



CHARLES CHURCH



Hérons Park

Angmering | West Sussex



CHARLES CHURCH

## Homes with a reputation for design and quality.

When it comes to designing a new development, we apply the same philosophy every time – make it unique, make it personal. That’s because we understand your new home is more than simply bricks and mortar. It’s a private place of sanctuary where we hope you’ll laugh, entertain and escape for many years to come.

### We promise to provide:

- ✓ An expertly-designed home that’s sympathetic to the area
- ✓ A dedicated customer care helpline
- ✓ Two-year Charles Church warranty
- ✓ Ten-year insurance-backed new homes warranty
- ✓ Energy-efficient features that promote sustainable living
- ✓ The creative freedom to personalise your home
- ✓ Landscaping schemes to enhance your surroundings

### Here to help.

One of the best things about buying a new-build home are the amazing offers and schemes you could benefit from.



#### Part Exchange

Need to sell your home? We could be your buyer. Save money and time and stay in your home until your new one completes.



#### Home Change

Sell your current home with our support. We’ll take care of estate agent fees and offer expert advice to help get you moving.



#### Help to Buy

This Government-backed equity loan scheme enables first-time buyers to move with just a 5% deposit.

If you’re buying in London, Scotland and Wales the schemes are different. See [charleschurch.com/help-to-buy](https://charleschurch.com/help-to-buy) for more information about these schemes.



#### OUR STAR RATING

We’ve been awarded a five star rating by the Home Builders Federation in their 2022 survey.



## Our commitment to you.

We believe keeping you fully informed throughout the home-buying process is key to making the whole experience enjoyably simple. That's why we created The Charles Church Commitment. It's our way of making sure you receive exceptional customer service and relevant communications before, during and after you've moved in.

As part of our commitment, we carry out comprehensive inspections of all key build stages on every new home we build to ensure everything meets our exacting standards. Once you've picked up the keys, we'll give you a few days to settle in before getting in touch to check everything's okay and to answer any questions you may have. We're happy to hear from you at any point however, so always contact us if you have any issues.

## Becoming part of the scenery.

While we may have over 60 locations around the UK, we go to great lengths to adopt a local approach when it comes to building your home. So when we provide you with the local specification, you can be confident it'll be a perfect fit for the area in terms of the style of architecture and choice of materials. We also incorporate local scenery such as trees and lakes, and work with ecologists to protect the landscape and biodiversity.

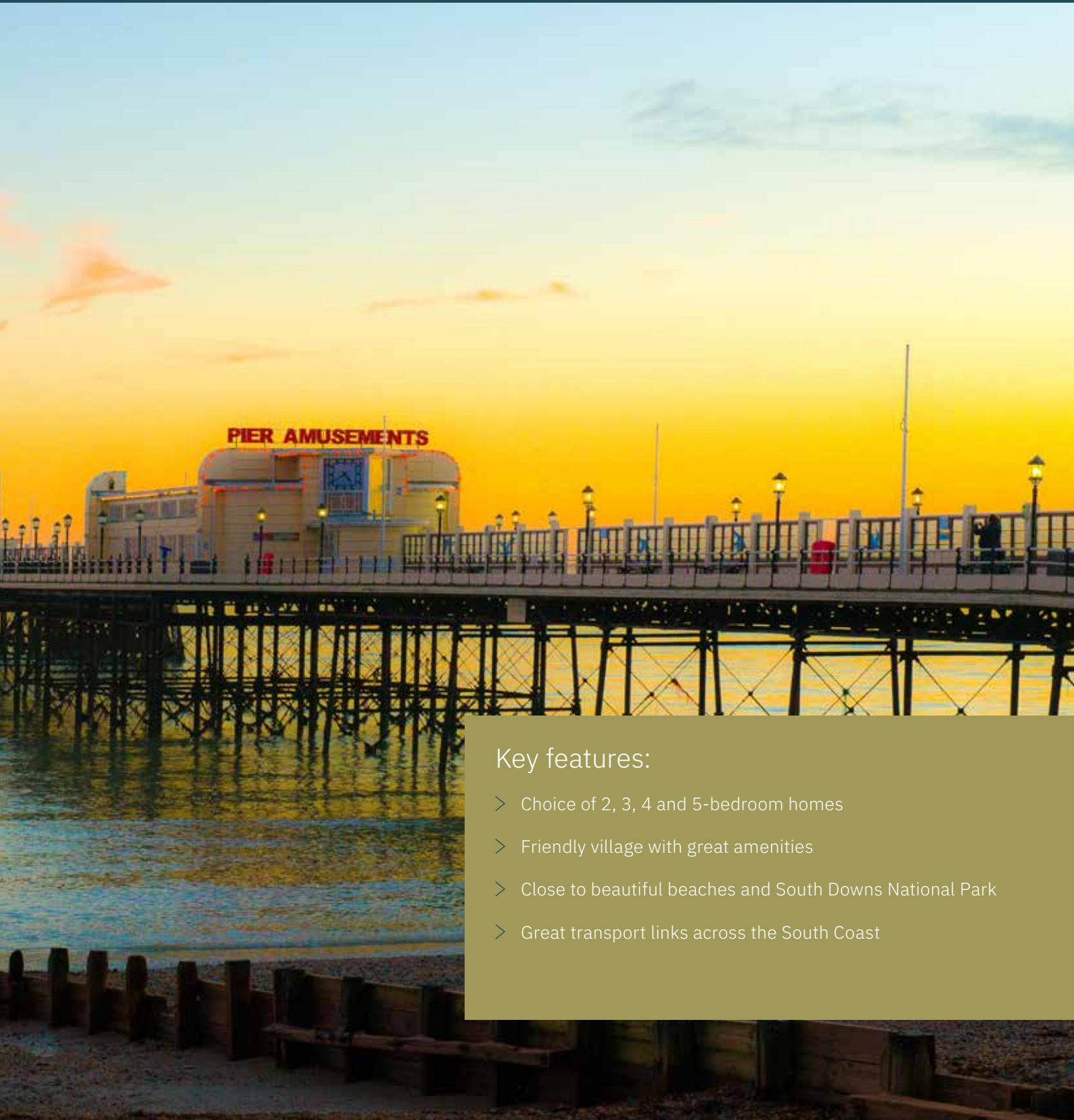
## Always by your side.

