



Warrendell

BEAUTIFULLY CRAFTED SUSSEX HOMES

DG PHILLIPS

Welcome to Warrendell, a nature and habitat focused development comprising of 3 & 4 bedroom homes, located in a secluded and sought-after area of Chichester.

The city of Chichester is surrounded by some of Britain's finest beaches, is on the doorstep of the Southdown's National Park and is close to Chichester Harbour, an area of outstanding natural beauty.

The development has direct access onto Centurion Way, a public cycle / footpath, which gives residents the ability to explore the surrounding countryside along with easy access to the city centre.

Less than 2 miles away it offers a large array of independent retailers and boutiques as well as the more established high-street names, many restaurants, galleries and not forgetting the renowned and historic Cathedral and surrounding buildings.

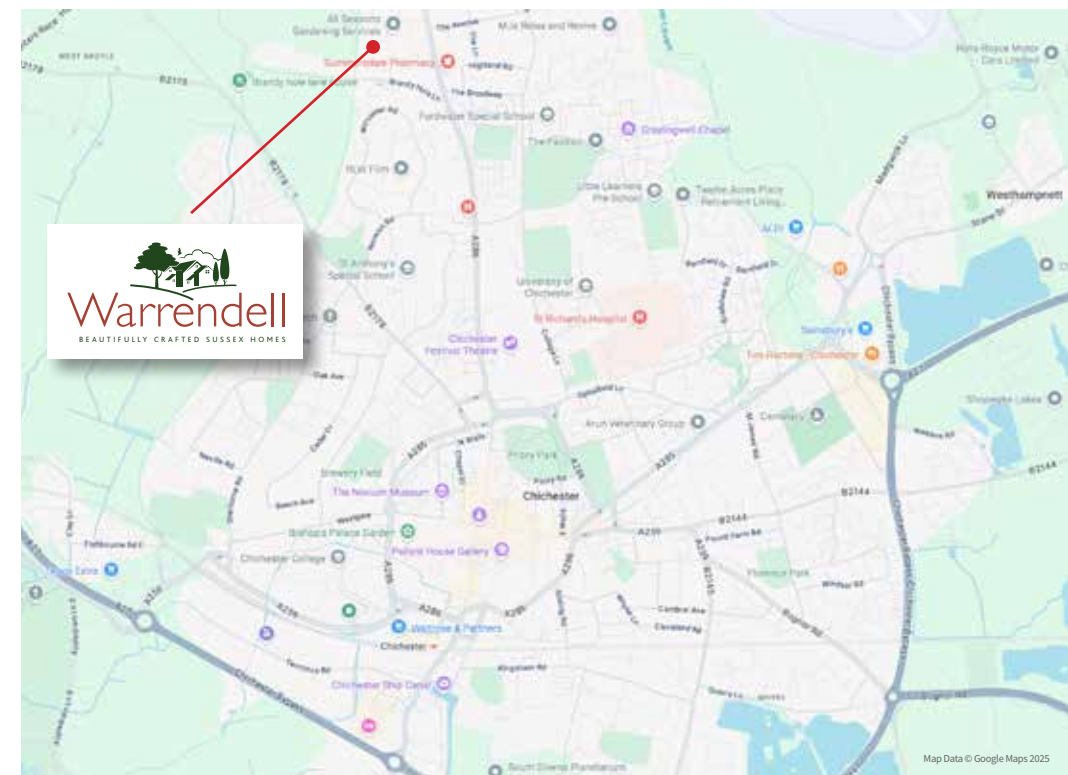
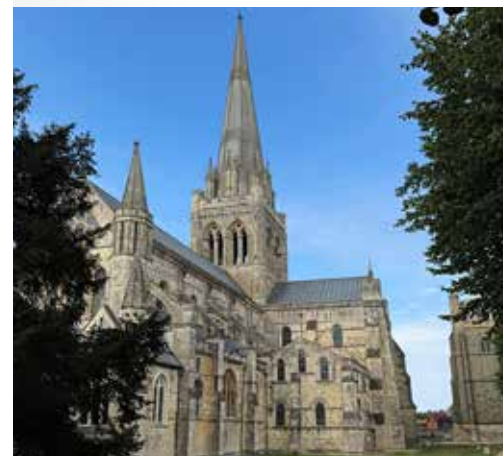
There are also plenty of leisure and entertainment pursuits in the area; the Festival Theatre is only a short walk away and the Goodwood Estate with its Golf Courses, Motor Circuit, Horse Racing and Leisure Facilities are around 3 miles away.

