





NESTLED IN THE HEART OF THE SIX VILLAGES IN WEST
SUSSEX, LINWOOD PARK IS AN EXCLUSIVE COLLECTION OF
TEN DETACHED BUNGALOWS

Each well-appointed home is set within a spacious plot. Designed with sustainability and comfort in mind, in a modern yet timeless living experience.

Whether you're looking for a two or three bedroom home, each of our thoughtfully crafted properties provide a quality and energy-efficient environment, ideal for those seeking a simpler lifestyle.



South Downs National Park

Positioned just four miles west of Arundel and six miles east of Chichester, Linwood Park offers the perfect balance of countryside charm and convenient access to vibrant towns.



OFFERING THE PERFECT BLEND OF RURAL SERENITY & URBAN CONVENIENCE

At Amiri Homes, we are proud to create unique developments that enhance the communities in which we build. We strive to ensure our new residents enjoy the exceptional quality, style and comfort of their new homes.

We have carefully chosen this development as it embodies everything we stand for: exceptional craftsmanship, beautiful surroundings and a strong sense of place.

Located on Arundel Road, Linwood Park is tucked away on a generous plot and offers just ten exclusive properties, providing both space and privacy.

The development has been designed to complement its attractive rural surroundings. A footpath runs directly outside the development offering easy access to the scenic Slindon Estate and the South Downs National Park.

Linwood Park is well placed for essential services with a GP, pharmacy and dental practice nearby. Convenience stores and larger supermarkets including Sainsbury's, M&S and Waitrose are all within reach. Families will also benefit from excellent local and private schools, making it a practical and well-connected place to live.



BEAUTIFUL
SURROUNDINGS
ON YOUR
DOORSTEP



OUR DEVELOPMENT

Linwood Park is designed with meticulous attention to detail, blending stunning architecture with practical and modern living spaces that cater to the needs of today's homeowners.

Consisting of ten detached bungalows, our development offers either two or three bedroom homes, thoughtfully designed to complement the natural surroundings.

Featuring:

- ▲ Environmentally friendly and spacious new homes
- ▲ Open-plan kitchen and dining areas
- ▲ Private patio and gardens
- ▲ Garages and off-road parking
- ▲ En-suite to master bedrooms
- ▲ Electric car charging points
- ▲ Built-in wardrobes
- ▲ Air source heat pumps
- ▲ Underfloor heating
- ▲ High-end appliances
- ▲ Utility rooms



Key Features:

Lateral Living

Modern, naturally lit, single-level homes

Eco-Friendly Design

Energy-efficient under floor heating, low-energy appliances and electric car charging points

Thoughtful Details

Spacious hallways, accessible switches, ample storage, utility rooms and bay windows

Exterior Finishes

High-quality brick, traditional flint stone and stylish cladding exteriors



CGI images are for illustrative purposes only.

LINWOOD PARK

Plot	Type	Name	Beds	Persons	Parking	Garage	Sqft
1	Bungalow	The Beech	2	4	Two-vehicle driveway	Yes	1059
2	Bungalow	The Willow	3	5	Two-vehicle driveway	Yes	1182
3	Bungalow	The Oak	3	6	Two-vehicle driveway	Yes	1364
4	Bungalow	The Birch	3	6	Two-vehicle driveway	Yes	1166
5	Bungalow	The Willow	3	5	Two-vehicle driveway	Yes	1182
6	Bungalow	The Sycamore	2	4	Two-vehicle driveway	Yes	1081
7	Bungalow	The Sycamore	2	4	Two-vehicle driveway	Yes	1081
8	Bungalow	The Magnolia	3	6	Two-vehicle driveway	Yes	1494
9	Bungalow	The Oak	3	6	Two-vehicle driveway	Yes	1364
10	Bungalow	The Cypress	3	6	Two-vehicle driveway	Yes	1166