Your safety will always be our priority, which is why we'll give you an exclusive emergency cover number when you move in which you can call in the unlikely event of a complete power failure, gas leak, water escape or severe drain blockage. And don't forget, when you buy a new home with us you'll benefit from our two-year Persimmon warranty, which runs alongside a ten-year insurance-backed new homes warranty.



# Hérons Park

Angmering | West Sussex



## Key features:

- > Choice of 2, 3, 4 and 5-bedroom homes
- > Friendly village with great amenities
- > Close to beautiful beaches and South Downs National Park
- > Great transport links across the South Coast

# Find your perfect home near the coast in West Sussex

On the edge of Angmering, a charming village close to the beaches of West Sussex, Charles Church presents Herons Park, a collection of beautiful two, three, four and five-bedroom homes.

Herons Park is situated in the perfect location to enjoy the very best of what the county has to offer. With its close proximity to the local village of Angmering, larger towns, beaches and the South Downs, it is the perfect place to call home.

Angmering village is within walking distance and is very well equipped with a variety of shops and amenities. There are plenty of pubs and eateries nearby, and the range of activities that take place at the village hall, including horticulture club, bridge and dancing, offer a great chance to meet people in your new community. For a wider selection of shops there's a retail park with big name brands just 2 miles away, or you could head to nearby Littlehampton or Worthing to visit the many high street and independent shops, restaurants and services.

You'll also be close to beautiful natural landscapes and attractions. Drive 10 minutes south to reach a selection of lovely pebble beaches – all dog-friendly. Children will love the beaches at Littlehampton (4.5 miles), where you'll find beach huts, seaside cafes, mini-golf and an amusement park. A little further along the coast is Bognor Regis, or hop on the bus to reach Brighton in just over an hour.

## Education for all.



There are great schooling options in the local area. Angmering Village Preschool, St Wilfred's Catholic Primary School, St Margaret's CE Primary School and Angmering Secondary School and Sixth Form are all within walking distance of Herons Park. There's also a good range of schools for children of all ages in Littlehampton and Goring-by-Sea.



## Always in reach.

Angmering is well connected by road and rail, with excellent commuter links to towns and cities across the south coast. The development is located just off the A27, which runs along the coast putting centres such as Chichester, Worthing and Brighton within easy commuting distance.

The village has a train station with good connections to Brighton, Portsmouth, London and Southampton, and for travel further afield Gatwick Airport is 45 minutes away.



## Approximate travel distance by car to:

- > Angmering Train Station: 1.5 miles
- > Littlehampton Train Station: 4.7 miles
- > Worthing: 6.2 miles
- > Littlehampton West Beach: 7.5 miles
- > Brighton: 20.2 miles

# Hérons Park

## Site plan

### KEY

- The Hanbury+ (2)
- The Derwent (3)
- The Lockwood (3)
- The Lockwood Corner (3)
- The Longthorpe+ (4)
- The Coniston (4)
- The Coniston+ (4)
- The Warwick (5)
- The Holywell (5)
- Affordable Housing
- Shared Ownership

(3) indicates number of bedrooms



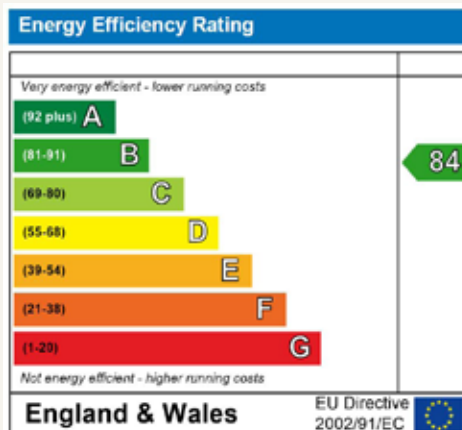


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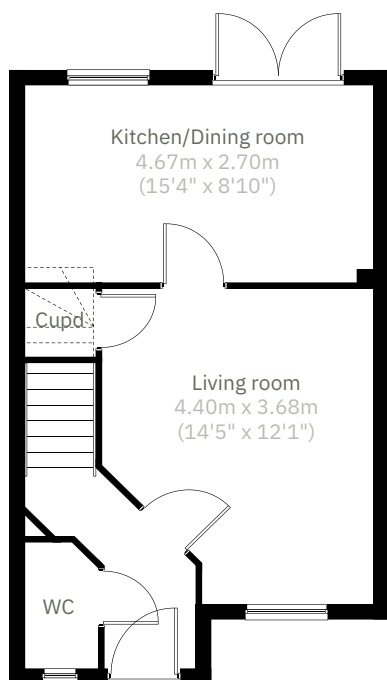
# The Hanbury+



