



BoKlok by the Park

A NEW COLLECTION OF SUSTAINABLE, SCANDINAVIAN
STYLE FAMILY HOMES FOR THE MANY PEOPLE, SITUATED
IN THE SEASIDE TOWN OF LITTLEHAMPTON.



Welcome to BoKlok by the Park

Our new collection of two and three-bedroom family homes are situated alongside Rosemead Park in Littlehampton. Close to the seafront and within easy reach of the town centre, residents here will be perfectly placed to capitalise on the many charms of this traditional seaside town.

Computer generated image for illustrative purposes only, depicts 2 & 3 bedroom houses





Getting to know Littlehampton

A home at BoKlok by the Park means that you are ideally situated to enjoy the town's host of local amenities, all within easy reach. Whether you are looking for some retail therapy, or you are keen to get out and enjoy the great outdoors, there's lots to see and do.

Shopping

Littlehampton offers a variety of independent shops and a wide range of high street brands and supermarkets. When it's time for a pit stop, enjoy the town's thriving café culture or its array of eateries, offering locally sourced produce. Rustington Retail Park is also close by, with access to over 80 stores in a series of pedestrian-friendly shopping areas.



Out & about

Littlehampton's vast number of beaches are ideal for some seaside fun or much needed relaxation, while its numerous award-winning parks offer a huge amount of green open space and play parks, ideal for the whole family to enjoy. If you are looking for a picturesque spot, then the family run marina is full of character.

Local schools

The area offers a great selection of schools making it popular with families. From the development, there are five primary schools within a mile and 13 within three miles, 10 of which are Ofsted rated Good. There are also three secondary schools within three miles of the site and five within five miles.



Well connected

Littlehampton is well connected, with Littlehampton Railway Station close by and the town offering easy access to the local road network. The A259 is just 1.1 miles away, the A284 is 0.8 miles away. The A27 is 3.2 miles away.

Littlehampton Railway Station: 0.7 miles (15 minute walk/4 minutes by bike/3 minutes by car).

Trains services from Littlehampton are provided by Southern with direct services to Chichester (17 minutes), Brighton (54 minutes), Portsmouth (55 minutes), Gatwick Airport (1 hour 10 minutes) and London Victoria (1 hour 45 minutes).





A great place to live

BoKlok by the Park enjoys a central location, within easy reach of a host of local shops, amenities and leisure facilities.

- **The Windmill Cinema:** 0.6 miles (13 minute walk/4 minutes by bike/3 minutes by car)
- **Norfolk Gardens:** 0.7 miles (15 minute walk/5 minutes by bike/4 minutes by car)
- **Morrisons Supermarket:** 0.9 miles (17 minute walk/5 minutes by bike/3 minutes by car)
- **Littlehampton Marina:** 0.9 miles (18 minute walk/4 minutes by bike/7 minutes by car)
- **Harbour Park Amusements:** 1 mile (20 minute walk/6 minutes by bike/3 minutes by car)
- **Tesco Superstore:** 1.2 miles (25 minute walk/6 minutes by bike/6 minutes by car)
- **Brookfield Country Park:** 1.4 miles (8 minutes by bike/5 minutes by car)
- **Mewsbrook Park and Boating Lake:** 1.4 miles (8 minutes by bike/5 minutes by car)
- **Littlehampton Wave Leisure Centre:** 1.4 miles (8 minutes by bike/5 minutes by car)
- **Littlehampton Golf Club:** 1.4 miles (7 minutes by bike/9 minutes by car)
- **Shop Rushington (shopping centre):** 1.6 miles (9 minutes by bike/7 minutes by car)
- **West Beach:** 1.8 miles (9 minutes by bike/12 minutes by car)
- **Worthing Hospital:** 9.3 miles (47 minutes by bike/23 minutes by car)
- **IKEA Southampton:** 44.2 miles away (1 hour 50 minutes from Littlehampton Railway Station to Southampton Central or 1 hour 9 minutes by car)

All times/distances taken from Google maps.

