



SKYLARK PLACE

— Billingshurst —





A CHANGE OF DIRECTION

Skylark Place is an exclusive development of family homes, perfectly positioned in the West Sussex village of Billingshurst at the edge of the South Downs National Park, an Area of Outstanding Natural Beauty, where the views are simply breathtaking.

Created by

Riverdale Developments

THE PERFECT VILLAGE SETTING



Billingshurst is a perfect example of a West Sussex village. Rich in heritage, it offers a thriving community and a quality of life that many aspire to.

Located within West Sussex, Billingshurst offers the best of both worlds, being within an idyllic rural area, which offers glorious walks in the South Downs National Park, yet is also a stone's throw from the larger towns of Brighton, Guildford and Horsham.

Billingshurst is well served by excellent transport links. The train station is a 10 minute walk from Skylark Place, providing regular links to London in just over an hour.

Packed with charm and character, Billingshurst High Street is thriving, combining family-run establishments with high street shops, providing everyday essentials.

The area benefits from excellent schools within walking distance. Billingshurst Primary School and the Weald Secondary School both being rated 'Outstanding' by Ofsted.

The village also benefits from many sports facilities, including the Billingshurst Leisure Centre and Billingshurst Tennis and Bowling Club.



HORSHAM



GUILDFORD



STILL CLOSE TO THE TOWN

HORSHAM



ARUNDEL



Billingshurst is perfectly placed to explore fascinating towns and attractions within easy reach.

The market town of Horsham is less than 7 miles from Skylark Place, where you will find an abundance of high street names, boutiques, restaurants and bars. The John Lewis at Home, on the outskirts of the town, is renowned throughout the South East.

To the South of Billingshurst lies the vibrant and cosmopolitan city of Brighton, which needs no introduction. Explore the Lanes with their eclectic mix of shops, or soak up the sun at one of the many beach side bars and eateries.

For the sports enthusiast there are a wealth of activities and days out in the area, including polo at Cowdray Park, racing at Goodwood and sailing at Chichester Harbour.

Guildford, the county town of Surrey, is easily accessed from Billingshurst and boasts the striking cathedral and the famous cobbled high street, with its mix high end boutiques.

The medieval and beautiful town of Arundel is just over 14 miles from Billingshurst and captures the essence of heritage, urban chic and country pursuits.



CHICHESTER



BRIGHTON



COWDRAY PARK



Welcome to Skylark Place

A mix of 2, 3 and 4 bedroom family homes, moments from the centre of the historic village of Billingshurst



The Development



- | | | |
|--|--|--|
| ● The Bluebell
2 Bedroom Home
Plots 25 & 26 | ● The Hollyhock
3 Bedroom Home
Plots 12-14 | ● The Peony
3 Bedroom Home
Plots 15-17, 27-29, 37, 44 & 45 |
| ● The Lavender
2 Bedroom Home
Plots 30-32 | ● The Foxglove
3 Bedroom Home
Plots 42 & 43 | ● The Wisteria
4 Bedroom Home
Plot 38 |
| ● The Honeysuckle
3 Bedroom Home
Plots 23, 24 & 40, 41 | ● The Rose
3 Bedroom Home
Plots 33-36 | ● The Dahlia
4 Bedroom Home
Plot 39 |
| | | ● Affordable Housing |

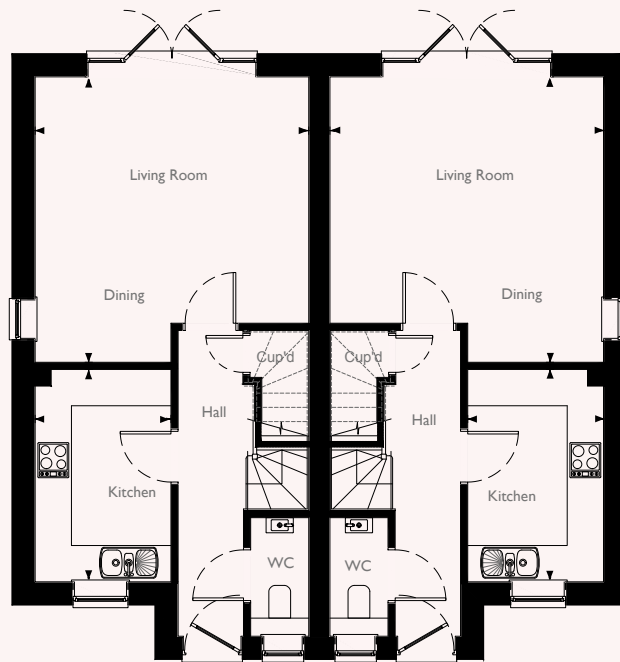
The
Bluebell



2 Bedroom House

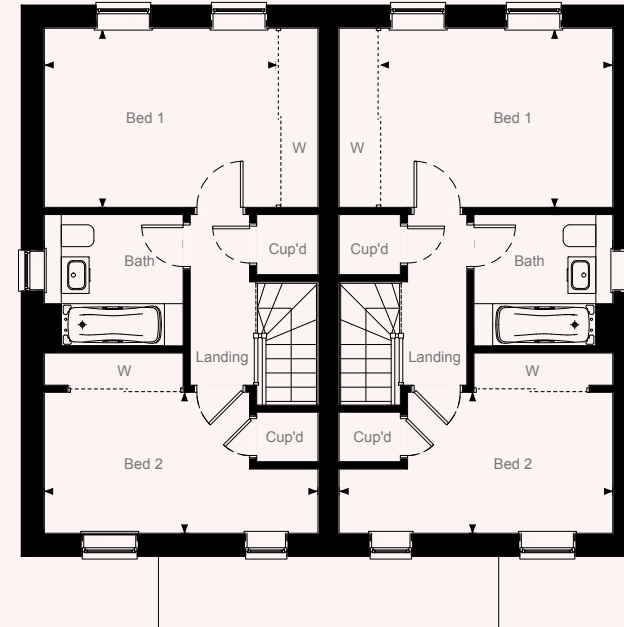
Plots 25 & 26

	metric		imperial	
Living / Dining	4.71	x 4.52	15'6	x 14'10
Kitchen	3.51	x 2.24	11'6	x 7'4
Bedroom 1	3.83	x 2.96	12'7	x 9'9
Bedroom 2	4.52	x 2.34	14'10	x 7'8