Warrendell has been developed by DG Phillips, a traditional building company that has been at the forefront of house building in Chichester and the local area since the 1960's and still operate as an independent family run business, now in its third generation.

Striving to ensure a reputation over this time of crafting homes that people want to live in. The focus is on designing bespoke developments to complement their location and surroundings.

Pride is taken to produce houses that fuse together both modern living and traditional styling and craftsmanship.

Built to the highest standards using the best materials and high specification finishes and all the houses come with a 10 year NHBC warranty, ensuring quality from the foundations to the finishing interior touches.



For further information on the development click here: dgphillips.co.uk/warrendell



Or contact our sole agent: hello@kentonbudd.com



A traditional, high quality development, crafted by DG Phillips.

- 01** The Holm Oak - 4 Bed Detached House
- 02** The Poplar - 3 Bed Detached House
- 03** The Poplar - 3 Bed Detached House
- 04** The Elm - 3 Bed Detached House
- 05** The Lime - 3 Bed Detached House
- 06** The Chestnut - 4 Bed Detached House
- 07** The Willow - 3 Bed Ground Floor Flat
- 08** The Birch - 3 Bed First Floor Flat
- 09** The Willow - 3 Bed Ground Floor Flat
- 10** The Birch - 3 Bed First Floor Flat
- 11** The Holly - 3 Bed Semi-Detached House
- 12** The Hazel - 3 Bed Semi-Detached House
- 13** The Red Oak - 3 Bed Semi-Detached House
- 14** The Walnut - 4 Bed Detached House
- 15** The Sweet Cherry - 3 Bed Detached House
- 16** The Ash - 3 Bed Semi-Detached House
- 17** The Ash - 3 Bed Semi-Detached House
- 18** The Pine - 3 Bed Semi-Detached House
- 19** The Pine - 3 Bed Semi-Detached House
- 20** The Sycamore - 2 Bed Ground Floor Flat
- 21** The Beech - 2 Bed First Floor Flat

Sitting in a secluded dell at the end of Plainwood Close, Warrendell has been developed around a natural central pond, flanked by a beautifully landscaped and contoured communal area and gardens, with paths, seating areas and a boardwalk.

The plots, with traditionally crafted houses and apartments are situated on the western, eastern and southern perimeters, set at varying heights to follow the flow of the landscape. This is an idyllic location.





Elegant, spacious detached
4-bedroom house

The Holm Oak

The largest property on the development. The Holm Oak sits on a corner plot with a generous west facing rear garden. The accommodation comprises of a kitchen/dining/living area with bi-fold doors, study and separate utility room/lobby. A detached garage and private driveway to the side.

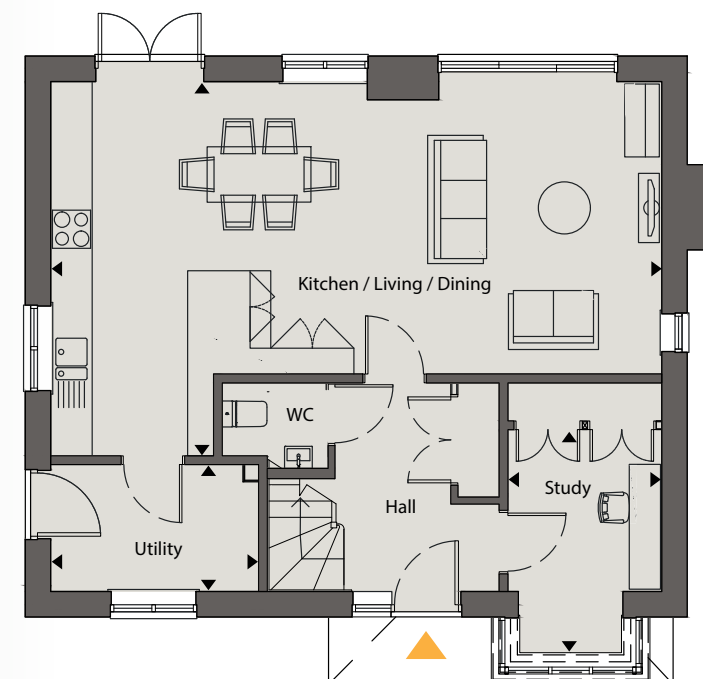


Artists 3d Render impressions indicative of overall plot build and material finishes