Site plan

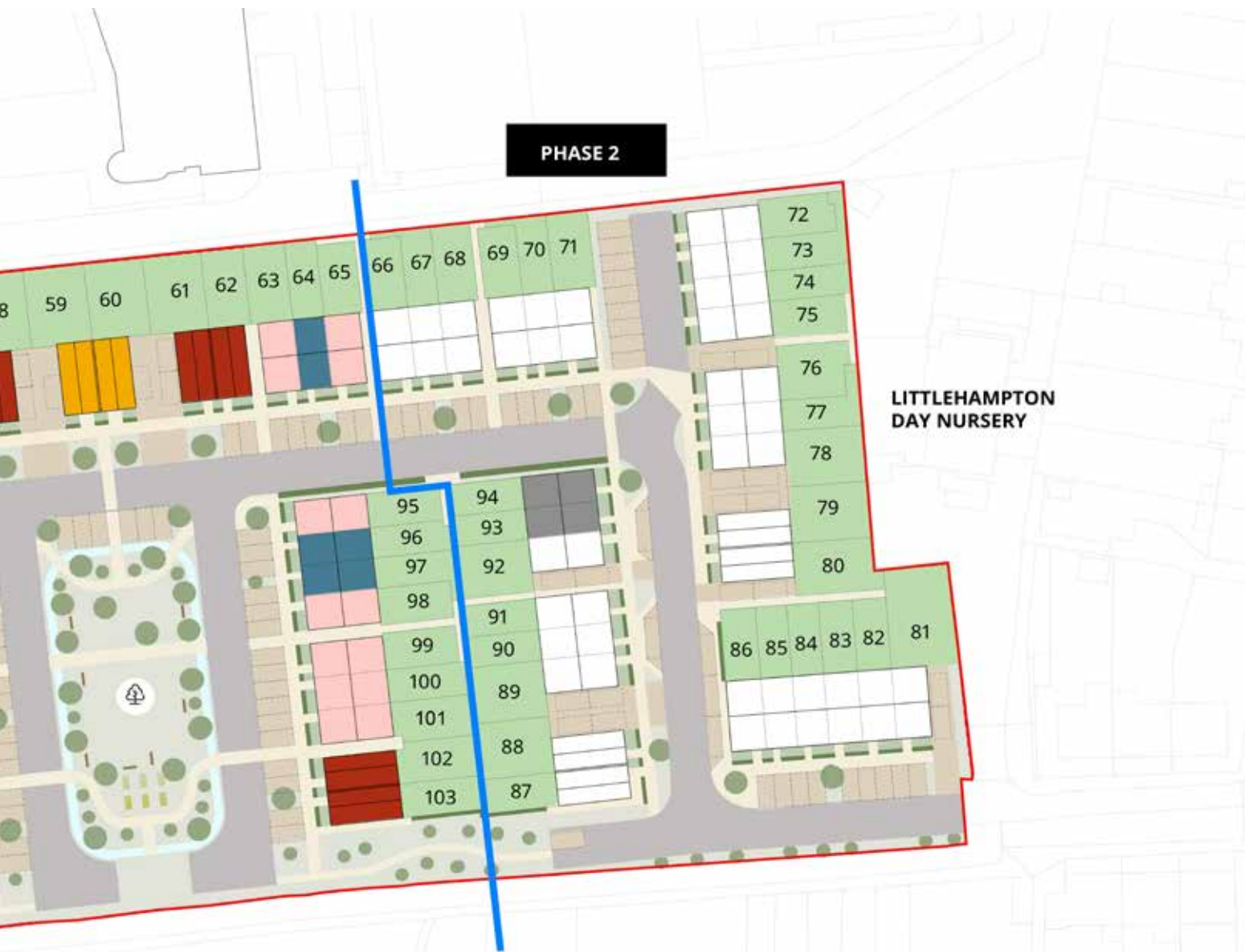
Perfectly designed for family living, these sustainable, Scandinavian style homes, offer open plan living spaces, high ceilings and large windows, which allow the light to flood in. Great value, stylish new homes. Presented and sold in a straightforward and fair way.

That's BoKlok by the Park.



