

THE COURTYARD  
at  
  
BONHAM'S FIELD  
YAPTON

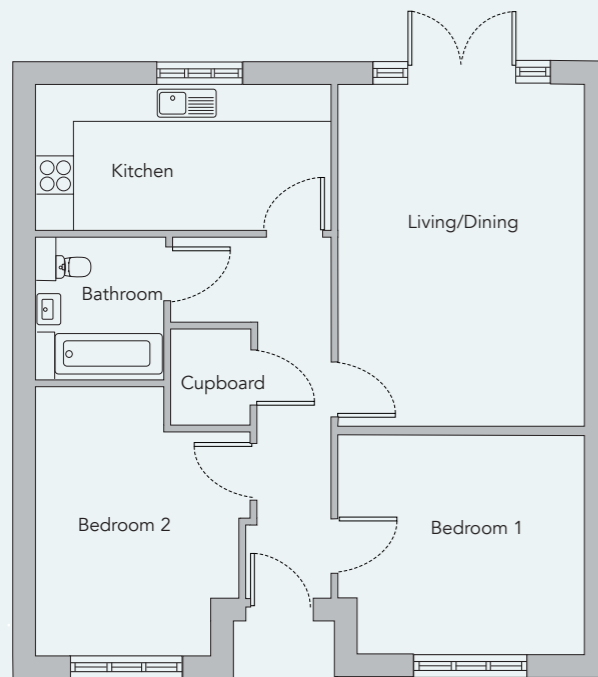
THE BILSHAM



The Courtyard is a charming collection of fifteen 2 and 3-bedroom bungalows in a self-contained courtyard setting, forming part of the Bonham's Field development.

The properties have attractive elevations of brick and flint with grey slate roofs. The Bilsham is the last remaining bungalow at The Courtyard, where a friendly and supportive community has already been established.

## THE BILSHAM FLOOR PLAN



Living/Dining Room	3840 x 5360
Kitchen	4640 x 2270
Bedroom 1	3840 x 3440
Bedroom 2	3370 x 4180



THE COURTYARD SITE PLAN



Please note all internal images are from a another property of the same type



## THE PERFECT PLACE TO LIVE

*Village life with excellent connections to the coast, Arundel, Chichester and beyond! The perfect location to enjoy your life and welcome your family and friends.*

Yapton is a friendly rural village and, with its selection of local shops, convenience stores and a popular traditional butcher, it's the perfect location for your new home. The large village hall is a great local resource, offering a wide range of activities for everyone in the local community. The mainline railway station at Barnham is within easy reach and there is a good local bus service, with the recent introduction on a two year trial basis of the 500 bus route between Littlehampton and Chichester stopping immediately outside the Bonham's Field development.

The surrounding area offers excellent opportunities for leisure. The historic town of Arundel is within easy reach with its impressive castle, fascinating antique and specialist shops, restaurants and cafés. The Wildfowl and Wetlands nature reserve and the peaceful Swanbourne Lake are just outside Arundel town centre. There is a golf course at Avisford Park and a bowling club in Arundel.

The quiet rural beach at Climping is less than three miles from The Courtyard and Chichester Harbour, so popular with sailors, is within easy reach and offers miles of fabulous walks and interesting wildlife. Chichester itself has a wide range of shops to meet everyone's tastes as well as the renowned Chichester Festival Theatre and Pallant House Gallery.



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## SPECIFICATION

### General Construction

- Properties are traditionally built with quality stock bricks with flint to front elevations under slate roofs.
- High quality UPVC double glazed windows.

### Kitchens

- Stylish, contemporary kitchen by Sylvarna Kitchen Design Studio. Neff electric oven, gas hob and extractor. Fridge/freezer, dishwasher and washer/dryer
- Soft close cupboard doors and drawers.
- Laminate worktops
- Vinyl flooring

### Bathrooms & Ensuites

- Contemporary Roca sanitaryware in white with chrome fittings.
- Ceramic wall tiles by Porcelanosa.
- Vinyl flooring
- Heated chrome towel rails.

### Doors

- White internal doors throughout with chrome door furniture, hinges and door stops. Some internal doors may have glazed panels.

### Internal Joinery & Decoration

- Contemporary skirting and architraves finished in white satinwood.
- Walls painted in matt emulsion in a neutral off-white shade.
- Smooth finished ceilings in Brilliant White matt emulsion.

### Electrical & Lighting

- Homes are fitted with a combination of white LED downlights and pendants.
- White sockets and light switches to living and bedroom areas, brushed stainless steel fittings to kitchen. Sockets are USB compatible in some rooms.

### Home Entertainment & Communication

- Properties are wired for standalone terrestrial TV to be received in living room and bedrooms.
- Cat5 media installed in hall cupboard only.

### Heating, Water & Insulation

- Gas fired central heating system.
- High levels of insulation to floors, walls, windows and roof to meet Premier Guarantee standards.

### Security & Peace of Mind

- High security lock to front doors meeting British Standards with multipoint locking.
- Mains operated smoke detector with battery backup.
- Carbon Monoxide detector.
- External lighting at front of property.

### Outside & Gardens

- Allocated parking space/s.
- Turfed rear garden
- Communal car charging point.

### Warranty

- Each home is inspected at the critical stages of construction by Premier and comes with a 10 year warranty.

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