



THE BOAT YARD

BOGNOR REGIS



Pier, Bognor Regis Beach



Hotham Park, Bognor Regis



Bandstand, Bognor Regis Beach



Goodwood Racecourse (10 miles)

A small development of 7 beautifully constructed and equipped luxury houses set in a gated, private courtyard, just a few hundred yards from the beach, the station and the town centre, with a 10 year Premier New Homes Warranty.

It could hardly be more conveniently located.



WILLOWCROFT
HOMES



Computer Generated Image For Indicative Purposes Only

THE BOAT YARD

These brand new homes are really surprising in how much floor space they offer. The floor plan displayed will give a sense of this, but you really need to come and see the show home to appreciate first hand, the space and the excellent quality of finish. Please view the detailed specification provided on page 10.

It is rare in properties of this size to see such excellent quality of build and fixtures and fittings. They are equipped with fully fitted bathrooms and kitchens. Built to accommodate the most up to date thermal values, making them economical to run when owned.

Each property has it's own garden and private parking. Plots 5 & 7 (semi-detached) have their own car port and parking space. Plot 6 (semi-detached) has a double parking space.

The Boat Yard will be a special place to live in Bognor Regis and only 7 lucky people will have the privilege of living here.

Bognor Regis offers a wonderful retail experience in its large, pedestrian friendly town centre, whilst the quiet beach with its pier and attractions is also just a 5 minute walk away.

CONNECTIONS



Chichester: 6.5 miles via A259

Worthing: 16.5 miles via A259

Brighton: 30 miles via A259



Southern Rail & GWR

North: London 1hr 40 mins

East: Worthing 30 mins
Brighton 56 mins

West: Chichester 30 mins
Portsmouth 45 mins

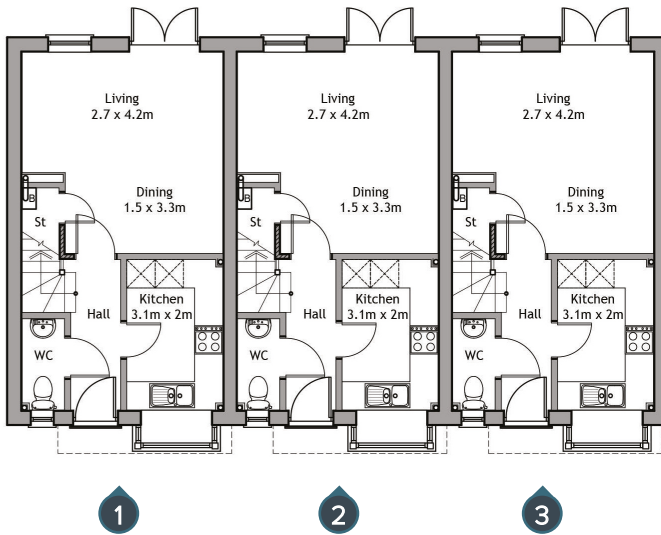
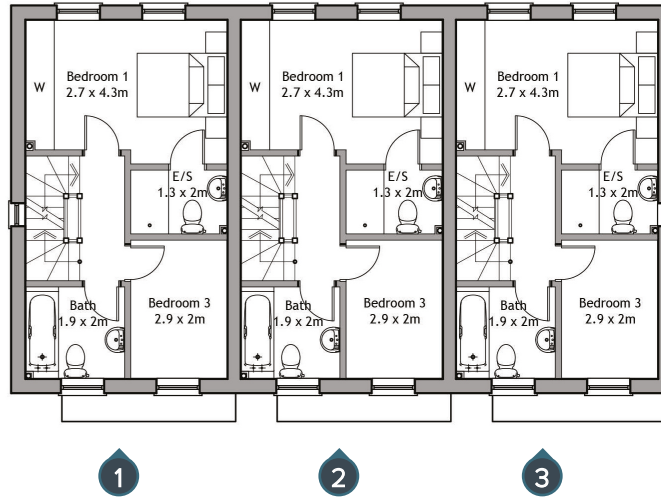
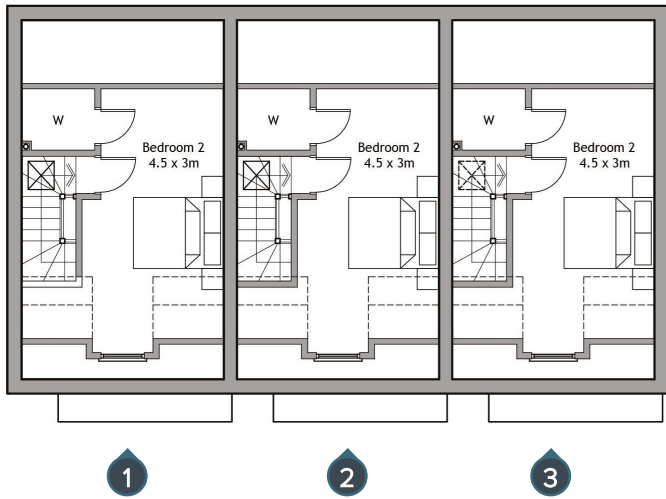