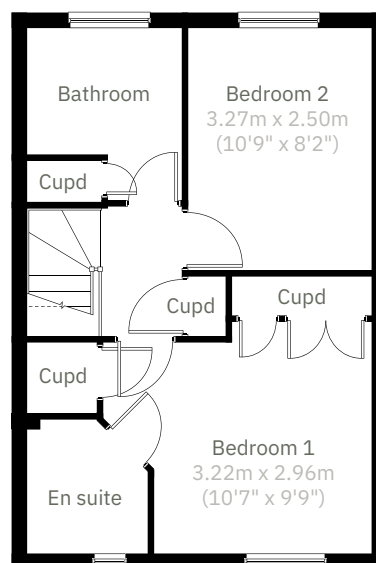
## ➤ TWO BEDROOM HOME



The popular Hanbury+ is a two-bedroom home, offering a bright and modern open plan kitchen/dining room with French doors leading into the garden. The downstairs WC, handy storage cupboards and en suite to bedroom one mean it ticks all the boxes for practical living.



Ground floor



First floor

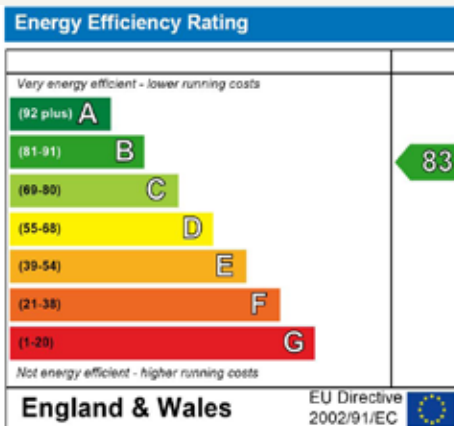
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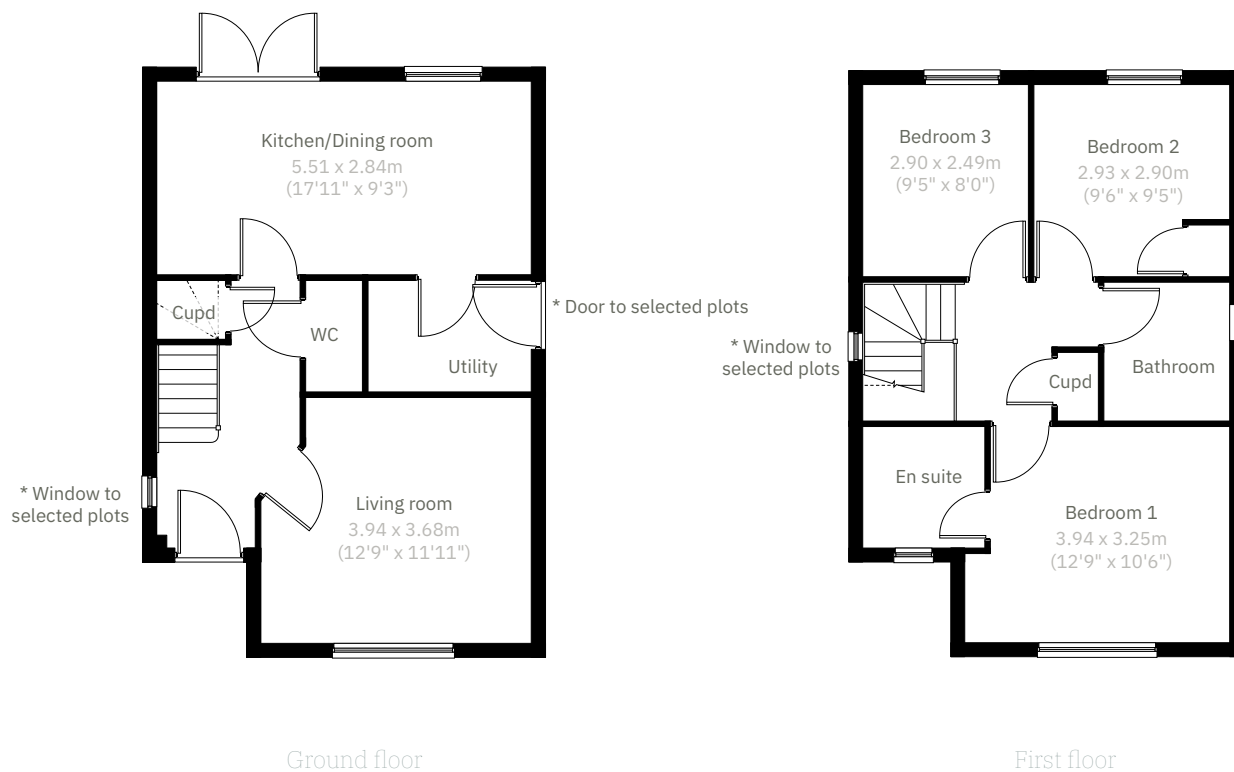
# The Derwent



## THREE BEDROOM HOME



Enjoy the best of modern living in this popular three-bedroom home which benefits from a stylish open plan kitchen/dining room with French doors leading into the garden. The Derwent's bright front-aspect living room, separate utility room with outside access on selected plots, two handy storage cupboards and downstairs WC complete the ground floor. Upstairs, bedroom one has an en suite and there's a good-sized family bathroom and further storage.

