



# Meadow View

NUTBOURNE



Located in the village of Nutbourne near Chichester, Meadow View is a small development of just 55 quality new homes.



Meadow View is set in the heart of the picturesque West Sussex landscape. Just a few minutes' walk and you are within Chichester Harbour, designated an Area of Outstanding Natural Beauty.

This exciting new development offers a fine selection of two, three and four bedroom homes all with an en-suite to the master bedroom. Stylish high quality kitchens by Paula Rosa Manhattan and contemporary Roca bathrooms including Porcelanosa ceramic tiles, which can be tailored to your individual tastes. Every home includes a turfed rear garden ready for you to enjoy. Our homes have been built with attention to detail, bringing together quality finishes and energy efficiency.

## Beautiful Surroundings

Meadow View is conveniently located just a 15-minute walk from Nutbourne Railway Station. The beautiful Cathedral City of Chichester is a nine minute train journey away and boasts an abundance of cultural 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.

For those with a passion for racing, the famous Goodwood racecourse and motor circuit is just a short drive away.

Further afield lie the eclectic cities of Brighton and London approximately 1¼ and 1¾ hours respectively, by rail.

Whatever your interest, Meadow View delivers it all. Either step into nature and appreciate the beautiful scenery that Chichester Harbour has to offer, or immerse yourself in village life exploring the local landmarks and outstanding scenery.

## Help to Buy

Pallant Homes offers the Government Help to Buy Scheme for home buyers at our Meadow View 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.help2obuy.org.uk](http://www.help2obuy.org.uk) or feel free to talk to our selling agents who would be happy to help you.



## Quality and Peace of Mind

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.

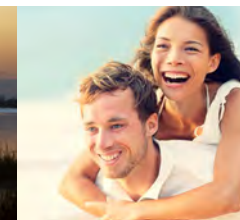
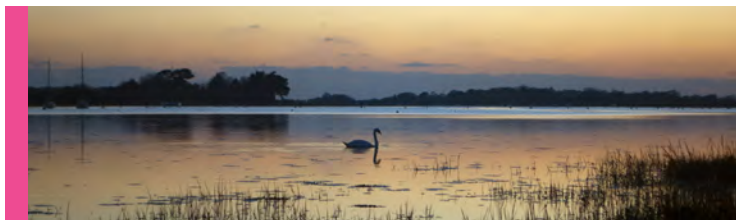
**premier**  
guarantee

PORCELANOSA

Roca

VADO

paula rosa | manhattan



This exciting new development offers a fine selection of two, three and four bedroom homes all with an en-suite to the master bedroom.



For further information, please contact:

Call: 01243 521833

email: [newhomes@henryadams.co.uk](mailto:newhomes@henryadams.co.uk)

  
Henry Adams



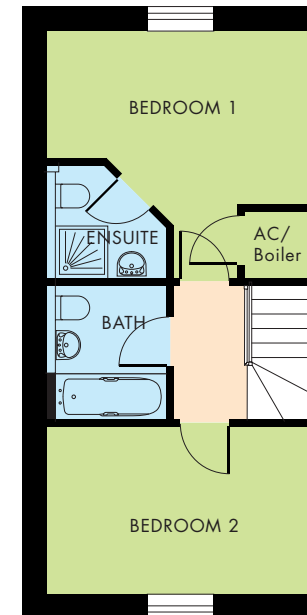
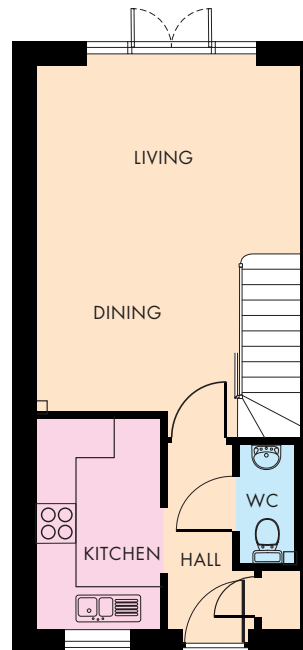


# The Amberley

## Two Bedroom House



Plots 21 and 22 - Computer generated image



### The Amberley - ROOM DIMENSIONS

Living/Dining	13' 2" x 18' 8"	4.03m x 5.68m
Kitchen	6' 2" x 10' 7"	1.90m x 3.23m
Bedroom 1	13' 2" x 12' 5"	4.03m x 3.78m
Bedroom 2	13' 2" x 8' 5"	4.03m x 2.58m

Approximate dimensions taken from the widest part of the room.

Notes:

Plots 12 15 16 22 are handed to the plan shown

Plots 12 13 14 16 21 22 have a window to the bathroom

Plot 12 has a window to the dining area side elevation

# The Amberley

## Specifications and Options

Important Notice to Customers: Pallant Homes Limited operates a policy of continuous improvement. The specifications, illustrations and information outlined in this brochure are indicative only and intended to act as a preliminary guide to the finished product. Individual features such as windows and elevational treatments, along with standard specification, may vary from time to time. Floor plans shown are approximate and measurements should not be used for carpet sizes, appliance sizes, or items of furniture etc. Exact dimensions and layout may vary depending on internal/external finishes. All computer-generated imagery, photographs, and illustrations in this brochure is provided purely as a guide indicating a typical style of property and do not necessarily represent the actual finishing's, elevation, treatments, furnishings and fittings at this development. The illustrated location and site map are for general guidance only, not drawn to scale and subject to change. Please note that distances and timings referred to in this brochure are approximate. Pallant Homes reserves the right to implement changes to the design and specifications at any time, without prior notice. Nothing contained within this brochure shall constitute or form part of any contract. Meadow View is a marketing name only.

Please make sure to check the plans and specification with our Selling Agents to keep up to date with the latest improvements.

