



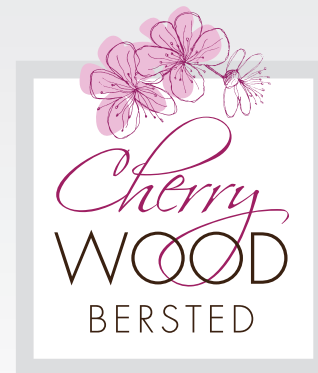
Cherry
WOOD
BERSTED

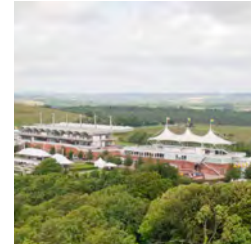


An exciting new development of 1, 3 & 4 bedroom family homes in Bersted, West Sussex.



'Cherrywood' at Bersted offers a fine selection of 1 bedroom bungalows, 3 and 4 bedroom houses. All three and four bedroom houses have an en-suite to the master bedroom. Bathrooms are finished using quality white sanitary ware with Porcelanosa ceramic wall tiles. Kitchens and bathrooms are stylish and contemporary and can be suited to your individual tastes. Our homes have been built with attention to detail, bringing together quality finishes, modern materials and energy efficiency to create a comfortable and functional environment.





Located in Bersted, in the seaside town of Bognor Regis, Cherrywood is set in a quiet cul-de-sac location with picturesque West Sussex landscape close by. Bognor Regis offers a wealth of seaside town facilities with parks, supermarkets, shops and leisure facilities. A leading convenience store is just a two-minute walk from the development.

The Cathedral City of Chichester is approximately a fifteen minute car journey from Bersted and boasts an abundance of activity. Spend your day strolling through the ancient shopping streets and relax at one of the many cafés and restaurants this city has to offer. Enjoy the seasonal festivals, art trails, theatres and cinemas or take a break by the water's edge and feel the breeze at Chichester harbour.

For those with a passion for racing, the famous Goodwood racecourse is a mere twenty-minute drive away.

Further afield lie the eclectic cities of Brighton and London approximately 1 hour 15 minutes and 1 hour and 45 minutes respectively, by rail.

Pre-school and Primary education are conveniently located in Bersted and within walking distance. Bartons Primary School achieved a 'good' Ofsted rating in its last published report.



Pallant Homes offers the Government Help to Buy Scheme for home buyers at our Cherrywood development. This scheme enables buyers to purchase new build homes for as little as a 5% deposit. Loan fees on the 20% government subsidy are not payable for the first five years, giving first time buyers and house movers alike an opportunity to purchase their dream home.

For more information, and to apply for the scheme visit [www.helptobuy.org.uk](http://www helptobuy.org.uk) or feel free to talk to our selling agents who would be happy to help you.



All our new homes include an independent 10 year structural warranty provided by Premier Guarantee to give you full peace of mind when buying your new home.



Plots 1 and 4

ROOM DIMENSIONS

PLOTS 1 and 4

Living/Dining/ Kitchen	4.1m x 5.8m	13' 8" x 19' 1"
Bedroom I	3.9m x 2.9m	12' 9" x 9' 7"