LATERAL
LIVING
DESIGNED
FOR SPACE,
LIGHT &
EASE



LINWOOD PARK, A PLACE TO CALL HOME AT EVERY STAGE OF LIFE



Chichester Harbour



Arundel Castle



Arundel, River Arun



Chichester Harbour



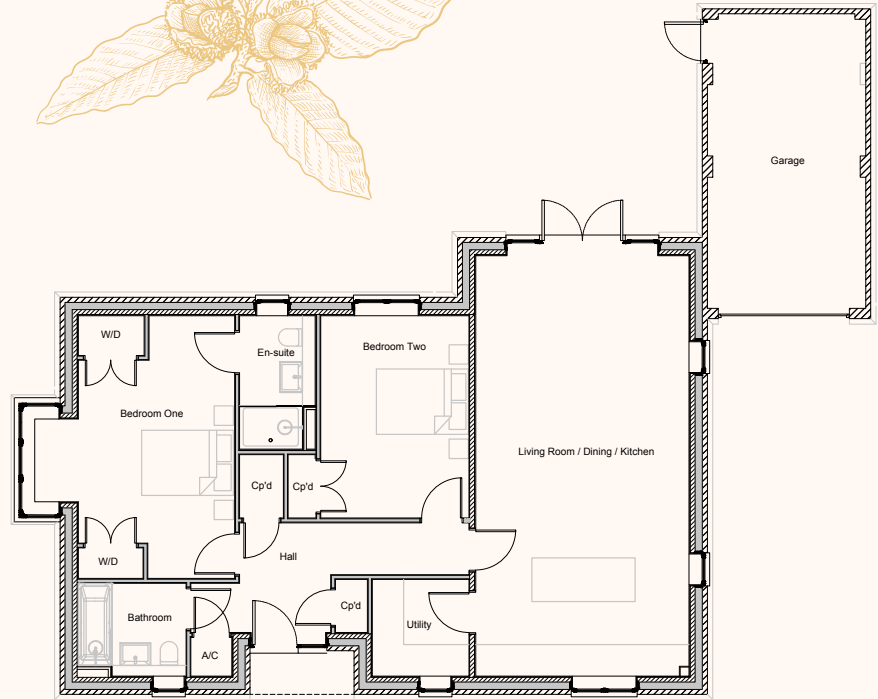
Goodwood Racecourse



Slindon, Robin

THE BUNGALOWS

WELCOME HOME



TOTAL SQ FT: 1059

PLOT ONE | DETACHED - TWO BEDROOMS

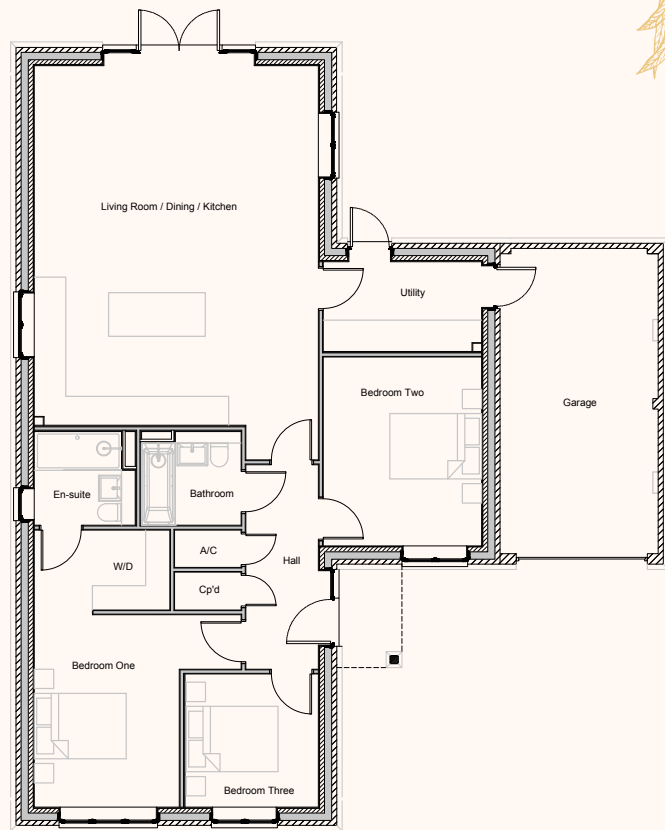
THE BEECH

Living & dining space	4.4 x 8.7m	14'5" x 28'7"
Bedroom 1	4.1 x 5.4m	13'5" x 17'9"
Bedroom 2	3.1 x 4.2m	10'2" x 13'9"
Bathroom	2.2 x 1.9m	7'3" x 6'3"
En-suite	1.6 x 2.8m	5'3" x 9'2"
Utility	2.0 x 2.0m	6'7" x 6'7"
Garage	3.3 x 6.1m	10'10" x 20'0"

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Plots two and five feature different bathroom configurations.



