 1-5

### Kitchen

- Fully fitted contemporary kitchens
- Integrated oven hob and extractor
- Fridge/freezer
- Dishwasher
- Washer/dryer
- Stainless steel splash-back behind hob
- Laminated worktop with complimenting upstand
- Under-unit lighting

### Bathroom and En-suite

- Contemporary Ideal Standard white suite
- Complementing chrome taps and shower fittings

- Tiled splash-back behind wash hand basin
- Full-height tiling to bath and shower
- Automated electronic extractor fan
- Light shaver point

### External Features

- All cottages have southerly aspect rear gardens with paved terrace with access to rear gardens via rear or side gates
- One allocated parking space to all cottages
- Centralised recycling and bin store
- Landscaped communal courtyard to front with mature trees

### Comfort and Security

- Gas fired central heating to radiators
- Wired for Sky+ and BT
- Prewired for intruder alarm
- Mains wired smoke detectors

### Thakeham-Eco Features

- Electric car-charging points to all plots
- Double-glazed windows
- Double-glazed conservatory roof
- Solar hot-water heating
- Built to latest 'Part L' compliance
- Use of A-rated white goods and appliances



## Plots 6-10:

A range of two-bedroom apartments with selected apartments featuring private terraces and balconies.

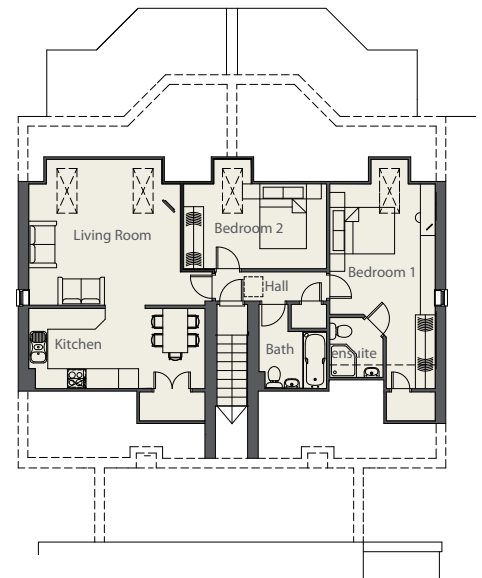
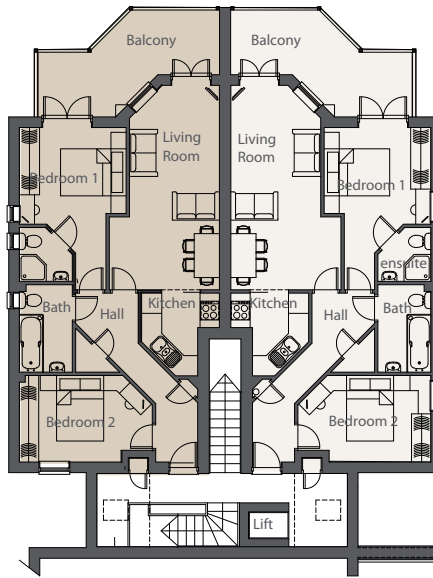
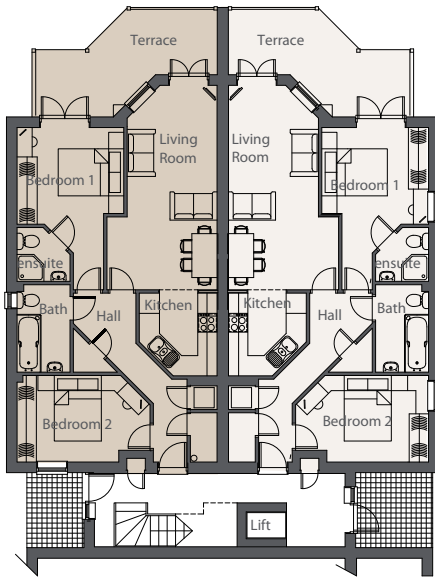
Plot 6

Plot 7

Plot 8

Plot 9

Plot 10



Ground Floor

First Floor

Second Floor

Living/Dining Room	6.1m x 2.7m	(20'11 x 8'8)
Kitchen	2.3m x 2.5m	(7'7 x 8'2)
Bedroom 1	2.9m x 2.2m	(9'5 x 7'2)
Bedroom 2	4.0m x 2.6m	(13'1 x 8'6)

Living/Dining Room	6.1m x 2.7m	(20'11 x 8'8)
Kitchen	2.5m x 2.3m	(8'2 x 7'7)
Bedroom 1	2.9m x 2.2m	(9'5 x 7'2)
Bedroom 2	4.0m x 2.6m	(13'1 x 8'6)

