





An exclusive, private development of ten 2, 3 and 4 bedroomed homes set in a wonderful West Sussex village.

Finished to a high quality throughout, all properties will benefit from having fully tiled en-suite bathrooms, fully integrated premium kitchen appliances and a ten year Premier Guarantee warranty.

Aldingbourne is a thriving village situated close to the coast, and sheltered by the Downs. The village has shops, cafes, a great pub and plenty of other amenities. There are also great schools nearby.

Locally, Arundel offers a stunning medieval town with it's beautiful castle. West is the historic city of Chichester with its 12th century cathedral and great shopping on offer. The famous Goodwood Estate also lies to the West, renowned for the stunning Goodwood Racecourse on the top of the South downs

The area boasts an array of peaceful walking trails through the countryside and Downs.







When it's time to get out and about and enjoy everything that nature has to offer, embrace the wind, and feel the sun on your skin, West Sussex is unrivalled in its abundance of options.

An area of outstanding natural beauty, the South Downs National Park and Dark Skies Reserve is nature's gem.

Walks across the South Downs are a must and enable you take in the stunning views on offer at places such as Bury Hill, Trundle Hill and Chantonbury Ring as well as having the coastal walks and views available.

The nearby nature reserve at Arundel and River Arun offers yet further beauty allowing you to take leisurely strolls along the riverbank.

Why not try taking a kayak on the river or a boat around the lake in Arundel?



## Development Plan





## Specification

Each new Oceanview property has a 10 year Premier Guarantee warranty.

### KITCHEN

Fully fitted kitchens with a choice of units if buying off plan and including:

- Integrated Double Oven \*
- Integrated Fridge/Freezer
- Integrated Dishwasher
- Induction Hob with Hood Extractor
- Integrated Washer/Dryer in plots without utility room
- Undermount 1.5 sink
- Brass/Chrome taps
- Wine Cooler \*
- Instant Hot Tap \*
- Undermount LED Cabinet Lighting \*

### BATHROOMS

Luxury white suites complemented by brass fittings plus:

- Fully tiled en-suites
- Part tiled main bathrooms
- White sanitary ware
- Downlights
- Gold/Brass/Chrome Taps and Showers
- Vanity unit in cloakroom
- Backlit/demist mirrors with integrated shaver sockets

### GENERAL

- Oak Staircases and Doors \*
- White Panel Doors
- White Staircase
- LVT Floor to Hall, Kitchen/Diner, Cloakroom, Utility \*
- Carpets elsewhere
- Dulux White Paint throughout
- 10 year Premier Guarantee Warranty







## Specification

Each new Oceanview property has a 10 year Premier Guarantee warranty.



### LIVING ROOM

Co-ordinated lighting points and electrical fittings provided in ample quantity throughout plus:

- Carpet flooring
- Pending Lighting
- TV Aerial point
- Multimedia wiring and socket

### BEDROOM

- Carpet flooring
- Pending Lighting
- Built in Wardrobes \*



### EXTERNAL

- External water tap
- External power socket
- Turfed rear gardens
- Patio and front pathways
- Composite front doors
- PV Solar panels
- Electric vehicle charging points \*
- External lighting to front and rear
- Power to Garage/Carport \*

### HEATING AND COMFORT

Gas fired central heating designed and installed by specialists to provide a cost-effective, comfortable and controllable environment for your home including:

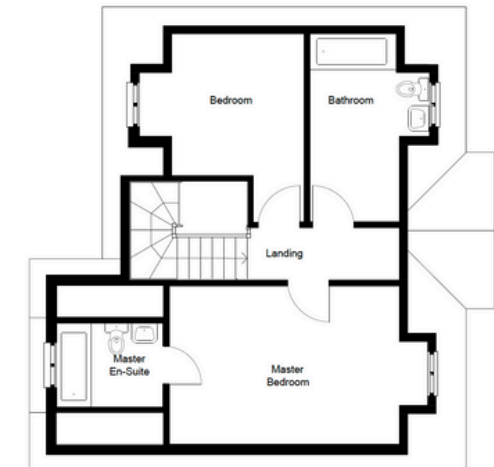
- Underfloor heating to ground floors with wireless thermostats
- Radiators to first floors
- Brass/Chrome towel radiators in bathrooms
- UPVC windows
- Aluminium bi-folding doors \*
- Smoke and Heat Alarms
- Gas Fired Boilers
- Multipoint locking to front doors



