

Blackthorn Gardens Eastergate

An exclusive development of four individually
designed detached 4-bedroom family homes



BRIARSGATE
HOMES





Aspirational homes in a charming village in the heart of West Sussex

Welcome to Blackthorn Gardens, a new development of distinguished family homes in Eastergate, close to the historic towns of Arundel and Chichester and some of the most beautiful countryside in southern England.

Each of the four homes has been individually designed to deliver the perfect blend of spacious comfort and modern-day convenience, with good size bedrooms (two en-suite), a contemporary open-plan kitchen/dining area and separate utility room, an energy efficient air source heat pump system and zoned underfloor heating, a double garage and electric car charging point.



Enjoy the peace and tranquillity that comes from living so close to nature



Chichester

Eastergate is an attractive village located along the southern border of the South Downs. There is so much you can do to relax here, such as rambling

over the rolling chalk hills, exploring cultural landmarks and visiting the many countryside inns, vineyards and wineries dotted across the South Downs National Park.

Everything you need for day-to-day life is nearby, too. The Old Stables is a two minute drive away and has everything you could want in your local country pub, from a seasonal menu and cask ales to a roaring log fire. You're within a mile of a Little Waitrose (in the 24-hour Shell Fontwell service station on Arundel Road) and a Central Convenience Store in Eastergate itself. The neighbouring village of Barnham (2.5 miles away) has both a Co-op Food Store and the Barnham Trading Post, which is home to a popular café (The Watering Hole) that opens seven days a week. For a big weekly shop, there's a large Sainsbury's supermarket less than five miles away in Shripney. There are four primary schools within a three mile radius (in Eastergate, Barnham, Slindon and Walberton) and three secondary schools (in Barnham, Westergate and Slindon).

The hub of community life is the historic Eastergate Village Hall on Barnham Road, which hosts a wide range of activities including dance classes, choir rehearsals and a book club along with an annual pantomime performed by the Eastergate Players.

So much to see and do nearby

Eastergate is surrounded by so many interesting places that you'll never be stuck for something to do for a memorable day trip or an exciting night out.

The Fontwell Racecourse is right on your doorstep, and when the horses aren't racing around the famous 'figure of eight' racetrack it's a popular venue for comedy nights and large public events such as firework displays and Christmas parties.

Head five miles east and you can be poking around the contemporary art galleries and independent shops in Arundel. Seven miles west is Chichester, with its choice of museums, cinemas and groundbreaking theatre at the Chichester Festival Theatre. If you fancy some seaside fun, take the short trip down to the coast and watch the world go by from a street-front café, tuck into the freshest fish and chips or stretch your legs along a beach front promenade.

When you want to travel further afield, Eastergate is well placed for transport links. You can be on the A27 in minutes, heading west to Salisbury or east to Eastbourne. Pick up a bus on Fontwell Avenue or Arundel Road to destinations including Barnham Railway Station, Arundel, Bognor Regis and Chichester. Or take a direct train from Barnham Railway Station (just two miles away) to Chichester (8 minutes), Bognor Regis (7 minutes), Portsmouth Harbour (36 minutes), Southampton Central (1 hr 4 minutes) and London Victoria (1 hr 27 minutes).



Blackthorn Gardens siteplan





Plot 1 Blackthorn Gardens

Ground Floor

Living
4882 x 4375 16'0" x 14'4"

Kitchen/Dining
6512 x 6205 21'4" x 20'4"

Study
2335 x 1904 7'8" x 6'3"

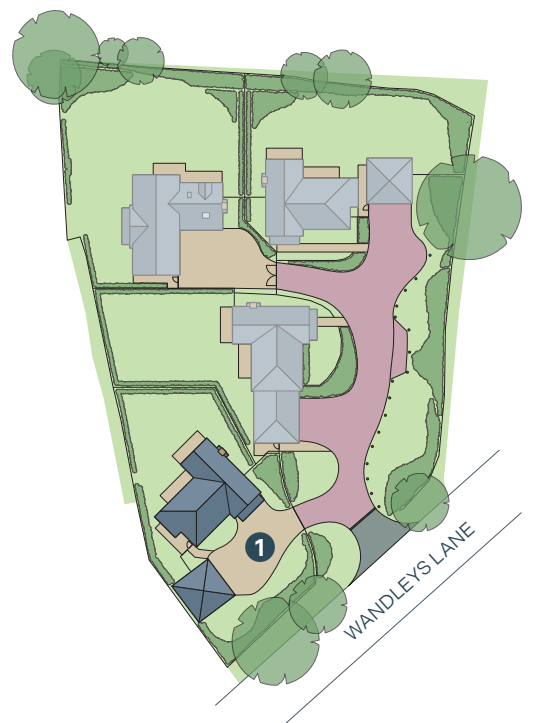
First Floor

Bedroom One
4375 x 3346 14'4" x 11'0"