GROUND FLOOR

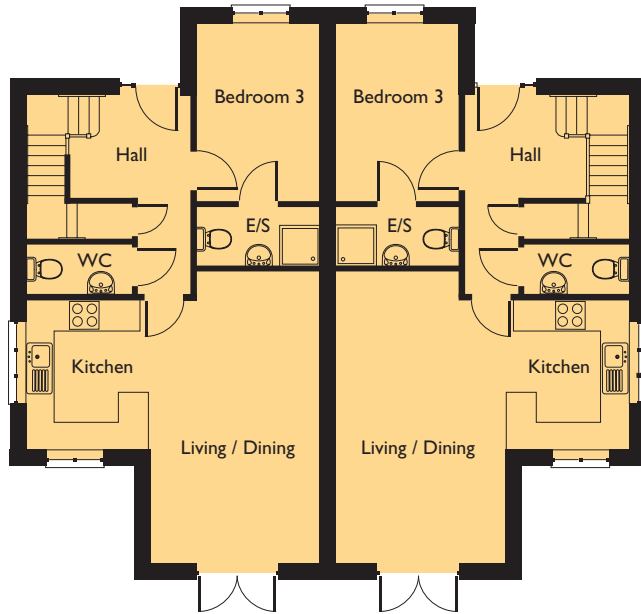


Plots 2 and 3

ROOM DIMENSIONS

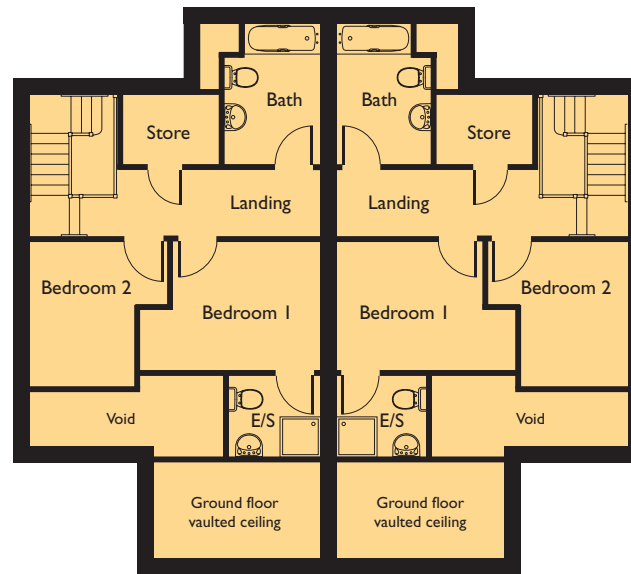
PLOTS 2 and 3

Living/Dining		
Kitchen	6.3m x 6.3m	20' 11" x 20' 10"
Bedroom 1	3.9m x 2.8m	13' 0" x 9' 3"
Bedroom 2	2.3m x 3.1m	7' 7" x 10' 5"
Bedroom 3	2.6m x 3.8m	8' 9" x 12' 9"