## Plots 1 & 2

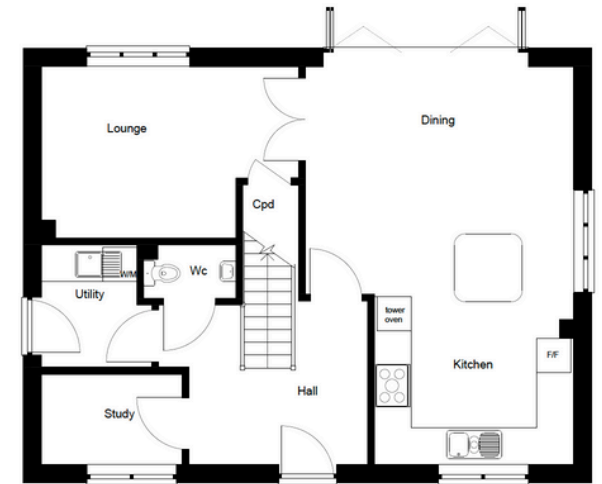


Plots 1 & 2	Metres	Ft
Hallway	4.4 x 2.1	14' 7" x 6' 10"
Kitchen /Diner	8 x 3.2	26' 3" x 10' 6"
Lounge	5.1 x 2.9	16' 8" x 9' 6"
W/C	2.9 x 1.1	9' 6" x 3' 7"
Bed 1	5.2 x 3.2	17' x 10' 6"
Ensuite	3.2 x 2.2	10' 6" x 8' 2"
Bed 2	3.3 x 2.9	10' 10" x 9' 6"
Family Bathroom	3.8 x 2.4	12' 5" x 7' 10"

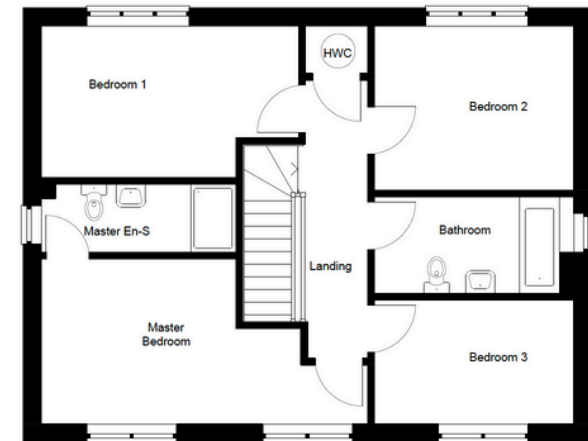




## Plots 3 & 7



Ground



Plots 3 & 7	Metres	Ft
Hallway	3.1 x 2.9	10' 2" x 9' 6"
Kitchen/Diner	7.3 x 4.8	23' 11" x 15' 9"
Lounge	4.5 x 3	14' 9" x 9' 10"
Study	2.5 x 1.6	8' 2" x 5' 3"
Utility	2.2 x 2	7' 2" x 6' 6"
W/C	1.6 x 1	5' 3" x 3' 3"
Master Bed	5.7 x 2.9	18' 8" x 9' 6"
Ensuite	3.4 x 1.2	11' 1" x 3' 11"
Bed 2	4.5 x 2.7	14' 9" x 8' 10"
Bed 3	3.5 x 2.9	11' 5" x 9' 6"
Bed 4	3.5 x 2.2	11' 5" x 7' 2"
Family Bathroom	3.5 x 1.7	11' 5" x 5' 7"

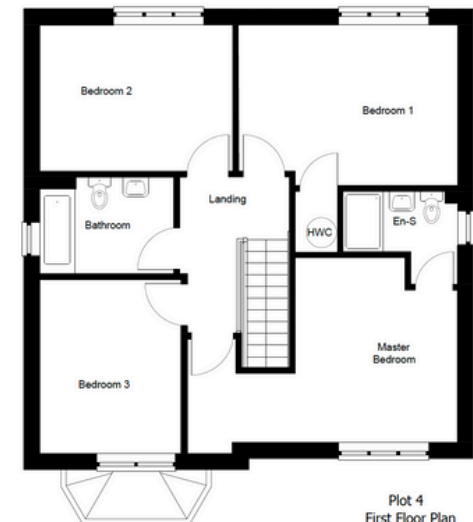




## Plot 4



Plot 4  
Ground Floor Plan



Plot 4  
First Floor Plan

Plot 4	Metres	Ft
Hallway	5 x 2.1	16' 5" x 6' 10"
Kitchen/Diner	8.3 x 4	27' 2" x 13' 1"
Lounge	5.3 x 3.9	17' 4" x 12' 10"
Study	2.5 x 2.1	8' 2" x 6' 10"
Utility	2.5 x 2.1	8' 2" x 6' 10"
W/C	1.9 x 1	6' 3" x 3' 3"
Master Bed	5.4 x 4.2	17' 8" x 13' 9"
Ensuite	2.4 x 1.8	7' 10" x 5' 11"
Bed 2	4.2 x 3.2	13' 9" x 10' 6"
Bed 3	3.9 x 2.9	12' 9" x 9' 6"
Bed 4	3.5 x 2.9	11' 5" x 9' 6"
Family Bathroom	2.8 x 1.9	9' 2" x 6' 3"



