



WEALD LIVING

BY SAXON WEALD

ECCLESDEN PARK

... ANGMERING ...

CONTEMPORARY ONE, TWO, THREE AND FOUR BEDROOM HOMES IN A CHARMING VILLAGE SETTING, IDEAL FOR MODERN LIVING.



ECCLESDEN PARK

••• ANGMERING •••

BEST OF BOTH WORLDS

Situated on the edge of the South Downs and only a couple of miles from the coast, Ecclesden Park offers the perfect balance between country and coastal living.

Just a short walk away from Angmering's high street, the development benefits from a fantastic range of local amenities including a Co-op store, post office, butchers, hairdressers, pubs and cafés. The picturesque village also boasts a good selection of schools, a village library, local clubs and a community centre; perfect for family living.

Built in partnership with Barratt Homes, our collection of one, two, three and four-bedroom homes will be available to purchase in phases on a shared ownership basis from summer 2022.



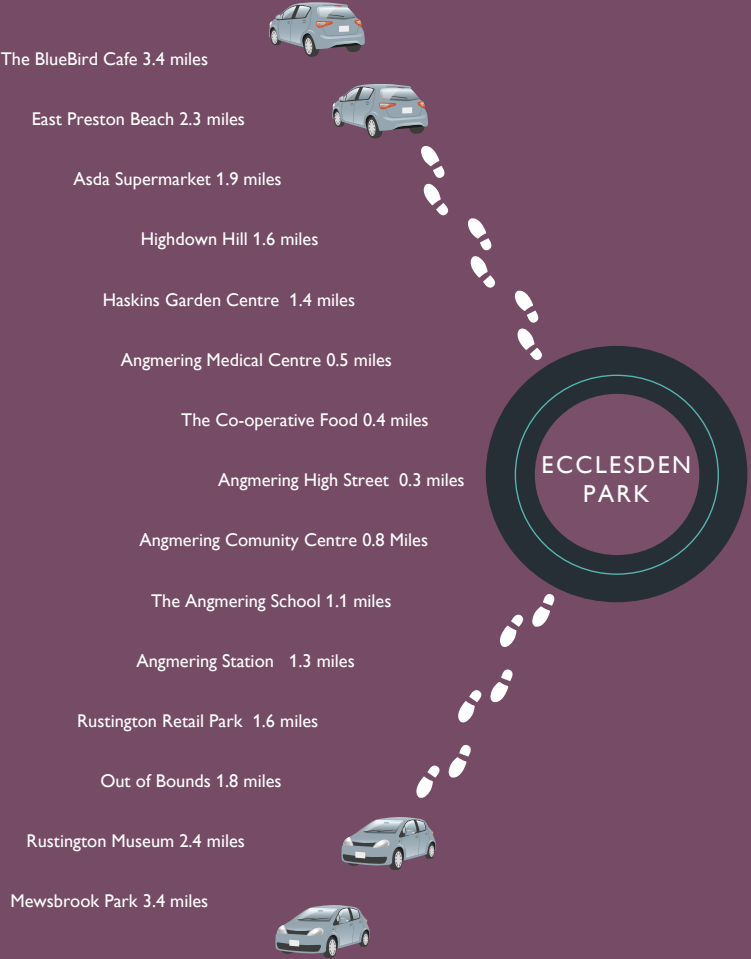
ON YOUR DOORSTEP

With both country and coastal pursuits to enjoy,Angmering offers the best of a rural lifestyle.Venture along the coast to find the larger seaside towns of Worthing and Littlehampton or head inland to discover and explore historic Arundel and Chichester.Whatever your preference, there's something for everyone.

Located just off the A27, Ecclesden Park enjoys a great location, with easy access to wider areas of Sussex and the South Downs. If you're looking to venture further afield, Angmering train station is close by. Be in bustling Brighton in 33 minutes, London in an hour and a half, Portsmouth in 45 minutes and Southampton in an hour and a quarter:



OUT AND ABOUT IN THE LOCAL AREA



Distances are approximate based on easiest routes by road using directions from Google Maps



ECCLESDEN PARK, ANGMERING DISTANCES BY RAIL AND ROAD



Please note: distances and times are approximate. Information has been collated using Google Maps and National Rail.