Every Meadow View property is built using expert and traditional 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 with Dulux white emulsion
- Internal woodwork finished in Dulux white Satinwood
- Vinyl flooring to cloakroom, bathroom and en-suite included
- Smooth ceilings throughout

#### Options

- Quality 80/20 fitted carpet and underlay
- Porcelanosa ceramic floor tiling to ground floor selected areas

### Kitchen

- Choice of Paula Rosa Manhattan kitchen units in a range of colours
- Choice of laminate worktops with matching upstand
- Stainless steel inset sink (one and a half bowl)
- Stainless steel built in fan oven
- Stainless steel 4 ring gas hob
- Stainless steel splashback behind hob
- Stainless steel chimney extractor hood
- Under wall cupboard LED lighting

#### Options

- Upgrade kitchen unit finish
- Integrated fridge freezer
- Integrated washing machine/washer dryer
- Integrated dishwasher (45cm)
- Porcelanosa ceramic floor tiling
- Vinyl sheet flooring

### Bathroom

- Contemporary white ROCA sanitary ware
- VADO quality chrome taps
- Half height Porcelanosa wall tiling around bath and sanitary ware
- 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
- Chrome accessories

### En-suite Shower Room

- Contemporary white ROCA sanitary ware
- VADO quality chrome taps
- Full height Porcelanosa wall tiling to en-suite shower enclosure
- Half height Porcelanosa wall tiling around sanitary ware
- Thermostatically controlled chrome shower valve
- 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
- Chrome accessories

### Cloakroom

- Quality white ROCA sanitary ware
- VADO quality chrome taps
- Tile splashback one course above basin

### Options

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

### Electrical and Heating

- Chrome light switch and power points in kitchen
- Low energy lighting
- Recessed chrome down lighters to kitchen area
- Mains linked smoke alarms and carbon monoxide detectors
- Television point to living room and master bedroom (wired to loft)
- Door bell
- RCD cut-out on consumer unit
- Fused spur for optional Burglar Alarm
- Two zone central heating
- Radiators with thermostatic valves (excludes rooms with Thermostat)
- Worcester Bosch 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
- Television aerial
- Wireless burglar alarm

### Outside

- Landscaped front garden
- Fenced rear garden with gate
- Turfed rear garden
- Two bike storage locker
- Patio area to rear garden in Brett Chaucer Charcoal paving slabs
- PIR light to front door
- PIR light to rear

- Note: Plots 14 15 & 16 have white rendered external walls with brickwork plinth

#### Options

- External Tap
- External Power Point

### General

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

### Roof Tile colours

- Sunrise blend interlocking plain tile plots: 12 13 21 22
- Slate Grey artificial slate tile plots: 14 15 16

### 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. Elevation treatments and design may vary between plot numbers, please check with our Selling Agents.

PORCELANOSA  

paularosa | manhattan



# The Amberley

## Two Bedroom House

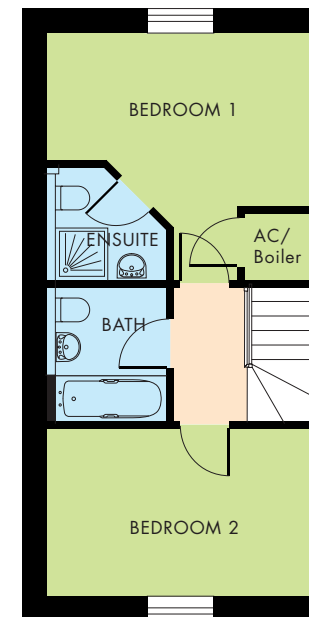
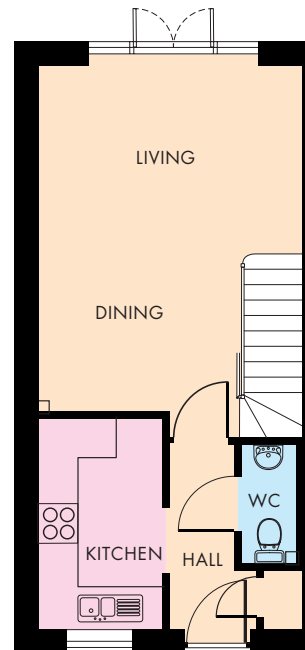


Plots 38 to 41 - Computer generated image

### The Amberley - ROOM DIMENSIONS

Living/Dining	13' 2" x 18' 8"	4.03m x 5.68m
Kitchen	6' 2" x 10' 7"	1.90m x 3.23m
Bedroom 1	13' 2" x 12' 5"	4.03m x 3.78m
Bedroom 2	13' 2" x 8' 5"	4.03m x 2.58m

Approximate dimensions taken from the widest part of the room.



Notes:

Plot 39 is handed to the plan shown

Plot 42 has a window to the bathroom

# The Amberley

## Specifications and Options

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### Internal Finish

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

#### Options

- Quality 80/20 fitted carpet and underlay
- Porcelanosa ceramic floor tiling to ground floor selected areas

### Kitchen

- Choice of Paula Rosa Manhattan kitchen units in a range of colours
- Choice of laminate worktops with matching upstand
- Stainless steel inset sink (one and a half bowl)
- Stainless steel built in fan oven
- Stainless steel 4 ring gas hob
- Stainless steel splashback behind hob
- Stainless steel chimney extractor hood
- Under wall cupboard LED lighting

#### Options

- Upgrade kitchen unit finish
- Integrated fridge freezer
- Integrated washing machine/washer dryer
- Integrated dishwasher (45cm)
- Porcelanosa ceramic floor tiling
- Vinyl sheet flooring

### Bathroom

- Contemporary white ROCA sanitary ware
- VADO quality chrome taps
- Half height Porcelanosa wall tiling around bath and sanitary ware
- 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
- Chrome accessories

### En-suite Shower Room

- Contemporary white ROCA sanitary ware
- VADO quality chrome taps
- Full height Porcelanosa wall tiling to en-suite shower enclosure
- Half height Porcelanosa wall tiling around sanitary ware
- Thermostatically controlled chrome shower valve
- 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
- Chrome accessories

### Cloakroom

- Quality white ROCA sanitary ware
- VADO quality chrome taps
- Tile splashback one course above basin

### Options

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

### Electrical and Heating

- Chrome light switch and power points in kitchen
- Low energy lighting
- Recessed chrome down lighters to kitchen area
- Mains linked smoke alarms and carbon monoxide detectors
- Television point to living room and master bedroom (wired to loft)
- Door bell
- RCD cut-out on consumer unit
- Fused spur for optional Burglar Alarm
- Two zone central heating
- Radiators with thermostatic valves (excludes rooms with Thermostat)
- Worcester Bosch 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
- Television aerial
- Wireless burglar alarm

### Outside

- Landscaped front garden
- Fenced rear garden with gate
- Turfed rear garden
- Two bike storage locker
- Patio area to rear garden in Brett Chaucer Charcoal paving slabs
- PIR light to front door
- PIR light to rear

### Options

- External Tap
- External Power Point

### General

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

### Roof Tile colours

- Sunrise blend interlocking plain tile plots: 42 45
- Slate Grey interlocking plain tile plots: 39 40

### 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. Elevation treatments and design may vary between plot numbers, please check with our Selling Agents.*

