

ThakehamHomes.co.uk

Woodlands Rustington




ThakehamHomes
Creating homes for a finer lifestyle

Woodlands is a stunning collection of one-, three- and four-bedroom homes within 400 yards of Rustington high street, offering a diverse range of facilities.

New homes within 400 yards of local shops are hard to find at the best of times, especially in the sought-after village of Rustington on the West Sussex coast. This is a superb location and these homes will not hang around for long! A stunning collection of one-, three- and four-bedroom houses, 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 a heat recovery system to all homes and electric car-charging points to the parking spaces.

Rustington is situated on the West Sussex coast between Worthing and Chichester and benefits from excellent road access to the A24 and A27. Woodlands is one mile from Angmering railway station; there are bus stops nearby the development; Rustington high street is within 400 yards and the beach is just over $\frac{3}{4}$ of a mile away.



Site Plan



Home 1:

A three-bedroom home with open plan kitchen/diner, living room, family bathroom, an en suite to master bedroom, and allocated parking.



Home 2:

A one-bedroom coach house with open plan living/dining/kitchen, outside storage cupboard and allocated parking.



Homes 3 & 6:

A three-bedroom home with en suite and dressing room to the master bedroom, an en suite shower room to the second bedroom, family bathroom and allocated parking.



Homes 4, 5, 7 & 8:

A four-bedroom home with en suite and dressing room to the master bedroom, and an en suite shower room to the second bedroom, two further bedrooms, family bathroom and allocated parking.



Home 9:

A four-bedroom home with living room, kitchen/dining room, master bedroom with en suite, bedroom 2 with en suite, two further bedrooms, family bathroom and allocated parking.



Home 10:

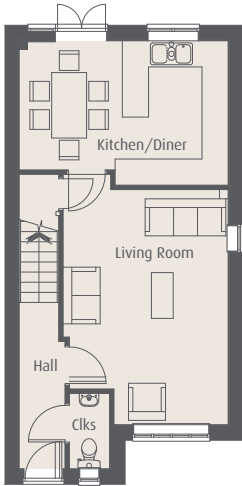
A three-bedroom home with living room, generous kitchen/dining room, master bedroom with en suite, two further bedrooms, and allocated parking.



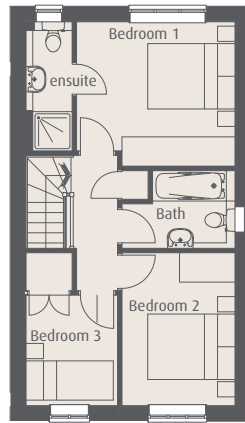
Home 1:
A three-bedroom home with open-plan kitchen/diner, living room, family bathroom, an en suite to master bedroom, and allocated parking.



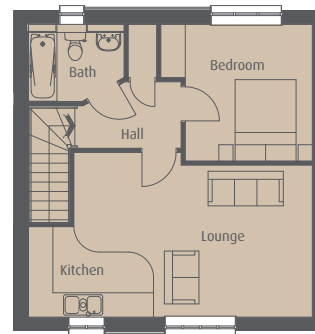
Home 2:
A one-bedroom coach house with open-plan living/dining/kitchen, outside storage cupboard and allocated parking.



Ground Floor



First Floor



First Floor

Living Room	4.6m x 3.7m (15'1" x 12'3")
Kitchen/Dining Room	4.7m x 3.3m (15'6" x 10'8")
Bedroom 1	3.6m x 3.3m (11'8" x 10'8")
Bedroom 2	3.5m x 2.5m (11'6" x 8'3")
Bedroom 3	2.5m x 2.1m (8'2" x 6'9")

Living/Dining/Kitchen	7.0m x 4.0m (23'1" x 13'4") at widest points
Bedroom	3.8m x 3.4m (12'4" x 11'1")

Specification for homes 1-8

Kitchen

- Fully fitted contemporary kitchen.
- Integrated oven hob and extractor.
- Integrated fridge/freezer.
- Integrated dishwasher.
- Integrated washer/dryer.
- Stainless steel splash-back behind hob.
- Laminated worktop with complementing 150mm 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 three- & four-bedroom homes have rear gardens.
- Gardens have paved terrace with access to kitchen/dining room.
- Rear gardens have gated access.
- Allocated parking space and/or car barn.
- Landscaped communal gardens with mature trees and individual front gardens.