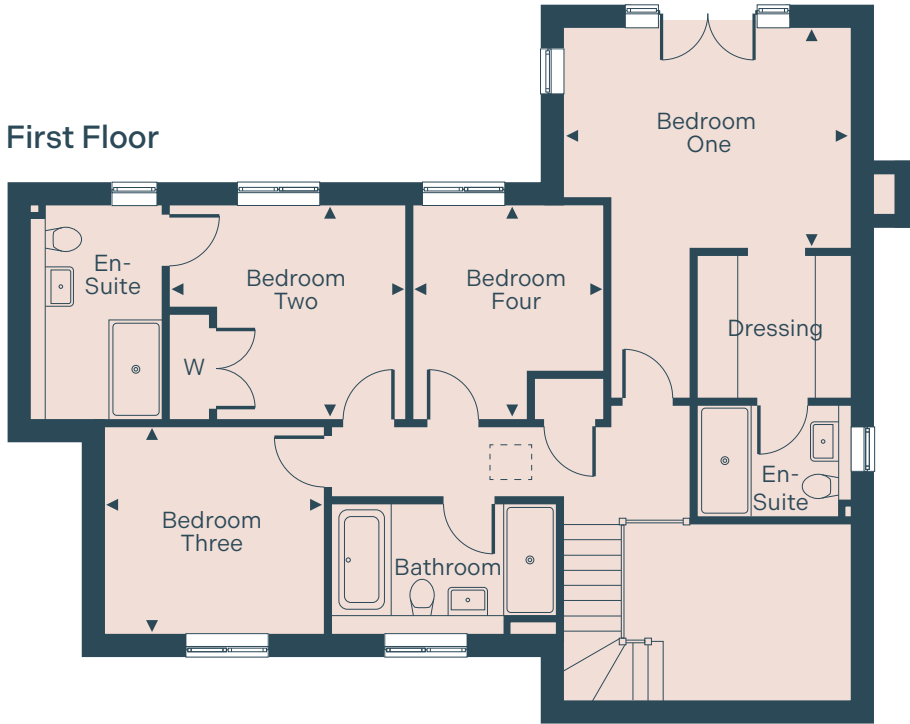
Bedroom Two
3577 x 3249 11'9" x 10'7"

Bedroom Three
3328 x 3143 10'11" x 10'3"