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paularosamanhattan

# The Bepton

## Two Bedroom + Study House

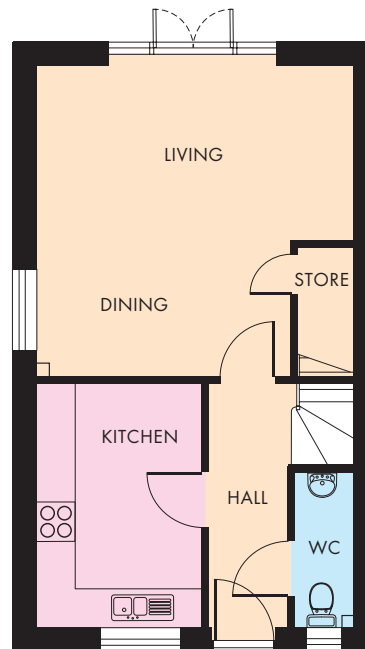


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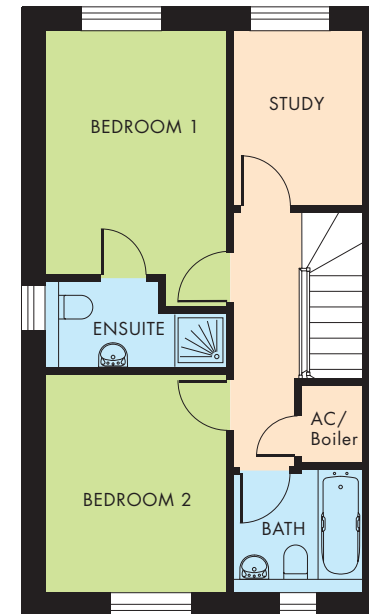
### The Bepton - ROOM DIMENSIONS

Living/Dining	16' 1" x 15' 8"	4.90m x 4.78m
Kitchen	8' 4" x 12' 3"	2.54m x 3.74m
Bedroom 1	9' 1" x 13' 11"	2.78m x 4.25m
Bedroom 2	9' 1" x 10' 11"	2.78m x 3.34m
Study	6' 7" x 8' 10"	2.01m x 2.69m

Approximate dimensions taken from the widest part of the room.



GROUND FLOOR



FIRST FLOOR

Notes:

Window to dining area and ensuite to plot 35 only



# The Bepton

## Specifications and Options

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### Internal Finish

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

#### Options

- Quality 80/20 fitted carpet and underlay
- Porcelanosa ceramic floor tiling to ground floor selected areas

### Kitchen

- Choice of Paula Rosa Manhattan kitchen units in a range of colours
- Choice of laminate worktops with matching upstand
- Stainless steel inset sink (one and a half bowl)
- Stainless steel built in fan oven
- Stainless steel 4 ring gas hob
- Integrated fridge freezer
- Stainless steel splashback behind hob
- Stainless steel chimney extractor hood
- Under wall cupboard LED lighting

#### Options

- Upgrade kitchen unit finish
- Integrated washing machine/washer dryer
- Integrated dishwasher
- Porcelanosa ceramic floor tiling
- Vinyl sheet flooring

### Bathroom

- Contemporary white ROCA sanitary ware
- VADO quality chrome taps
- Half height Porcelanosa wall tiling around bath and sanitary ware
- 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
- Chrome accessories

### En-suite Shower Room

- Contemporary white ROCA sanitary ware
- VADO quality chrome taps
- Full height Porcelanosa wall tiling to en-suite shower enclosure
- Half height Porcelanosa wall tiling around sanitary ware
- Thermostatically controlled chrome shower valve
- 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
- Chrome accessories

### Cloakroom

- Quality white ROCA sanitary ware
- VADO quality chrome taps
- Tile splashback one course above basin

### Options

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

### Electrical and Heating

- Chrome light switch and power points in kitchen
- Low energy lighting
- Recessed chrome down lighters to kitchen area
- Mains linked smoke alarms and carbon monoxide detectors
- Television point to living room and master bedroom (wired to loft)
- Door bell
- RCD cut-out on consumer unit
- Fused spur for optional Burglar Alarm
- Two zone central heating
- Radiators with thermostatic valves (excludes rooms with Thermostat)
- Worcester Bosch 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
- Television aerial
- Wireless burglar alarm

### Outside

- Landscaped front garden
- Fenced rear garden with gate
- Turfed rear garden
- Two bike storage locker
- Patio area to rear garden in Brett Chaucer Charcoal paving slabs
- PIR light to front door
- PIR light to rear

### Options

- External Tap
- External Power Point

### General

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

### Roof Tile colours

- Sunrise blend interlocking plain tile

### 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. Elevation treatments and design may vary between plot numbers, please check with our Selling Agents.*

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# The Chilgrove

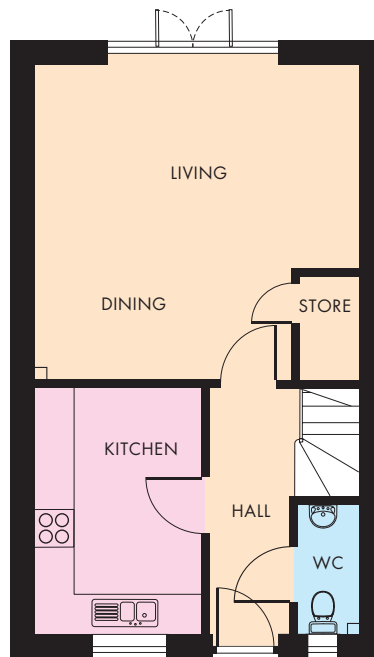
## Three Bedroom House



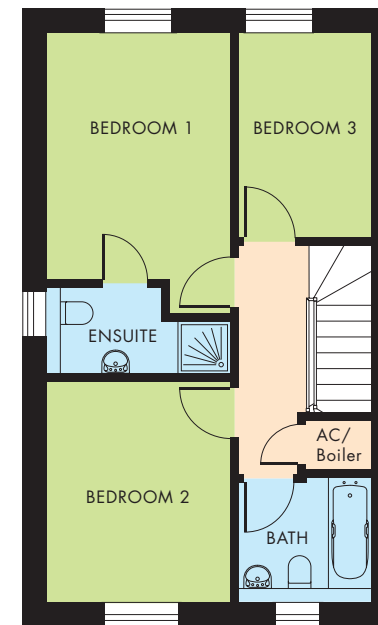
Plot 5 - Computer generated image



Plot 41 - Computer generated image



GROUND FLOOR



FIRST FLOOR

### The Chilgrove - ROOM DIMENSIONS

Living/Dining	16' 1" x 15' 8"	4.91m x 4.78m
Kitchen	8' 4" x 12' 3"	2.54m x 3.74m
Bedroom 1	9' 1" x 13' 11"	2.78m x 4.25m
Bedroom 2	9' 1" x 10' 11"	2.78m x 3.34m
Bedroom 3	6' 7" x 10' 2"	2.02m x 3.10m

Approximate dimensions taken from the widest part of the room.