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.
- Heat recovery system.
- Built to latest 'Part L' compliance.
- Use of A-rated white goods and appliances.



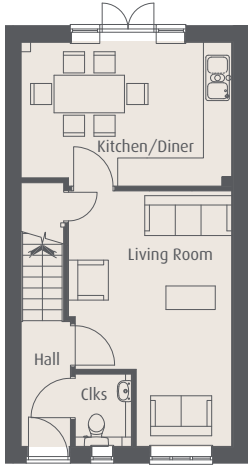
Homes 3 & 6:

A three-bedroom home with en suite and dressing room to the master bedroom, an en suite shower room to the second bedroom, family bathroom and allocated parking.

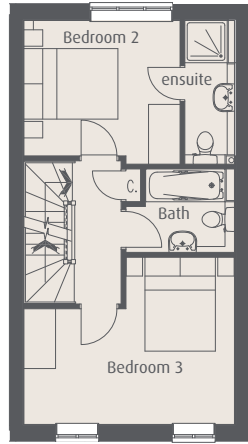


Homes 4, 5, 7 & 8:

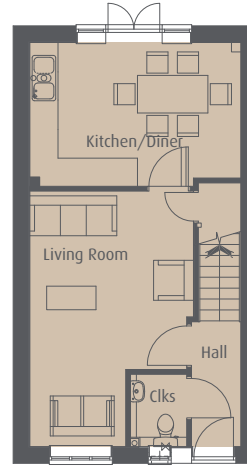
A four-bedroom home with en suite and dressing room to the master bedroom, and an en suite shower room to the second bedroom, two further bedrooms, family bathroom and allocated parking.