KEY

-  2 Bed Type A
-  2 Bed Type B
-  3 Bed Type A
-  3 Bed Type B
-  Affordable Homes
-  Open Space
-  Play Area
-  Bin Store
-  Cycle Storage
-  Sub Station



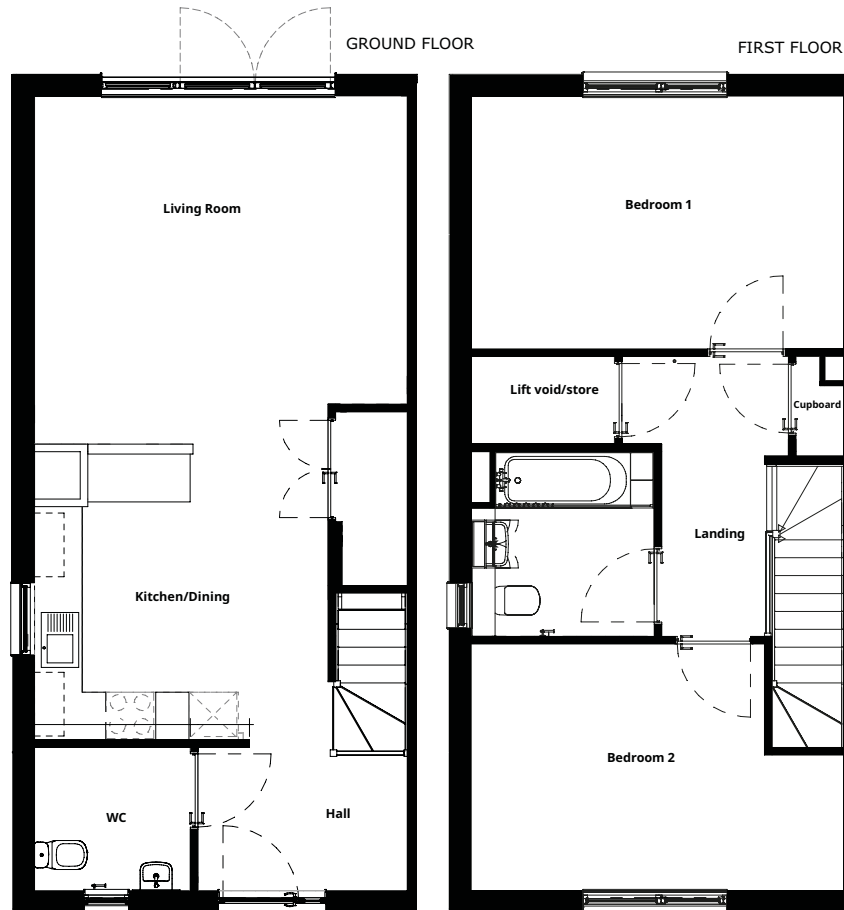
Site plan correct at time of publishing



Two bedroom house - Type A



Our two-bedroom houses enjoy an open-plan layout. Double doors from the living area open up onto your own private garden. Two good sized double bedrooms upstairs sit either side of a well-equipped family bathroom, while bedroom one also benefits from its own en-suite.