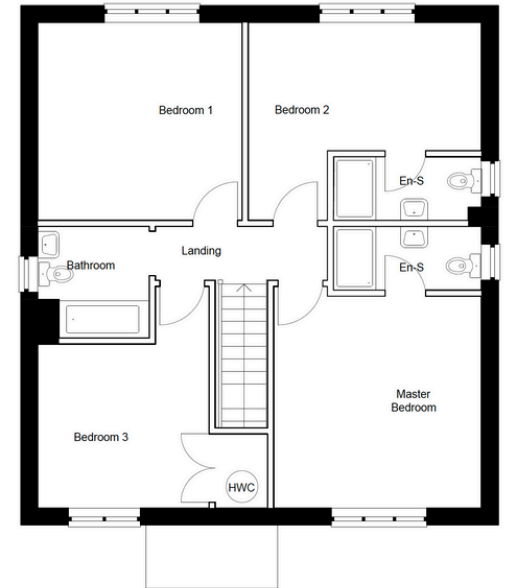
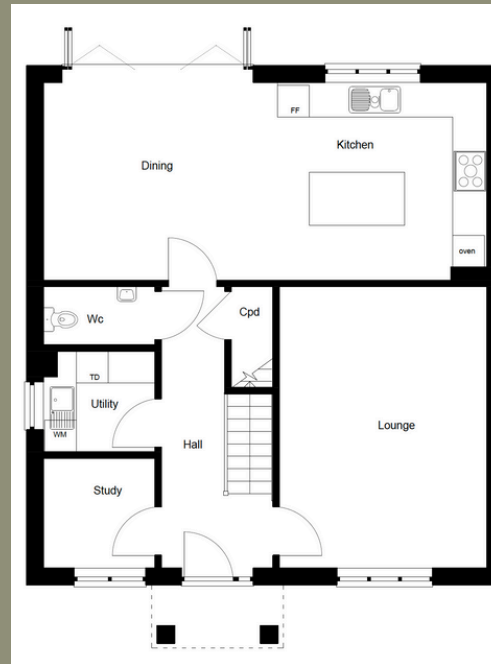
## Plots 5 & 6



Plot 5 & 6	Metres	Ft
Hallway	4.6 x 1.5	15' 1" x 4' 11"
Kitchen/Diner	5.8 x 4.5	19' x 14' 9"
Lounge	6.5 x 3.3	21' x 10' 10"
W/C	1.9 x 1	6' 3" x 3' 3"
Master Bed	4.5 x 3.3	14' 9" x 10' 10"
Ensuite	2.2 x 1.2	7' 2" x 3' 11"
Bed 2	3.8 x 2.4	12' 5" x 7' 10"
Bed 3	3.3 x 3.3	10' 10" x 10' 10"
Study/ Bed 4	2.7 x 2.4	8' 10" x 7' 10"
Family Bathroom	2.2 x 2	7' 2" x 6' 6"



## Plots 8, 9 & 10



Plots 8,9 & 10	Metre	Ft
Hallway	5.3 x 2.1	17' 5" x 6' 10"
Kitchen/Diner	8.4 x 3.9	27' 6" x 12' 9"
Lounge	5.3 x 3.9	17' 5" x 12' 9"
Study	2.1 x 2.1	6' 10" x 6' 10"
Utility	2.1 x 2	6' 10" x 6' 6"
W/C	2.1 x 1.1	6' 10" x 3' 7"
Master Bed	4.1 x 3.9	13' 5" x 12' 10"
Ensuite	2.8 x 1.2	9' 2" x 3' 11"
Bed 2	4.4 x 3.7	14' 5" x 12' 1"
Ensuite	2.8 x 1.2	9' 2" x 3' 11"
Bed 3	3.8 x 3.7	12' 6" x 12' 1"
Bed 4	4.1 x 3.3	13' 5" x 10' 10"
Family Bathroom	2.1 x 2.1	6' 11" x 6' 11"





# Pricing



Plot 1 - The Swallow - 2 bed, 2 bath detached chalet  
**£430,000**

Plot 2 - The Swallow - 2 bed, 2 bath detached chalet  
**£430,000**

Plot 3 - The Heron - 4 bed, 2 bath detached house with carport  
**£560,000**

Plot 4 - The Sandpiper - 4 bed, 2 bath detached house with carport  
**£575,000**

Plot 5 - The Goldfinch - 3/4 bed, 2 bath semi detached  
**£485,000**

Plot 6 - The Goldfinch - 3/4 bed, 2 bath semi detached  
**£485,000**

Plot 7 - The Heron - 4 bed, 2 bath detached house with carport  
**£550,000**

Plot 8 - The Lark - 4 bed, 3 bath detached house  
**£595,000**

Plot 9 - The Lark - 4 bed, 3 bath detached house  
**£585,000**

Plot 10 - The Lark - 4 bed, 3 bath detached house  
**£595,000**



For more information...



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"\*" Denotes specification specific to certain plots only.

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