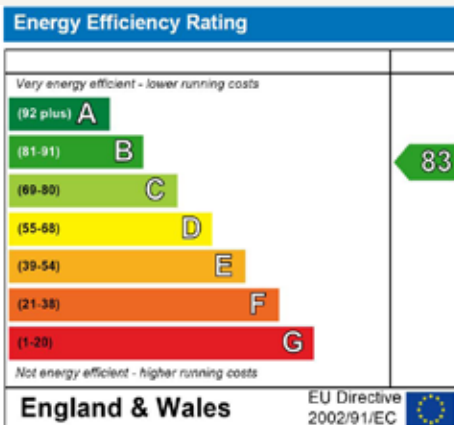


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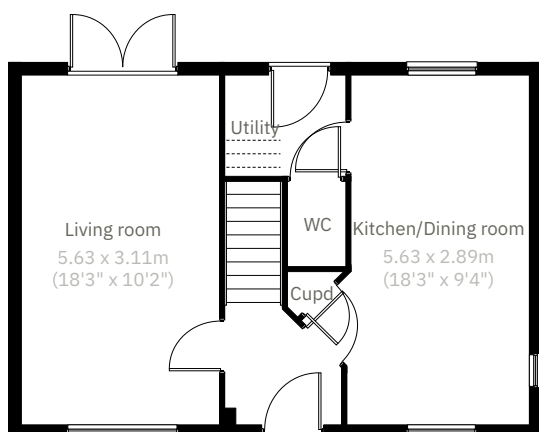
# The Lockwood



## THREE BEDROOM HOME

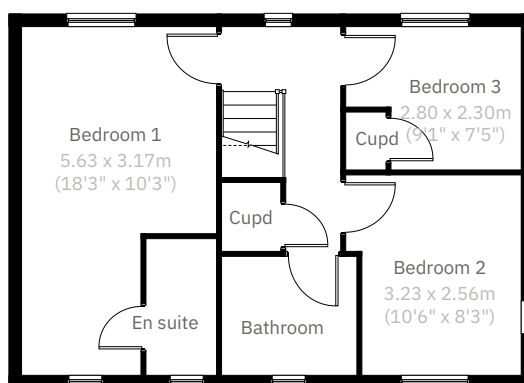


A superb family home, the Lockwood features a stunning open plan kitchen/dining room and equally impressive living room with French doors opening into the garden. A utility room with outside access, WC and storage cupboard ensure it's practical as well as stylish. Upstairs you'll find three bedrooms, including a large bedroom one with en suite, a family-sized bathroom and handy storage cupboard.



\* Window to plot 28 only

Ground floor



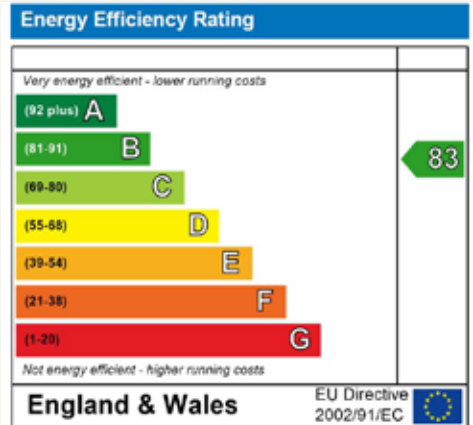
First floor

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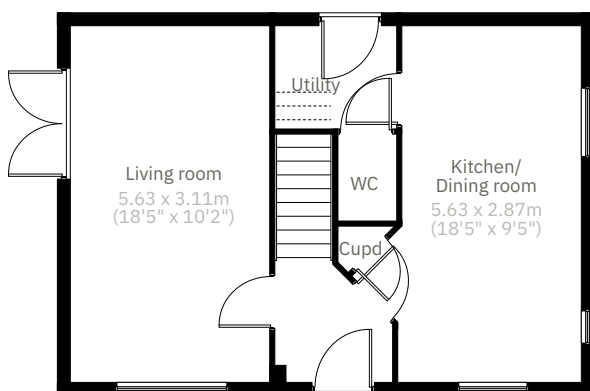
# The Lockwood Corner



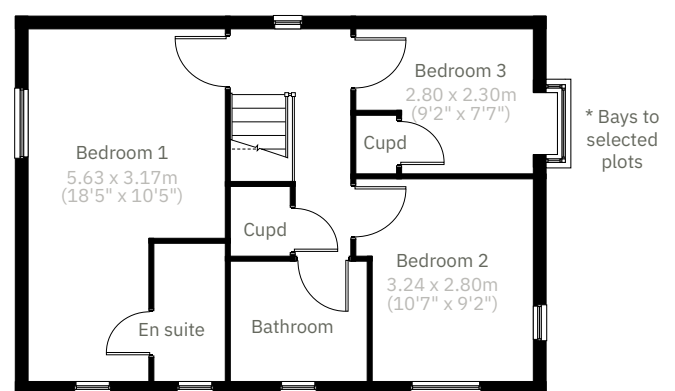
## THREE BEDROOM HOME



A fantastic family home, the Lockwood Corner features a stunning open plan kitchen/dining room and equally impressive living room with French doors opening into the garden. A utility room with outside access, WC and storage cupboard ensure it's practical as well as stylish. Upstairs you'll find three bedrooms, including a large bedroom one with en suite, a family-sized bathroom and handy storage cupboard.