Notes:

Plots 37 and 41 are handed to the plan shown

# The Chilgrove

## Specifications and Options

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### Internal Finish

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

#### Options

- Quality 80/20 fitted carpet and underlay
- Porcelanosa ceramic floor tiling to ground floor selected areas

### Kitchen

- Choice of Paula Rosa Manhattan kitchen units in a range of colours
- Choice of laminate worktops with matching upstand
- Stainless steel inset sink (one and a half bowl)
- Stainless steel built in fan oven
- Stainless steel 4 ring gas hob
- Integrated fridge freezer
- Stainless steel splashback behind hob
- Stainless steel chimney extractor hood
- Under wall cupboard LED lighting

#### Options

- Upgrade kitchen unit finish
- Integrated washing machine/washer dryer
- Integrated dishwasher
- Porcelanosa ceramic floor tiling
- Vinyl sheet flooring

### Bathroom

- Contemporary white ROCA sanitary ware
- VADO quality chrome taps
- Half height Porcelanosa wall tiling around bath and sanitary ware
- 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
- Chrome accessories

### En-suite Shower Room

- Contemporary white ROCA sanitary ware
- VADO quality chrome taps
- Full height Porcelanosa wall tiling to en-suite shower enclosure
- Half height Porcelanosa wall tiling around sanitary ware
- Thermostatically controlled chrome shower valve
- 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
- Chrome accessories

### Cloakroom

- Quality white ROCA sanitary ware
- VADO quality chrome taps
- Tile splashback one course above basin

### Options

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

### Electrical and Heating

- Chrome light switch and power points in kitchen
- Low energy lighting
- Recessed chrome down lighters to kitchen area
- Mains linked smoke alarms and carbon monoxide detectors
- Television point to living room and master bedroom (wired to loft)
- Door bell
- RCD cut-out on consumer unit
- Fused spur for optional Burglar Alarm
- Two zone central heating
- Radiators with thermostatic valves (excludes rooms with Thermostat)
- Worcester Bosch 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
- Television aerial
- Wireless burglar alarm

### Outside

- Landscaped front garden
- Fenced rear garden with gate
- Turfed rear garden
- Two bike storage locker (plots 37 and 41 only)
- Patio area to rear garden in Brett Chaucer Charcoal paving slabs
- PIR light to front door
- PIR light to rear

#### Options

- External Tap
- External Power Point
- Power point and light in garage (plot 5 only)

### General

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

### Roof Tile colours

- Sunrise blend interlocking plain tile plots: 5, 37
- Slate Grey interlocking plain tile plot: 41

### 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. Elevation treatments and design may vary between plot numbers, please check with our Selling Agents.*

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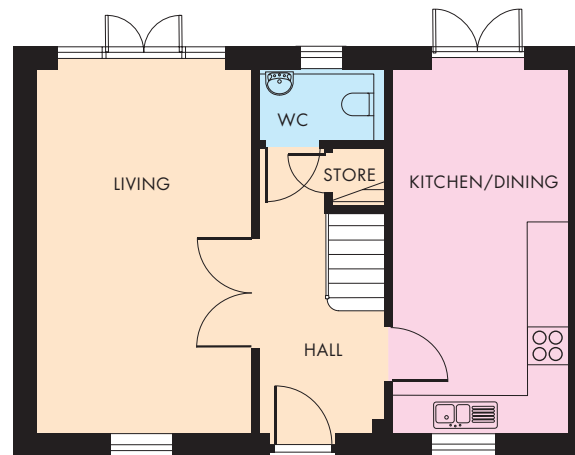


# The Duncton

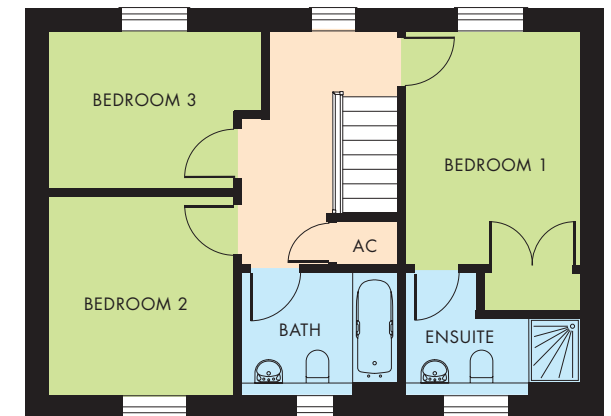
## Three Bedroom House



Plot 6 - Computer generated image



GROUND FLOOR



FIRST FLOOR

### The Duncton - ROOM DIMENSIONS

Kitchen/Dining	8' 10" x 18' 4"	2.70m x 5.58m
Living	10' 10" x 18' 4"	3.31m x 5.58m
Bedroom 1	8' 10" x 11' 9"	2.70m x 3.59m
Bedroom 2	9' 4" x 10' 1"	2.85m x 3.07m
Bedroom 3	10' 9" x 7' 11"	3.29m x 2.41m

Approximate dimensions taken from the widest part of the room.

# The Duncton

## Specifications and Options

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Please make sure to check the plans and specification with our Selling Agents to keep up to date with the latest improvements.

Every Meadow View property is built using expert and traditional 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 with Dulux white emulsion
- Internal woodwork finished in Dulux white Satinwood
- Vinyl flooring to cloakroom, bathroom and en-suite included
- Smooth ceilings throughout

#### Options

- Quality 80/20 fitted carpet and underlay
- Porcelanosa ceramic floor tiling to ground floor selected areas

### Kitchen

- Choice of Paula Rosa Manhattan kitchen units in a range of colours
- Choice of laminate worktops with matching upstand
- Stainless steel inset sink (one and a half bowl)
- Stainless steel built in fan oven
- Stainless steel 4 ring gas hob
- Integrated fridge freezer
- Stainless steel splashback behind hob
- Stainless steel chimney extractor hood
- Under wall cupboard LED lighting

#### Options

- Upgrade kitchen unit finish
- Integrated washing machine/washer dryer
- Integrated dishwasher
- Porcelanosa ceramic floor tiling
- Vinyl sheet flooring

### Bathroom

- Contemporary white ROCA sanitary ware
- VADO quality chrome taps
- Half height Porcelanosa wall tiling around bath and sanitary ware
- 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
- Chrome accessories