Southampton: 38 miles

London Gatwick: 44 miles

London Heathrow: 59 miles





TERRACED

UNIT 1
3 Bedrooms

UNIT 2
3 Bedrooms

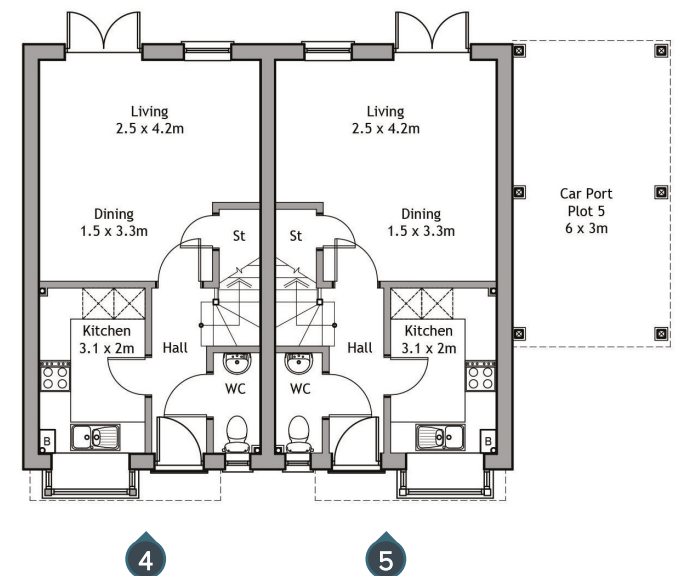
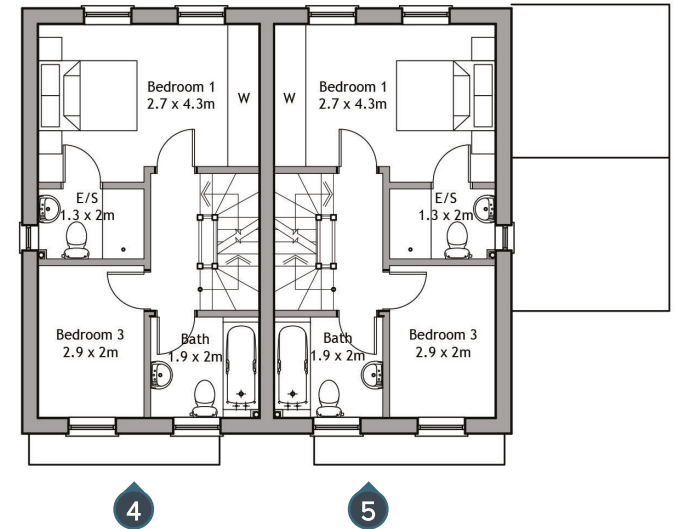
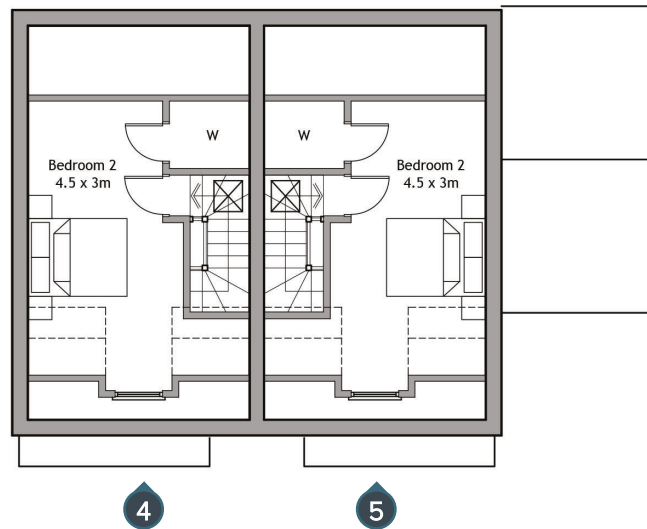
UNIT 3
3 Bedrooms

