



# Persimmon

Together, we make your home



## Malthouse Meadows

Sompting • West Sussex



**Persimmon**

Together, we make your home

# Together, we make your home

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.

**"With over 50 years of building excellence, find out more about us on page 4"**



**5 stars!**

We're proud of our 5 star builder status awarded by the national Home Builders Federation (HBF). It's a reflection of our commitment to delivering excellence always and putting our customers at the heart of all we do.



Malthouse Meadows

## Find out more

About Persimmon Homes	4
Your journey with us and schemes to help	6
Living at Malthouse Meadows	9
Our homes	10
Specifications	22
Sustainability	24
Personalise with Finishing Touches	26
Proud to be building communities	28
Reasons to buy from us	32





Who we are

## A little bit about us

You're about to make one of the most exciting investments of your life! A beautiful place to call home for years to come. Here are some reasons to invest in a Persimmon home...

### Over 50 years of expertise

We've been building homes and communities since the early seventies, and just as fashions have moved on, so too has construction. Over half a century we've perfected processes, fine-tuned materials and honed skills to make us one of today's most modern and progressive home builders.

### Sustainability mission

We're committed to reducing our impact on the planet and building for a better tomorrow, with a dedicated in-house team focused on this. [Read more on page 24](#)

## Persimmon in numbers

It's not all about numbers we know, but to give you sense of scale here are a few:

**14,868**

homes  
sold in  
2022

**200+**

locations  
across  
the UK

**5000+**

employees  
make it all  
happen

**700+**

apprentices  
taken on  
each year

**£505.6m**

invested in  
local communities  
in 2022



## "Building sustainable homes and community hubs"

### Save money on your energy bills

The increased thermal retention from our insulation and double glazing, along with reduced water use thanks to efficient appliances, mean you'll automatically save money on your energy and water bills – and with the rising cost of living, this can make a real difference.



Take a look at the recently published HBF Watt a Save report to find out how much you could save.

### The Persimmon Pledge

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 Persimmon Pledge. It's our way of making sure you receive exceptional customer service and relevant communications before, during and after you've moved in.



Like to know more?  
Just scan the QR code.

### Giving back

We do everything we can to give back to our communities and proudly contribute towards community hubs, children's play areas, schools and sports facilities.

Our 'Community Champions' and 'Building Futures' programmes help to raise funds for projects and charities across Great Britain. If you'd like to get involved visit [persimmonhomes.com/community-champions](https://persimmonhomes.com/community-champions) to see if you could apply to support your local community.



### Happy hour

We run Customer Construction Clinics from our on-site sales offices each Monday from 5-6pm. Pop in to see the team both during and after you've moved in to your new home.



### 10-year warranty

When you buy a Persimmon home it comes complete with a 'peace of mind' 10-year insurance-backed warranty and our own two-year Persimmon warranty.



### Help when you need it

You'll have a dedicated customer care helpline, plus cover for emergencies like complete loss of electricity, gas, water or drainage.

### Finishing Touches

We know you'll want to make your home your own, so we created 'Finishing Touches', our home personalisation service.

Read more on page 26





With you all the way

# Your journey with us

From finding your perfect new home to moving in,  
we're here to help every step of the way.

1.



2.



3.

## Reservation

So you've seen a home you love? Speak to one of our friendly sales advisors who will help you secure your dream home.

## Solicitor

You'll need to instruct a solicitor or conveyancer at the point of reservation. Your sales advisor can recommend a local independent company.

## Mortgage application

Most people will need to apply for a mortgage. We can recommend independent financial advisors to give you the best impartial advice.

4.



5.



6.

## Personalise!

The bit you've been waiting for! Making the final choices for your new home. Depending on build stage you can also choose from a range of Finishing Touches.

## Exchange contracts

One step closer to moving in – this is where we exchange contracts and your solicitor will transfer your deposit.

## Quality assurance

Your home will be thoroughly inspected by site teams and will also have an Independent Quality Inspection to make sure it's ready for you to move into.

7.



8.



9.

## Home demo

Another exciting milestone! Here's where you get to see your new home before completion. You'll be shown how everything works and any questions can be answered.

## Handover

The moment you've been waiting for! The paperwork has been completed, the money transferred and now it's time to move in and start unpacking...

## After-care

Our site and customer care teams will support you every step of the way. You'll receive a dedicated customer care line number to deal with any issues.

[persimmonhomes.com](https://www.persimmonhomes.com)



## Need help?

One of the best things about buying a new-build home is the amazing offers and schemes you could benefit from. T&Cs apply.



**PART**  
EXCHANGE



**HOME**  
CHANGE



**EARLY**  
**BIRD**



**Deposit Unlock**



**Bank of Mum and Dad**



**Deposit Boost**



**Armed Forces/Key  
Workers Discount**



- 
- Choice of 2, 3 & 4-bedroom homes
  - Village location yet close to town amenities
  - Excellent transport links to Worthing, Brighton and London
  - Beautiful countryside and coastline



**Scan me!**

For availability and pricing  
on our beautiful new homes in  
Malthouse Meadows.