### Master Bedroom

- Built in double wardrobe

### En-suite Shower Room

- Contemporary white ROCA sanitary ware
- VADO quality chrome taps
- Full height Porcelanosa wall tiling to en-suite shower enclosure
- Half height Porcelanosa wall tiling around bath and sanitary ware
- Thermostatically controlled chrome shower valve
- 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
- Chrome accessories

### Cloakroom

- Contemporary white ROCA sanitary ware
- VADO quality chrome taps and fittings
- Tile splashback one course above basin

### Options

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

### Electrical and Heating

- Chrome light switch and power points in kitchen and dining area
- Low energy lighting
- Recessed chrome down lighters to kitchen area (pendant to dining area)
- Mains linked smoke alarms and carbon monoxide detectors
- Television point to living room (wired to loft)
- Television point to dining area (wired to loft)
- Television point to master bedroom (wired to loft)
- Door bell
- RCD cut-out on consumer unit
- Fused spur for optional Burglar Alarm
- Two zone central heating
- Radiators with thermostatic valves (excludes rooms with Thermostat)
- Worcester Bosch combination gas boiler for central heating and hot water (in garage)
- Insulated to the latest building regulation standards to create an energy efficient home

#### Options

- Additional power, TV and telephone points
- Additional down lighters
- Television aerial
- Wireless burglar alarm

### Outside

- Landscaped front garden
- Fenced rear garden with gate
- Turfed rear garden
- Patio area to rear garden in Brett Chaucer Charcoal paving slabs
- PIR light to front door
- PIR light to rear

### Options

- External Tap
- External Power Point
- Power point and light in garage

### General

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

### Roof Tile colours

- Slate Grey artificial slate tile

### 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. Elevation treatments and design may vary between plot numbers, please check with our Selling Agents.*

PORCELANOSA  

paularosamanhattan



# The Earnley

## Three Bedroom Semi Detached House

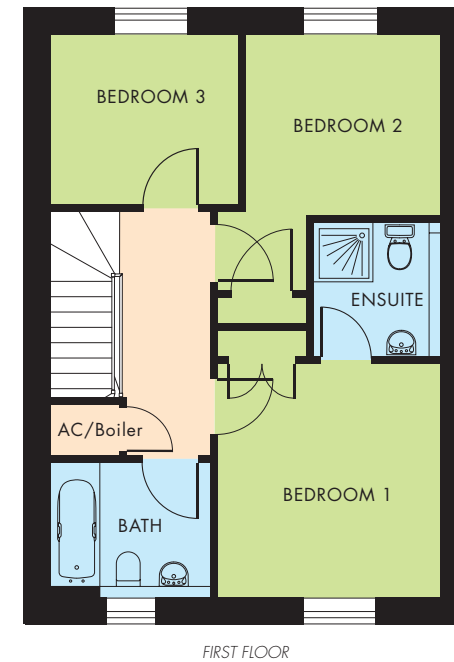
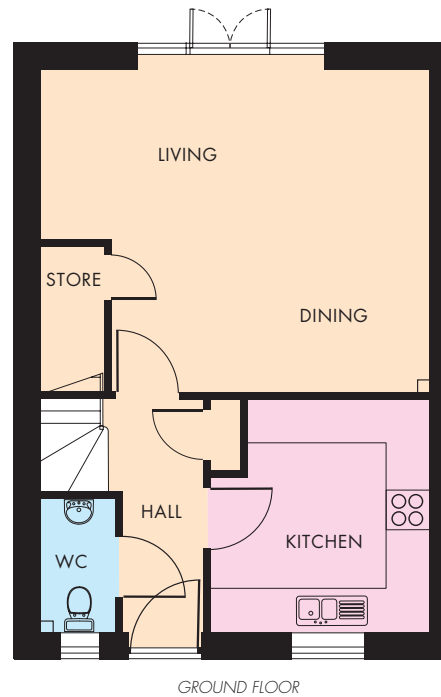


Plots 19 and 20 - Computer generated image

### The Earnley - ROOM DIMENSIONS

Living/Dining	17' 8" x 14' 6"	5.38m x 4.42m
Kitchen	9' 11" x 10' 6"	3.01m x 3.20m
Bedroom 1	10' 0" x 10' 6"	3.07m x 3.20m
Bedroom 2	8' 9" x 11' 6"	2.67m x 3.51m
Bedroom 3	8' 6" x 7' 8"	2.60m x 2.33m

Approximate dimensions taken from the widest part of the room.



Notes:

Plots 18, 19 & 20 have a window to the dining area side elevation

Plots 17, 18, 19 & 20 have a window to the en-suite

Plots 2, 7, 9, 17 & 19 are handed to the plan shown



# The Earnley

## Specifications and Options

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### Internal Finish

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

#### Options

- Quality 80/20 fitted carpet and underlay
- Porcelanosa ceramic floor tiling to ground floor selected areas

### Kitchen

- Choice of Paula Rosa Manhattan kitchen units in a range of colours
- Choice of laminate worktops with matching upstand
- Stainless steel inset sink (one and a half bowl)
- Stainless steel built in fan oven
- Stainless steel 4 ring gas hob
- Integrated fridge freezer
- Stainless steel splashback behind hob
- Stainless steel chimney extractor hood
- Under wall cupboard LED lighting

#### Options

- Upgrade kitchen unit finish
- Integrated washing machine/washer dryer
- Integrated dishwasher
- Porcelanosa ceramic floor tiling
- Vinyl sheet flooring

### Bathroom

- Contemporary white ROCA sanitary ware
- VADO quality chrome taps
- Half height Porcelanosa wall tiling around bath and sanitary ware
- 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
- Chrome accessories

### En-suite Shower Room

- Contemporary white ROCA sanitary ware
- VADO quality chrome taps
- Full height Porcelanosa wall tiling to en-suite shower enclosure
- Half height Porcelanosa wall tiling around sanitary ware
- Thermostatically controlled chrome shower valve
- 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
- Chrome accessories

### Cloakroom

- Quality white ROCA sanitary ware
- VADO quality chrome taps
- Tile splashback one course above basin

### Options

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

### Electrical and Heating

- Chrome light switch and power points in kitchen
- Low energy lighting
- Recessed chrome down lighters to kitchen area
- Mains linked smoke alarms and carbon monoxide detectors
- Television point to living room and master bedroom (wired to loft)
- Door bell
- RCD cut-out on consumer unit
- Fused spur for optional Burglar Alarm
- Two zone central heating
- Radiators with thermostatic valves (excludes rooms with Thermostat)
- Worcester Bosch 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
- Television aerial
- Wireless burglar alarm