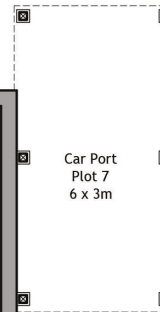
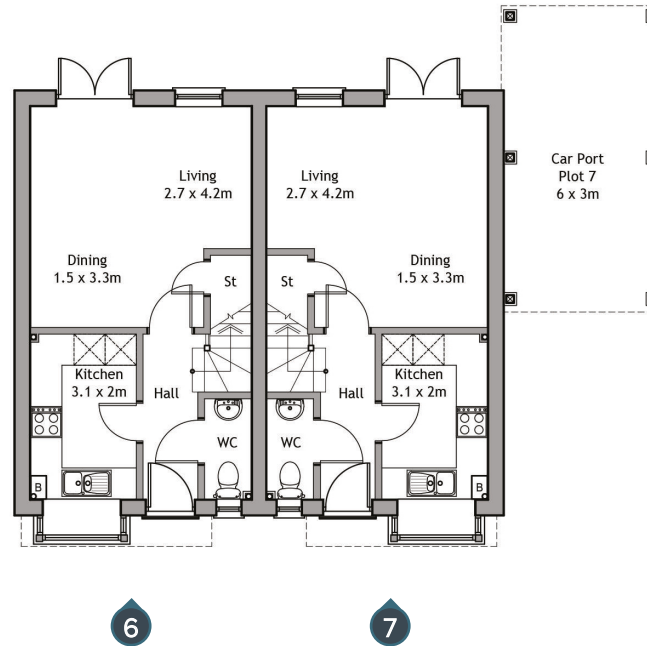
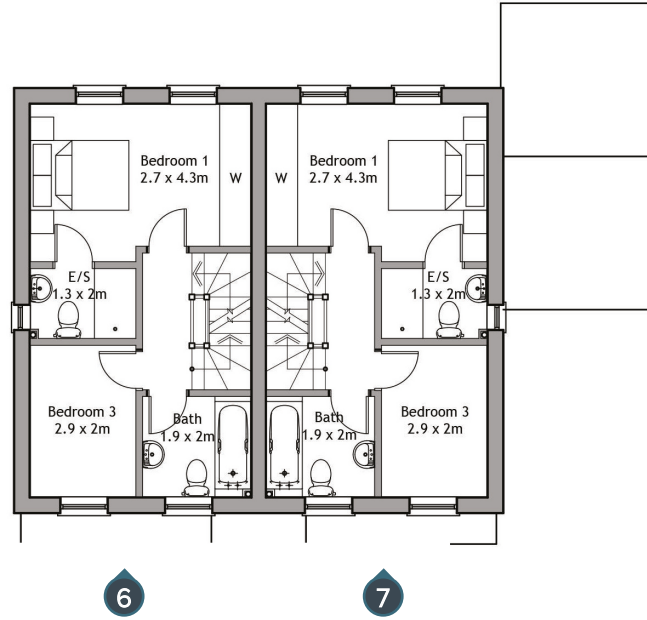
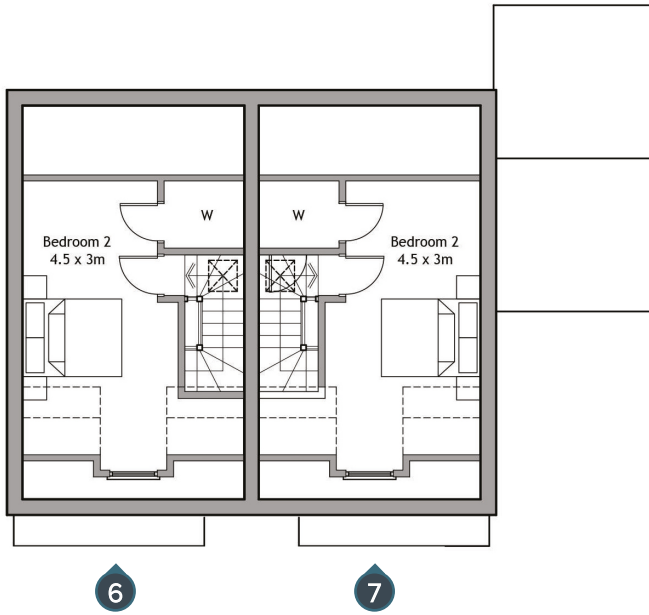