Sompting • West Sussex

# Malthouse Meadows

Malthouse Meadows is a collection of two, three and four-bedroom homes in the village of Sompting, West Sussex. With ample amenities, the South Downs National Park, and the seaside hubs of Worthing and Brighton a stone's throw away, this is a fantastic place for your new home.

Living in Sompting you'll have the ideal balance of peaceful village life, great transport links and the bustle of larger towns, all sandwiched between glorious coastline and countryside. You'll have two convenience stores, a GP surgery, community hall, pub and restaurant within a short distance of your new home at Malthouse Meadows.

Lancing offers a good selection of high street shops and services a mile and a half away, while shopping centres, restaurants, bars and attractions can be found a short drive away in Worthing. Alternatively make your way to Brighton, home to an abundance of cultural delights, big name retailers, independent boutiques and an eclectic mix of places to eat.

If you're commuting for work or just want easy access around the region, Sompting is a convenient base. The A27 is easily accessible, putting Worthing, Brighton and Chichester within easy reach. Lancing train station is just 1.6 miles away and has good connections to Brighton, Portsmouth and London (1 hour 20 minutes to London Victoria). For travel further afield, Gatwick Airport is a 45-minute drive away.

Families will be well-catered for by the education options in the local area. Sompting Village Primary School is close by and rated 'Good' by Ofsted, the historic Sompting Abbots prep school caters for 2-13 year olds 1.5 miles away, and older children can attend Sir Robert Woodward Academy 1 mile from Malthouse Meadows.

## EXPLORE

Start exploring...

Lancing train station  
**1.6 miles**

Worthing  
**2.5 miles**

Brighton  
**13.7 miles**

Chichester  
**21.2 miles**



## Malthouse Meadows (Phase 1)



## Our homes

### 2 bedroom + study



**The Danbury**

### 3 bedroom



**The Sherwood**



**The Charnwood**



**The Charnwood Corner**



**The Saunton**

### 4 bedroom



**The Whiteleaf**



**The Whiteleaf Bay**

### 4 bedroom + study



**The Kielder**



**The Kielder Bay**



**Affordable Housing**



**Shared Ownership**



**Car ports**

This site layout is intended for illustrative purposes only, and may be subject to change, for example, in response to market demand, ground conditions or technical and planning reasons. Trees, planting and public open space shown are indicative, actual numbers and positions may vary. This site plan does not form any part of a warranty or contract. Further information is available from a site sales advisor. The location of the affordable housing on this plan is indicative only and both the location and number of affordable housing plots may be subject to change.





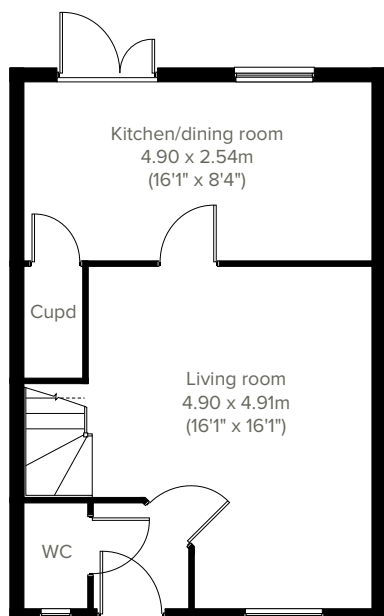


2 bedroom home + study

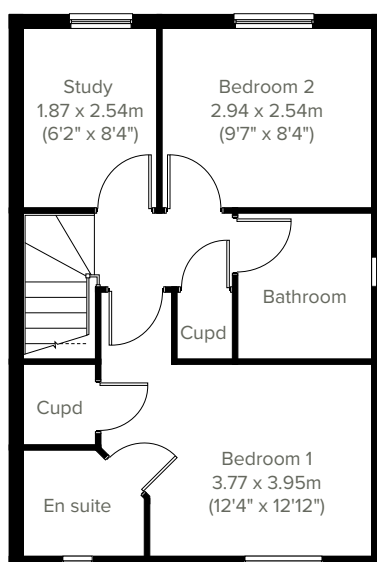
# The Danbury



Perfect for the way we live today, the two-bedroom Danbury has a modern open plan kitchen/dining room with garden access and a spacious front-aspect living room that's ideal for entertaining. Upstairs there are two bedrooms - bedroom one has an en suite - a study and a family-sized bathroom. Appealing to families, first-time buyers and young professionals.



**GROUND FLOOR**



**1ST FLOOR**

Please note that elevation treatments and window/door positions may vary from plot to plot. Plot specific information will be confirmed on your reservation check list.