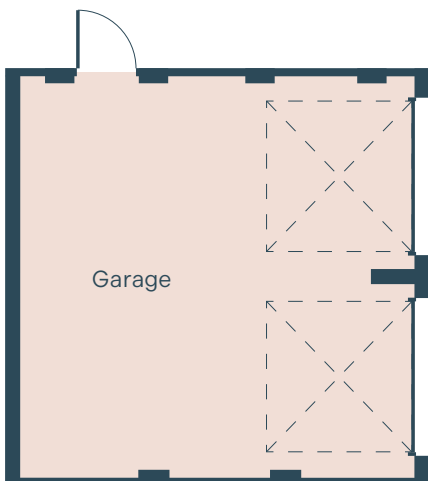
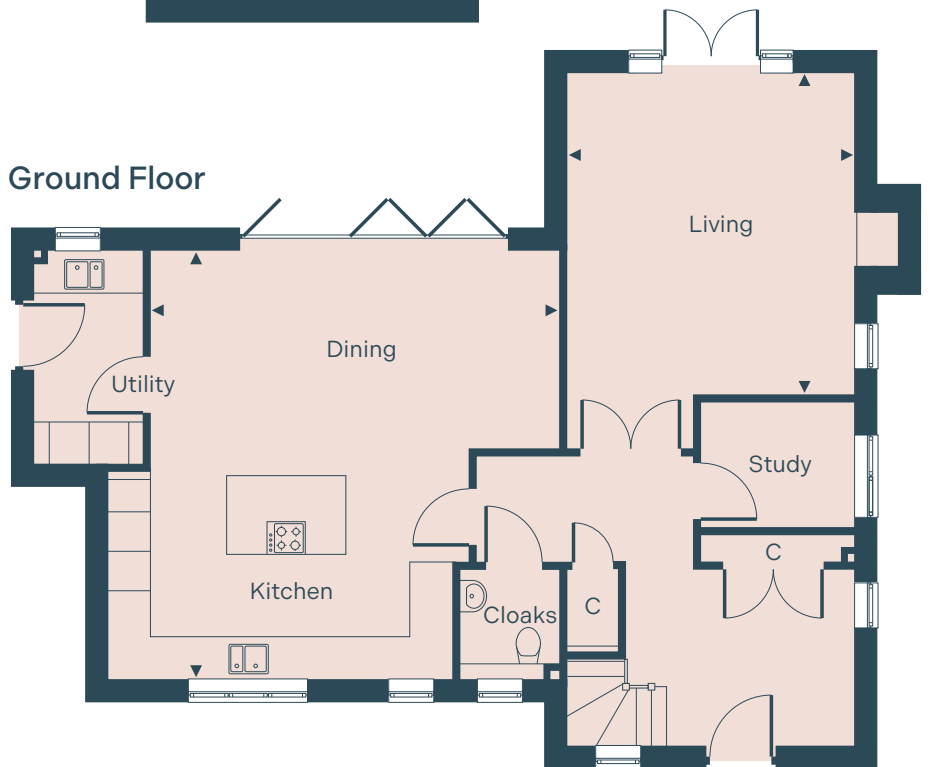
Bedroom Four
3249 x 2888 10'7" x 9'5"



First Floor



Ground Floor





Plot 2 Blackthorn Gardens

Ground Floor

Living
4882 x 4375 16'0" x 14'4"

Kitchen/Dining