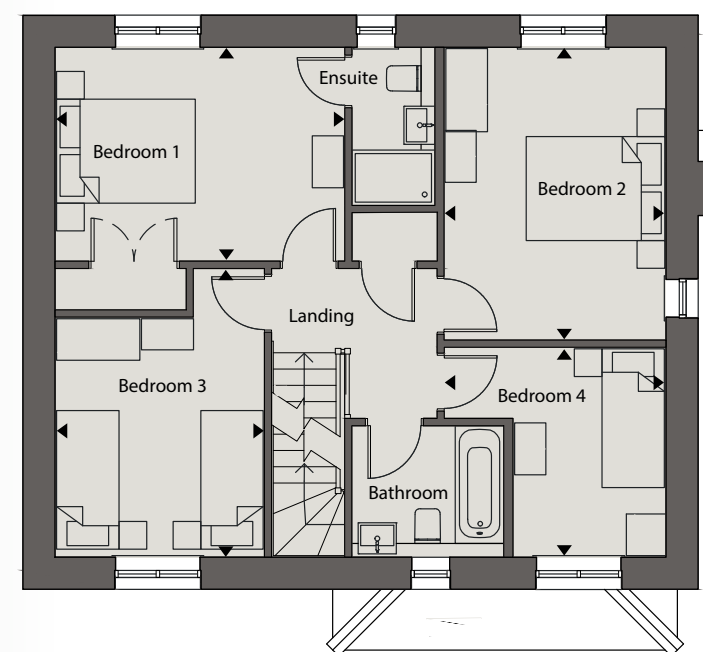


Plot location on development

GROUND FLOOR



FIRST FLOOR



A full interior finishes and materials spec can be found on pages 74 and 75 of this brochure.



Click here to view on the Agents website: kentonbudd.com

The Holm Oak



PROPERTY
Detached home over two levels



LIVING
Spacious west facing open plan kitchen / dining / living area



UTILITY
Separate utility room



STUDY
Separate study off hallway



4 BEDROOMS
3 Doubles - 1 Single
Ensuite & fitted wardrobes to bedroom 1



BATHROOMS & WC's
Family bathroom & ground floor WC



TERRACE
With bifold and double doors access



REAR GARDEN
West facing



PARKING
Off-road with separate single garage



DIMENSIONS
Approximate dimensions

Kitchen/Dining/Living Area:
8.82m x 5.40m

Bedroom 1: 4.19m x 3.09m

Bedroom 2: 3.21m x 4.23m

Bedroom 3: 3.03m x 4.17m

Bedroom 4: 3.20m x 3.03m

Study: 2.22m x 3.22m

Utility Room: 3.00m x 1.83m

Bathroom: 2.20m x 1.90m

En-Suite: 1.20m x 2.29m

Overall: 131.2m² (1411 sqft)



Classic, stylish, detached
3-bedroom homes

The Poplar

Designed with modern living in mind, The Poplar offers classically styled spacious 3-bedroom homes, with separate single garages and driveways, along with west facing rear gardens. The accommodation, in addition to the three bedrooms comprises of, on the ground floor, a triple aspect living room, cloakroom, and kitchen/dining room. On the first floor an ensuite shower room to bedroom one, as well as a main bathroom.