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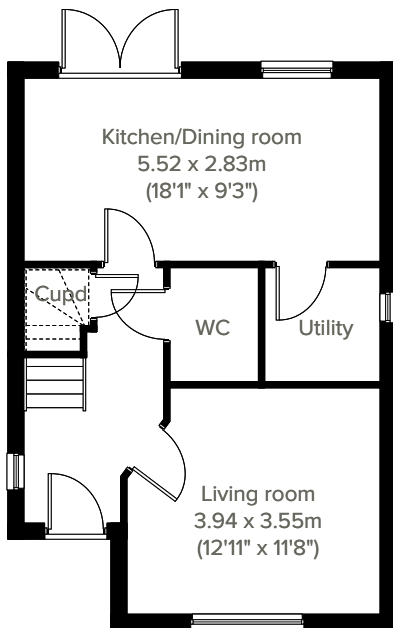


# The Sherwood

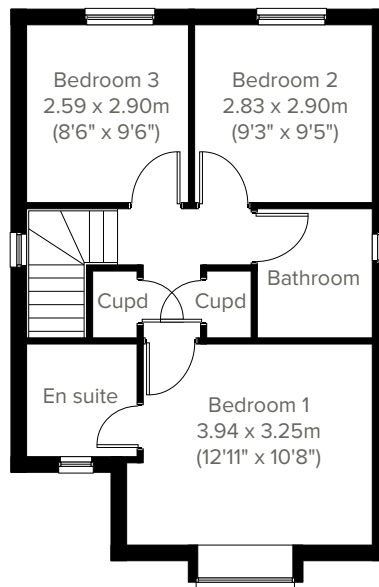
3 bedroom home



A nicely-proportioned three-bedroom detached home, the Sherwood has everything you need for modern living. Downstairs there's an open plan kitchen/dining room with French doors leading to the garden, a front-aspect living room, WC, utility room and handy storage cupboard. The first floor is home to a generous bedroom one and en suite plus two further bedrooms, two storage cupboards and a family bathroom.



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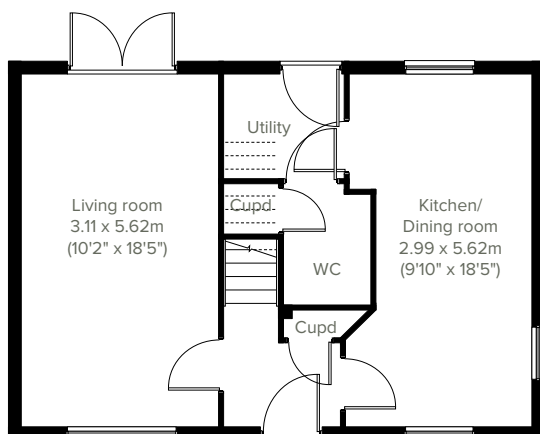


3 bedroom home

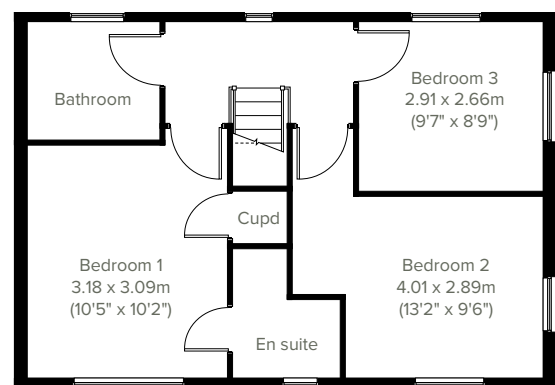
# The Charnwood



Enjoy the best of modern living in this popular three-bedroom home which features a stylish open plan kitchen/dining room and separate utility with garden access. The Charnwood features a bright dual-aspect living room with French doors leading into the garden, handy storage cupboards and downstairs WC. Upstairs there are three good-sized bedrooms - bedroom one with an en suite, a good-sized family bathroom and a further storage cupboard.



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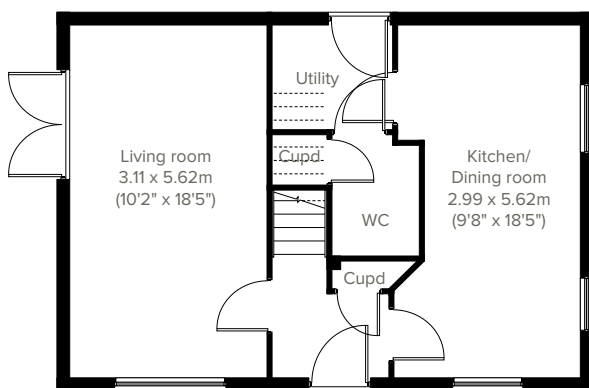


# The Charnwood Corner

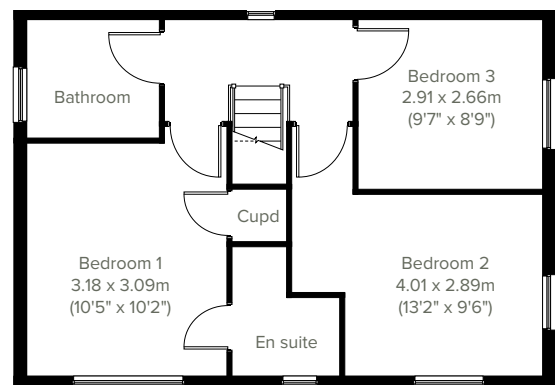
3 bedroom home



Enjoy the best of modern living in this popular three-bedroom home which benefits from a stylish open plan kitchen/dining room and separate utility with garden access. The Charnwood Corner features a bright dual-aspect living room with French doors leading into the garden, handy storage cupboards and downstairs WC. Upstairs there are three good-sized bedrooms - bedroom one with an en suite, a good-sized family bathroom and a further storage cupboard.