TOTAL SQ FT: 1182

PLOTS TWO & FIVE | DETACHED - THREE BEDROOMS

THE WILLOW

Living & dining space	5.9 x 7.4m	19'4" x 24'3"
Bedroom 1	3.0 x 5.7m	9'10" x 18'8"
Bedroom 2	3.3 x 3.9m	10'10" x 12'10"
Bedroom 3	2.8 x 2.8m	9'2" x 9'2"
Bathroom	2.1 x 1.9m	6'11" x 6'3"
En-suite	2.1 x 1.9m	6'11" x 6'3"
Utility	3.3 x 1.9m	10'10" x 6'3"
Garage	3.3 x 6.3m	10'10" x 20'8"

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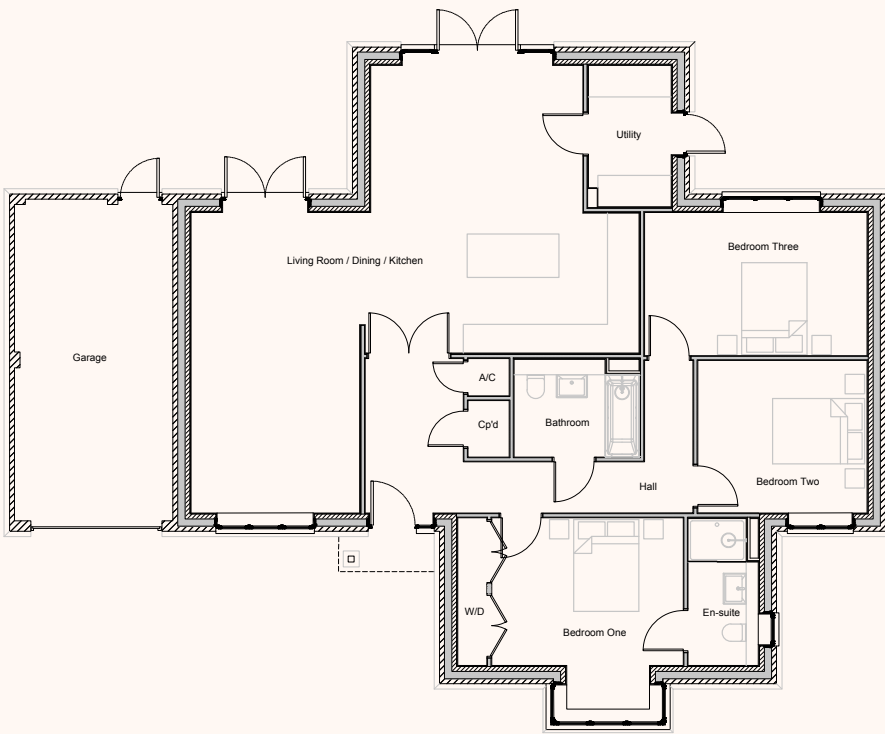


PLOT THREE & NINE | DETACHED - THREE BEDROOMS

THE OAK

Living space	3.5 x 6.2m	11'6" x 20'4"
Kitchen	5.7 x 2.9m	18'8" x 9'6"
Dining space	4.4 x 3.1m	14'5" x 10'2"
Bedroom 1	4.0 x 4.0m	13'1" x 13'1"
Bedroom 2	3.5 x 3.2m	11'6" x 10'6"
Bedroom 3	4.6 x 3.0m	15'1" x 9'10"
Bathroom	2.6 x 2.0m	8'6" x 6'7"
En-suite	1.5 x 3.0m	4'11" x 9'10"
Utility	1.7 x 2.9m	5'7" x 9'6"
Garage	3.3 x 6.6m	10'10" x 21'8"

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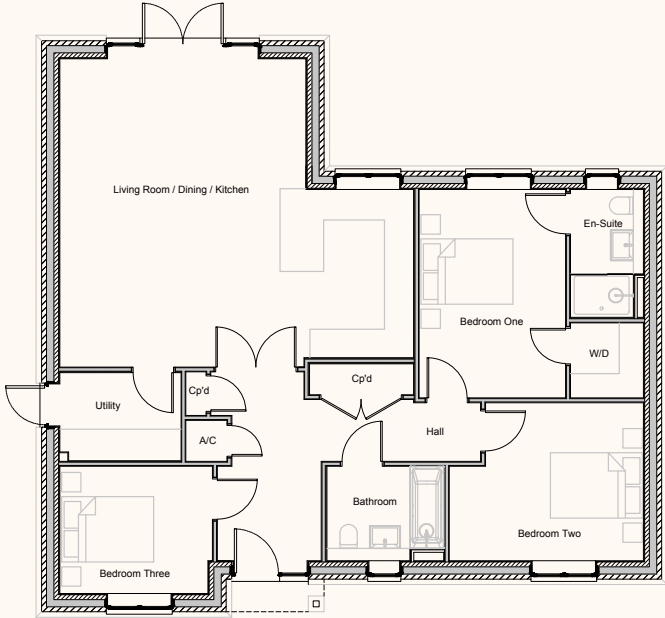
TOTAL SQ FT: 1364