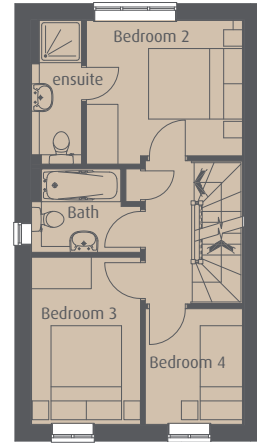
Ground Floor



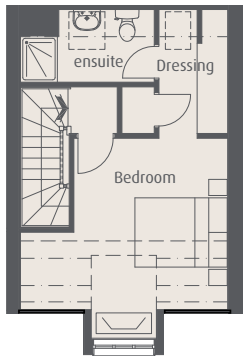
First Floor



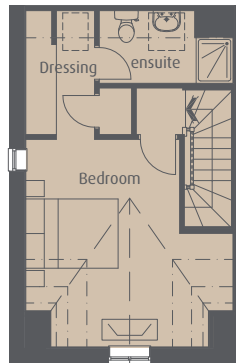
Ground Floor



First Floor



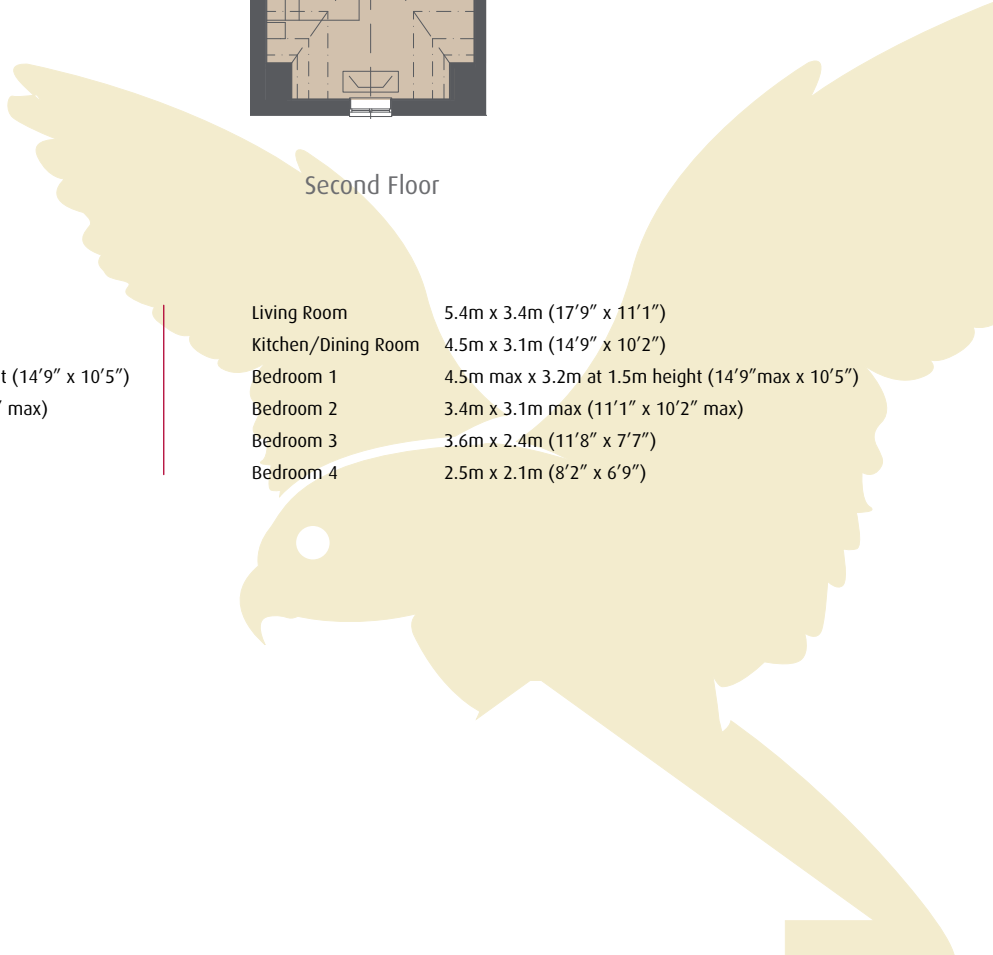
Second Floor



Second Floor

Living Room	5.4m x 3.4m (17'9" x 11'1")
Kitchen/Dining Room	4.5m x 3.1m (14'9" x 10'2")
Bedroom 1	4.5m max x 3.2m at 1.5m height (14'9" x 10'5")
Bedroom 2	3.4m x 3.1m max (11'1" x 10'2" max)
Bedroom 3	4.5m x 3.6m (14'9" x 11'8")

Living Room	5.4m x 3.4m (17'9" x 11'1")
Kitchen/Dining Room	4.5m x 3.1m (14'9" x 10'2")
Bedroom 1	4.5m max x 3.2m at 1.5m height (14'9" max x 10'5")
Bedroom 2	3.4m x 3.1m max (11'1" x 10'2" max)
Bedroom 3	3.6m x 2.4m (11'8" x 7'7")
Bedroom 4	2.5m x 2.1m (8'2" x 6'9")

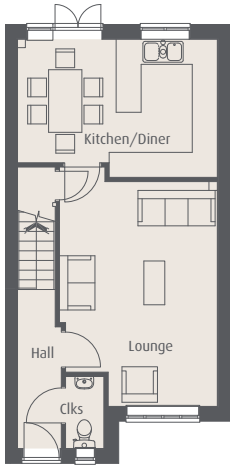




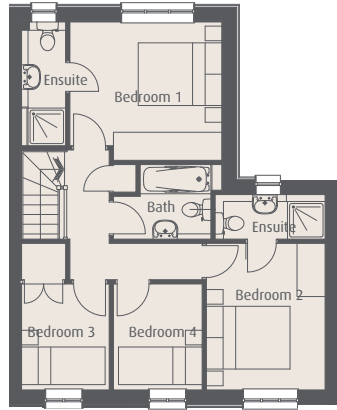
Home 9:
A four-bedroom home with living room, kitchen/dining room, master bedroom with en suite, bedroom 2 with en suite, two further bedrooms, family bathroom and allocated parking.