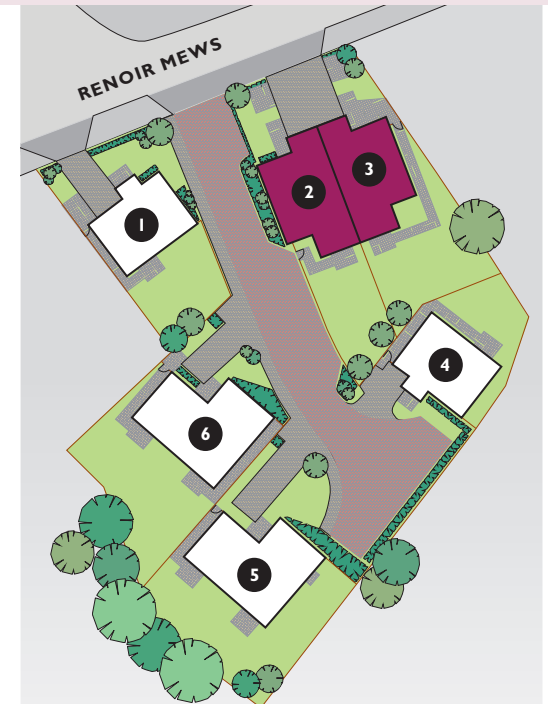
PLOT 2 | GROUND FLOOR

PLOT 3 | GROUND FLOOR



PLOT 2 | FIRST FLOOR

PLOT 3 | FIRST FLOOR

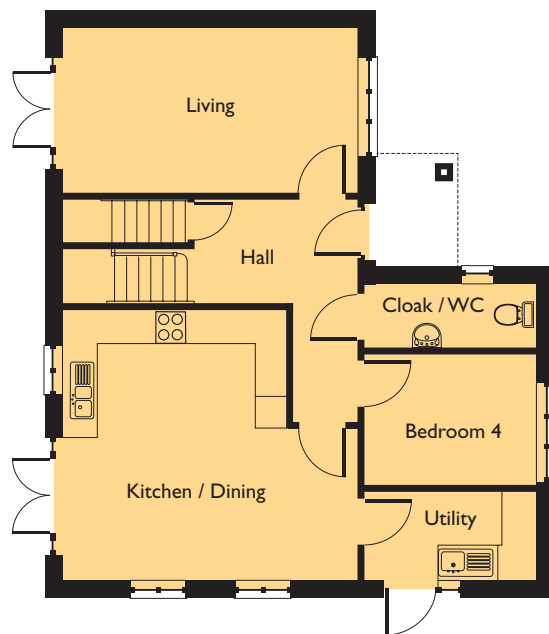


Plots 5 and 6

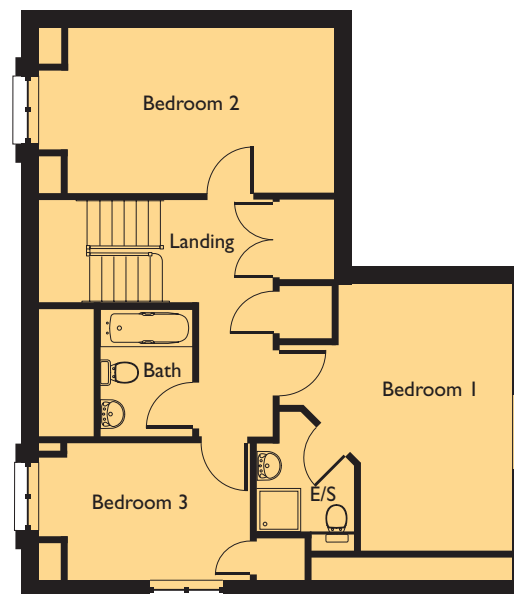
ROOM DIMENSIONS

PLOTS 5 and 6

Kitchen/Dining	5.3m x 4.9m	17' 7" x 16' 1"
Living	5.3m x 3.0m	17' 7" x 9' 11"
Bedroom 1	4.2m x 4.4m	13' 11" x 14' 7"
Bedroom 2	4.9m x 3.0m	16' 2" x 9' 11"
Bedroom 3	3.8m x 2.4m	12' 8" x 8' 1"
Bedroom 4	3.1m x 2.4m	10.2" x 7' 11"
Utility	3.1m x 1.5m	10' 2" x 5' 2"



GROUND FLOOR



FIRST FLOOR



Development Specification

Each Cherrywood property is built using expert and traditional construction methods, and benefits from a very high specification incorporating quality fixtures and fittings.

Internal Finish

- White internal doors with chrome ironmongery
- Walls and ceilings decorated throughout in white emulsion
- Internal woodwork finished in white satin finish paint
- Vinyl flooring to kitchen, cloakroom, bathroom and en-suite included
- Smooth ceilings throughout

Options

- Fitted wardrobes to bedrooms
- Carpet

Kitchen

- Choice of kitchen units in either contemporary hi-gloss or shaker style finish
- Kitchen units available in a range of colours
- Choice of laminate worktops with matching upstand
- Stainless steel inset sink
- Stainless steel built in fan oven
- Stainless steel 4 ring gas hob
- Stainless steel splash back behind hob
- Stainless steel chimney extractor hood
- Under wall cupboard lighting

Options

- Upgrade to glass canopy cooker hood
- Integrated fridge freezer
- Integrated washing machine/washer dryer

- Integrated dishwasher (selected units only, in lieu of cupboard)
- Porcelanosa ceramic floor tiling

Utility room (where applicable)