PLOT FOUR | DETACHED - THREE BEDROOMS

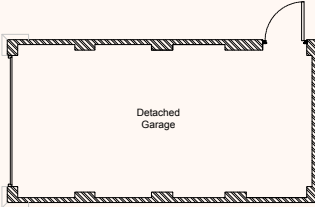
THE BIRCH

Living & dining space	5.1 x 6.4m	16'9" x 21'0"
Kitchen	2.2 x 3.5m	7'3" x 11'6"
Bedroom 1	3.0 x 4.3m	9'10" x 14'1"
Bedroom 2	4.0 x 3.3m	13'1" x 10'10"
Bedroom 3	3.2 x 2.6m	10'6" x 8'6"
Bathroom	2.4 x 2.0m	7'10" x 6'7"
En-suite	1.5 x 2.6m	4'11" x 8'6"
Utility	2.5 x 1.8m	8'2" x 5'11"
Detached garage	6.1 x 3.2m	20'0" x 10'6"

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TOTAL SQ FT: 1166



TOTAL SQ FT: 1081



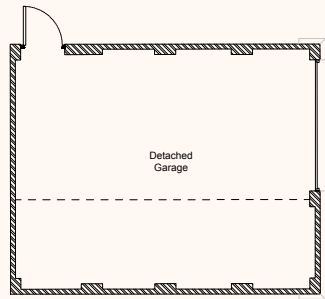
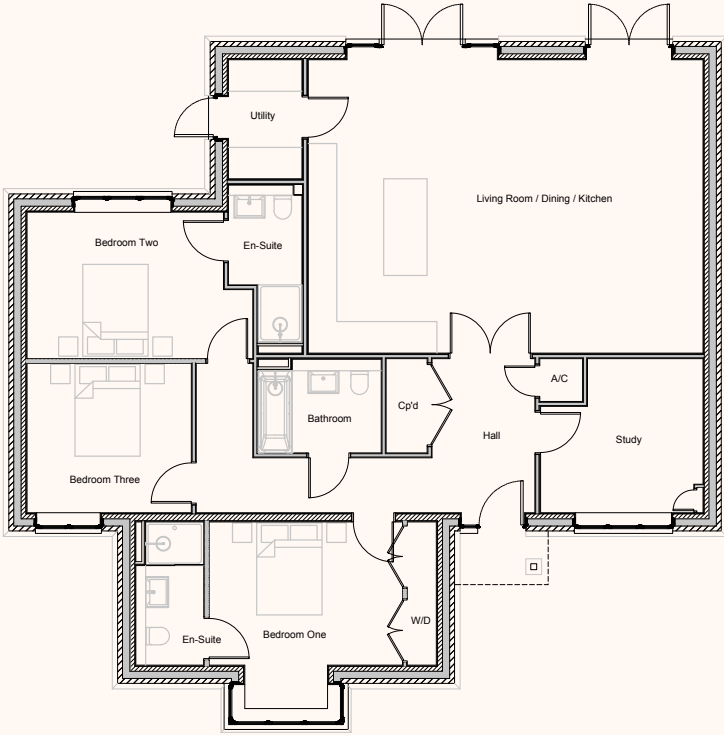


PLOTS SIX & SEVEN | DETACHED - TWO BEDROOMS

THE SYCAMORE

Living & dining space	7.3 x 5.8m	23'11" x 19'0"
Bedroom 1	3.7 x 4.1m	12'2" x 13'5"
Bedroom 2	4.0 x 3.0m	13'1" x 9'10"
Bathroom	2.0 x 2.2m	6'7" x 7'3"
En-suite	3.0 x 1.5m	9'10" x 4'11"
Utility	2.0 x 1.9m	6'7" x 6'3"
Garage	3.3 x 6.1m	10'10" x 20'0"

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TOTAL SQ FT: 1494

PLOT EIGHT | DETACHED - THREE BEDROOMS

THE MAGNOLIA

Living & dining space	8.2 x 6.1m	26'11" x 20'0"
Bedroom 1	4.0 x 3.9m	13'1" x 12'10"
Bedroom 2	4.7 x 3.0m	15'5" x 9'10"
Bedroom 3	3.4 x 3.1m	11'2" x 10'2"
Bathroom	2.5 x 1.9m	8'2" x 6'3"
En-suite 1	1.4 x 3.0m	4'7" x 9'10"
En-suite 2	1.5 x 3.3m	4'11" x 10'10"
Study	3.4 x 3.2m	11'2" x 10'6"
Utility	1.5 x 2.5m	4'11" x 8'2"
Detached garage	6.2 x 5.0m	20'4" x 16'5"