### Outside

- Landscaped front garden
- Fenced rear garden with gate
- Turfed rear garden
- Two bike storage locker (excludes plots with garages)
- Patio area to rear garden in Brett Chaucer Charcoal paving slabs
- PIR light to front door
- PIR light to rear

### Options

- External Tap
- External Power Point
- Power point and light in garage (where applicable)

### General

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

### Roof Tile colours

- Sunrise blend interlocking plain tile

### 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.

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PORCELANOSA  

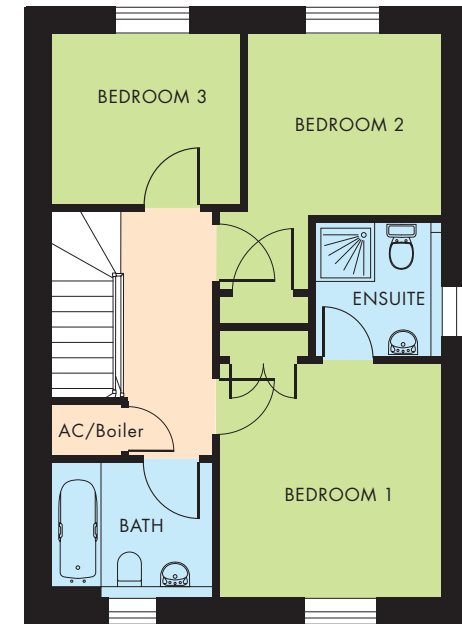
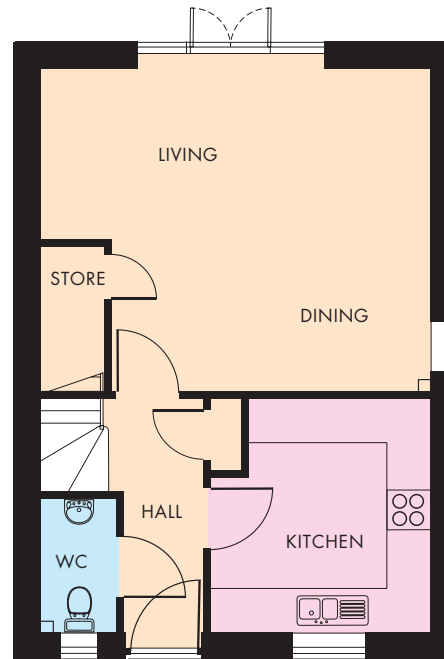
paularosa | manhattan

# The Earnley

## Three Bedroom Detached House



Plot 29 - Computer generated image



### The Earnley - ROOM DIMENSIONS

Living/Dining	17' 8" x 14' 6"	5.38m x 4.42m
Kitchen	9' 11" x 10' 6"	3.01m x 3.20m
Bedroom 1	10' 0" x 10' 6"	3.07m x 3.20m
Bedroom 2	8' 9" x 11' 6"	2.67m x 3.51m
Bedroom 3	8' 6" x 7' 8"	2.60m x 2.33m

Approximate dimensions taken from the widest part of the room.

Notes:

Plots 27 & 29 do not have a window to the dining area

Plots 27 & 29 are handed to the plan shown

# The Earnley

## Specifications and Options

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### Internal Finish

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

#### Options

- Quality 80/20 fitted carpet and underlay
- Porcelanosa ceramic floor tiling to ground floor selected areas

### Kitchen

- Choice of Paula Rosa Manhattan kitchen units in a range of colours
- Choice of laminate worktops with matching upstand
- Stainless steel inset sink (one and a half bowl)
- Stainless steel built in fan oven
- Stainless steel 4 ring gas hob
- Integrated fridge freezer
- Stainless steel splashback behind hob
- Stainless steel chimney extractor hood
- Under wall cupboard LED lighting

#### Options

- Upgrade to kitchen unit finish
- Integrated washing machine/washer dryer
- Integrated dishwasher
- Porcelanosa ceramic floor tiling
- Vinyl sheet flooring

### Bathroom

- Contemporary white ROCA sanitary ware
- VADO quality chrome taps
- Half height Porcelanosa wall tiling around bath and sanitary ware
- 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
- Chrome accessories

### En-suite Shower Room

- Contemporary white ROCA sanitary ware
- VADO quality chrome taps
- Full height Porcelanosa wall tiling to en-suite shower enclosure
- Half height Porcelanosa wall tiling around sanitary ware
- Thermostatically controlled chrome shower valve
- 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
- Chrome accessories

### Cloakroom

- Quality white ROCA sanitary ware
- VADO quality chrome taps
- Tile splashback one course above basin

### Options

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

### Electrical and Heating

- Chrome light switch and power points in kitchen
- Low energy lighting
- Recessed chrome down lighters to kitchen area
- Mains linked smoke alarms and carbon monoxide detectors
- Television point to living room and master bedroom (wired to loft)
- Door bell
- RCD cut-out on consumer unit
- Fused spur for optional Burglar Alarm
- Two zone central heating
- Radiators with thermostatic valves (excludes rooms with Thermostat)
- Worcester Bosch 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
- Television aerial
- Wireless burglar alarm

### Outside

- Landscaped front garden
- Fenced rear garden with gate
- Turfed rear garden
- Patio area to rear garden in Brett Chaucer Charcoal paving slabs
- PIR light to front door
- PIR light to rear

### Options

- External Tap
- External Power Point
- Power point and light in garage

### General

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

### Roof Tile colours

- Sunrise blend interlocking plain tile

### 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. Elevation treatments and design may vary between plot numbers, please check with our Selling Agents.*