6512 x 6405 21'4" x 21'0"

Study
2335 x 1904 7'8" x 6'3"

First Floor

Bedroom One
4375 x 3346 14'4" x 11'0"

Bedroom Two
3319 x 2805 10'10" x 9'2"

Bedroom Three
3073 x 2878 10'1" x 9'5"

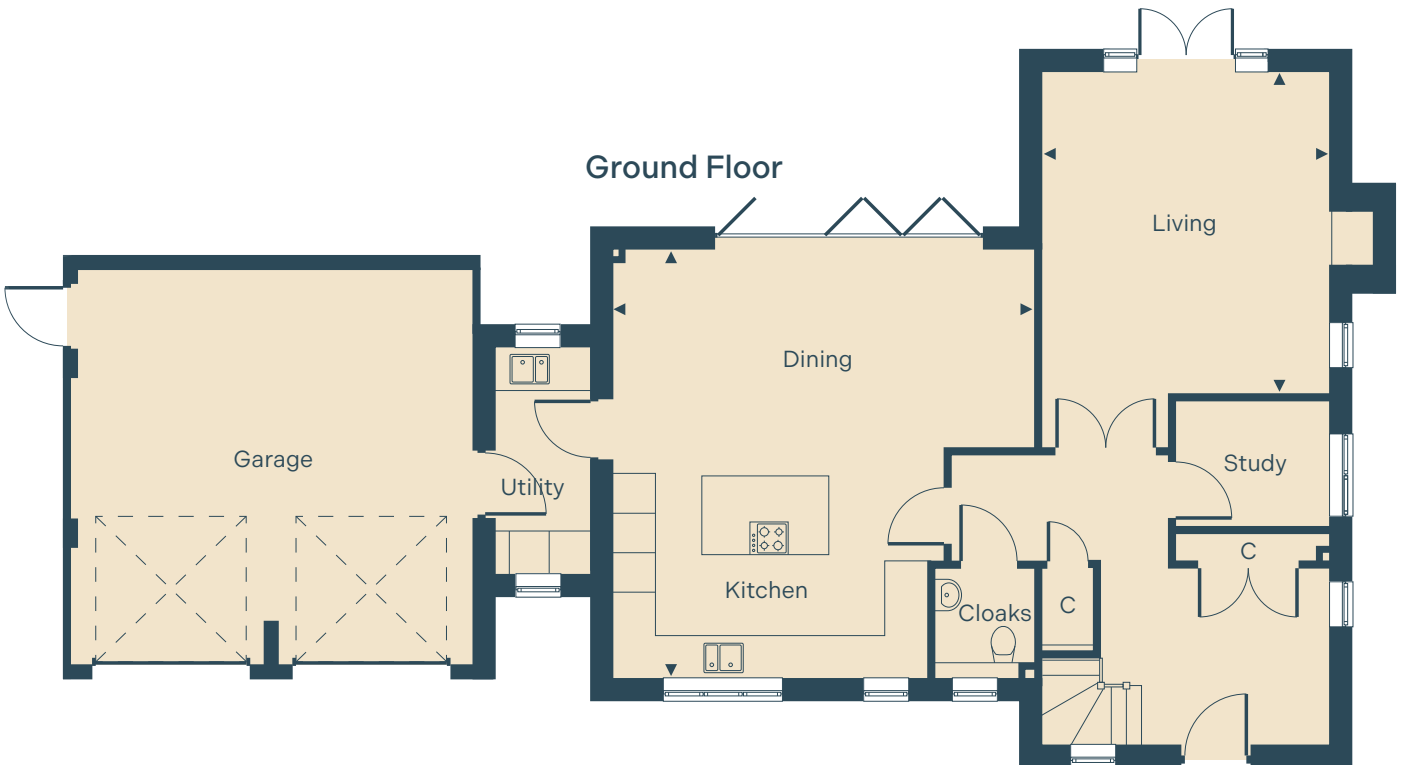
Bedroom Four
3319 x 2888 10'10" x 9'5"