- Units matching kitchen unit finish and colour
- Laminate worktop and upstand matching kitchen
- Stainless steel sink
- Plumbing and space for washing machine

Options

- Porcelanosa ceramic floor tiling

Bathroom

- Porcelanosa quality wall tiles
- White sanitary ware with chrome taps and fittings
- Half height tiling around bath
- Tile splashback to basin
- Hair wash facility on bath mixer tap
- Shaver point

Options

- Porcelanosa ceramic floor tiling to complement wall tiling
- Full-height wall tiling
- Heated towel rail connected to central heating system
- Down lighters

En-suite Shower Room (where applicable)

- Porcelanosa quality wall tiles

- White sanitary ware with chrome taps and fittings
- Full height tiling to en-suite shower enclosure
- Tile splashback to basin
- Thermostatically controlled chrome shower
- Shaver point

Options

- Porcelanosa ceramic floor tiling to complement wall tiling
- Full-height wall tiling
- Heated towel rail connected to central heating system
- Down lighters

Cloakroom (where applicable)

- White sanitary ware with chrome taps and fittings
- Tile splash back one course above basin

Options

- Ceramic floor tiling
- Heated towel rail connected to central heating system

Electrical and Heating

- Recessed white down lighters to kitchen area
- Mains linked smoke alarms and carbon monoxide detectors
- Television point to living room and master bedroom (wired to loft)
- Two downstairs telephone points

- Door bell
- RCD cut-out on consumer unit
- Fused spur for optional Burglar Alarm
- Radiators with thermostatic valves
- Combination gas boiler for central heating and hot water
- Insulated to the latest building regulation standards to create an energy efficient home

Options

- Additional power,TV and telephone points
- Additional down lighters in kitchen
- Down lighters in bathroom and en-suite
- Television aerial
- Wireless Burglar Alarm

Outside

- Landscaped front garden
- Fenced rear garden with lockable side gate
- Rotavated rear garden
- Patio area to rear garden in buff paving slabs
- Designated parking
- Porch light to front door

Options

- Turfed rear garden
- Rear garden cycle store shed with concrete base
- External tap

General

- White UPVC double glazed windows with ventilators
- White UPVC fascia and soffits
- Guttering and down pipes in black plastic
- French doors to rear garden
- 10Year Premier Structural Guarantee

Roof tile colours

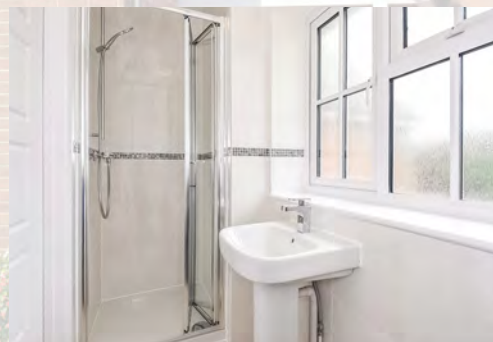
- Anthracite plots 1 2 3 & 4
- Terracotta plots 5 & 6

Communal areas

- A Management Company will manage the communal areas, open space communal landscaping and private road etc. Annual fees will be charged for this, please see estimated budget.

NB: All choices and options are subject to availability and can only be accepted up to certain stages of construction. Please check with our Selling Agents for further information.

PORCELANOSA



Interior images depict typical Pallant Homes kitchens and bathrooms.

About Pallant Homes

Attention to detail is something that buyers can count on with Pallant Homes. Our houses are designed to sit comfortably in their surroundings and are built with modern thinking and new techniques, bringing 21st century standards of energy-efficiency, comfort and security.

During 2015 our last Pallant Homes development was nationally nominated for Premier Guarantee Best Medium Development of the Year and we were finalists for Social Housing Development of the Year. This reinforces our commitment to build excellence in the homes that we produce.

Our new homes are designed to suit today's lifestyle. We combine the very best of house building skills with innovative technology and modern materials, offering new home buyers' quality at 'value for money' prices.