PORCELANOSA  

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# The Highleigh

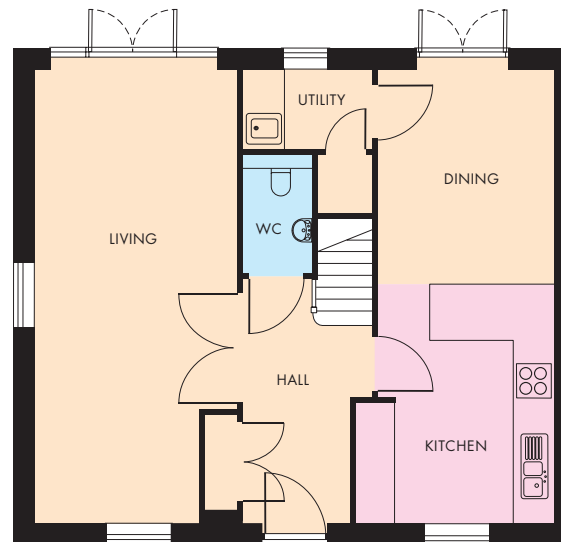
## Four Bedroom House



Plot 24 - Computer generated image



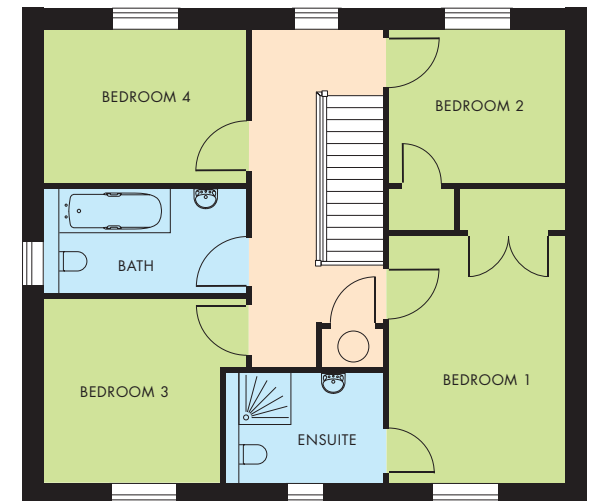
Plot 26 - Computer generated image



GROUND FLOOR

Notes:

Plot 11 is handed to the plan shown  
 Plots 24 & 26 do not have a window to the side elevation in the living room



FIRST FLOOR

### The Highleigh - ROOM DIMENSIONS

Kitchen/Dining	9' 11" x 22' 9"	3.03m x 6.94m
Living	10' 0" x 22' 9"	3.06m x 6.94m
Bedroom 1	8' 9" x 12' 5"	2.68m x 3.78m
Bedroom 2	8' 9" x 7' 8"	2.68m x 2.35m
Bedroom 3	10' 0" x 9' 1"	3.06m x 2.79m
Bedroom 4	10' 0" x 7' 7"	3.06m x 2.31m

Approximate dimensions taken from the widest part of the room.

# The Highleigh

## Specifications and Options

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### Internal Finish

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

#### Options

- Quality 80/20 fitted carpet and underlay
- Porcelanosa ceramic floor tiling to ground floor selected areas

### Kitchen

- Choice of Paula Rosa Manhattan kitchen units in a range of colours
- Choice of laminate worktops with matching upstand
- Stainless steel inset sink (one and a half bowl)
- Twin (side by side) eye level stainless steel built in fan ovens
- Stainless steel 4 ring gas hob
- Integrated fridge freezer
- Integrated dishwasher
- Stainless steel splashback behind hob
- Stainless steel chimney extractor hood
- Under wall cupboard LED lighting

#### Options

- Upgrade kitchen unit finish
- Upgrade to granite worktops
- Wine cooler
- Porcelanosa ceramic floor tiling
- Vinyl sheet flooring

### Utility Room

- Integrated washer dryer
- Units matching kitchen unit finish and colour

- Laminate worktop and upstand
- Stainless steel single bowl sink

#### Options

- Porcelanosa ceramic floor tiling
- Vinyl sheet flooring

### Bathroom

- Contemporary white ROCA sanitary ware
- VADO quality chrome taps
- Half height Porcelanosa wall tiling around bath and sanitary ware
- Heated towel rail connected to central heating system
- Hair wash facility on bath mixer tap
- Shaver point

#### Options

- Porcelanosa ceramic floor tiling to complement wall tiling
- Full-height wall tiling
- Down lighters
- Chrome accessories

### Master Bedroom

- Built in double wardrobe

### Bedroom 2

- Built in single wardrobe

### En-suite Shower Room

- Contemporary white ROCA sanitary ware
- VADO quality chrome taps and fittings
- Full height Porcelanosa wall tiling to en-suite shower enclosure
- Half height Porcelanosa wall tiling around bath and sanitary ware
- Heated towel rail connected to central heating system
- Thermostatically controlled chrome shower valve
- Shaver point

#### Options

- Porcelanosa ceramic floor tiling to complement wall tiling
- Full-height wall tiling

- Down lighters
- Chrome accessories

### Cloakroom

- Contemporary white ROCA sanitary ware
- VADO quality chrome taps and fittings
- Tile splashback one course above basin

#### Options

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

### Electrical and Heating

- Low energy lighting
- Chrome light switches and power sockets
- Recessed chrome down lighters to kitchen area (pendant to dining area)
- Mains linked smoke alarms and carbon monoxide detectors
- Television point to living room (wired to loft)
- Television point to dining area (wired to loft)
- Television point to master bedroom (wired to loft)
- Door bell
- RCD cut-out on consumer unit
- Fused spur for optional Burglar Alarm
- Two zone central heating
- Radiators with thermostatic valves (excludes rooms with Thermostat)
- Worcester Bosch gas boiler for central heating and hot water (in utility room)
- Insulated to the latest building regulation standards to create an energy efficient home

#### Options

- Additional power, TV and telephone points
- Additional chrome down lighters
- Television aerial
- Wireless burglar alarm

### Outside

- Landscaped front garden
- Fenced rear garden with gate
- Turfed rear garden
- Outside tap
- Patio area to rear garden in Brett Chaucer Charcoal paving slabs

- PIR light to front door
- 2 PIR lights to rear
- Note: Plots 11 & 24 have white rendered external walls with brickwork plinth

#### Options

- External Power Point
- Power point and light in garage

### General

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

### Roof Tile colours

- Sunrise blend interlocking plain tile plots: 11 23 26
- Slate Grey artificial slate tile plot 24

### 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.

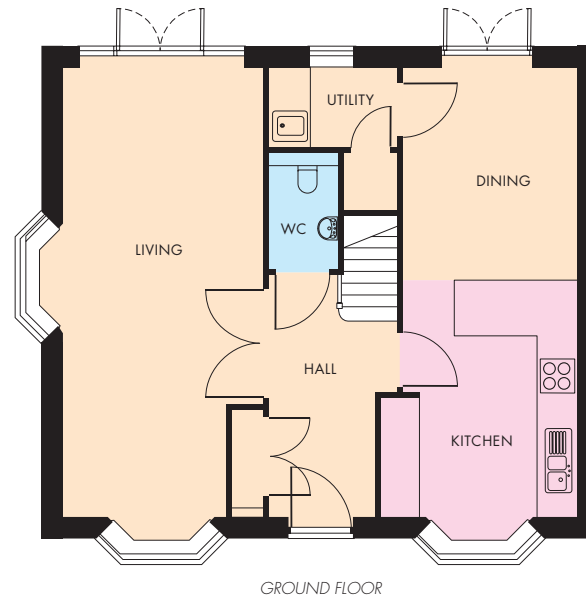
*NB: All choices and options are subject to availability and can only be accepted up to certain stages of construction. Please check with our Selling Agents for further information. Elevation treatments and design may vary between plot numbers, please check with our Selling Agents.*