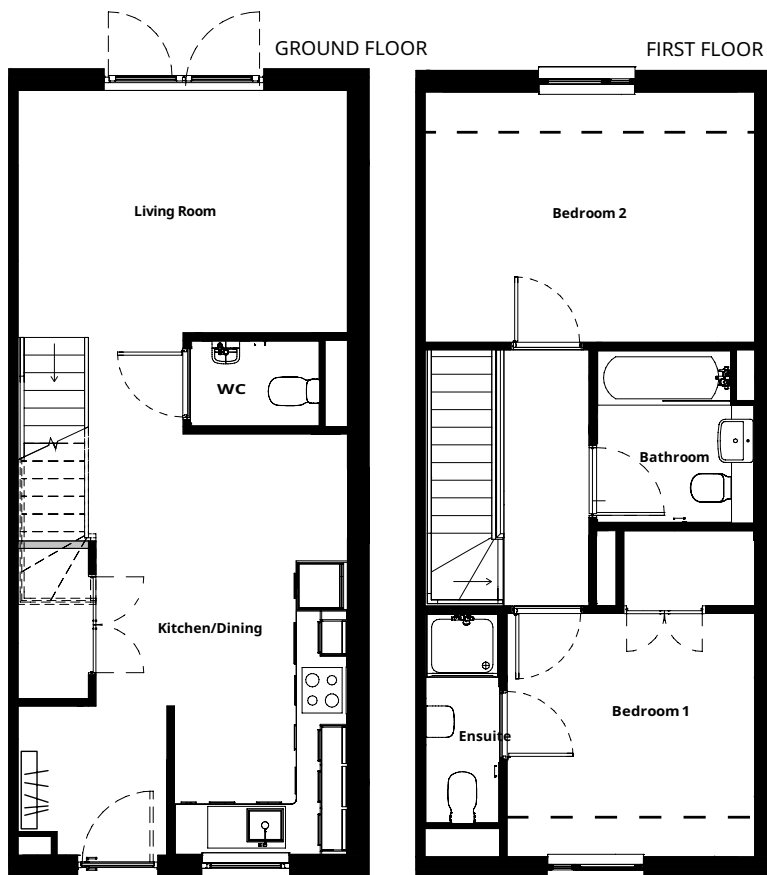


Kitchen/dining	3525mm x 2605mm (<i>max</i>)	11'6" x 8'5" (<i>max</i>)
Living room	4680mm x 4370mm (<i>max</i>)	15'4" x 14'3" (<i>max</i>)
Bedroom 1	4680mm x 3175mm	15'4" x 10'4"
Bedroom 2	4680mm x 3100mm (<i>max</i>)	15'4" x 10'2" (<i>max</i>)
Total	93 sqm	1001 sqft

Handed plot: 60

Two bedroom house - Type B

Kitchen/dining	5365mm x 3200mm (<i>max</i>)	17'7" x 10'6" (<i>max</i>)
Living room	4200mm x 3090mm	13'9" x 10'1"
Bedroom 1	4155mm x 3155mm	13'6" x 10'4"
Bedroom 2	4200mm x 3190mm	13'9" x 10'5"
Total	82 sqm	882 sqft



--- Denotes full ceiling height: 2.4m

Handed plot: 41



Three bedroom house - Type A

Kitchen/dining	4715mm x 3555mm (<i>max</i>)	15'5" x 11'8" (<i>max</i>)
Living room	4560mm x 3390mm	14'10" x 11'1"
Bedroom	4560mm x 2800mm	14'10" x 9'2"
Bedroom	3495mm x 2233mm	11'5" x 7'4"
Bedroom	3495mm x 2233mm	11'5" x 7'4"

Total **89 sqm** **957 sqft**



These homes have an open plan feel, while offering clearly defined areas for cooking and relaxing. The kitchen/dining space leads seamlessly into a family living area, with double doors opening up onto a private garden. Upstairs, bedroom one spans the width of the house, while bedrooms two and three sit alongside each other and enjoy views of the garden.