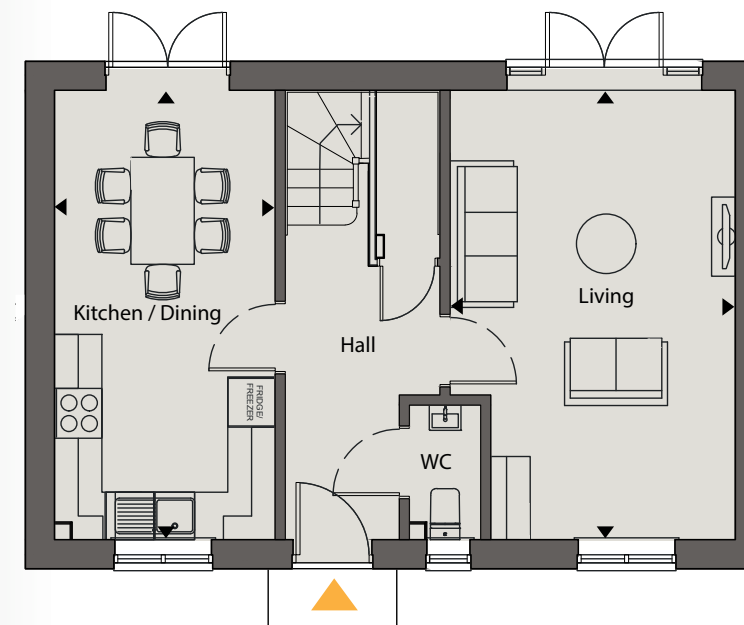


Artists 3d Render impressions indicative of overall plot build and material finishes

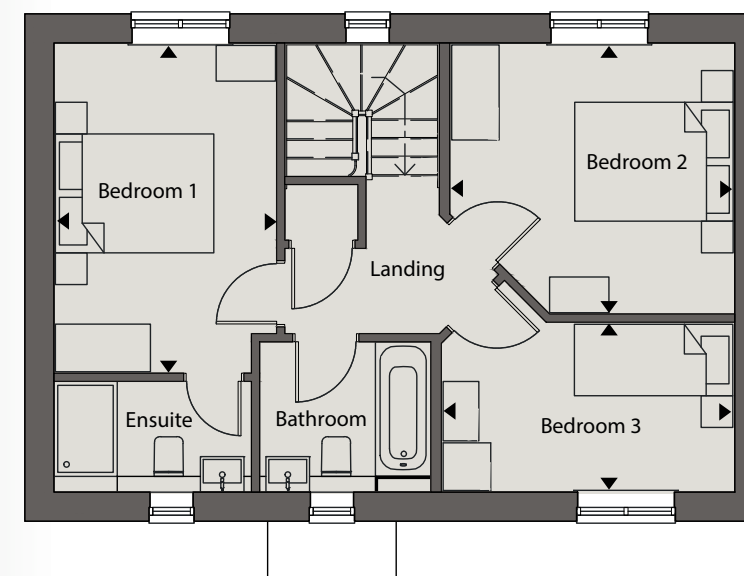


Plot locations on development

GROUND FLOOR



FIRST FLOOR



Note: Floor plan layouts are shown for Plot 02. Plot 03 is the same but mirrored.

A full interior finishes and materials spec can be found on pages 74 and 75 of this brochure.



Click here to view on the Agents website: kentonbudd.com

The Poplar



PROPERTY
Detached home over two levels



LIVING
Separate dual aspect dining and living areas



3 BEDROOMS
2 Doubles - 1 Single
Ensuite to bedroom 1



BATHROOMS & WC's
Family bathroom & ground floor WC



TERRACE
Glazed double doors to terrace and garden from both rooms



REAR GARDEN
West facing



PARKING
Off-road with separate single garage



DIMENSIONS
Approximate dimensions
Kitchen/Dining Area: 2.79m x 5.67m
Living Room: 3.60m x 5.67m
Bedroom 1: 2.81m x 4.17m
Bedroom 2: 3.60m x 3.42m
Bedroom 3: 3.70m x 2.68m
Bathroom: 2.16m x 1.90m
En-Suite: 2.50m x 1.40m
Overall: 94.4m² (1050 sqft)



Spacious detached
3-bedroom house

The Elm has a spacious open plan living/kitchen/dining area with bi-fold doors to the west facing rear garden. This 3-bedroom house offers a separate study on the ground floor, an ensuite shower room to bedroom one, as well as a main bathroom. There is also a detached garage and driveway.