Ground floor



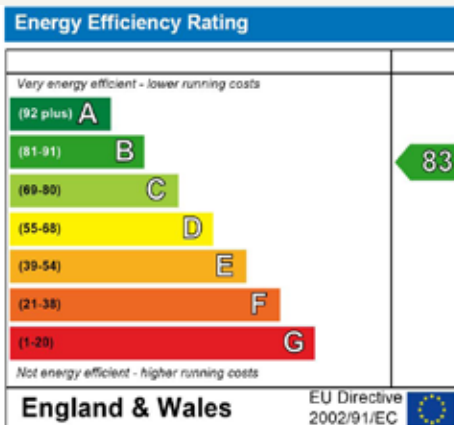
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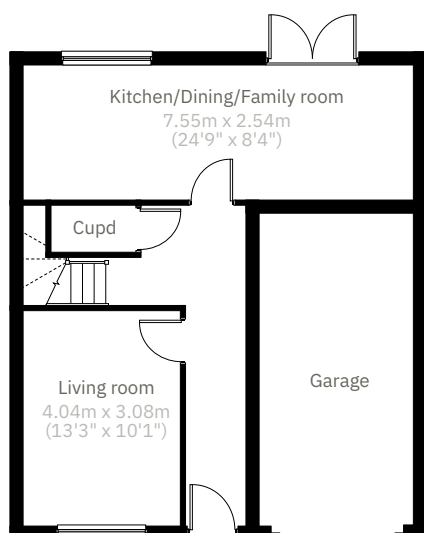
# The Longthorpe+



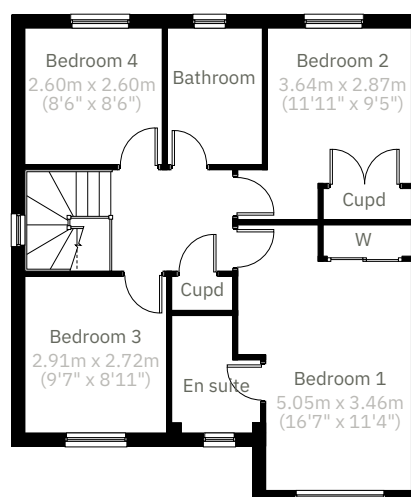
## FOUR BEDROOM HOME



An attractive family home, the Longthorpe+ is designed for modern living. It's a four-bedroom detached home with an integral garage, a front aspect living room and a spacious open plan kitchen/dining/Family room - ideal for family life and entertaining friends. There's a spacious bedroom one with an en suite, and a roomy landing leading on to three further bedrooms, a storage cupboard and the main family bathroom.



Ground floor



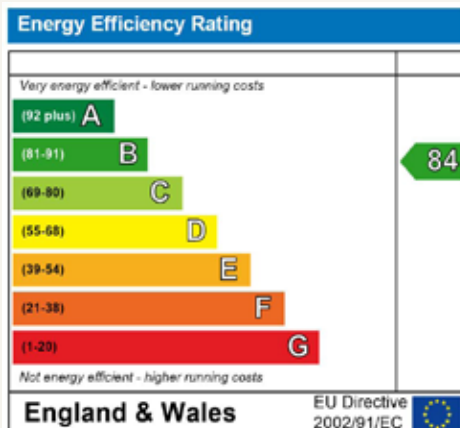
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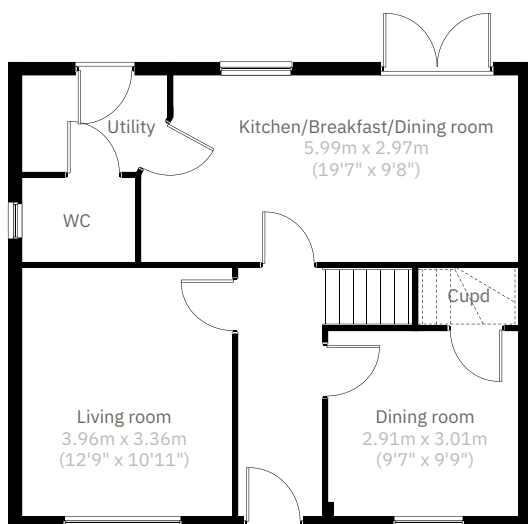
# The Coniston



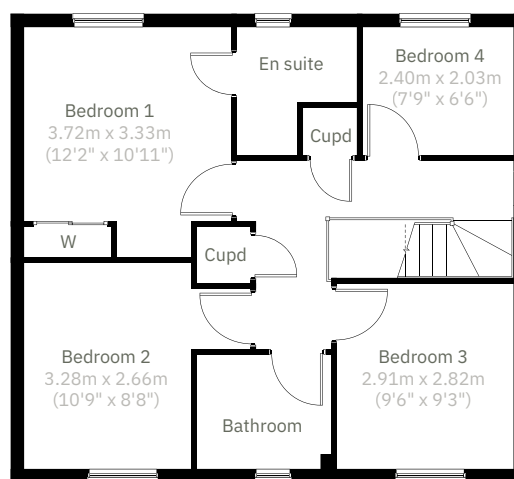
## FOUR BEDROOM HOME



A popular family home, the Coniston ticks all the boxes. The modern and stylish open plan kitchen/breakfast/dining room is perfect for spending time as a family and entertaining. There's also a well-proportioned living room, separate dining room, downstairs WC and handy utility with outside access. Upstairs there are four bedrooms - bedroom one has an en suite - a large family-sized bathroom and two storage cupboards.