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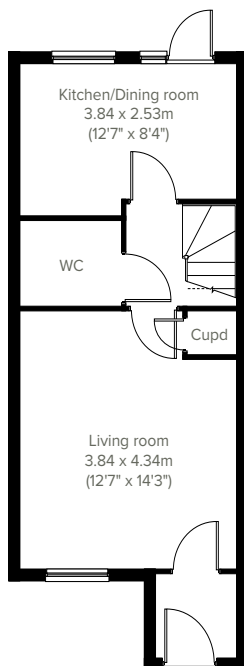


3 bedroom home

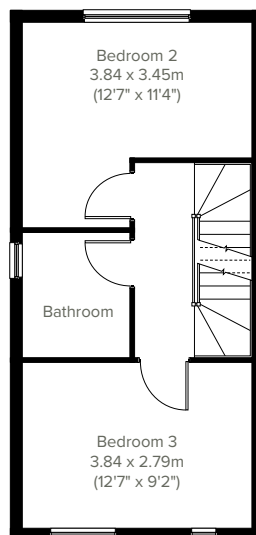
# The Saunton



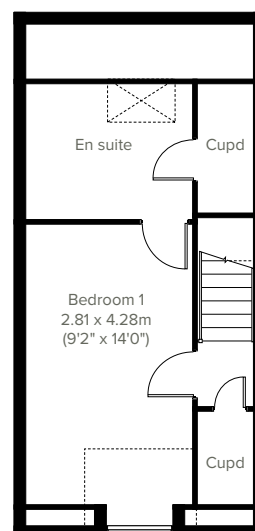
An attractive three-storey, three-bedroom home, the Saunton has a modern open plan kitchen/dining room, a nicely-proportioned living room and three good-sized bedrooms. The enclosed porch, downstairs WC, three storage cupboards and off-road parking means it's practical as well as stylish. The top floor bedroom one also has a spacious en suite.



**GROUND FLOOR**



**1ST FLOOR**



**2ND FLOOR**

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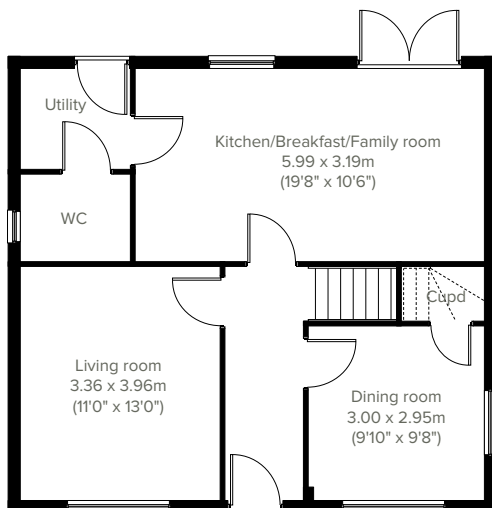


# The Whiteleaf

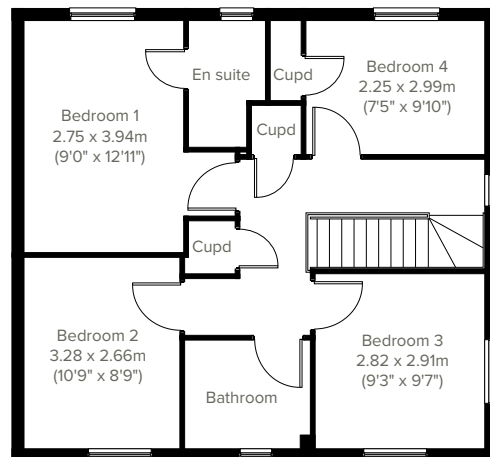
4 bedroom home



The Whiteleaf is a four-bedroom detached family home offering the best of modern living. The light and airy kitchen/breakfast/family room enjoys an open aspect through French doors to the rear garden. There's a bright front-aspect living room, a dining room with storage space, a downstairs WC and handy utility with outside access. Upstairs there are four bedrooms with bedroom one benefiting from an en suite, plus a modern-fitted family bathroom and three storage cupboards.



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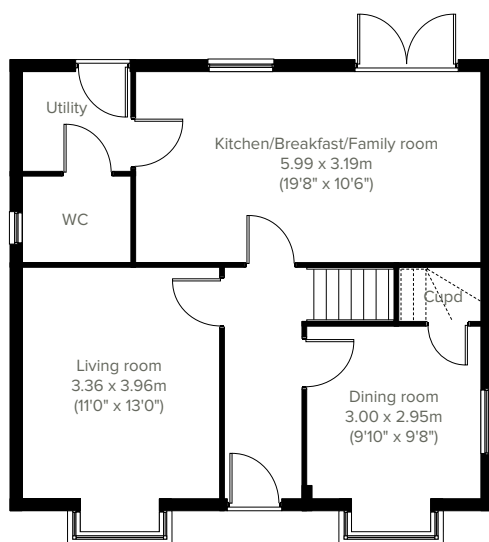