Side windows opaque in plots: 34, 47, 57, 62 & 102

Handed plots: 34, 46, 57, 61, 79, 87, 102 & 112

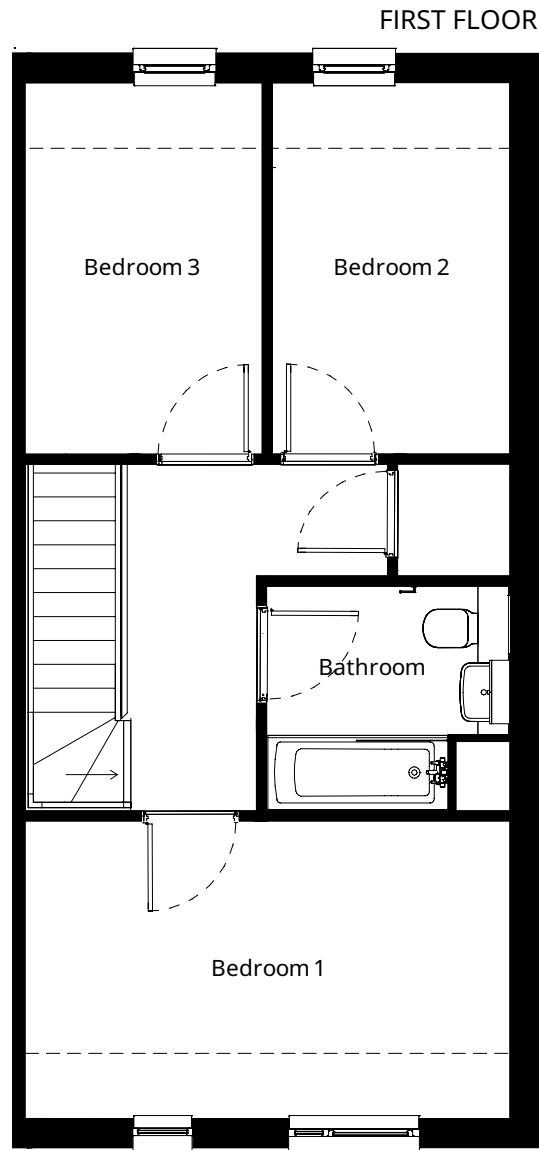
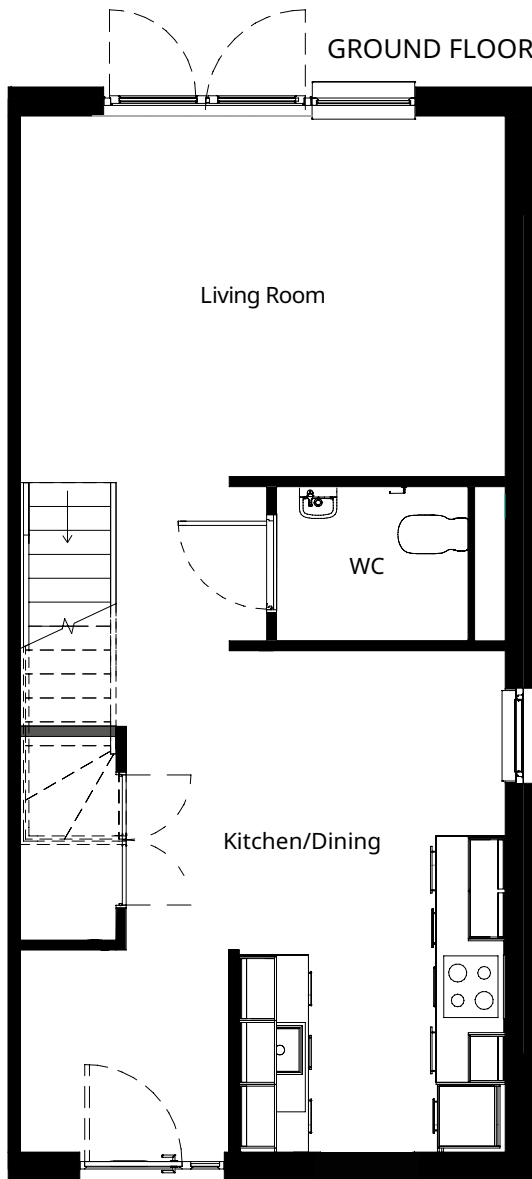
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Three bedroom house - Type B

While the downstairs layout remains the same, this house type includes a different roof line





Kitchen/dining
Living room
Bedroom 1
Bedroom 2
Bedroom 3

4715mm x 3555mm (max)
 4560mm x 3390mm
 4560mm x 2800mm (max)
 3495mm x 2233mm (max)
 3495mm x 2233mm (max)

15'5" x 11'8" (max)
 14'10" x 11'1"
 14'10" x 9'2" (max)
 11'15" x 7'4" (max)
 11'15" x 7'4" (max)

Total

89 sqm

957 sqft

— — — — Denotes full ceiling height: 2.4m

Mid-terrace homes do not include windows to the side.