# The Highleigh

## Four Bedroom House

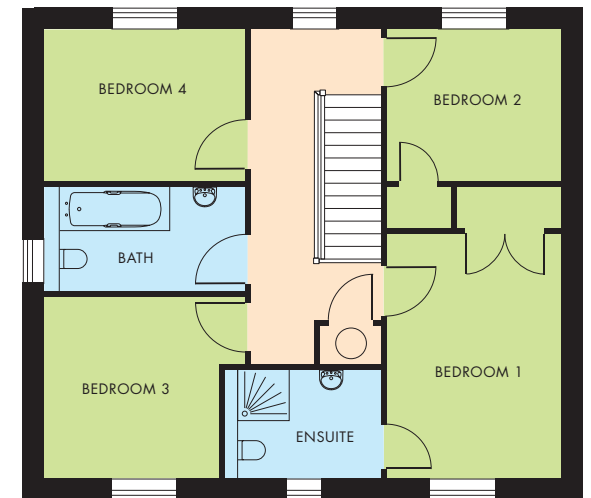


Plot 1 - Computer generated image



Notes:

Plots 25 & 28 do not have a window to the side elevation in the living room



### The Highleigh - ROOM DIMENSIONS

Kitchen/Dining	9' 11" x 24' 1"	3.03m x 7.33m
Living	11' 3" x 24' 1"	3.45m x 7.33m
Bedroom 1	8' 9" x 12' 5"	2.68m x 3.78m
Bedroom 2	8' 9" x 7' 8"	2.68m x 2.35m
Bedroom 3	10' 0" x 9' 1"	3.06m x 2.79m
Bedroom 4	10' 0" x 7' 7"	3.06m x 2.31m

Approximate dimensions taken from the widest part of the room.



# The Highleigh

## Specifications and Options

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### Internal Finish

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

#### Options

- Quality 80/20 fitted carpet and underlay
- Porcelanosa ceramic floor tiling to ground floor selected areas

### Kitchen

- Choice of Paula Rosa Manhattan kitchen units in a range of colours
- Choice of laminate worktops with matching upstand
- Stainless steel inset sink (one and a half bowl)
- Twin (side by side) eye level stainless steel built in fan ovens
- Stainless steel 4 ring gas hob
- Integrated fridge freezer
- Integrated dishwasher
- Stainless steel splashback behind hob
- Stainless steel chimney extractor hood
- Under wall cupboard LED lighting

#### Options

- Upgrade kitchen unit finish
- Upgrade to granite worktops
- Wine cooler
- Porcelanosa ceramic floor tiling
- Vinyl sheet flooring

### Utility Room

- Integrated washer dryer
- Units matching kitchen unit finish and colour
- Laminate worktop and upstand
- Stainless steel single bowl sink

#### Options

- Porcelanosa ceramic floor tiling
- Vinyl sheet flooring

### Bathroom

- Contemporary white ROCA sanitary ware
- VADO quality chrome taps
- Half height Porcelanosa wall tiling around bath and sanitary ware
- Heated towel rail connected to central heating system
- Hair wash facility on bath mixer tap
- Shaver point

#### Options

- Porcelanosa ceramic floor tiling to complement wall tiling
- Full-height wall tiling
- Down lighters
- Chrome accessories

### Master Bedroom

- Built in double wardrobe

### Bedroom 2

- Built in single wardrobe

### En-suite Shower Room

- Contemporary white ROCA sanitary ware
- VADO quality chrome taps and fittings
- Full height Porcelanosa wall tiling to ensuite shower enclosure
- Half height Porcelanosa wall tiling around bath and sanitary ware
- Heated towel rail connected to central heating system
- Thermostatically controlled chrome shower valve
- Shaver point

### Options

- Porcelanosa ceramic floor tiling to complement wall tiling
- Full-height wall tiling
- Down lighters
- Chrome accessories

### Cloakroom

- Contemporary white ROCA sanitary ware
- VADO quality chrome taps and fittings
- Tile splashback one course above basin

#### Options

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

### Electrical and Heating

- Low energy lighting
- Chrome light switches and power sockets
- Recessed chrome down lighters to kitchen area (pendant to dining area)
- Mains linked smoke alarms and carbon monoxide detectors
- Television point to living room (wired to loft)
- Television point to dining area (wired to loft)
- Television point to master bedroom (wired to loft)
- Door bell
- RCD cut-out on consumer unit
- Fused spur for optional Burglar Alarm
- Two zone central heating
- Radiators with thermostatic valves (excludes rooms with Thermostat)
- Worcester Bosch gas boiler for central heating and hot water (in utility room)
- Insulated to the latest building regulation standards to create an energy efficient home

#### Options

- Additional power, TV and telephone points
- Additional chrome down lighters
- Television aerial
- Wireless burglar alarm

### Outside

- Landscaped front garden
- Fenced rear garden with gate
- Turfed rear garden
- Outside tap
- Patio area to rear garden in Brett Chaucer Charcoal paving slabs
- PIR light to front door
- 2 PIR lights to rear

#### Options

- External Power Point
- Power point and light in garage

### General

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

### Roof Tile colours

- Sunrise blend interlocking plain tile plot 25
- Slate Grey artificial slate tile plots: 1, 28

### 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. Elevation treatments and design may vary between plot numbers, please check with our Selling Agents.

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# 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 bringing 21st century standards of energy efficiency, comfort and security. We combine the very best of house building skills with innovative technology to ensure our customers move into an exemplary new home.

-  'Finalist Best High Volume New Housing Development South East 2016' - LABC
-  Premier National Awards nominated for 'Medium Development of the Year 2015'
-  'Social Development of the Year 2015'  
Finalist Premier National Awards Highly Commended

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 and appliances work so you don't have to worry about this on your moving in day.

We don't stop caring once we have finished the building. We provide full support and aftercare to ensure you're fully settled into your new home.

# How to find Meadow View



**HOW TO FIND US:**  
**Satnav: PO18 8SG**

Pallant Homes  
Meadow View, Main Road,  
Nutbourne, Chichester PO18 8SG.

Viewing of Meadow View is by appointment only.  
Please contact our selling agents:

  
Henry Adams

**Call: 01243 521833**

email: [newhomes@henryadams.co.uk](mailto:newhomes@henryadams.co.uk)

Rowan House, Baffins Lane, Chichester  
West Sussex, PO19 1UA



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Please make sure to check the plans and specification with our Selling Agents to keep up to date with the latest improvements.