Plot 25

Plot 26



Plot 25

Plot 26

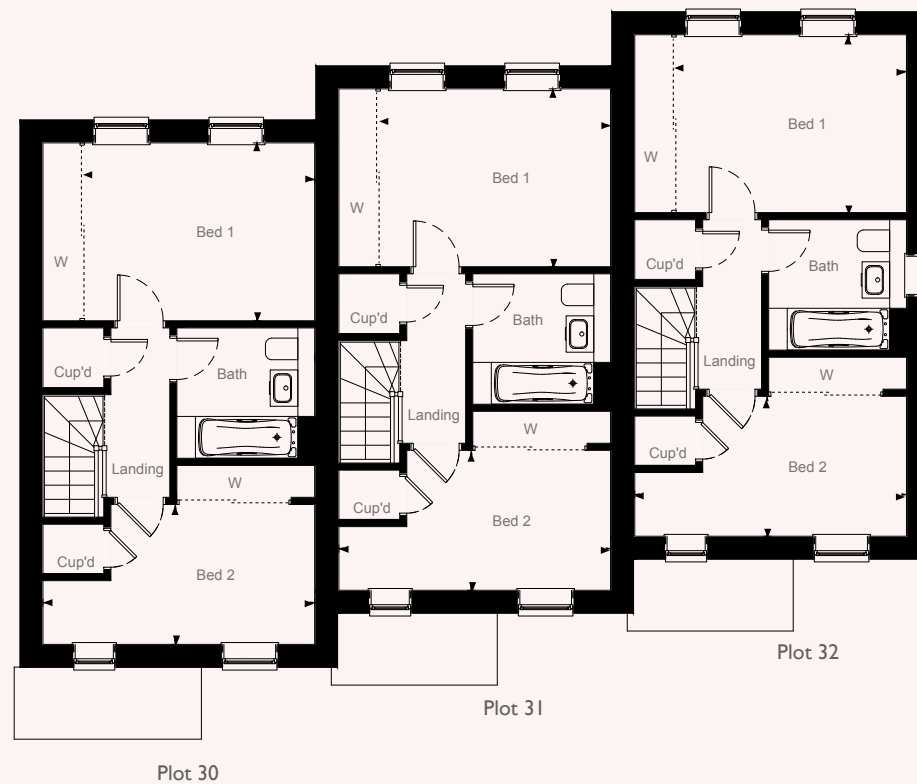
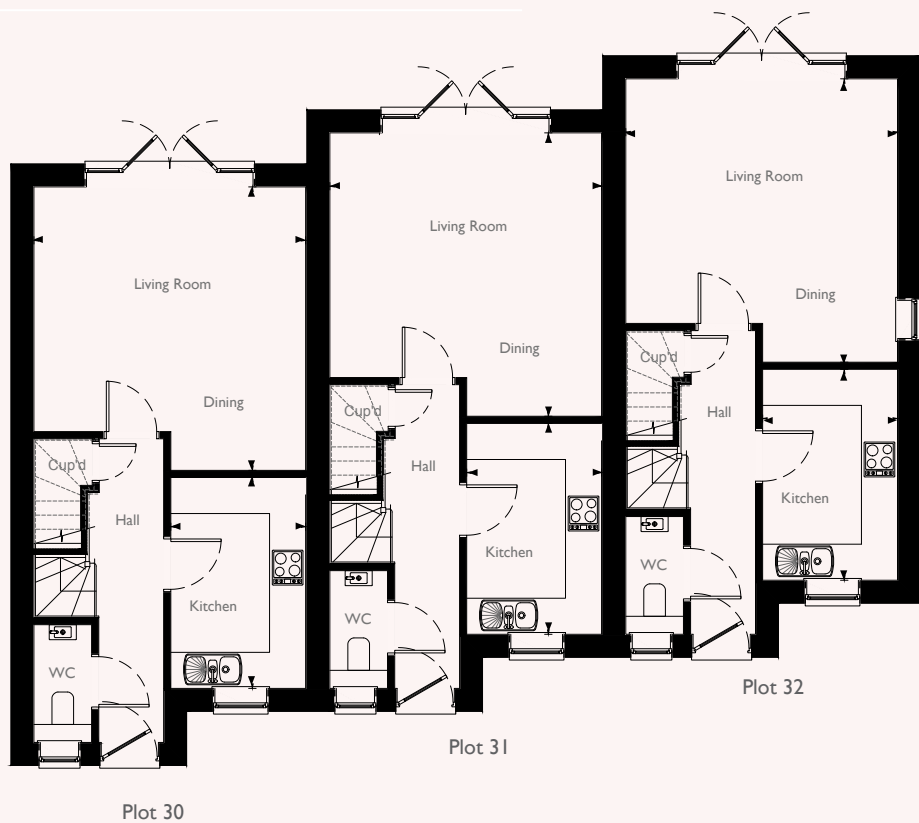
The
Lavender



2 Bedroom House

Plots 30, 31 & 32

	metric		imperial	
Living / Dining	4.52	x 4.72	14'10	x 15'6
Kitchen	3.51	x 2.24	11'6	x 7'4
Bedroom 1	3.83	x 2.96	12'7	x 9'9
Bedroom 2	4.52	x 2.33	14'10	x 7'8