Side windows opaque in plots: 35, 37, 38, 48, 50, 51, 53, 54, 56, 63, 65, 98, 99, 101, 107, 108, 110

Handed plots: 37, 42, 48, 51, 54, 66, 69, 72, 76, 89, 92, 95, 99, 107 & 110

Home specification

Energy efficiency, heating & insulation

- Air source heat pump
- Grey uPVC double glazed windows
- Insulation installed to warranty standards
- MEV system

Kitchen

- White IKEA kitchen with ash effect laminate worktops
- Upstands with glass splashback
- Single oven
- Induction hob
- Steel extractor hood
- Integrated fridge/freezer
- Integrated dishwasher
- Integrated washer/dryer

Bathroom/en-suite

- Contemporary white bathroom suite
- Grey bathroom furniture
- Mirrors fitted to cloakroom
- Mirrored cabinets fitted to bathroom and en-suite (where applicable)
- Ideal standard chrome taps and shower
- Chrome and glass shower enclosure with glass screen to bath
- Chrome towel radiator to bathroom & en-suite
- Ceramic tiling to floors
- Thermostatic shower

Electrical installation

- TV point to lounge and bedroom one
- Under cabinet lighting to kitchen
- Downlighters to kitchen, bathroom and en-suite (where applicable)
- Electric vehicle charging points to selected homes - wiring available to selected spaces

Exterior finishes

- Landscaped front gardens
- Grass to rear gardens (seeded)
- Patio to rear gardens
- Outside tap to rear gardens
- Bike store to each home

Decoration & internal finish

- Moulded skirting boards
- White finished doors with brushed steel handles
- Walls painted in neutral emulsion
- Smooth ceiling throughout, finished in white emulsion
- Smooth satin white woodwork throughout
- Full height tiling to bath and shower cubicle with splashback to basin in en-suite and cloakroom
- Oak LTV flooring to kitchen, hallway and living room
- Carpets to stairs, landing and bedrooms

Warranty

- 10 year Checkmate warranty



IKEA Family

If you are an IKEA Family member and you go on to purchase a BoKlok home, you will enjoy the added benefits of:

- A £300 IKEA gift card
- A free 1.5 hour session with an IKEA interior designer
- A free handyman service (for 2 hours) once you've moved in

Membership is free and it's quick and easy to sign up.



Don't have an IKEA Family account yet?

Create an account for a more personal and customised experience at IKEA.

ikea.com/gb/en/ikea-family

At IKEA, we are experts in life at home. We can use this expertise to input into the planning of the internal layouts of Boklok homes. We can advise on the ideal furniture placement to maximise space, while suggesting materials and furnishings that really accentuate the homes and their use of natural light and space.



“All of the BoKlok show homes are designed and delivered by IKEA interior designers. This means that we can give future occupants lots of ideas and inspiration for their own homes, while hopefully showing them ways to make the most of their space – all at a low price.”

**Kash Henderson, IKEA Business Account
Manager UK**

The BoKlok story

BoKlok is an established and successful partnership between Skanska and IKEA. At BoKlok, we build for a better society by making sustainable living a reality for the many people.

Ingvar Kamprad's role in founding BoKlok cannot be overemphasized. His vision was to build new homes that were accessible for 'ordinary people' – giving everyone the same opportunity to live well. Ingvar Kamprad was born in 1926 in Småland, Sweden. At the age of 17 he founded IKEA.

Ingvar Kamprad and IKEA's values have been, and will continue to be, crucial to BoKlok's success. At BoKlok, we continue to work in his spirit so that all people have the same opportunity to 'live well'.

In 1993, marketing managers from both IKEA and Skanska met at a housing fair in Karlskrona in Sweden. They both agreed that there was a need to deliver housing that was more accessible for all – housing that key workers and those on lesser incomes could still afford to purchase.

From this starting point, Skanska and IKEA went on together to develop the BoKlok concept, which aims to deliver high quality homes at accessible prices. Ingvar Kamprad's driving force was the vision of creating a better everyday life for the many people, and part of that vision came to life through BoKlok.

With an impressive track record already, right across Sweden, Norway and Finland, BoKlok has delivered over 14,000 new homes. In 2019, BoKlok was launched in the UK. BoKlok by the Park will be BoKlok's third residential development in the UK and follows on from success in both Bristol and Worthing.