SITE PLAN

KEY

- WEALD LIVING Shared ownership
- SAXON WEALD Affordable rent
- BARRATT HOMES Sales properties

PLOTS 73 - 76 ECCLESDEN PARK TWO & THREE BEDROOM HOUSES



PLOTS 103 & 104 ECCLESDEN PARK FOUR BEDROOM HOUSES



PLOTS 117 - 120 ECCLESDEN PARK TWO & THREE BEDROOM HOUSES



Please note that these property images are computer generated images (CGIs). They are provided to give an indication of how your property may look but should be viewed as examples only. Illustrations do not highlight the gradient of outside space or location of manhole covers, sheds, or paving and the final layout of the garden may change. Weald Living reserves the right to make changes to plans, finishes and details prior to exchange of contracts.

PLOTS 121 & 122 ECCLESDEN PARK
TWO & THREE BEDROOM HOUSES



PLOTS 123 - 126 ECCLESDEN PARK
THREE & FOUR BEDROOM HOUSES



PLOT 156 - 159 ECCLESDEN PARK
ONE BED MAISONNETTES + TWO & THREE BED
HOUSES



PLOTS 168 & 169 ECCLESDEN PARK
ONE BEDROOM MAISONNETTES



PLOTS 154 & 155 ECCLESDEN PARK
TWO BEDROOM HOUSES



PLOTS 174 & 175 ECCLESDEN PARK
ONE BEDROOM MAISONNETTES



ECCLESDEN PARK PROPERTY TYPE 51

TWO BEDROOM HOUSES

PLOTS 75, 117, 119, 154, 158 (AS) &
76, 120, 121, 155 (OPP)

Our stylish two-bedroom shared ownership houses offer you the brand new home you want, at a price you can afford, making it an ideal option for first time buyers.

Bright and spacious open-plan living areas feature contemporary, fully fitted kitchens, providing a great space to entertain. Upstairs you'll find two double bedrooms with storage cupboards, ideal for use as a wardrobe, along with a modern family bathroom. Each property also benefits from a downstairs WC, private garden and allocated parking spaces.

AREAS

Ground floor	m
Lobby	1.6 x 1.8
Kitchen / dining room	2.9 x 4.2
Living area	3.6 x 4.5
WC	1.6 x 1.1

First floor	m
Bedroom one	4.6 x 3.5
Bedroom two	4.6 x 3.9
Family bathroom	2.2 x 1.9
Total Area	78.9 m2

* Measurements are shown at their widest points



Ground floor



First floor



ECCLESDEN PARK PROPERTY TYPE 52

THREE BEDROOM HOUSES

PLOTS 73, 123 (AS) & 74, 124 (OPP)

Our range of three-bedroom, semi detached homes provide the perfect balance between contemporary design and affordable living.

A modern kitchen diner, with integrated appliances, provides a great place to entertain family and friends. Situated just off the kitchen, a separate and spacious lounge offers the perfect spot to relax and unwind at the end of a long day. Upstairs, properties feature a bright and airy master bedroom, two further bedrooms and a contemporary family bathroom. Generous storage, private gardens, a downstairs WC and allocated parking spaces complete these stylish homes.

AREAS

Ground floor	m
Lobby	1.6 x 2.5
Kitchen / dining room	3.1 x 5.5
Living area	3.7 x 4.5
WC	1.5 x 1.9

First floor	m
Bedroom one	4.7 x 3.0
Bedroom two	2.4 x 4.9
Bedroom three	2.3 x 3.9
Family bathroom	2.4 x 1.9
Total Area	92.9 m2

* Measurements are shown at their widest points

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Floorplans shown are indicative only. All room sizes are approximate with maximum dimensions of finished measurements. Indicative measurements are taken at the widest points.

These plans provide indicative details of the property including kitchen/bathroom layouts, balconies/gardens etc. All dimensions indicated are approximate and should not be relied upon for floor treatments or home furnishings. Weald Living reserves the right to make changes to these plans prior to exchange of contracts.

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Ground floor



First floor



ECCLESDEN PARK PROPERTY TYPE 52 A

THREE BEDROOM HOUSES
PLOTS 118,126 & 159

Our range of three-bedroom, semi detached homes provide the perfect balance between contemporary design and affordable living.

A modern kitchen diner, with integrated appliances, provides a great place to entertain family and friends. Situated just off the kitchen, a separate and spacious lounge offers the perfect spot to relax and unwind at the end of a long day. Upstairs, properties feature a bright and airy master bedroom, two further bedrooms and a contemporary family bathroom. Generous storage, private gardens, a downstairs WC and allocated parking spaces complete these stylish homes.