4 bedroom home

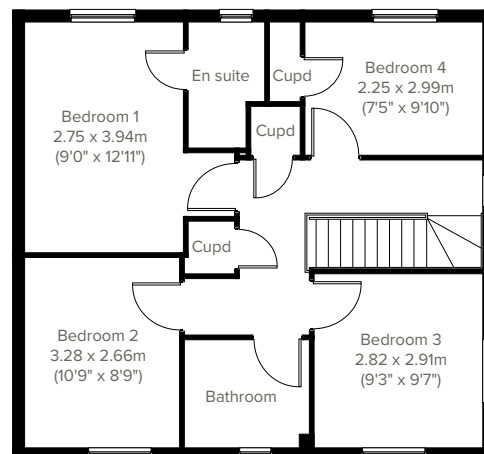
# The Whiteleaf Bay



The Whiteleaf Bay is a four-bedroom detached family home offering the best of modern living. The light and airy kitchen/breakfast/family room enjoys an open aspect through French doors to the rear garden. There's a bright front-aspect living room, a dining room with storage space, a downstairs WC and handy utility. Upstairs there are four bedrooms with bedroom one benefiting from an en suite, plus a modern-fitted family bathroom and three storage cupboards.



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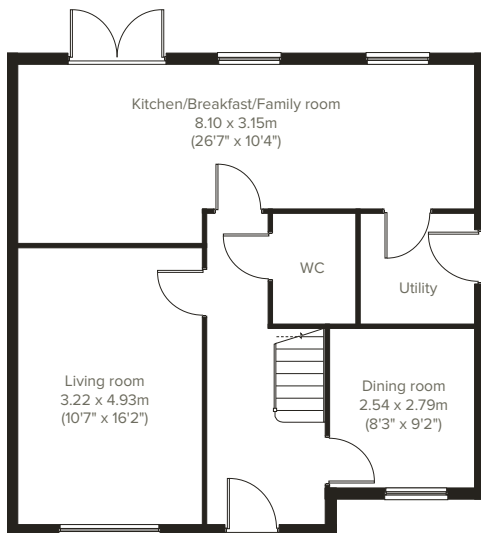


# The Kielder

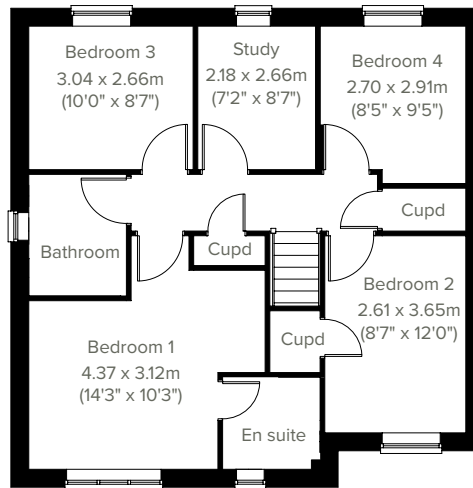
4 bedroom home + study



The Kielder is a popular detached family home. The modern and stylish open plan kitchen/breakfast/family room is perfect for spending time as a family and entertaining. There's also a spacious 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, study and three storage cupboards.



**GROUND FLOOR**



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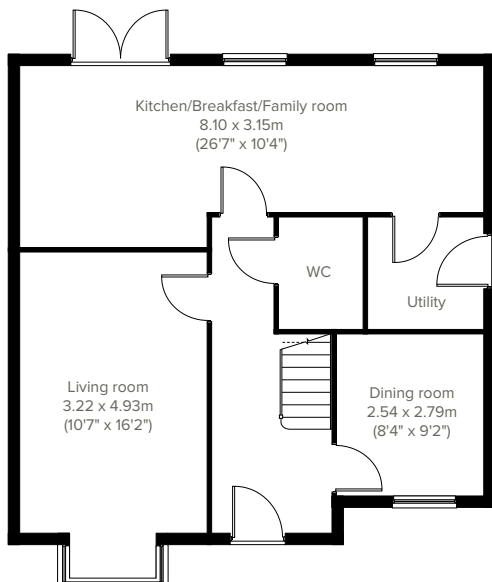


4 bedroom home + study

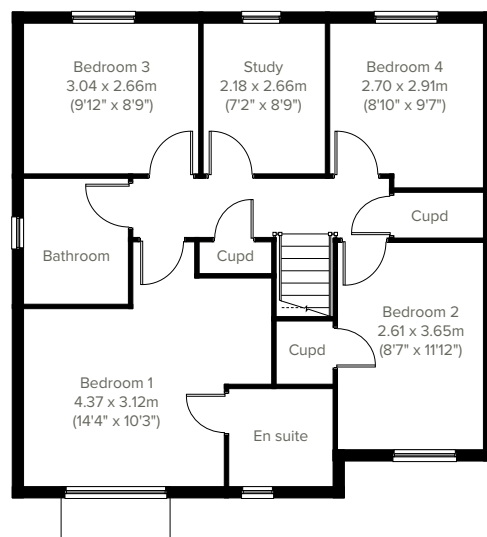
# The Kielder Bay



The Kielder Bay is a popular detached family home. The modern and stylish open plan kitchen/breakfast/family room is perfect for spending time as a family and entertaining. There's also a spacious 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, study and three storage cupboards.