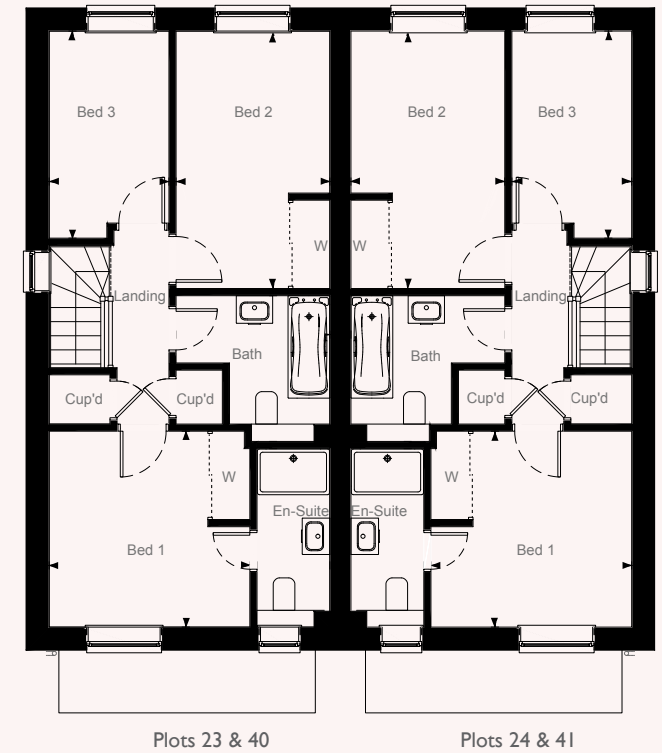
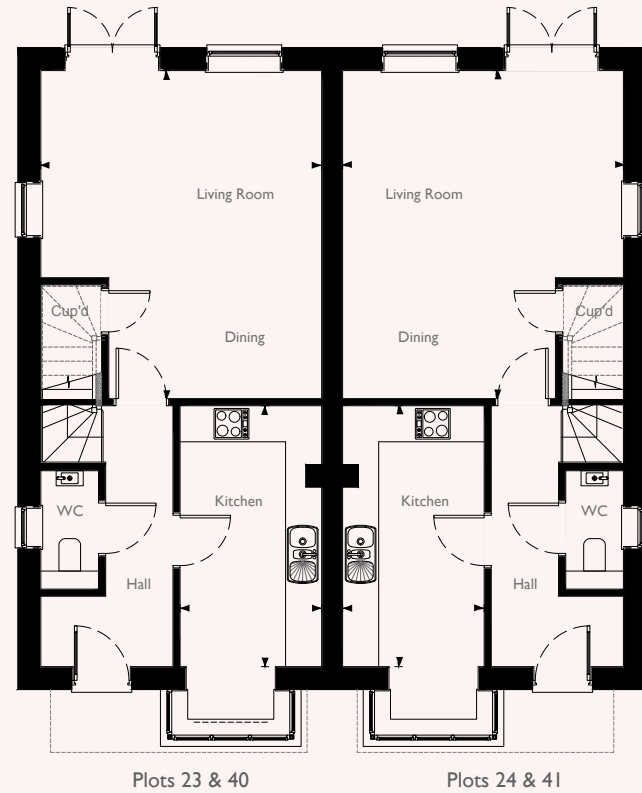
The
Honeysuckle



3 Bedroom House

Plots 23 & 24, 40 & 41

	metric		imperial	
Living / Dining	5.46	x 4.67	17'11	x 15'4
Kitchen	4.34	x 2.36	14'3	x 7'9
Bedroom 1	3.34	x 3.26	11'0	x 10'8
Bedroom 2	4.29	x 2.56	14'1	x 8'5
Bedroom 3	3.44	x 1.99	11'4	x 6'6