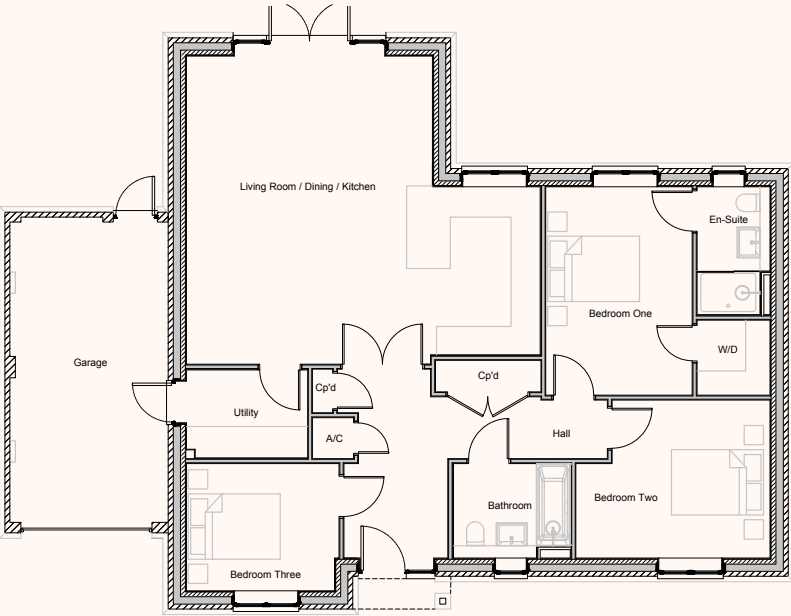
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PLOT TEN | DETACHED - THREE BEDROOMS

THE CYPRESS

Living & dining space	5.1 x 6.4m	16'9" x 21'0"
Kitchen	2.2 x 3.5m	7'3" x 11'6"
Bedroom 1	3.0 x 4.3m	9'10" x 14'1"
Bedroom 2	4.0 x 3.3m	13'1" x 10'10"
Bedroom 3	3.2 x 2.6m	10'6" x 8'6"
Bathroom	2.4 x 2.0m	7'10" x 6'7"
En-suite	1.5 x 2.6m	4'11 x 8'6"
Utility	2.5 x 1.8m	8'2" x 5'11"
Garage	3.3 x 6.3m	10'10" x 20'8"

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TOTAL SQ FT: 1166



SPECIFICATION

Experience elegant and modern living in a beautifully designed home, offering premium finishes and spacious interiors.

Kitchen

- ▲ Stylish, contemporary shaker-style kitchens
- ▲ Premium worktops with matching feature splashback
- ▲ Soft-close cabinetry and cutlery tray included in the drawer set
- ▲ Kitchen island or breakfast bar (plot-specific)
- ▲ One and a half stainless steel sink bowl with monobloc mixer tap

Appliances

- ▲ Bosch induction hob
- ▲ Bosch integrated multi-functional fan-assisted oven
- ▲ Bosch integrated combi microwave oven
- ▲ Integrated fridge-freezer
- ▲ Integrated multi-function dishwasher
- ▲ Integrated luxury and sophisticated wine cooler

Utility Rooms

- ▲ Separate utility rooms in every home with coordinated cabinetry and work surfaces
- ▲ Space and plumbing for a separate washer/dryer
- ▲ Stainless steel single-bowl sink with monobloc mixer tap

Bathrooms and En-Suites

- ▲ Contemporary-styled bathrooms with high-specification sanitaryware and fixtures
- ▲ Luxury wall-hung vanity unit
- ▲ Shaver sockets provided in the bathroom and en-suite
- ▲ Large wall mirror in the en-suite with elegant feature and night lighting
- ▲ WC with dual chrome flush plate, concealed cistern and soft-close seat
- ▲ Bath with mixer tap, thermostatic shower and stylish frameless shower screen
- ▲ Thoughtfully designed walk-in shower in the en-suite with bespoke integrated niche shelving

Flooring and Tiling

- ▲ Wool twist carpets in bedrooms, living rooms and study (plot layout specific)
- ▲ Porcelanosa vinyl tile flooring laid in a herringbone style in the kitchen, dining room, utility room and hallway

Dressing Rooms and Built-in Wardrobes

- ▲ Built-in wardrobes and bespoke walk-in wardrobes with custom-designed shelving and rails (plot-specific)

Internal Doors and Joinery

- ▲ Premium ladder-design internal doors with distinctive ironmongery throughout
- ▲ Elegant and timeless glazed doors to living areas, enhancing the flow of natural light
- ▲ French doors opening onto the private rear garden
- ▲ Decorative feature architrave and skirting