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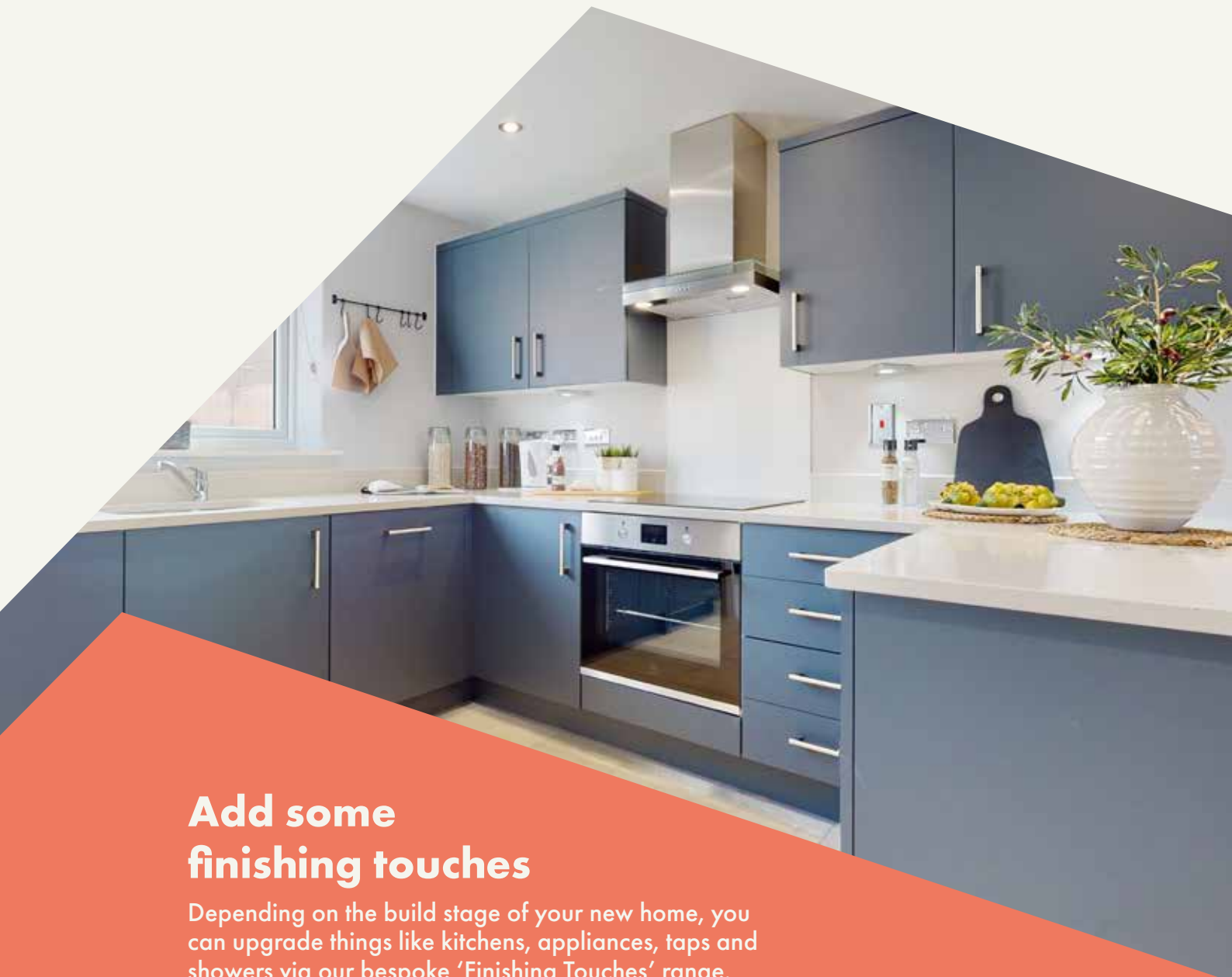




Malthouse Meadows

# Specifications

Our homes include these items as standard to ensure you have everything you need to be comfortable from the day you move in. Built for today's modern lifestyles with sustainability in mind.



## Add some finishing touches

Depending on the build stage of your new home, you can upgrade things like kitchens, appliances, taps and showers via our bespoke 'Finishing Touches' range.



## External

### Windows

Double glazed E-glass windows in PVCu frames.

### Doors

GRP-skinned external doors with PVCu frames.  
French doors to garden (where applicable).



## Internal

### Ceilings

Painted white.

### Lighting

4 Bulb track to kitchen  
White batten lights to bathroom, en suites.  
All other rooms pendant fittings

### Stairs

Staircase painted white.

### Walls

Painted in white emulsion.

### Doors

White pre-finished satin door.

### Heating

Gas fired combi boiler with radiators in all main rooms, with thermostatically-controlled valves to bedrooms.

### Insulation

Insulated loft and hatch to meet current building regulations.

### Electrics

White sockets and switch plates throughout.

### General

Fibre optic Broadband enabled.  
EV Charging point.