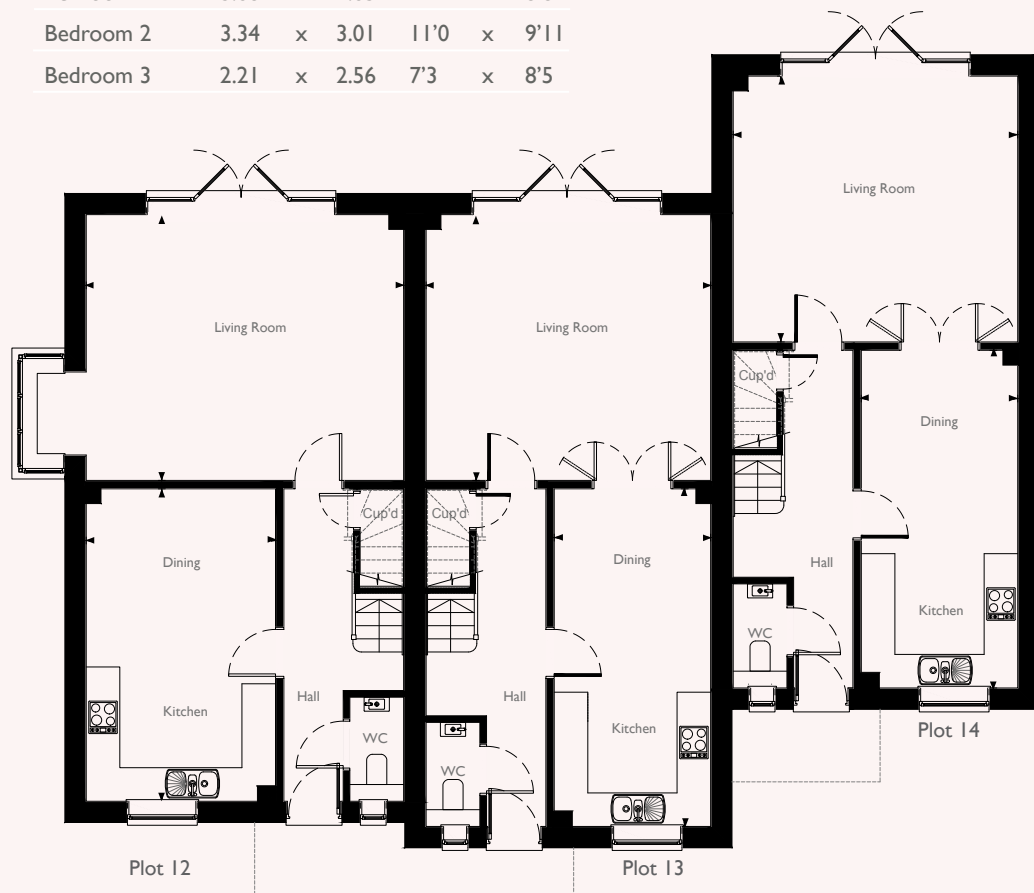
The
Hollyhock



3 Bedroom House

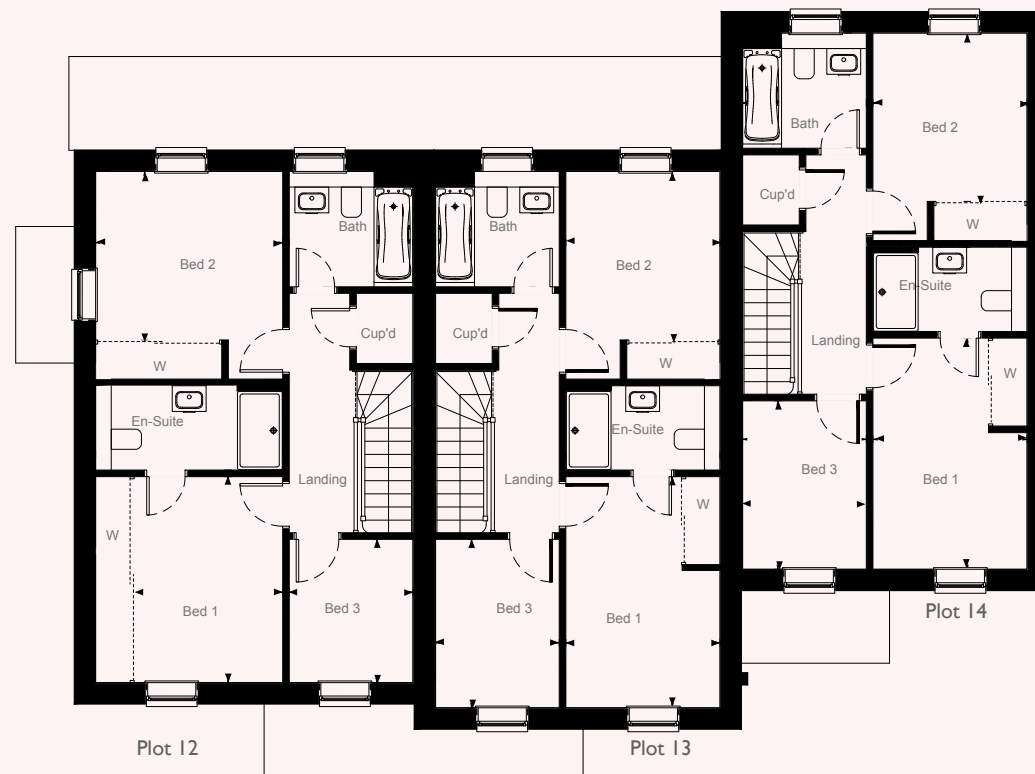
Plot 12

	metric		imperial	
Living / Dining	4.75	x 5.67	15'7	x 18'7
Kitchen	3.38	x 5.58	11'1	x 18'4
Bedroom 1	3.68	x 2.65	12'1	x 8'8
Bedroom 2	3.34	x 3.01	11'0	x 9'11
Bedroom 3	2.21	x 2.56	7'3	x 8'5



Plots 13 & 14

	metric		imperial	
Living / Dining	5.08	x 4.75	16'8	x 15'7
Kitchen	6.03	x 2.79	19'10	x 9'2
Bedroom 1	4.13	x 2.75	13'7	x 9'0
Bedroom 2	3.01	x 2.75	9'11	x 9'0
Bedroom 3	3.01	x 2.21	9'11	x 7'3



The
Foxglove

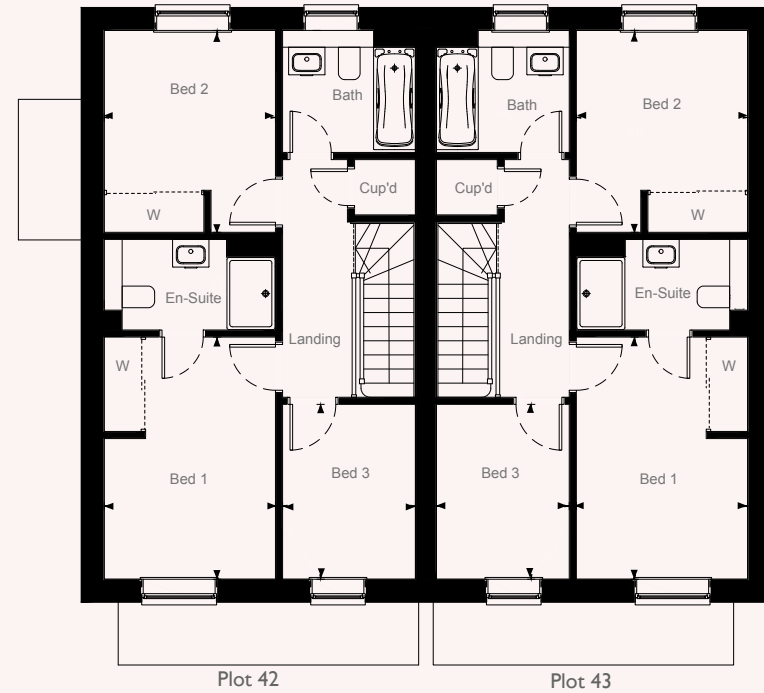
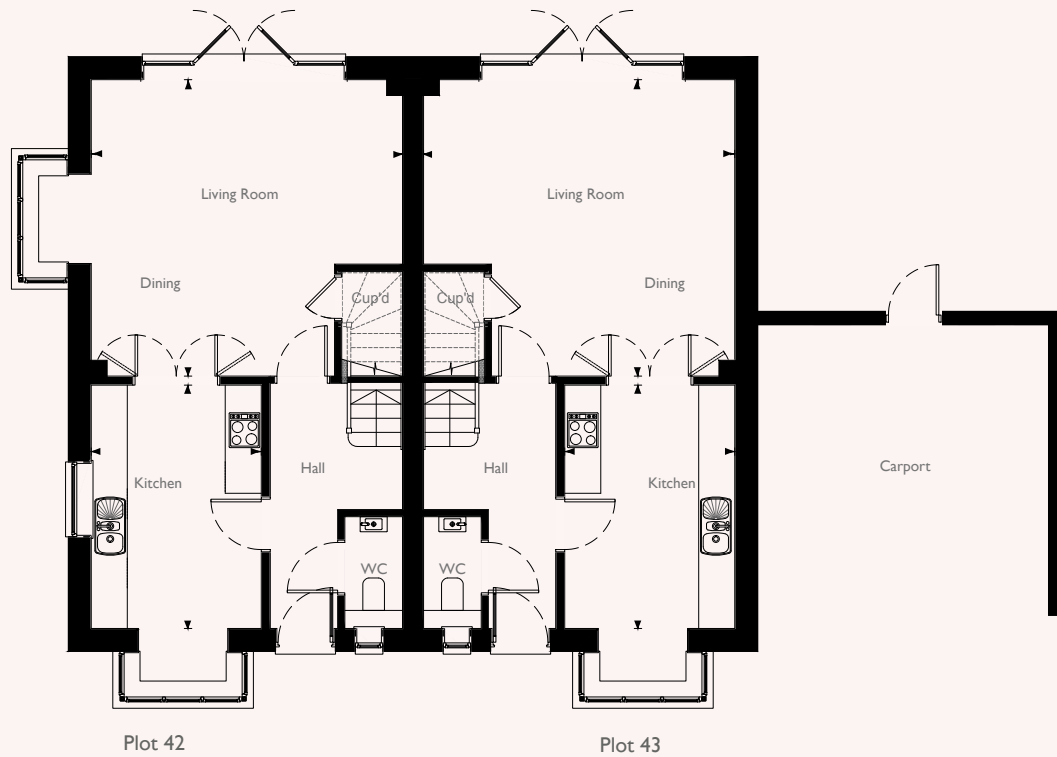