Ground floor



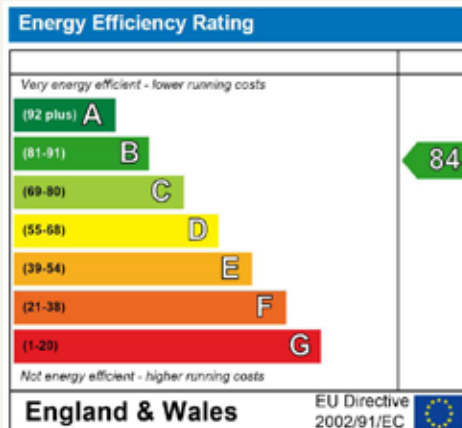
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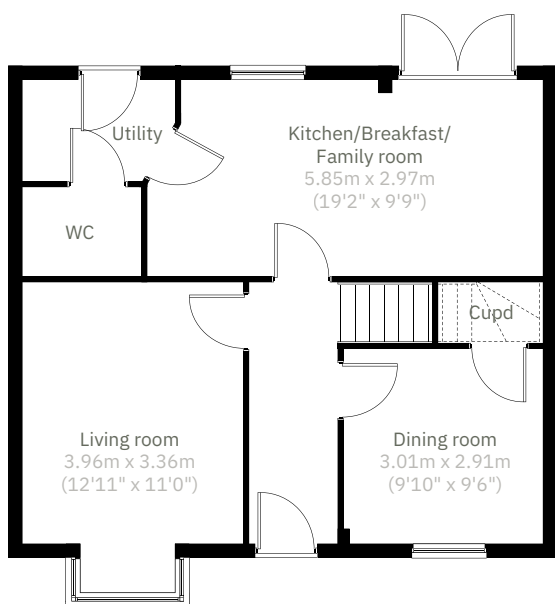
# The Coniston+



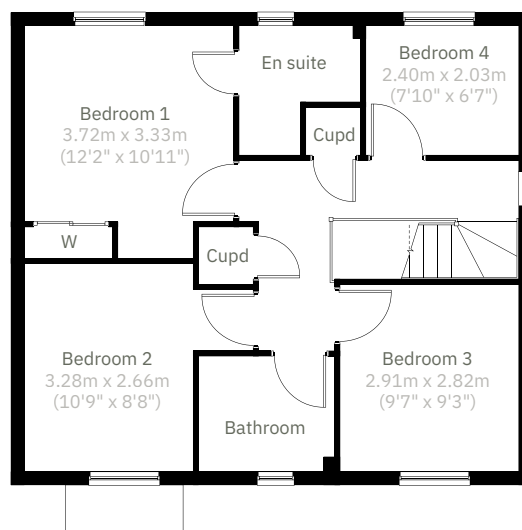
## FOUR BEDROOM HOME



A perfectly-proportioned detached home, the Coniston+ is a popular choice with families. The modern and stylish open plan kitchen/breakfast/dining room is perfect for spending time as a family and entertaining. There's also a bright front-aspect living room, separate dining room, downstairs WC and handy utility with outside access. Upstairs there are four bedrooms - the bedroom one has an en suite - a large family-sized bathroom and two storage cupboards.



Ground floor



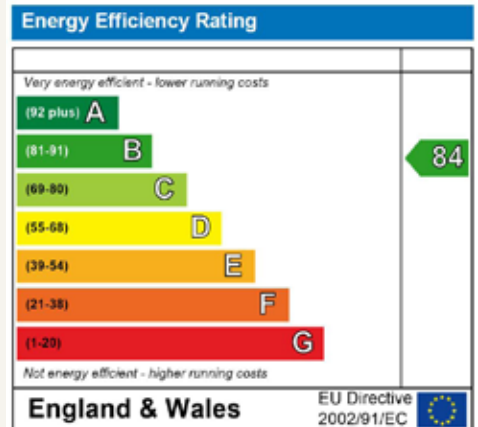
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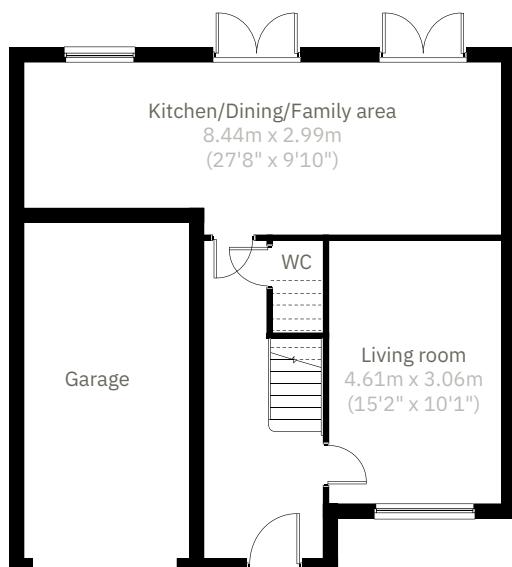
# The Warwick



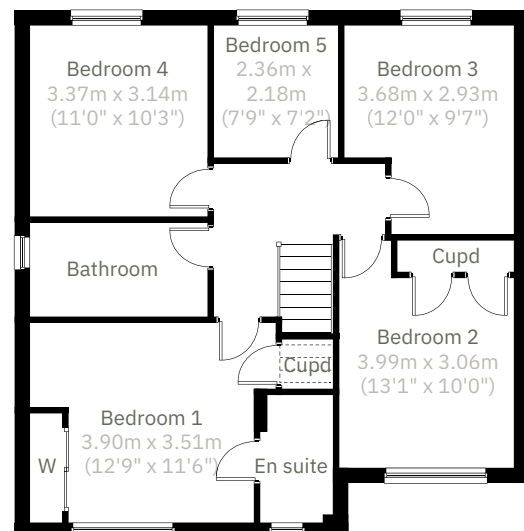
## FIVE BEDROOM HOME



Ideal for family life, the Warwick is a stunning five-bedroom detached home. The open plan kitchen/dining/family room is spacious and bright - perfect for gatherings with friends and family. There's also a spacious front aspect living room, integral single garage, handy downstairs WC and en suite to the bedroom one.