AREAS

Ground floor	m
Lobby	1.6 x 2.5
Kitchen / dining room	3.1 x 5.5
Living area	3.7 x 4.5
WC	1.5 x 1.9
First floor	
Bedroom one	4.7 x 3.0
Bedroom two	2.4 x 4.9
Bedroom three	2.3 x 3.9
Family bathroom	2.4 x 1.9
Total Area	92.9 m2

* Measurements are shown at their widest points



Ground floor



First floor



ECCLESDEN PARK PROPERTY TYPE 54

FOUR BEDROOM HOUSES
PLOTS 103, 125 (AS) & 104 (OPP)

The perfect balance between contemporary design and convenient practicality; our range of four-bedroom homes are ideal for modern family life.

A stylish, fully fitted kitchen/diner provides a great spot to bring family and friends together, while a light and spacious living room offers the perfect space to unwind. Upstairs, properties benefit from two double bedrooms, along with two single bedrooms; perfect for use as a nursery or a cosy home office. With convenience in mind, homes also feature generous storage, a modern family bathroom and downstairs WC, as well as private gardens and allocated parking spaces.

Ground floor



First floor



AREAS

Ground floor	m
Lobby	1.6 x 1.6
Kitchen / dining room	3.8 x 4.5
Living area	4.2 x 4.9
WC	1.6 x 1.9
First floor	
Bedroom one	3.2 x 3.8
Bedroom two	3.2 x 3.3
Bedroom three	2.1 x 3.3
Bedroom four	2.2 x 3.6
Family bathroom	2.0 x 2.2
Total Area	101.1 m2

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ECCLESDEN PARK PROPERTY TYPE 55

THREE BEDROOM HOUSE

PLOT 122

An elegant blend of modern style and homely charm; our three-bedroom, semi-detached houses offer the family home you always dreamed of, at a price you can afford.

A contemporary fully fitted kitchen, with space for dining, provides a great opportunity to bring everyone together and entertain. Meanwhile, a separate spacious lounge offers the perfect setting to unwind after a busy day. Upstairs, the property features a bright and airy double bedroom with built-in wardrobes, along with two single bedrooms. Generous storage cupboards and a modern family bathroom complete this fantastic home. Outside, the property also benefits from a private garden and allocated parking spaces.

Ground floor



First floor



* Bedroom one features two double built-in wardrobes.

AREAS

Ground floor	m
Kitchen area	2.2 x 2.5
Dining area	2.9 x 3.7
Living area	5.0 x 3.4
WC	2.1 x 1.5

First floor	
Bedroom one	5.0 x 3.4
Bedroom two	2.9 x 3.7
Bedroom three	2.1 x 4.2
Family bathroom	1.9 x 2.2
Total Area	91.7 m ²

* Measurements are shown at their widest points



ECCLESDEN PARK

ONE BEDROOM MAISONETTE

PLOTS 156, 168 & 174

Designed to maximise space, our one-bedroom maisonettes are perfect for those looking to take their first steps onto the property ladder.

Embrace modern living with an open-plan kitchen/dining/living room at the heart of your home. With fully fitted appliances, and a bright and spacious design, these properties offer a great space to relax or socialise with family and friends. Off the main entrance hall, homes also benefit from a spacious double bedroom to wind down in, as well as a generously sized bathroom and handy storage cupboards. Properties also enjoy allocated parking.

Ground floor



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AREAS

Ground floor	m
Hall	2.3 x 3.1
Kitchen / dining / living room	2.9 x 4.2
Bedroom one	3.7 x 3.6
WC	2.3 x 2.0
Total Area	50.2 m ²

* Measurements are shown at their widest points



ECCLESDEN PARK

ONE BEDROOM MAISONETTE
PLOTS 157, 169 & 175

AREAS

First floor	m
Kitchen / dining / living room	4.9 x 5.9
Bedroom one	3.7 x 3.5
WC	2.2 x 2.0
Total Area	57.9 m2

* Measurements are shown at their widest points



Designed to maximise space, our one-bedroom maisonettes are perfect for those looking to take their first steps onto the property ladder.

Embrace modern living with an open-plan kitchen/dining/living room at the heart of your home. With fully fitted appliances, and a bright and spacious design, these properties offer a great space to relax or socialise with family and friends. Off the main entrance hall, homes also benefit from a spacious double bedroom to wind down in, as well as a generously sized bathroom and handy storage cupboards. Properties also enjoy allocated parking.

First floor



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AN EYE FOR DETAIL

Moving into a new home is a fresh and exciting start. We keep the décor of our properties attractive yet understated, giving you a perfect blank canvas ready to make your own. Sleek kitchens and contemporary bathrooms are also finished to a modern specification to complement your style perfectly.