3 Bedroom House

Plots 42 & 43

	metric		imperial	
Living / Dining	5.18	× 4.93	17'0	× 16'2
Kitchen	4.05	× 2.83	13'3	× 9'3
Bedroom 1	4.03	× 2.83	13'3	× 9'3
Bedroom 2	3.36	× 2.85	11'0	× 9'4
Bedroom 3	2.91	× 2.21	9'7	× 7'3

Plot 42 with detached garage



The
Rose

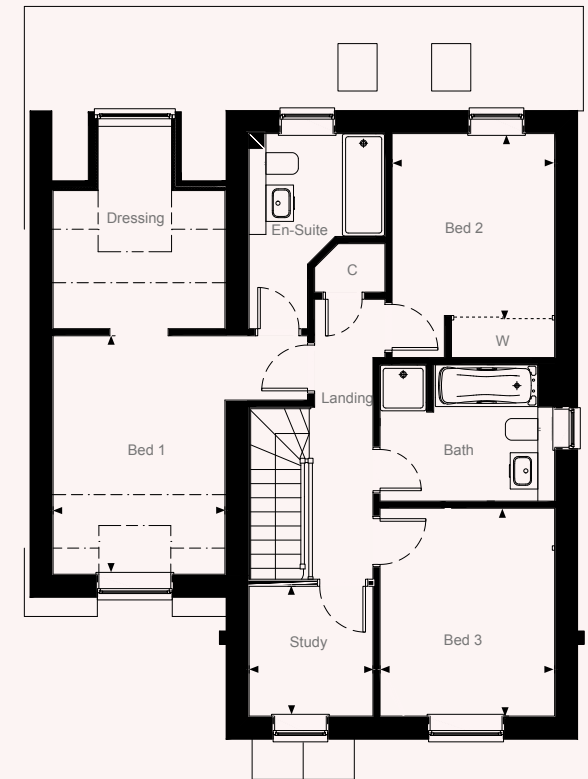
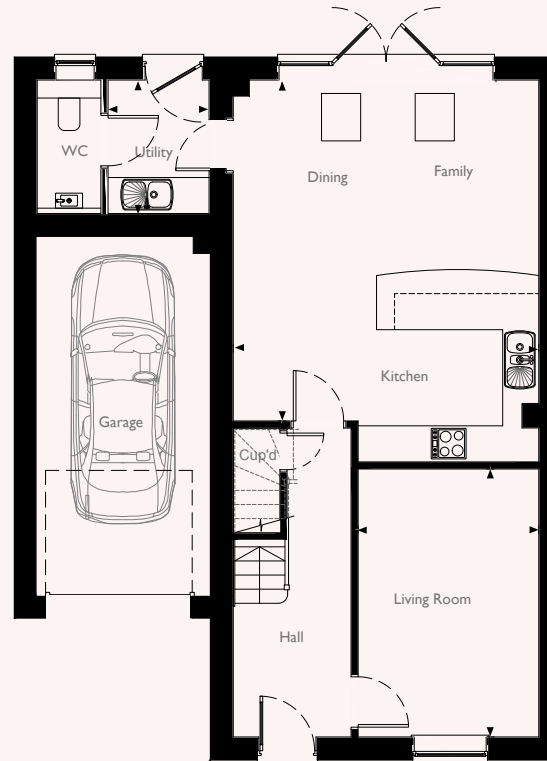


3 Bedroom House

Plots 33, 34, 35, 36

	metric		imperial	
Living	4.46	x 3.00	14'8	x 9'10
Kitchen / Dining	5.67	x 5.08	18'7	x 16'8
Utility	2.22	x 1.68	7'4	x 5'6
Bedroom 1	3.97	x 2.86	13'0	x 9'5
Bedroom 2	3.02	x 2.70	9'11	x 8'10
Bedroom 3	2.91	x 3.46	9'6	x 11'4
Study	2.16	x 2.06	7'1	x 6'9