## Kitchen

### General

Contemporary kitchen range, choice of units & worktop (depending on build stage).  
Soft close kitchen cupboards and drawers.  
Space and spur for fridge freezer.  
Removeable cupboard and spur for dishwasher (dependent on house type).  
Space, spur and plumbing for washing machine.  
Glass splashback.

### Appliances

Stainless steel oven (Single or Double dependent on house type).  
Stainless steel 4 burner gas hob  
Canopy hood.

### Utility (dependent on house type)

Space and spur for tumble dryer.  
Space, spur and plumbing for washing machine.



## Bathroom

### Suites

White bathroom suites with chrome-finished fittings.

### Extractor fan

Extractor fan to bathroom and en suite (where applicable).

### En suite shower

Mira Minimal thermostatic shower with adjustable sliding head.

### Tiling

Half height tiling to sanitaryware walls in bathroom and en suite.  
Full height tiling to shower enclosure in en suite.



## Security

### Locks

Three-point locking to front and rear doors, locks to all windows (except escape windows).

### Fire

Smoke detectors wired to the mains with battery back-up.



## Garage & Gardens

### Garage

Garage, car ports or parking space.

### Fencing

1.8 metre fence to rear garden.





Energy efficiency built in

# Sustainability

**Our homes are typically 30% more efficient than traditional UK housing, helping you to save money and reduce your impact on the environment.**

We're proud that we already build our homes to high levels of energy efficiency, but there's still a way to go. Our in-house sustainability team is dedicated to our mission to have net zero carbon homes in use by 2030, and for our own operations to be net zero carbon by 2040.

To achieve this, we're working to science-based carbon reduction targets in line with the Paris Agreement's 1.5°C warming pledge, investing in low-carbon solutions and technology that will further reduce the carbon footprints of our homes and our impact on the planet.

## Energy efficiency built in:

- ✓ **Predicted Energy Assessment – B**  
Our typical B rating makes our homes much more efficient than traditional D-rated homes.
- ✓ **Up to 400mm roof space insulation**  
Warmer in winter, cooler in summer, reducing energy bills.
- ✓ **Argon gas filled double glazing**  
Greater insulation and reduced heat loss.
- ✓ **Energy efficient lighting**  
We use energy-saving LED lightbulbs in all our homes.
- ✓ **A-rated appliances**  
Many of our kitchen appliances have a highly efficient A rating.
- ✓ **A-rated boilers**  
Our condenser boilers far outperform non-condensing ones.
- ✓ **Local links**  
We're located close to amenities and public transport to help reduce your travel footprint.
- ✓ **Ultra-fast broadband**  
FibreNest fibre-to-the-home connectivity helps you live and work at home more flexibly.
- ✓ **Lower-carbon bricks**  
Our concrete bricks typically use 28% less carbon in manufacture than clay, giving total lifetime carbon savings of 2.4 tonnes of CO<sub>2</sub> per house built.

## Eco goodies

When you move in to your new Persimmon home you'll find some of our favourite eco brands in your Homemove box. These products are plastic free, refillable and ethically sourced.







Your home, your way

# Finishing Touches to make it yours

Our goal is to make your house feel like your home before  
you've even collected the keys.

Key to achieving this is giving you the creative freedom to add your own style and personality to every room through our fabulous Finishing Touches collection.

Featuring the very latest designs from a host of leading brands, Finishing Touches lets you personalise your home inside and out. And rest assured, every upgrade and item available has been carefully chosen to complement the style

and finish of your new home. Of course, the real beauty is that all these extras will be ready for the day you move in.

Thanks to our impressive buying power we can offer almost any upgrade you can imagine at a highly competitive price. It can all be arranged from the comfort and convenience of one of our marketing suites, in a personal design appointment.

## You can choose:



Kitchens



Appliances



Bathrooms



Flooring



Wardrobes



Fixtures & fittings

"One of the most exciting things about buying a brand new home is putting your own stamp on a blank canvas."



## Share & win!

Share your love for your new Persimmon home and you could win a £100 IKEA voucher. There is one up for grabs every month. For inspiration, check out past winners' homes on our Instagram page @persimmon\_homes

**#lovemypersimmonhome**

## The earlier you reserve, the greater the choice

We'll always try and accommodate the Finishing Touches you want, but they are build-stage dependent, so the earlier you reserve the better.

**[persimmonhomes.com/finishingtouches](https://persimmonhomes.com/finishingtouches)**

Finishing Touches are subject to availability and stage of construction. Prices for your specific home type will be in our price list. For a full list of Finishing Touches available for your home, please contact the sales advisor on site.



All about community

## Proud to be building communities

When creating Malthouse Meadows, not only are we creating a lovely local environment for you and your family, we're also contributing to the wider community.

Throughout the development process, we proactively engage with local communities and work closely with planning authorities. Malthouse Meadows has achieved the right balance of homes and open space and the right mix of house types for a thriving community.

We also include much-needed homes for our Housing Association partners. Our plan enhances local facilities too, providing investment in local infrastructure such as transport, education, retail and recreation facilities, as well as initiatives to generate biodiversity.



"We're actively enhancing biodiversity at Malthouse Meadows."