First Floor

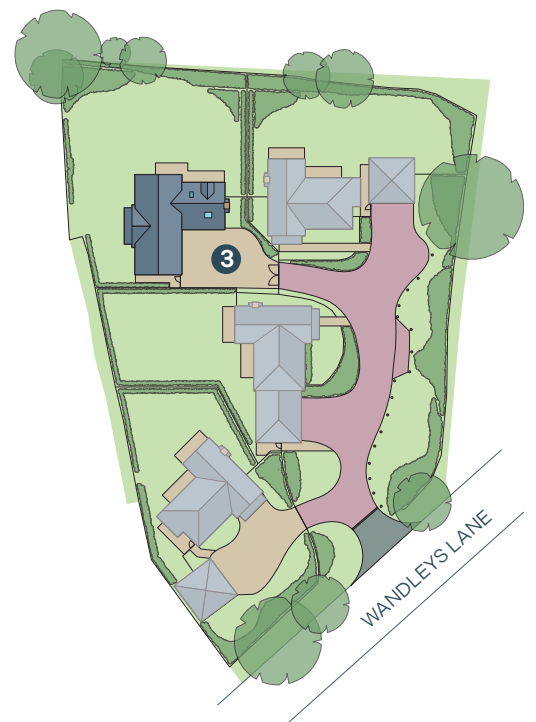


Ground Floor





Plot 3 Blackthorn Gardens





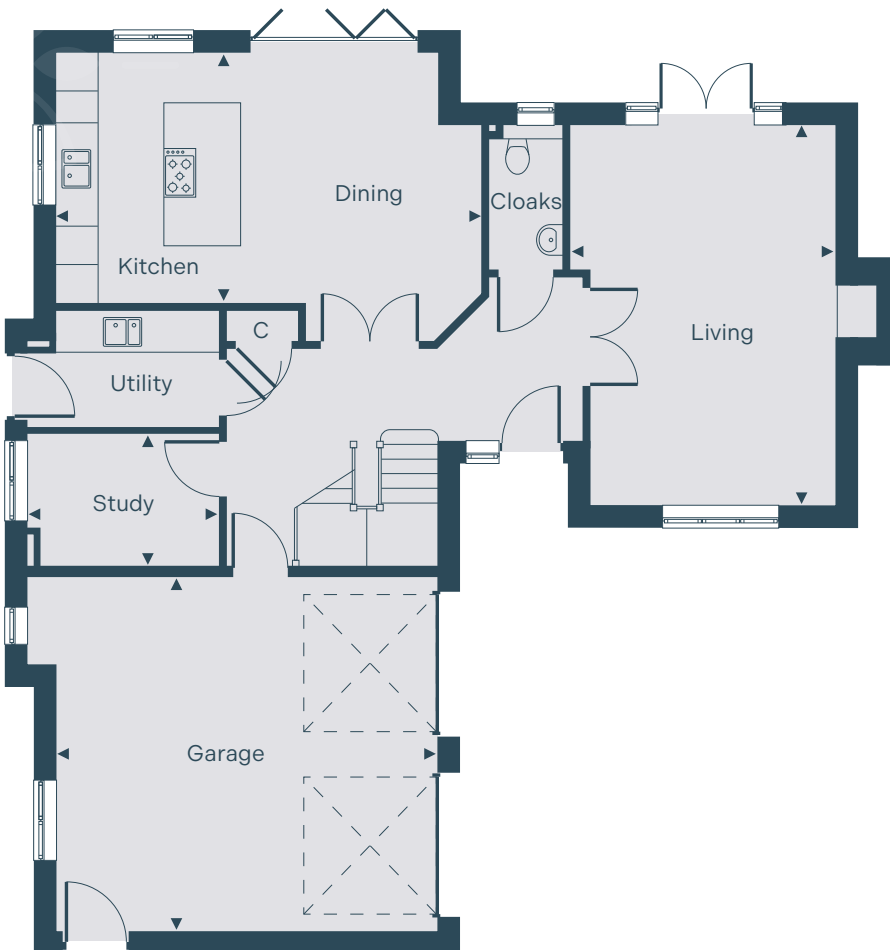
First Floor

Bedroom One
5950 x 4376 19'6" x 14'4"

Bedroom Two
5099 x 3461 16'8" x 11'4"

Bedroom Three
4380 x 3411 14'4" x 11'2"

Bedroom Four
4380 x 3626 14'4" x 11'11"



Ground Floor

Living
5950 x 4128 19'6" x 13'6"

Kitchen/Dining
6620 x 3908 21'8" x 12'10"

Study
2979 x 2050 9'9" x 6'8"



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Plot 4 Blackthorn Gardens

Ground Floor

Living
4882 x 4375 16'0" x 14'4"

Kitchen/Dining
6512 x 6206 21'4" x 21'0"

Study
2335 x 1904 7'8" x 6'3"