Today, BoKlok is present in Sweden, Norway, Finland and the UK.



BoKlok in a nutshell

- Developers of residential communities
- A home ownership concept from Sweden, owned by Skanska and IKEA
- Operating in four markets: Sweden, Norway, Finland and the UK
- Launched in 1996
- BoKlok is our focus for a smart way of living
- 450 equally important employees and no bureaucracy
- Building around 1,200 homes each year
- Since the start we have developed and built over 14,000 homes
- Seven months is the record for the fastest housing project - from planning to moving in
- Awarded Sweden's most satisfied customers 2017, 2018, 2020 & 2021 in the residential sector (third in 2016 and runners up in 2019), and we have the same ambition in the UK
- Our offer is new build, sustainable homes

Modern methods of cons



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At BoKlok, we build all our homes in wood. It's the most sustainable building material, with the lowest carbon emissions, compared to others. BoKlok homes use a smart and industrialised process. This means that we can reduce waste and energy usage in the factory. We also put a lot of effort into creating sustainable, safe and attractive communities.

By manufacturing our homes in a factory, we can be more efficient, reduce unnecessary costs and protect our homes from the weather.

We complete up to 90% of the homes in the factory and only 10% out on the construction site. This means we have fewer people working on sites, for a much shorter duration, creating less waste, thereby reducing the number of deliveries to site by over 75%. People working in the factory are working more efficiently and typically travelling shorter distances than those on site. We therefore reduce the number of overall transport movements by 50% when compared to traditional construction.

Overall, our homes are manufactured significantly faster than traditionally built housing. The exact amount of time depends on the size and complexity of the development. Once on site, the homes can be assembled in as little as a day. Safer, faster and less disruptive for our neighbours.

All of this makes us more sustainable.

Meet some of our customers

At BoKlok we are committed to putting the customer first.

We want our customers to enjoy every step of their journey with us. From the initial registering of interest, all the way through to moving day and beyond, our team is there to offer support and advice.



"To be the very first BoKlok purchasers in the UK feels like a real privilege...What particularly attracted us to the homes by BoKlok was the sustainability element - to be getting a new home that is not only built efficiently but one that has been designed to reduce energy use for us as home owners really appealed to us."

Aisling and her partner Lewis were the very first customers to reserve a new home at BoKlok on the Brook in Bristol - BoKlok's flagship, UK development.

"The three-bedroom houses were ideal for our family. When you are purchasing off-plan, it can be hard to visualise the actual space, but when we saw the show homes, they surpassed our expectations. We were so impressed with the space and how practical and family-friendly they were."

Estefania and her family purchased a three-bedroom family home at BoKlok on the Brook in Bristol.



These particulars are intended to give general information about our BoKlok homes (which we have built or are building) to assist those who may be interested in acquiring one of our homes (subject to contract and availability). We take reasonable steps to ensure that information is correct at the time of going to print but you should not rely on it. Certain information is approximate and designs, features and facilities planned can often change during the development (for example, in response to market conditions or ground conditions). The latest information and plans are available from our sales team during normal working hours and you can check the specification of each BoKlok home prior to entering into a reservation. However, nothing in this brochure or any of our materials should be taken as a substitute for your own further enquiries, inspections or independent legal advice.

Floorplans and layouts are approximate. Dimensions are taken from the architects' drawings, are given to the nearest 15cm (or equivalent in inches) and may differ in the as-built home. Maximum dimensions may include sloping ceilings, pillars, window bays, fitted wardrobes and other features. Floorplans and layouts should not therefore be used for purchasing items such as furniture. Floorplans may be subject to change, please refer to your sales advisor for finalised drawings.

Computer generated images are intended to give an artist's impression of the design, based on information available to the artist at the time the image is created. They are not intended to be an accurate description of any specific property, its location or the surrounding area. We do sometimes need to make changes to designs, finishes and features during the development and appearance may vary on completion.



**BoKlok by the Park, Fitzalan Road,
Littlehampton, BN17 6FE**

01903 374 766

www.boklok.co.uk/bythepark