### EDUCATION

Financial contributions to early years, primary, secondary and further education.



### NEW ROAD LINK

Adjusting the local road network to provide safer road access to the A27 carriage way.

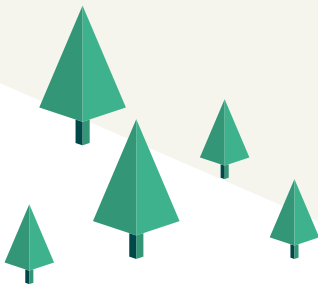
### COMMUNITY SPACES

A large publicly accessible open space providing a new walking route for the local community to enjoy, natural features and a children's play area.



### SPORTS

Two Sports England grade pitches to the local area for public use.





## Eco Range homes

New build homes are changing, and together, we're embracing the future. Recent updates to the Government's Part L building regulations mean from June 2023 our new Persimmon Eco Range homes will have a reduction of 31% in carbon emissions. This means a warmer, more energy-efficient home for you and the really cosy feeling of knowing it's better for the environment.

This means... **a saving of up to £6,730\*** over the lifetime of a 25 year mortgage.



## 31 % reduction in carbon emissions

**Solar panels** help boost your existing energy-efficient boiler using sustainable green energy. For full details of the number of solar panels (where applicable) and the location; please refer your sales advisor for details.

**EV charging** is a handy addition if you have an electric car, as you can charge it from the comfort of your own home. NB: Not all homes will have EV chargers as they're site and plot dependent. They can be added from our Finishing Touches range.

**Enhanced loft insulation** is a huge cosy blanket that slows down the transfer of heat between your home and the outside world. It not only warms your home in the winter but keeps it cooler in the summer.

**Waste water heat recovery** ensures the waste water from the shower heats the incoming cold water as it goes up the pipe so that the boiler doesn't have to work as hard to heat it.

**More thermally-efficient walls** mean less heat escaping, so you aren't as dependent on central heating, and whatever heat is generated is kept in your home.

**Our panelised offsite-manufactured timber** frame technology uses a unique, sustainable panel system which adds to the thermal efficiency of your home. \*NB: not all homes will be built using timber frame technology.

**Energy-efficient boilers** use the latest technology to warm your already well-insulated home. The controls allow you to optimise your energy saving whilst keeping you comfortable.

**A more thermally-efficient ground floor** will mean you'll benefit from the additional insulation we're incorporating in the floor construction.

\*When compared to a Victorian-built equivalent, savings could be up to £31,640. The £6,730 saving is in comparison to a Persimmon home built to current building regulations (2013).<sup>†</sup>NB: not all homes will be built using timber frame technology.

<sup>†</sup>NB: Not all homes will have EV Chargers, but they can be added from our Finishing Touches range.





6 reasons why it pays to buy new

## Did you know?

Most of the benefits of buying new are obvious, but some are not. Here's a quick summary of the key reasons why it's such a smart move:

1.

### No chain

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.

2.

### Energy efficient

Our homes include cost-effective combi boilers, first-rate loft insulation and draught-free double glazed windows to meet stringent energy-efficient standards, keeping your energy bills as low as possible.

3.

### Brand new

Absolutely everything in your new home is brand new. You get all the latest designs and tech, complete with manufacturers' warranties. Win-win.

4.

### More ways to buy

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

5.

### 10 year warranty

All our new homes come with a ten-year, insurance-backed warranty, as well as our own two-year Persimmon warranty. In the unlikely event you ever need to claim, our Customer Care Team are there to help you.

6.

### Safe & secure

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.

[persimmonhomes.com](https://www.persimmonhomes.com)

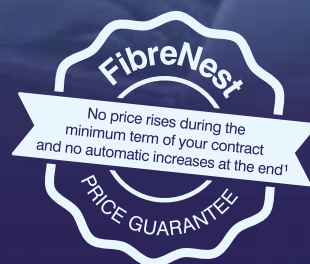


### **And did we mention you'll have more time for dancing?**

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.



Your home, better connected  
for a brighter future



## Ultrafast 500Mb broadband is available on this development.

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support@fibrenewest.com

## Get connected today!

To sign up you will need your Unique Customer Reference.  
Please ask your sales advisor for this:

C:

D:

P:





Persimmon

# Notes

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## **Malthouse Meadows**

West Street

Sompting

Lancing

BN15 0BE

T: 01903 496 935

E: [malthousemeadows.tval@persimmonhomes.com](mailto:malthousemeadows.tval@persimmonhomes.com)  
[persimmonhomes.com/malthouse-meadows](https://persimmonhomes.com/malthouse-meadows)

## **Head Office**

Persimmon Homes Thames Valley

Persimmon House

Knoll Road

Camberley

Surrey

GU15 3TQ

T: 01276 808 080

E: [tval.sales@persimmonhomes.com](mailto:tval.sales@persimmonhomes.com)  
[persimmonhomes.com](https://persimmonhomes.com)



Issue: September 2024 (reprint) Ref: 340-610

Persimmon plc, Registered office: Persimmon House, Fulford, York YO19 4FE Registered in England no: 1818486

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