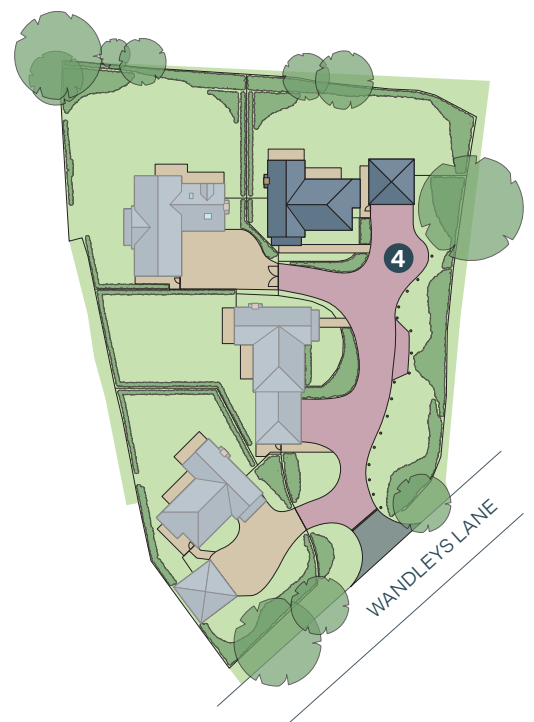
First Floor

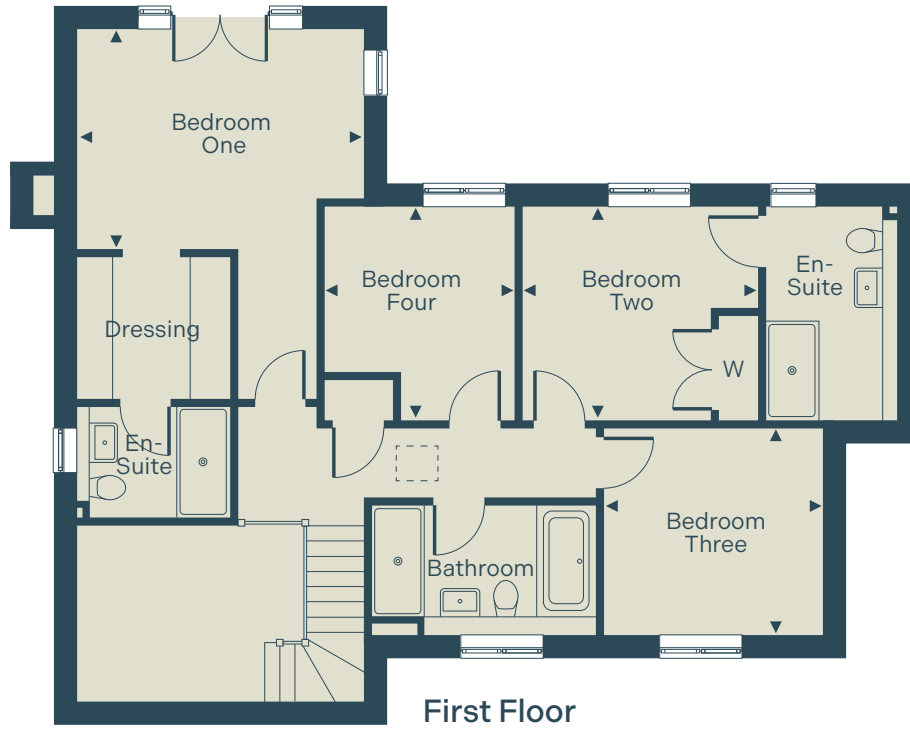
Bedroom One
4375 x 3346 14'4" x 11'0"

Bedroom Two
3577 x 3246 11'9" x 10'8"

Bedroom Three
3328 x 3146 10'11" x 10'4"

Bedroom Four
3246 x 2888 10'8" x 9'5"





First Floor



Ground Floor



A superior specification

We want all of our new homes to have the 'wow' factor, from the architectural design to the internal features and finish. So when it comes to the specification, we set ourselves an extremely high bar.

Kitchens

- Konzept designer kitchens
- Incorporating single oven, additional single oven/combi-microwave
- Warmer drawer underneath microwave
- Induction hob
- Contemporary hidden extractor hood
- Silestone/Granite worktops with matching splash backs

Utility

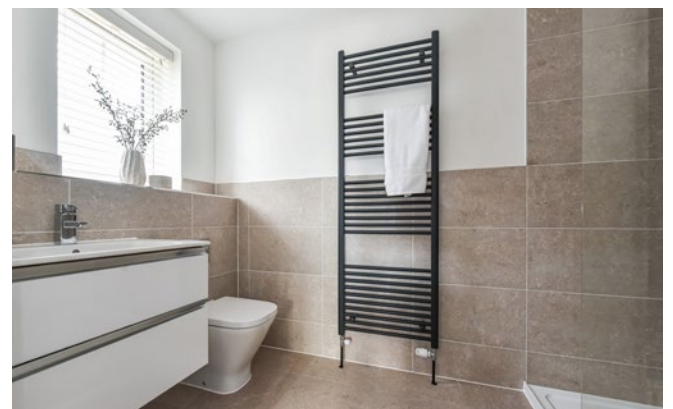
- Ample sized utility room with space for washer and dryer

Bathrooms & En-suites

- Roca Gap sanitaryware
- Integrated sink and vanity units to bathroom, en-suite and W/C
- Porcelanosa half height tiling with shower area fully tiled
- Porcelanosa splashback tiling to downstairs W/C

Heating & Insulation

- Daikin monobloc air source heat pump
- Zoned underfloor heating to the ground floor
- Low temperature radiators to the first floor, all thermostatically controlled
- Predicted Energy Assessment "B"





The Briarsgate commitment to quality extends beyond the walls of our homes.

Founded in 2020, Briarsgate Homes was established by a management team that has over 50 years of combined experience, delivering quality housing schemes across the south coast.

With an award winning team of experienced and skilled staff, our mission is to create homes that exceed customer expectations.

We have a passion for creating vibrant and sustainable communities, with aspirational homes that bring a sense of place to an area, through high-quality design and meticulous attention to detail. This approach means our homes are well designed with excellent build quality and a specification to truly impress.

At Briarsgate Homes, sustainability is at the heart of everything we do. From our choice of materials to our construction practices, we strive to minimize our environmental impact.