SEMI DETACHED

UNIT 4
3 Bedrooms

UNIT 5
3 Bedrooms
Car Port





SEMI DETACHED

UNIT 6
3 Bedrooms

UNIT 7
3 Bedrooms
Car Port



SPECIFICATION

Individually Designed Kitchens

- Modern contemporary designed kitchen
- Stainless steel fan assisted oven and extractor fan
- Stone effect sink with chrome mixer taps
- Chrome power sockets above the worktops
- LED under wall unit lighting
- Integrated fridge/freezer
- Integrated washer/dryer
- integrated dishwasher
- Integrated microwave

Interior Designed Bathrooms

- Contemporary designed bathrooms with chrome taps
- Mirrored bathroom cabinets to main bathroom and en-suite
- Bath with shower & screen to main bathroom
- Heated chrome towel rail to bathroom and en-suite
- Ceramic wall tiles to selected areas

Heating, Electrical & Lighting

- Energy efficient gas fired central heating combi boiler
- LED downlights to kitchen, all bathrooms and cloakroom

Home Entertainment & Comms

- TV points to living room and bedrooms 1 and 2
- Telephone points to living room, and master bedroom

Interior Finishes

- Feature entrance door
- PVCu windows and casement doors
- Flush internal doors with inset feature groove and chrome finish door furniture
- Full height wardrobe with sliding doors to master bedroom
- Satin paint finish to all internal joinery and wall finishes
- Tiled flooring to all bathrooms
- Fitted carpets to the remainder of the property

Outside of the Properties

- Private driveway parking or allocated parking space depending on the plot
- Landscaped front gardens and turfed rear gardens
- Rear garden patio paving slabs
- External tap provided
- Brick paved driveway and courtyard
- Secluded bins store

Peace of Mind & Security

- Electric gates to access the development
- High security front doors with multi point locking system
- External light with PIR control to front door
- Mains fed smoke detector, fitted to both the hallway and landing
- 10 year Premier Build guarantee

Easy Maintenance

- The Boat Yard has been designed with the minimum maintenance in mind, to the external structure.
- High tech, no/low maintenance materials have been used in cladding, rendering, soffit boards, windows, doors and roof tiles.
- In addition (as regulations require) they are insulated to the highest required standards making them, very economical homes to run.
- 10 Year Premier New Homes Warranty that protects against structural defects which may occur in the first 10 years, giving you peace of mind.

HELP TO BUY

Help to Buy is designed to allow more people to secure a mortgage, because it reduces the level of deposit required to just 5% of the purchase price.

If you have the 5% deposit saved and are looking to buy or are in a position to help one of your children with the 5% deposit, this is a great opportunity, one we would urge you to consider.

Help to Buy: Equity Loan

- 5% deposit required
- 20% loan from the Government
- You obtain a mortgage for the remaining 75%
- No fees charged on the 20% loan for the first five years of ownership
- Full details on eligibility and how to apply are available on request



Backed by
HM Government

RESIDENTS' ASSOCIATION

It is expected that each resident will become a Director of the The Boat Yard Residents' Association and take a shared responsibility for maintenance of the communal areas and facilities

Below is an estimated annual budget for the relatively small costs likely to be incurred.

| | |
|--|------|
| Electricity for external lighting and electric gates | £200 |
| Insurance for Public Liability cover for £2m | £385 |
| Sundry minor repairs | £200 |
| Total annual estimate | £785 |

This equates to some £112 per anum per property

SELLING AGENTS



T: 01243 842123

E: sales@simplynewhomes.com

The particulars within this brochure are intended as a guide only and must not be relied upon as a statement of fact. They do not form the basis of a contract or any part thereof. Plans are not drawn to scale, the descriptions, distances and all other information are believed to be correct, but their accuracy is in no way guaranteed. Any intending purchaser must therefore satisfy themselves by inspection or otherwise as to their correctness.

Please be aware that it may not be possible to provide the branded products referred to within this specification. In these circumstances a similar alternative will be provided. Willowcroft Homes Ltd, retain the right to make any changes as necessary. Choices and options to personalise your new home maybe available depending upon timeframes, availability and change.

Internal images are computer generated and are included for indicative purposes only. Travel times mentioned are approximate.



WILLOWCROFT
HOMES

The Boat Yard, Ockley Road, Bognor Regis, West Sussex, PO21 2HW