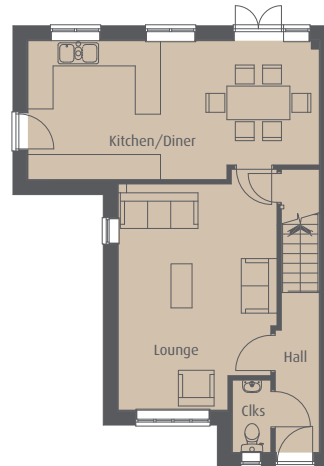
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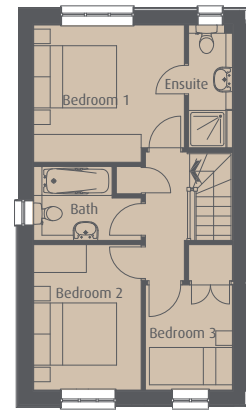
Ground Floor



First Floor



Ground Floor



First Floor

Living Room	4.6m x 3.7m (15'1" x 12'3")
Kitchen/Dining Room	4.8m x 3.4m (15'9" x 11'0")
Bedroom 1	3.7m x 3.3m (12'0" x 10'9")
Bedroom 2	3.5m x 2.8m (11'6" x 9'2")
Bedroom 3	2.4m x 2.1m (7'9" x 6'9")
Bedroom 4	2.5m x 2.1m (8'2" x 6'9")

Living Room	4.6m x 3.7m (15'1" x 12'3")
Kitchen/Dining Room	7.0m x 3.3m (22'9" x 10'9")
Bedroom 1	3.7m x 3.3m (12'0" x 10'9")
Bedroom 2	3.5m x 2.6m (11'6" x 8'5")
Bedroom 3	2.4m x 2.1m (7'9" x 6'9")

Specification for homes 9 & 10

Kitchen

- Fully fitted contemporary kitchen.
- Integrated oven hob and extractor.
- Integrated fridge/freezer.
- Integrated dishwasher.
- Integrated washer/dryer.
- Stainless steel splash-back behind hob.
- Laminated worktop with complementing 150mm 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 three- & four-bedroom homes have rear gardens.
- Gardens have paved terrace with access to kitchen/dining room.
- Rear gardens have gated access.
- Allocated parking space.
- Landscaped communal gardens with mature trees and individual front gardens.

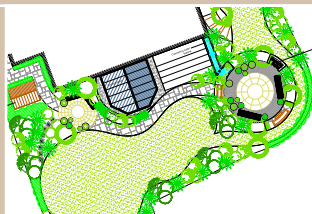
Comfort and Security

- 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.
- Heat recovery system.
- Built to latest 'Part L' compliance.
- Use of A-rated white goods and appliances.

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.



At Thakeham Homes we have embraced building homes utilising sustainable methods – with many of our homes exceeding Code 3 sustainability and, on a number of our schemes, we are already 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. Ecologically sourced timber is always used and our windows are usually a pressure-treated painted softwood, with an A+ rating on the Code for Sustainable Homes Green Guide.

Our properties are insulated in excess of the latest Code 3 sustainability levels and we also embrace the use of A-rated

appliances, utilising low flow-rates and aerated taps, w/c etc., and energy-efficient lighting.

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

Continually complying to the Code of Sustainability guidelines, we provide a home office space within each home with all relevant facilities.