This unit is available as a semi-detached



The
Peony

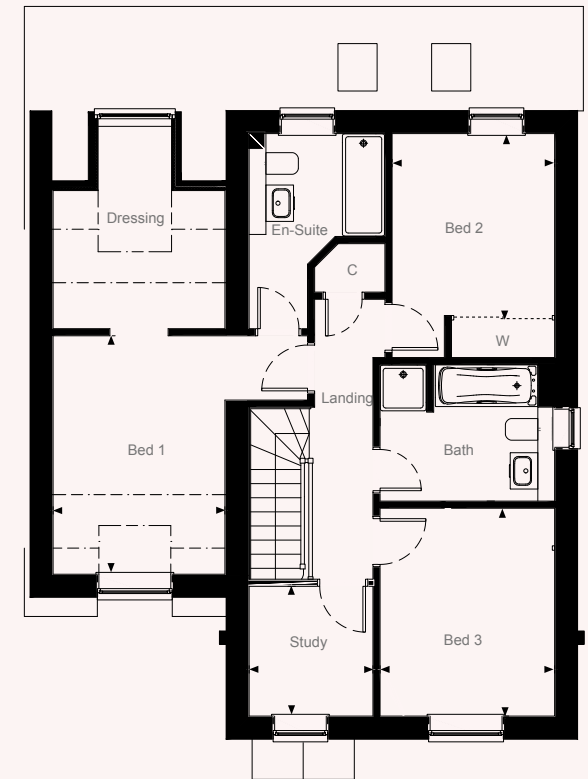
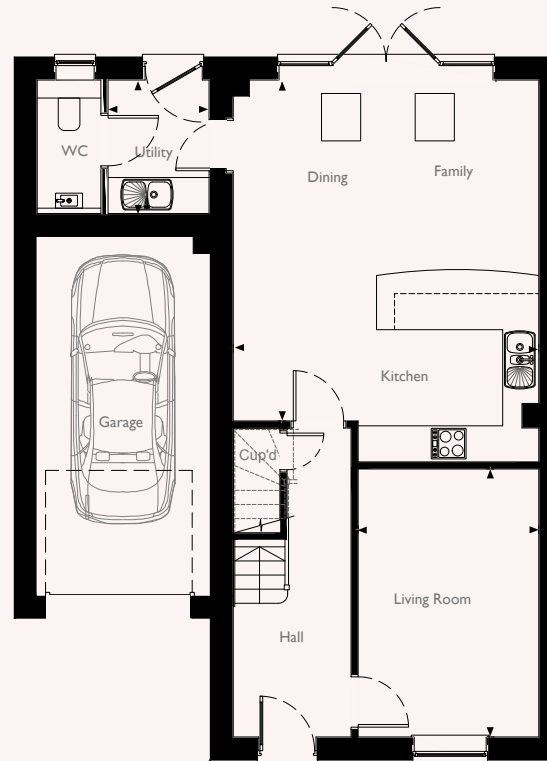


3 Bedroom House

Plots 15-17, 27-29, 37, 44 & 45

	metric		imperial	
Living	4.46	x 3.00	14'8	x 9'10
Kitchen / Dining	5.67	x 5.08	18'7	x 16'8
Utility	2.22	x 1.68	7'4	x 5'6
Bedroom 1	3.97	x 2.86	13'0	x 9'5
Bedroom 2	3.02	x 2.70	9'11	x 8'10
Bedroom 3	2.91	x 3.46	9'6	x 11'4
Study	2.16	x 2.06	7'1	x 6'9

This unit is available as a detached, semi-detached and terraced home



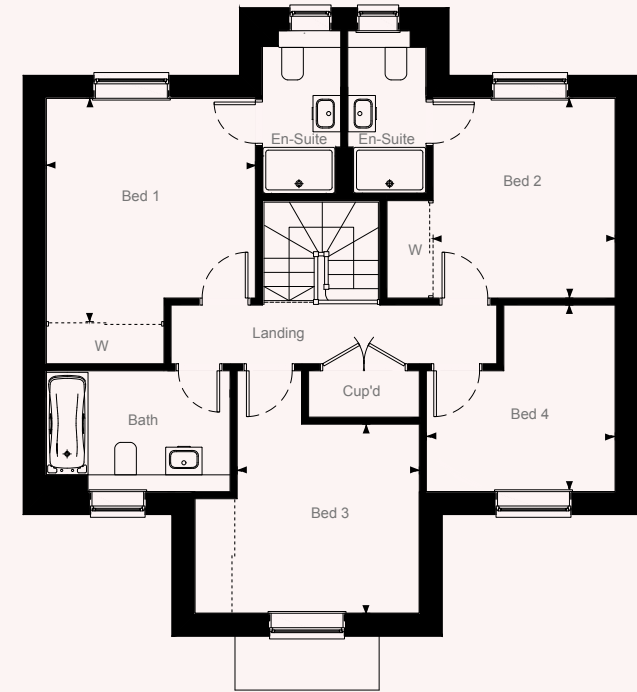
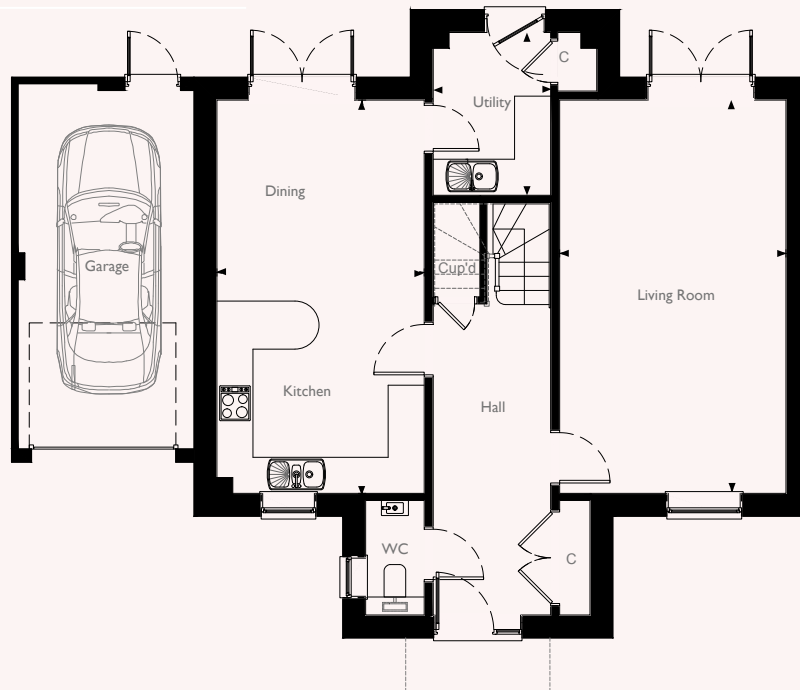
The
Wisteria