Lighting and Electrical

- ▲ Pendant light fittings to the hall, landing, lounge/diner and bedrooms
- ▲ Kitchen and utility rooms – LED ceiling downlighters with white bezel surround and feature LED lighting under wall cabinets
- ▲ Bathrooms and en-suites – LED ceiling downlighters with white bezel surround, including above the feature mirror in the en-suite
- ▲ White-finished switches and sockets
- ▲ TV points in all living rooms and bedrooms
- ▲ White USB-capable sockets in the kitchen and master bedroom
- ▲ White heated towel rails in the bathroom and en-suite
- ▲ Electrical supply and sockets in the garage
- ▲ External socket in the rear garden
- ▲ Electric car charging points

Heating

- ▲ All homes benefit from renewable energy provided by individual air-source heat pumps
- ▲ Underfloor heating
- ▲ Smart thermostats

Sustainable Features

- ▲ Electric vehicle charging points installed in every home – Brand: Deta.e – 7.4kW Mode 3 EV Charger (eDock)
- ▲ All lighting is energy-efficient LED or low-voltage
- ▲ Heated towel rails with summer heating function (dual fuel)
- ▲ Thermally efficient double-glazed windows with soft sage external surrounds

Outside Features

- ▲ Beautifully landscaped front and rear gardens
- ▲ Generous patio area in the rear garden
- ▲ Outside tap in the rear garden
- ▲ External lighting to the front door and patio area
- ▲ Turf Garden – rotovated and rolled

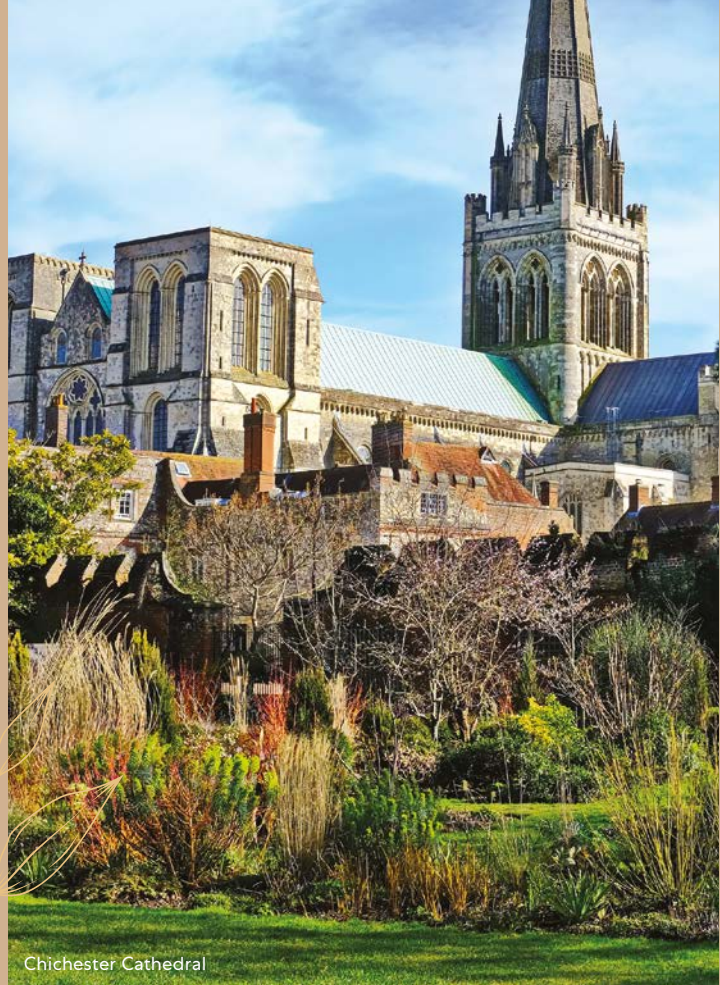
Warranties and Guarantees

- ▲ 2 Year New Home Warranty provided by Amiri Homes
- ▲ 10 Year Warranty provided by ICW
- ▲ Aftercare services provided by Amiri Homes