Living Room	4.6m x 4.4m	(15' x 14'4)
Kitchen/Dining Room	5.3m x 2.4m	(17'4 x 8')
Bedroom 1	3.9m x 3.1m	(13' x 10'4)
Bedroom 2	4.3m x 2.6m	(14'3 x 8'5)

## Specification Plots 6-10

### Kitchen

- Fully fitted contemporary kitchens
- Integrated oven hob and extractor
- Fridge/freezer
- Slimline dishwasher
- Washer/dryer
- Stainless steel splash-back behind hob
- Laminated worktop with complimenting upstand
- Under-unit lighting

### Bathroom and En-suite

- Contemporary Ideal Standard white suite
- Complementing chrome taps and shower fittings
- Tiled splash-back behind wash hand basin

- Full-height tiling to bath and shower
- Automated electronic extractor fan
- Light shaver point

### External Features

- Ground floor apartments have private terraces, first floor apartments have private balconies and all apartments have use of communal gardens
- One allocated parking space for each apartment
- Centralised recycling and bin store
- Landscaped communal courtyard to front with mature trees

### Comfort and Security

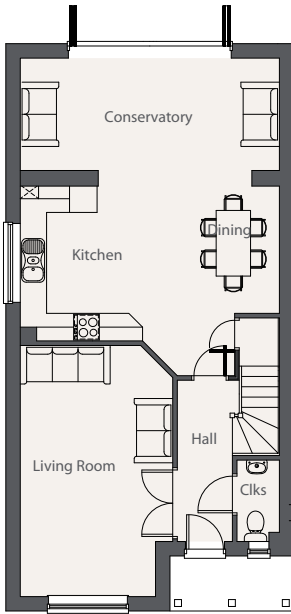
- Entry-phone system to all apartments
- Lift from ground to first floor
- Gas-fired central heating to radiators
- Wired for Sky+ and BT
- Prewired for intruder alarm
- Mains wired smoke detectors

### Thakeham Eco-Features

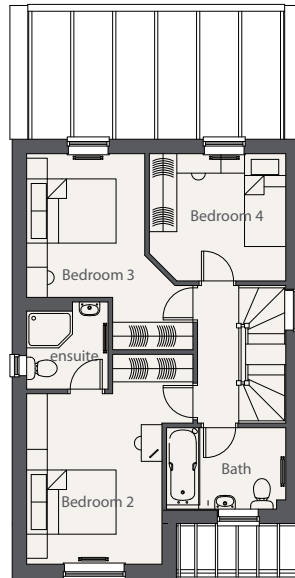
- Electric car-charging points to all plots
- Double-glazed windows
- Solar hot-water heating
- Built to latest 'Part L' compliance
- Use of A-rated white goods and appliances



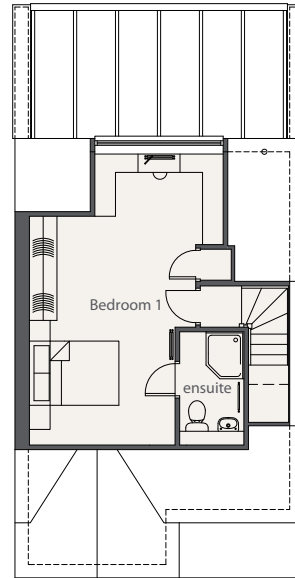
**Plots 11-14:**  
Four bedroom luxury detached family homes



Ground Floor



First Floor



Second Floor

\*some plots are a mirror image of these floor plans

Kitchen/Breakfast Room	5.7m x 3.4m	(18'6 x 11'2)
Living/Dining Room	5.5m x 3.3m	(18'0 x 10'9)
Glazed-Roof Conservatory	5.6m x 2.4m	(18'6 x 7'8)
Bedroom 1	6.3m x 3.1m	(20'6 x 10'5)
Bedroom 2	4.5m x 2.9m	(14'7 x 9'7)
Bedroom 3	3.2m x 2.6m	(10'4 x 8'6)
Bedroom 4	3.0m x 2.8m	(9'8 x 9'4)

## Specification Plots 11-14

### Kitchen

- Fully fitted contemporary kitchens
- Integrated oven hob and extractor
- Fridge/freezer
- Dishwasher
- Washer/dryer
- Stainless steel splash-back behind hob
- Laminated worktop with complimenting upstand
- Under-unit lighting

### Bathroom and En-suite

- Contemporary Ideal Standard white suite
- Complimenting chrome taps and shower fittings
- Tiled splash-back behind wash hand basin