Ground floor



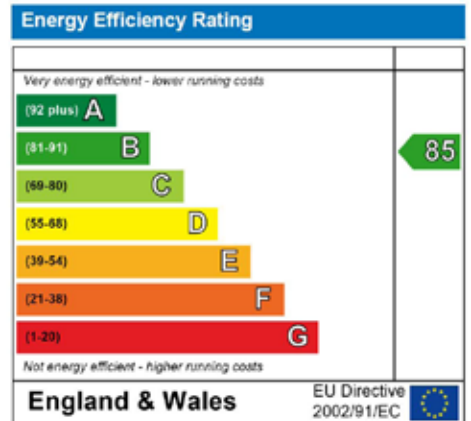
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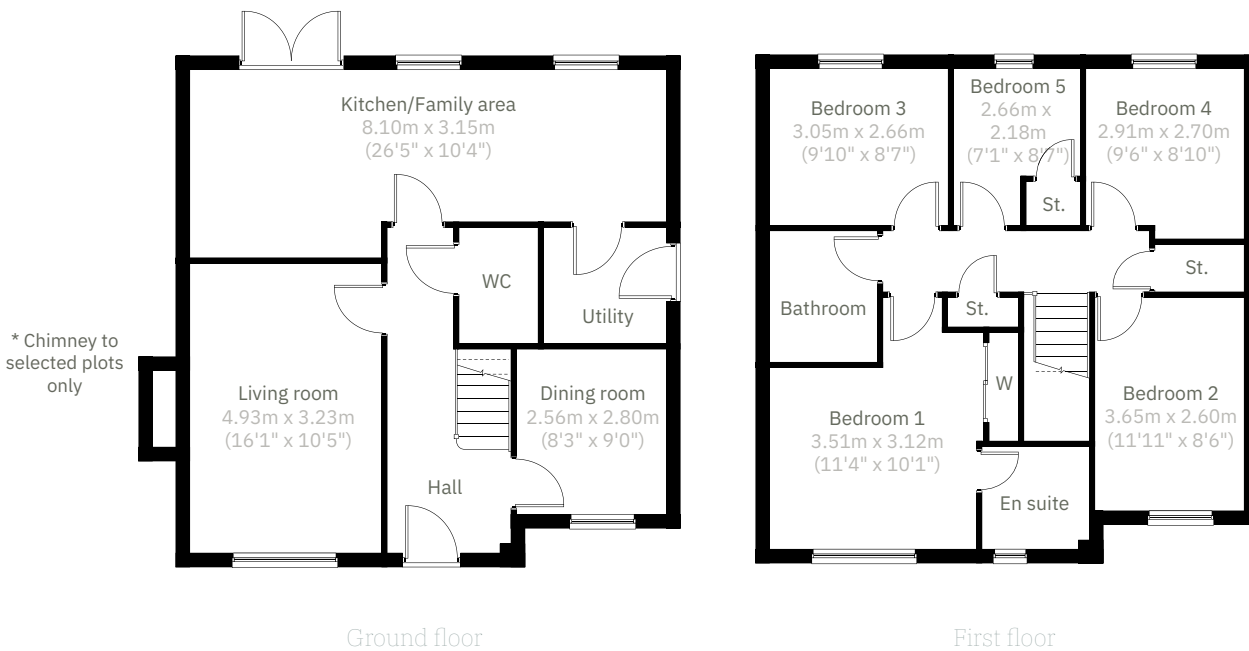
# The Holywell



## FIVE BEDROOM HOME



A perfectly-proportioned detached home, the Holywell is a popular choice with families. The modern and stylish open plan kitchen/dining/family room is perfect for spending time as a family and entertaining. There's also a bright front-aspect living room, separate dining room, downstairs WC and handy utility with outside access. Upstairs there are five bedrooms - the bedroom one has an en suite - a large family-sized bathroom and a storage cupboard.



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# Specifications

- ⊗ Double glazed low E-glass windows in PVCu frames
- ⊗ Secure by design composite front door
- ⊗ Front PIR sensor light
- ⊗ Smooth finish ceilings painted white
- ⊗ Walls painted muted stone
- ⊗ White sockets & light switches throughout
- ⊗ White downlighters with low energy bulbs to kitchen, bathroom, and en suite, pendent or batten fittings to remaining rooms with low energy bulbs
- ⊗ White 5-panel pre-finished doors
- ⊗ Gas central heating
- ⊗ Fibre Nest installation – double socket in living room
- ⊗ Satellite TV point in living room
- ⊗ Choice of kitchen units/worktop (subject to build stage)
- ⊗ Soft close kitchen cupboards & drawers
- ⊗ Stainless steel single or double oven (dependent on house type)
- ⊗ Stainless steel 4 burner gas hob, canopy hood and glass splash back
- ⊗ Integrated fridge freezer, dishwasher, washer/dryer (no utility)
- ⊗ Integrated fridge freezer, dishwasher, spur for washer & dryer (with utility)
- ⊗ Contemporary style sanitaryware
- ⊗ Half height tiling to sanitaryware walls, full height to bath or shower enclosure (where applicable)
- ⊗ Mira Minimal EV Thermostatic shower to en-suite (where applicable)
- ⊗ Chrome towel rails in main bathroom and en suite
- ⊗ Thermostatic radiator valves to bedrooms
- ⊗ Double wardrobe to bedroom 1 (dependent on house type)
- ⊗ Smoke detectors to hall and landing
- ⊗ Standard Patio area
- ⊗ 1.8m fence panels to boundary areas
- ⊗ 10 year new homes warranty



Your home, **better connected** for a brighter future.