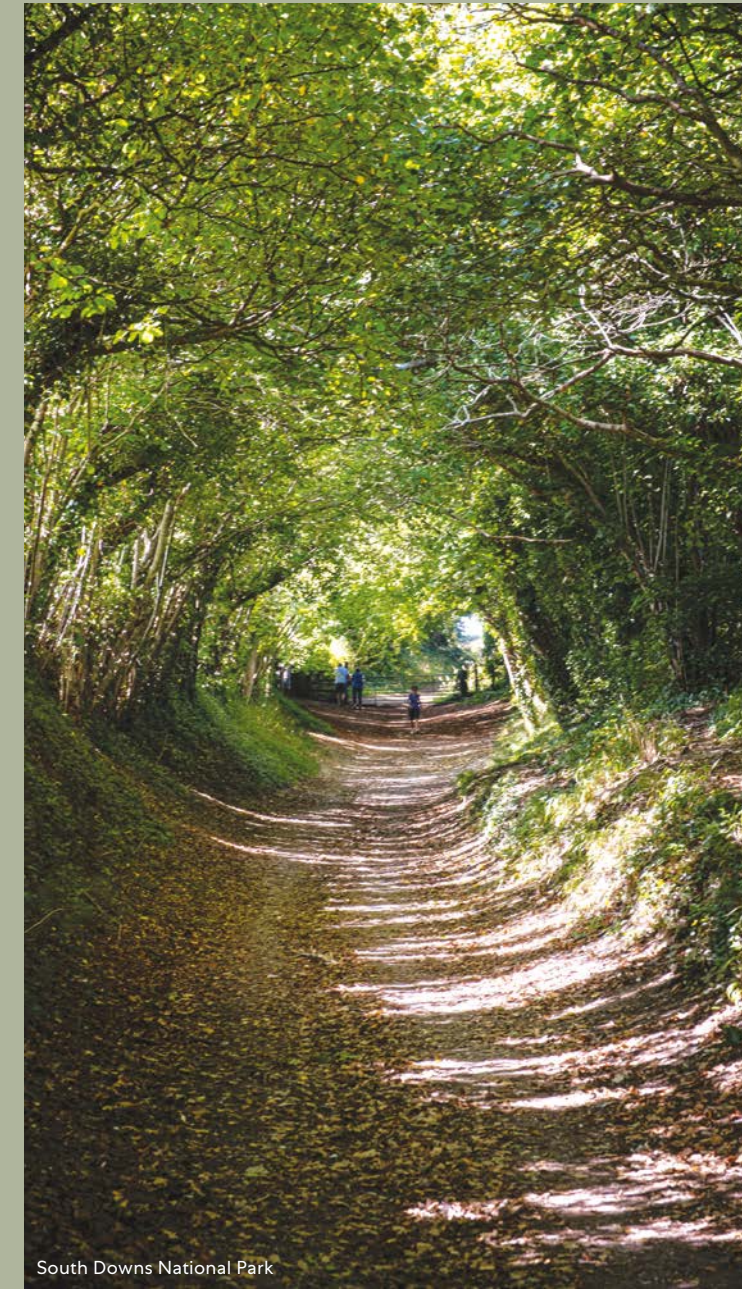


Amiri Homes is a registered member of the ICW Consumer Code for New Homes and fully complies with all associated obligations.

FINISHED TO THE AMIRI WAY



Chichester Cathedral



South Downs National Park

UNRIVALLED
COUNTRYSIDE
CHARM WITH CITY
CONVENIENCE
MINUTES AWAY



Swanbourne Lake, Fontwell



Mill Road, Arundel



Walberton Village Green



Goodwood House



Swanbourne Lake, Fontwell



MILES TO
Barnham Train Station 3

MILES TO
Arundel Town 4

MILES TO
Bognor Regis 6

MILES TO
Chichester 6.5

MILES TO
Brighton 24

MILES TO
Gatwick Airport 40

MILES TO
Heathrow Airport 54

MILES TO
London City 65

AMIRI HOMES IS PASSIONATE ABOUT CREATING EXCEPTIONAL ENVIRONMENTS FOR PEOPLE TO ENJOY



Slindon



Chichester Festival Theatre



Climping Beach



Goodwood



The Pig – in the South Downs



Barnham Train Station

EMBRACE NATURE’S BEAUTY

Linwood Park is ideally situated on the edge of the South Downs National Park, an area of outstanding natural beauty stretching from Winchester to Eastbourne. With 670 square kilometres of rolling chalk hills, ancient woodlands and breathtaking trails, it is a haven for walkers, cyclists and nature lovers.

The renowned 100-mile South Downs Way offers some of the world’s most beautiful hiking routes while the nearby Slindon Estate, a National Trust gem, invites you to explore its enchanting woodlands.

CULTURAL & HISTORICAL RICHNESS

A short drive east takes you to the town of Arundel, home to a breathtaking castle and a striking Roman Catholic cathedral. Dating back to the 11th century, Arundel Castle is a magnificent landmark steeped in history. The town’s charming streets are lined with independent boutiques, antique shops and cosy cafés, making it a delightful place to explore.