4 Bedroom House

Plot 38

	metric		imperial	
Living Room	6.54	x 3.77	21'6	x 12'4
Kitchen / Dining	6.54	x 3.45	21'6	x 11'4
Utility	2.71	x 1.95	8'11	x 6'5
Bedroom 1	3.71	x 3.48	12'2	x 11'5
Bedroom 2	3.32	x 3.03	10'11	x 9'11
Bedroom 3	3.03	x 3.15	9'11	x 10'4
Bedroom 4	3.14	x 3.10	10'4	x 10'2



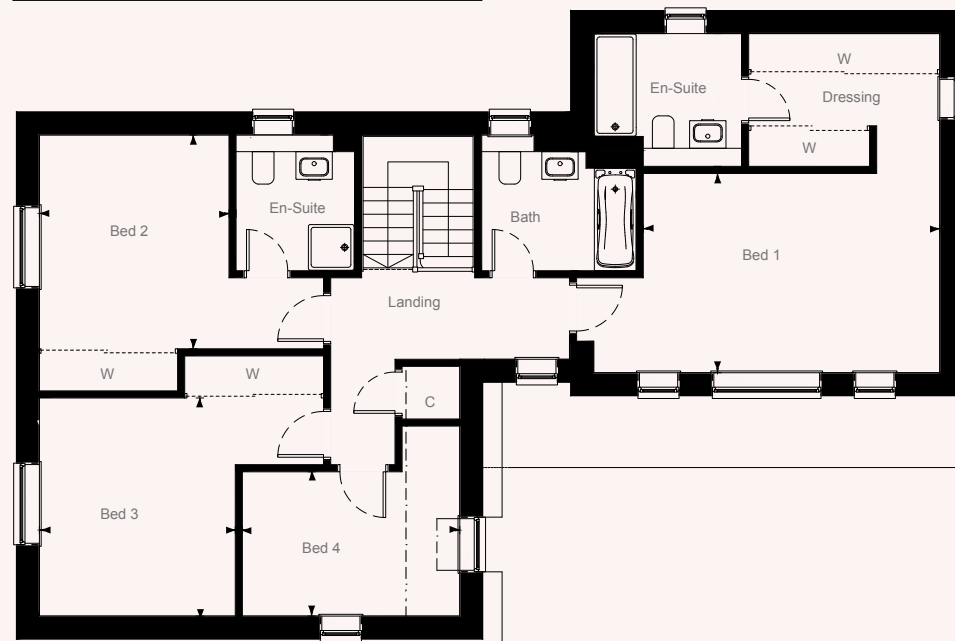
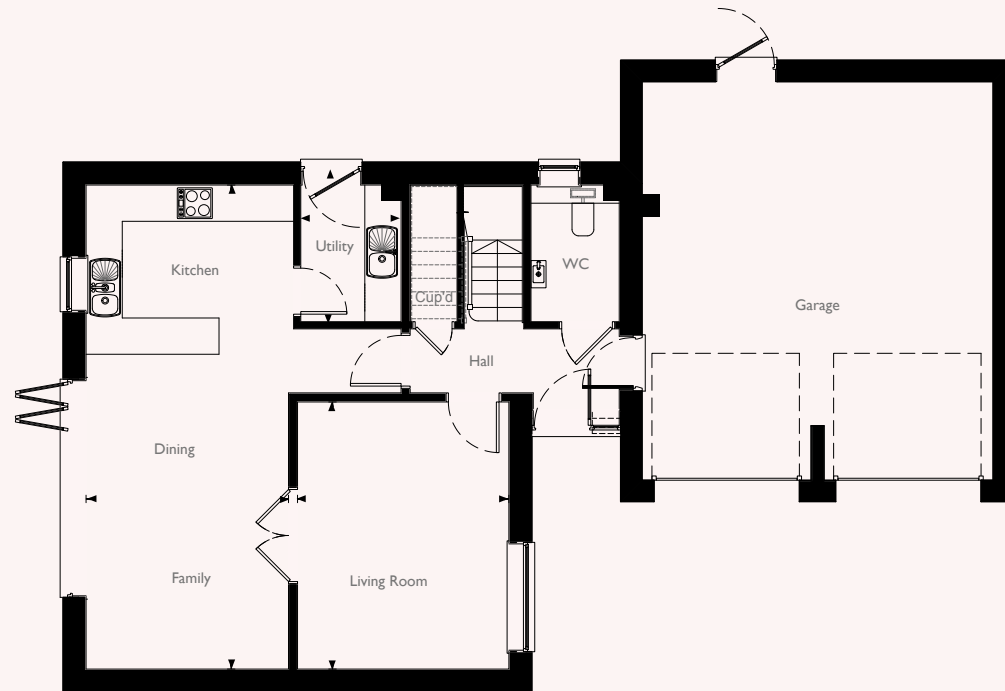
The
Dahlia



4 Bedroom House

Plot 39

	metric		imperial	
Kitchen / Dining / Family	8.01	x 3.35	26'3	x 11'0
Living Room	4.42	x 3.50	14'6	x 11'6
Utility	2.25	x 1.65	7'5	x 5'5
Bedroom 1	4.93	x 3.32	16'2	x 10'11
Bedroom 2	3.56	x 3.16	11'8	x 10'4
Bedroom 3	3.63	x 3.26	11'11	x 10'8
Bedroom 4	3.62	x 2.40	11'10	x 7'11



A close-up photograph of a modern kitchen sink. The sink is white and features a sleek, high-arc chrome faucet with two side handles. The faucet is mounted on a light-colored, possibly marble or quartz, countertop. In the background, a window with a white frame is visible, and on the windowsill sits a small, round white pot containing a green succulent. The overall scene is bright and clean, suggesting a high-quality interior design.