Great news! Herons Park will be benefitting from access to ultrafast, full fibre-optic broadband.



## Your home, better connected with **FibreNest**

- ▶ 100% full fibre-optic internet access installed directly into your new home
- ▶ You and your family can do more online at the same time, with less lag and hold-ups
- ▶ Enjoy lightning-fast speeds that won't be affected by the length of the line serving your property
- ▶ Full-fibre future-proofs your home, ensuring you'll always be able to access the latest in online services
- ▶ Stream 4k content, play online games and more on multiple devices all at the same time with less interruptions
- ▶ Work from home like you do in the office, thanks to our high-capacity, super reliable network
- ▶ Enjoy an exceptional level of customer support from our UK call centres

How our packages compare<sup>1</sup>

|  |  |
|--|--|
| <h3>500Mb</h3> <h4>Ultrafast Broadband</h4> <p>Great for families with many devices, avid gamers and home workers.</p> <p>Up to 500Mb download<br/>Up to 50Mb upload</p> | <h3>250Mb</h3> <h4>Megafast Broadband</h4> <p>Stream 4k Ultra-HD content, play online games and more.</p> <p>Up to 250Mb download<br/>Up to 25Mb upload</p>          |
| <h3>125Mb</h3> <h4>Superfast Broadband</h4> <p>Watch full HD TV whilst performing larger downloads.</p> <p>Up to 125Mb download<br/>Up to 10Mb upload</p>                | <h3>75Mb</h3> <h4>Faster Broadband</h4> <p>Browse the web intensively, play online games and watch catch-up TV.</p> <p>Up to 75Mb download<br/>Up to 10Mb upload</p> |
| <h3>20Mb</h3> <h4>Standard Broadband</h4> <p>Browse, stream music and download larger files.</p> <p>Up to 20Mb download<br/>Up to 2Mb upload</p>                         | <h3>10Mb</h3> <h4>Budget Broadband</h4> <p>Suitable for basic general web browsing.</p> <p>Up to 10Mb download<br/>Up to 1Mb upload</p>                              |

| Download type            | 500Mb  | 250Mb   | 125Mb   | 75Mb   | 20Mb   | 10Mb   |
|--------------------------|--------|---------|---------|--------|--------|--------|
| <p>HD movie (12GB)</p>   | 3m 15s | 6m 30s  | 13m     | 23m    | 1h 20m | 2h 40m |
| <p>Video game (40GB)</p> | 11m    | 21m 45s | 43m 45s | 1h 17m | 4h 30m | 9h     |

To have your new home connected, register now at [fibrenewest.com/connect](http://fibrenewest.com/connect)  
Questions? Just give our friendly team a call on **0333 234 2220**



Please see [fibrenewest.com](http://fibrenewest.com) for up-to-date details on our packages and pricing.

No hidden costs. No price rises during the minimum term of your contract or automatic increases at the end.<sup>2</sup> Great service. Guaranteed.

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## It pays to buy new.

### > **No chains**

Few things are more annoying in the home buying process than a time-consuming chain you can't control. Buying new limits the chance of getting involved in one.

### > **No space goes to waste**

Research shows that 17% of living space often goes unused in older properties. Modern homes are proven to use every inch of room as effectively as possible.

### > **Living it up in style**

When you buy a new Charles Church home you can expect a brand spanking new fitted kitchen, bathroom suite, and in some cases an en suite and dressing room.

### > **Less work, more freedom**

Buying new means you'll spend far less time on repairs and maintenance, after all, life's too short to spend every weekend doing DIY.

### > **Flexible ways to buy**

We offer a range of schemes to help get you on the property ladder, including Home Change, Part Exchange and Help to Buy.

### > **Better safe than sorry**

All our homes are built from fire-retardant materials and come with fitted smoke alarms and fire escape windows. They're also far more secure than older buildings thanks to the security locks and lighting we use.

### > **Lower energy bills**

New homes have to meet stringent energy-efficient standards, which means you'll spend less on your energy bills from day one. All our homes come with a cost-effective combi boiler, first-rate loft insulation and draught-free double glazed windows.

### > **First-rate, not second-best**

From your boiler and windows to your carpets and curtains, everything in your new home is new. This means you get to enjoy all the latest designs and tech, while also benefitting from the manufacturers' warranties that come with them.

### > **Long-term peace of mind**

All our new homes come with a ten-year, insurance-backed warranty, as well as our very own two-year Charles Church warranty. In the unlikely event you ever need to make a claim, our Customer Care Team will be happy to provide all the help you need.

### > **The choice is all yours**

A new home offers you a blank canvas and a chance to showcase your own style and personality at every turn. So while our homes come with fitted kitchens and bathrooms, which you can fully customise them with our Select Options (depending on the build stage).



## Herons Park

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Registered in England no: 1182689

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[charleschurch.com](http://charleschurch.com)