Outside, our two, three and four bedroom houses benefit from private gardens. So, whether you're bringing family and friends together or prefer some peace and quiet, there's an outdoor space to enjoy. Parking spaces are also provided for each home.



Computer generated images and photos are indicative of how your property may look and are examples only. Layouts and finishings may vary.



SPECIFICATION

Kitchen

- Modern, fully fitted Symphony Plaza range kitchen in Porcelain with laminate worktop in Copper Slate and coloured glass splashback
- Integrated Zanussi appliances, including electric oven and cooker hood, gas hob, fridge freezer, washer dryer and dishwasher
- White LED downlighters and pelmet lighting

Bathroom

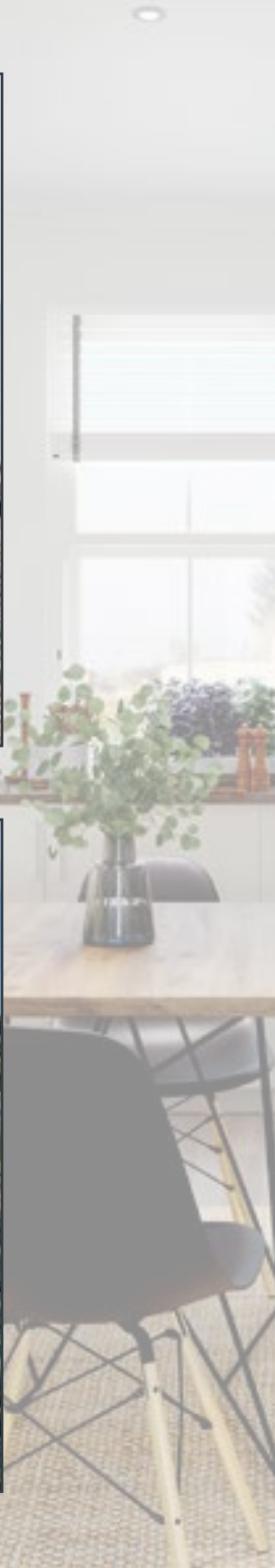
- Fully fitted bathroom with shower over bath
- Johnsons wall tiles in Classic White surrounding bath and splashback behind basin
- Heated chrome towel rail
- Glazed shower screen

General

- PVCu high efficiency double glazed windows
- Airing cupboard with shelving
- Smoke detector and carbon monoxide alarm
- Gas central heating with Ideal Logic combi boiler
- Abingdon carpet in Platinum and Amtico Spacia wood effect flooring in Nordic Oak

Information supplied at the time of print (April 2022). Specifications may be subject to change and do not form part of any contract or constitute an offer.





HELP TO BUY



Our homes at Ecclesden Park are available to purchase on a shared ownership basis. Shared ownership allows you to buy a share in a property and pay rent on the remainder. Over time and as your finances allow, you can increase your share to up to 100%.

Eligibility

To buy a home with us, please register with Help-to-Buy at www.help2obuyagent3.org.uk and check that you meet the shared ownership requirements. If you already own your home, or own a home under a shared ownership scheme, you can still apply for Weald Living shared ownership provided you have an offer on your current home. You'll need to be at least 18 years old to be able to obtain a mortgage.

You will need approximately £5,000 to cover the costs of purchasing a home. These costs cover things like; the reservation fee, mortgage valuation fee, mortgage arrangement fees, solicitors' fees, removal costs and utility connection charges.

Please see our website www.wealdliving.com for up-to-date property prices.

Affordability

Household income requirements will differ from development to development, in line with factors such as current house prices and the share for sale. The general guidelines state that you must have a combined household income of less than £80,000 per year outside of London. Weald Living will perform checks to ensure you can afford to purchase and sustain the housing costs before offering you a home.

Apply now

Shared ownership makes it possible to own your own home. If you think you are eligible to buy a Weald Living shared ownership home, please register with sales@wealdliving.com



INTRODUCING WEALD LIVING

Weald Living is a part of Saxon Weald, providing properties for outright sale, shared ownership and private market rent across Sussex and Hampshire.

Saxon Weald, established in 2000, is a non-profit making housing association and manages approximately 6,750 social rented properties in addition to its Weald Living homes.

We are highly experienced in both property management and maintenance, and value our role as a leading provider of affordable housing in the Horsham district.



Saxon Weald supports the development of mixed tenure sites and is proud to provide homes for shared ownership and affordable rent at Ecclesden Park. We may change the tenure of some properties subject to demand.



ECCLESDEN PARK
 WATER LANE,
 ANGMERING,
 WEST SUSSEX,
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WEALD LIVING
 BY SAXON WEALD

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