- Full-height tiling to bath and shower
- Automated electronic extractor fan
- Light shaver point

### External Features

- All detached houses have rear gardens with paved terrace with access to rear gardens via side gates
- All detached houses have a car barn and a parking space with the exception of plot 14 which has a double car barn
- Centralised recycling and bin store
- Landscaped communal courtyard to front with mature trees

### Comfort and Security

- Gas-fired underfloor heating on the ground floor, radiators on the first and second floors
- Wired for Sky+ and BT
- Prewired for intruder alarm
- Mains wired smoke detectors

### Thakeham Eco-Features

- Electric car-charging points to all plots
- Double-glazed windows
- Double-glazed conservatory roof
- Solar hot-water heating
- Built to latest 'Part L' compliance
- Use of A-rated white goods and appliances

# individual

## ThakehamHomes



Thakeham Individual is your chance to personalise and upgrade your home from a carefully designed range of options so that on the day you move in your home is ready for you. You can choose from a range of kitchen styles and worktops including granite and corian, interior design packages giving you fully fitted curtains and blinds, individual paint colour scheme and a range of contemporary or classic fitted wardrobes. To personalise the outside of your home we can offer you a choice of pre-designed landscaped gardens to suit your budget and lifestyle. For more details on this scheme please contact our selling agents who will show you the full range of designs.



## ThakehamHomes



At Thakeham Homes we have embraced building homes utilising sustainable methods.

Many of our homes already exceed Code 3 sustainability, and on a number of our schemes we are building at Code 4 levels.

Our roof construction gains an A-rating on the Code for Sustainable Homes Green Guide and we try and use bricks produced at a brickworks local to individual sites. FSC sourced timber is always used and our windows are usually a pressure-treated painted softwood; this gains an A+ rating on the Code for Sustainable Homes Green Guide.

Our properties are insulated to in excess of the latest Code 3 sustainability levels;

we also embrace the use of A-rated appliances. We utilise low flow rates and aerated taps, w/c etc. We utilise energy efficient lighting, again exceeding the current sustainability levels.

We provide cycle storage and space for non-recyclable waste and recyclable waste storage.

We also provide a home office space with all relevant facilities, meeting Code of Sustainability guidelines.

With the day-lighting, sound insulation and private gardens wherever possible integrated at the design stage – this allows us to meet the Code of Sustainability health and wellbeing guidelines.

This scheme has been designed and built with solar or photovoltaics panels, contributing renewable energy resources as a significant percentage of a property's energy demands.

A new feature going forward from 2011 is installation on most schemes, (including this one) of electric car-charging points, giving you the choice to complement your home's eco-rating.

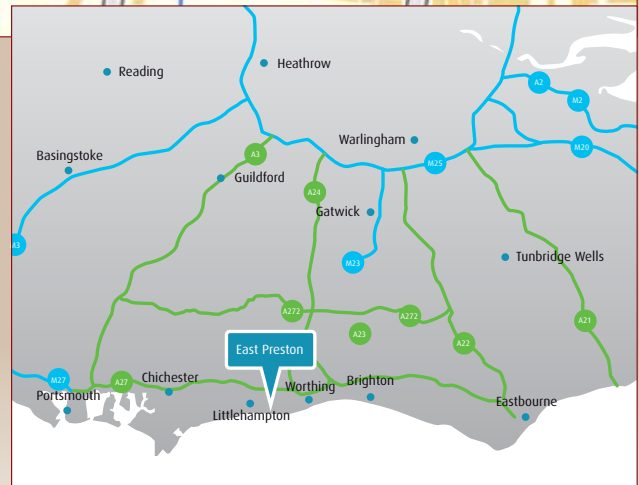


As part of our ecological scheme, this brochure has been produced from FSC recycled materials.



## Directions

From the A259, that runs between Worthing and Littlehampton, proceed to the roundabout at Angmering where signs point southwards to Angmering Station and East Preston on Station Road. After a short distance proceed over the railway crossing by Angmering Station and then go straight ahead at the mini-roundabout. Churchfields will be found after a further 300 yards, just before East Preston Parish Church.



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**VIEWING:** Strictly by appointment through Graham Butt at 47-49 Sea Road, East Preston, BN16 1JN

Agent's Note: This development consists of different property styles and the photographs and floor plans shown are for general guidance only. All the floor plans and the room sizes shown have been taken from plans prior to construction and their accuracy cannot be confirmed. This brochure and the information contained within does not constitute or form part of an offer or contract nor may they be regarded as representations. All interested parties must themselves verify their accuracy.