ENTICING INTERIORS

LUXURY KITCHENS

Quality, contemporary kitchens with a choice of doors and granite worktops*

Upstands and glass splashbacks to the hob

Two bedroom homes will have laminated worktops*

Utility rooms have laminated worktops*

Bosch stainless steel oven and combination microwave oven

Bosch stainless steel gas hob with stainless steel/glass extractor

Integrated fridge freezer

Integrated dishwasher

Integrated washing machine/dryer

Free-standing washing machine/dryer to all utility rooms

Single bowl stainless steel sink with Hansgrohe mixer taps

Under wall unit lighting



* Choice available from a range provided by Riverdale Developments
(Choices and options are subject to stage of construction. Please ask
Sales Representative for further details)

Images from a previous Riverdale Developments show home

BATHROOMS, ENSUITES & CLOAKROOMS

Fully fitted Roca sanitaryware with Hansgrohe chrome taps and shower fittings

Vanity units to family bathroom and master ensuite

Thermostatically controlled showers

All bathrooms half tiled with shower areas fully tiled

Choice of Minoli ceramic wall and floor tiling to bathroom and ensuite

Heated ladder towel rail to all bathrooms and ensuites

Mirrors to all bathrooms and ensuites

DOOR AND INTERNAL JOINERY

Glazed multi point locking front door

White painted, cottage style internal doors with chrome ironmongery

White PVCu windows and french doors

Full height wardrobes with soft close doors with rails and shelving where shown on drawings

Deep moulded skirting and architraves

FINISHING TOUCHES

A choice of Amtico wood effect flooring to hallway, kitchen/ diner and cloakroom

A choice of carpets to lounge, staircase, landing and bedrooms

Riverdale continually strives to achieve the highest specification possible, to meet both the needs and aspirations of our discerning clients



HEATING AND WATER SERVICE

All homes have energy efficient gas fired central heating
Mains pressure hot and cold water services

ELECTRICAL AND COMMUNICATIONS

Media panel provided to the living room, TV points provided to living room, family room and bedrooms
CAT 6 wiring to lounge, bedroom one and study
BT points to lounge, kitchen, diner, bedrooms and study
USB points to kitchen and bedroom one
TV system to be provided with all TV points working with cable ready for purchaser to add a SKY dish and set up or reconfigure to their own requirements

SECURITY & PEACE OF MIND

Mains operated, interconnected smoke/heat detectors to each floor with battery backup
External doors with multi point locking
All windows fitted with security locks
Security alarm systems fitted to all units

EXTERNAL AND SHARED AREAS

Lawn and patio to all gardens
External water tap and power point
Management Company for management of shared areas

WARRANTY AND AFTER CARE

NHBC 10 year warranty
A full demonstration of your new home before it is handed over to you
Riverdale Developments 2 year customer care warranty



Images from a previous Riverdale Developments show home.

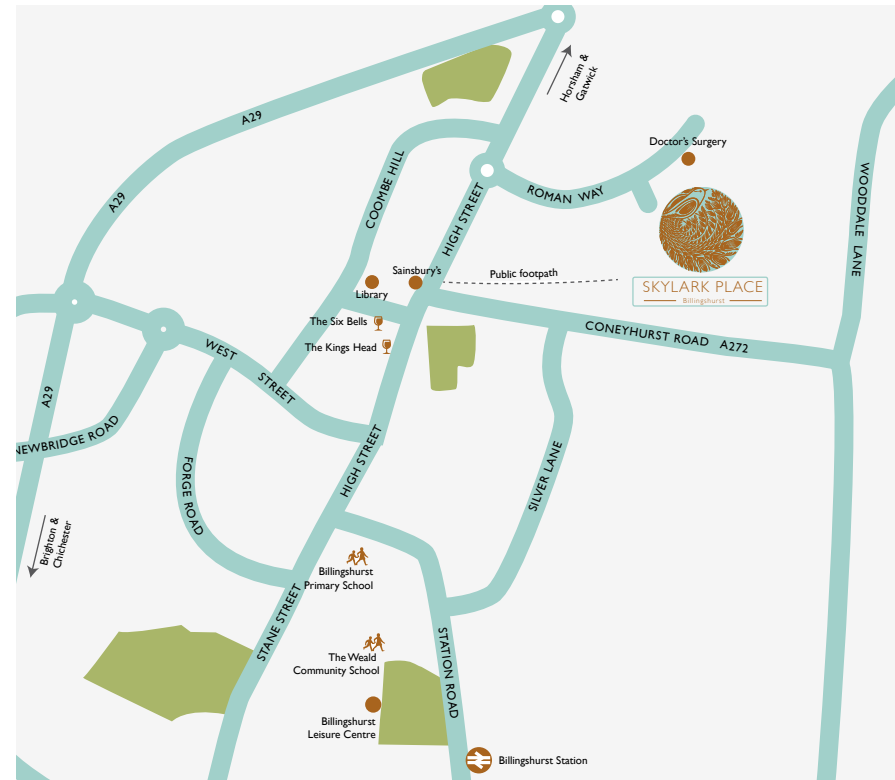


CLOSE TO THE CITY

Serious Connections

Accessibility is one of the biggest selling points of Skylark Place, with the M23 being within a 20 minute drive. London lies just 30 miles to the North, while Brighton is approximately 25 miles to the South. Billingshurst Rail Station is 1 mile from Skylark Place, with direct train journeys to London every 18 minutes during peak times, on average. For travel further afield, Gatwick Airport is 20 miles away.





Sat Nav: RH14 9QZ

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NHBC

Disclaimer

These details are intended to give a general indication of the proposed development and floor layout. We reserve the right to alter and amend specifications and floor layouts at any time. The contents herein shall not be deemed to form part of any contract or be a representation inducing any such contract. The dimensions shown on the floorplans are approximate. Each home is built individually and precise measurements may vary from that shown although every endeavour is made to make the dimensions as accurate as possible. We give maximum dimensions as accurate as possible. We give maximum dimensions to the points marked that may include fitted wardrobes, sloping ceilings, bay windows and any other features





WELCOME HOME...



BY RIVERDALE DEVELOPMENTS
riverdale-developments.co.uk