Lighting & Electrical

- LED downlights to kitchen, bathroom and en-suite
- External lights to front and rear
- Electric car charging points
- CAT 5 cable to lounge, study and main bedroom

Internals

- Oak veneered cottage style doors
- Porcelanosa floor tiles to entrance, kitchen, cloakroom, bathroom and en-suite
- Walk in/through wardrobe area with space for fitted wardrobe units to main bedroom
- Built-in wardrobe to bedroom 2 (and bedroom 3 in plot 2)

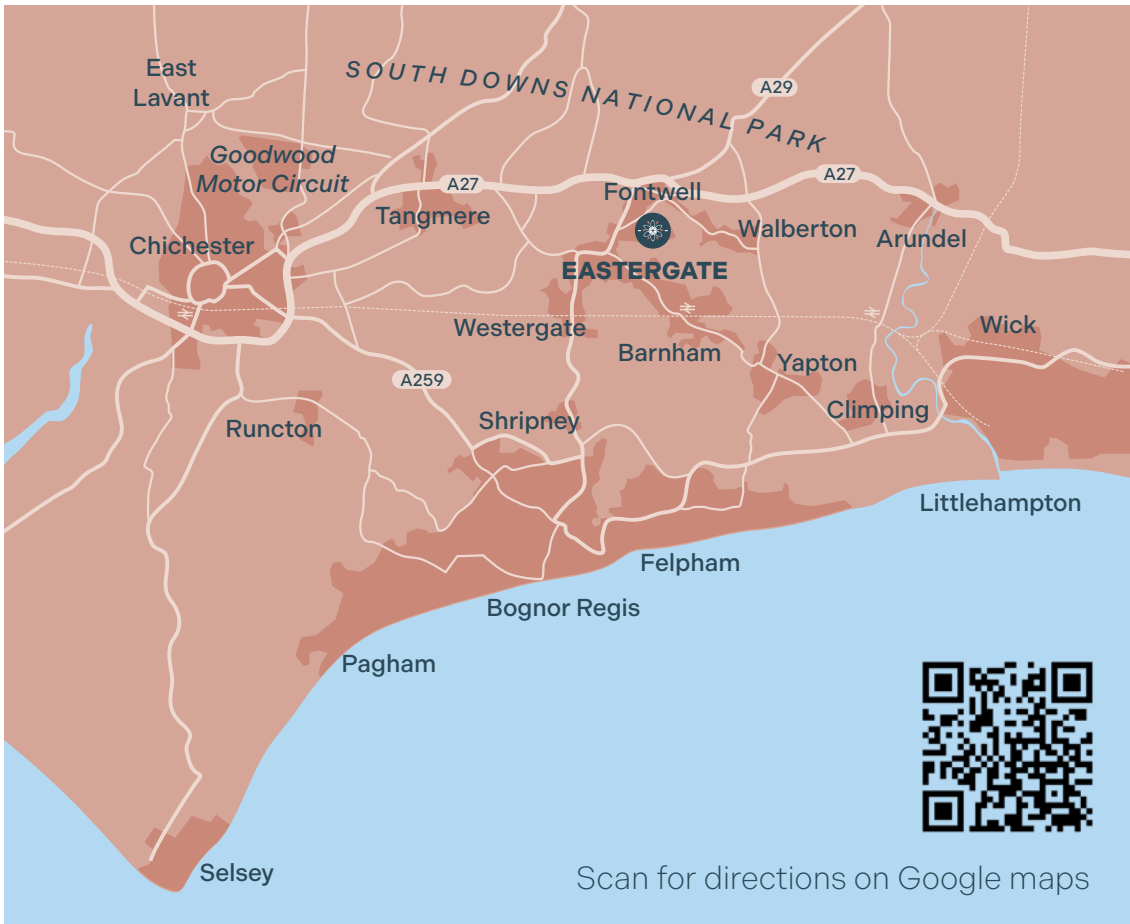
Externals

- Low U value, UPVC double glazed windows
- Bifold doors to the rear
- Matching Iroko / Cedar front door and garage retractable doors
- Rear patio
- Outside tap
- Fencing around the boundary

Photographs show a previous development by Briarsgate Homes



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The computer generated illustration is an artist's impression, landscaping shows how the site may look when mature. Finishes and treatments may vary from those shown. All measurements have been taken from plans, and whilst every effort has been made to ensure accuracy, this cannot be guaranteed. This brochure does not constitute an offer or contract and Briarsgate Homes reserve the right to change any specifications of the homes at any time during the course of construction without notice. Brochure: fruitful.studio