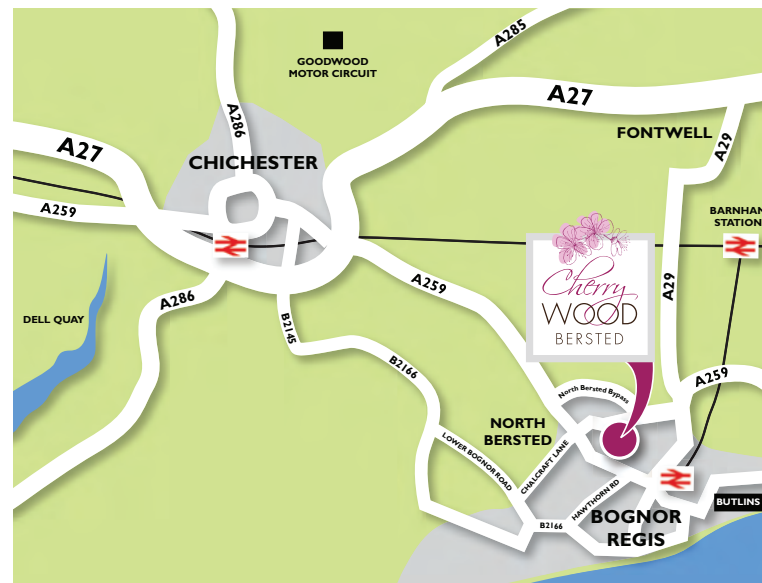
Pallant Homes are designed to improve the quality of life for individuals and the community around them. Most importantly, we place our customers at the heart of everything we do. We understand that buying a new home is probably one of the biggest decisions you'll ever make. Henry Adams, our dedicated Selling Agents will guide you through the entire process. They will be on hand to give you the best possible advice and to help take away the stress at every stage.

When your new home is finished, we'll arrange a meeting so that you can inspect it before you move in. At the same time, we will demonstrate every aspect of your new home, including how the heating system and appliances work so you don't have to worry about this on your moving in day.

At Pallant Homes we don't stop caring once we've finished the building. We provide support and aftercare to ensure you're fully settled into your new surroundings.



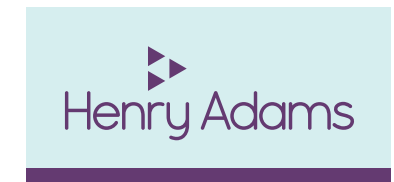
How to find Cherrywood



HOW TO FIND US:
Satnav: PO22 9AU

Pallant Homes
Renoir Mews, Bersted, Bognor Regis
West Sussex PO22 9AU

Viewing of Cherrywood is by appointment only.
Please contact the selling agents:



Call: **01243 842123**

email: newhomes@henryadams.co.uk

Henry Adams, 25 High Street, Bognor Regis,
West Sussex, PO21 1RS.



Cherrywood is a marketing name only. Due to Pallant Homes Limited's policy of continuous improvement, the information in this brochure is indicative and is intended only to act as a guide as to the finished product. Floorplans shown are taken from architectural drawings and are approximate measurements only. These measurements should therefore not be used for carpet sizes, appliances sizes, or items of furniture. Exact dimensions and layouts may vary depending on internal finishes, please make sure to check the plan and specification in the sales office to keep up to date with the latest improvements. Headroom may vary in certain rooms due to skimming ceiling, please speak to our sales advisor for further details. All computer generated imagery, photographs, illustrations and plans in this brochure are for marketing purposes and are indicative only. The details in this brochure are designed to give an idea of the type of home but they do not form part of any specification, offer, contract or warranty. Specifications are subject to change at any time, without prior notice.



Pallant Homes offers the Government Help to Buy Scheme for home buyers on this development. For more information, and to apply for the scheme visit www.helptobuy.org.uk or feel free to talk to our selling agents who would be happy to help you.