Equally accessible is Chichester, a historic cathedral city rich in Roman heritage and cultural attractions. The renowned Chichester Festival Theatre, lively marinas and a blend of high-street and independent retailers ensure a vibrant yet historic atmosphere.

For those with a passion for the arts and history, nearby Amberley Castle offers a unique medieval experience, perfect for a peaceful afternoon tea.

COASTAL DELIGHTS

Less than six miles to the south, the West Sussex coastline awaits. From the sandy shores of West Wittering to the traditional seaside charm of Littlehampton, there are plenty of places to relax by the water. Chichester Harbour, a designated area of outstanding natural beauty, is ideal for sailing enthusiasts and those who enjoy waterside walks.

Littlehampton Golf Course, the only links course in West Sussex offers golfers the chance to play with a backdrop of sweeping coastal views.

LEISURE & RECREATION

Fontwell is home to the historic Fontwell Park Racecourse, which is famous for its unique figure of eight-track, the only one of its kind in the UK. Hosting up to 24 races each year, it is a must-visit for horse racing enthusiasts.

Just a short drive away, Goodwood is a world-renowned destination offering much more than motorsport and horse racing. With prestigious events such as the Festival of Speed and Goodwood Revival, alongside a championship golf course and a luxury health club, Goodwood provides entertainment for all tastes.

For those who enjoy outdoor activities, Swanbourne Lake in Arundel offers the chance to hire rowing boats and take in the calm surroundings.

GASTRONOMIC PLEASURES

Linwood Park is surrounded by some of the finest local pubs and eateries.

For a traditional pub experience, visit The Old Stable at Fontwell Park or The George in Earham. Those seeking a refined dining experience will enjoy The Black Rabbit in Arundel or The Holly Tree in Walberton.

For something truly special, The Pig in the South Downs offers a unique greenhouse restaurant setting, with a menu focused on home-grown and locally sourced produce.

Nearby farmers’ markets provide the freshest local ingredients, ensuring that whether you dine out or cook at home, you’ll always have access to the best that West Sussex has to offer.

EXCELLENT CONNECTIVITY

Despite its peaceful surroundings, Linwood Park is exceptionally well-connected. Barnham Train Station, just six minutes away, provides direct links to London, making commuting or day trips effortless. Arundel Train Station also offers a direct, 53-minute train ride to Gatwick Airport.

Barnfield Cottages bus stop is located on Arundel Road, which provides access to a variety of destinations.

Linwood Park offers easy access to major transport links including the A27, M27 and A3, connecting you to neighbouring towns and cities.



Halnaker Windmill



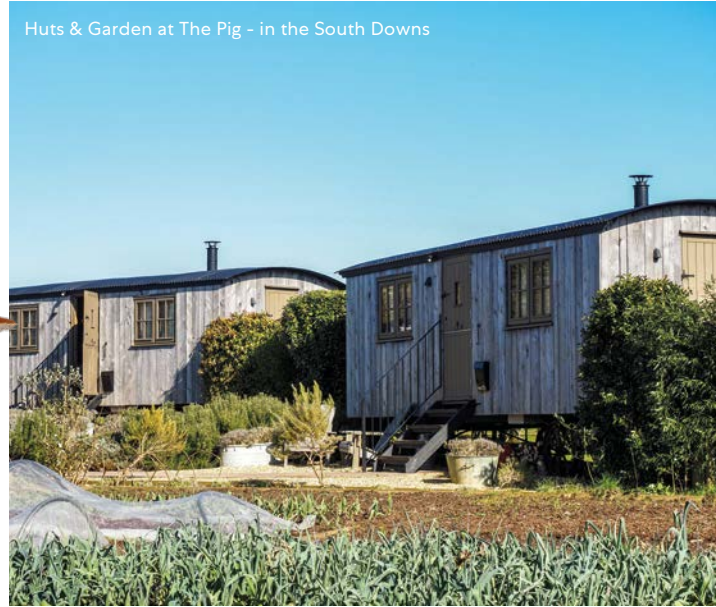
The Pig - in the South Downs



South Downs National Park



Ginger Cat at The Pig - in the South Downs



Huts & Garden at The Pig - in the South Downs



YOUR NEXT CHAPTER
STARTS IN THE LUXURY
OF LINWOOD PARK

Chichester Canal



A REPUTATION FOR EXCEEDING EXPECTATIONS...

Amiri Homes is a privately owned regional developer with a strong brand emphasis on design aesthetic, superior build quality, product specification and sustainability.

Amiri Homes is a part of the Amiri Group, established twenty years ago with a reputation as a leading, multi-discipline building contractor in the Southern region.

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