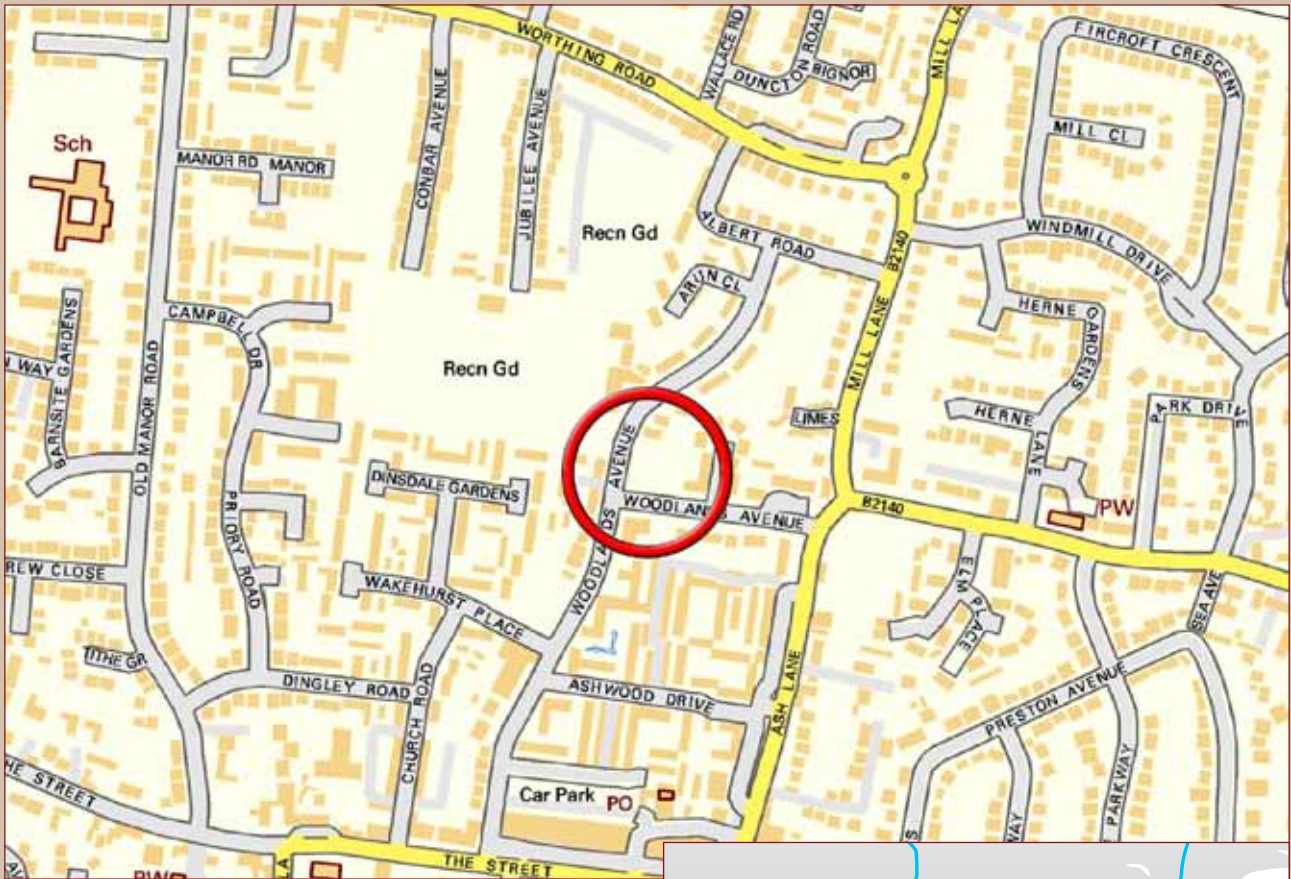
With day-lighting, sound insulation and private gardens – wherever possible – integrated at the design stage, we can easily meet the Code of Sustainability health and wellbeing guidelines.

This scheme has been designed and built with a heat recovery system, contributing to a reduction of energy required for heating.

A new feature going forward from 2011 is installation on most schemes, (including this one) of electric car-charging points.



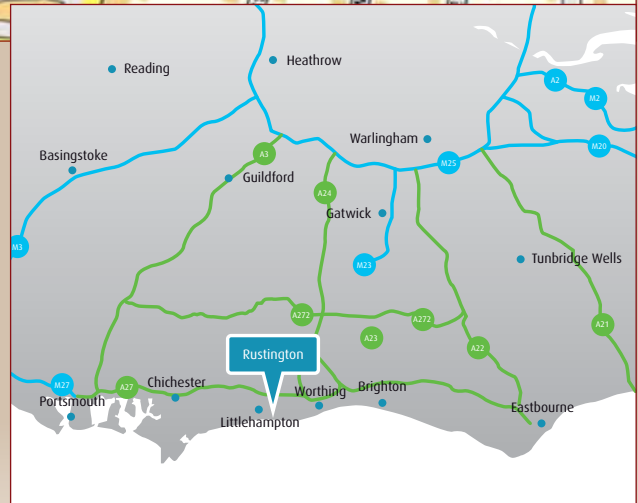
As part of our ecological scheme, this brochure has been produced from FSC® recycled materials.



Directions

From the A259 (Rustington bypass), take the turning into Rustington at the roundabout with the Rustington Golf centre into Mill Lane; proceed over the hump-back bridge to the next roundabout at the Worthing Road – at which point, proceed straight over. At the mini-roundabout with Station Road, take the right turn into Ash Lane and then immediately turn right into Woodlands Avenue where the development can be found at the end of the road on the right-hand side.

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VIEWING: Strictly by appointment through the agents above.

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.