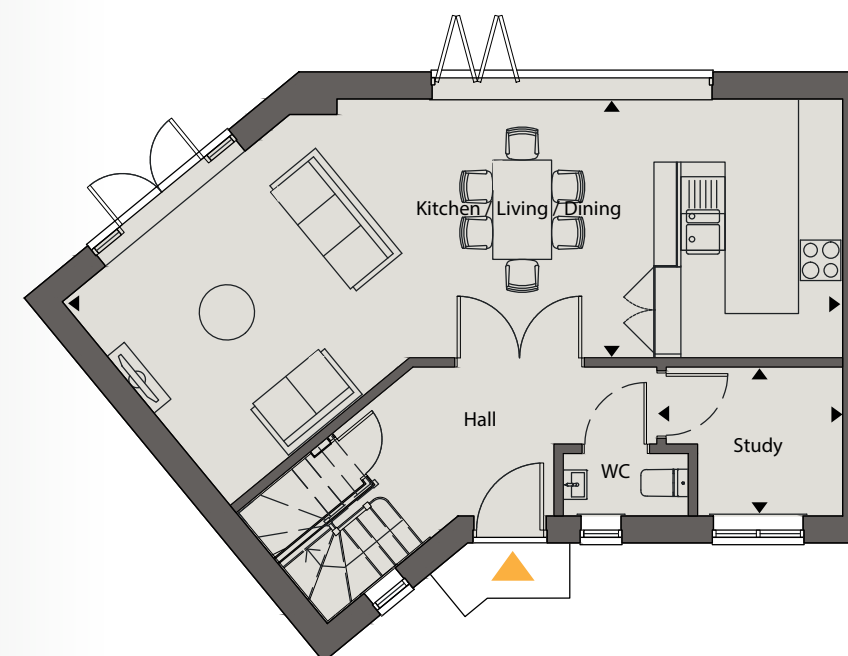


Artists 3d Render impressions indicative of overall plot build and material finishes

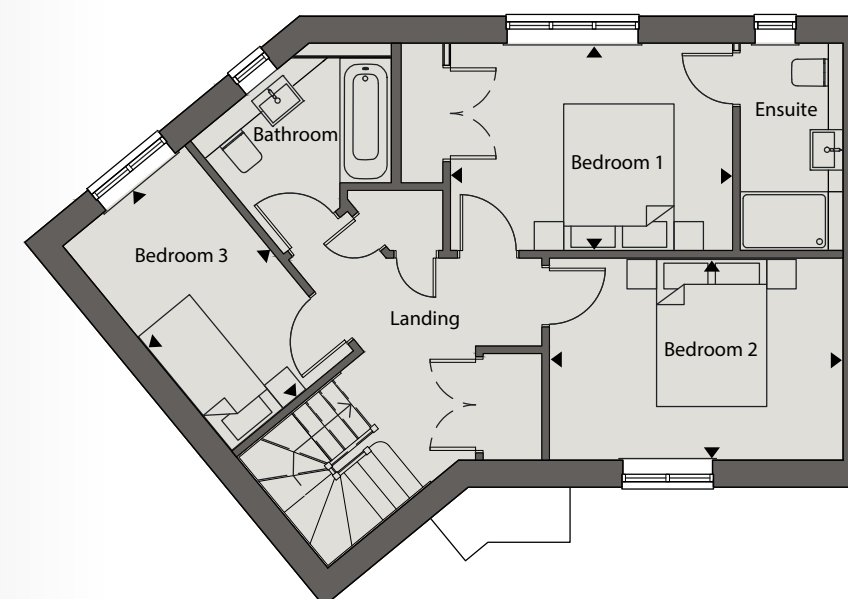


Plot location on development

GROUND FLOOR



FIRST FLOOR



A full interior finishes and materials spec can be found on pages 74 and 75 of this brochure.



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The Elm



PROPERTY
Detached home over two levels



LIVING
Spacious west facing open plan kitchen / dining / living area



STUDY
Separate study off hallway



3 BEDROOMS
2 Doubles - 1 Single
Ensuite & fitted wardrobes to bedroom 1



BATHROOMS & WC's
Family bathroom & ground floor WC



TERRACE
With bifold and double doors access



REAR GARDEN
West facing



PARKING
Off-road with separate single garage



DIMENSIONS
Approximate dimensions

Kitchen/Dining/Living Area:
10.62m x 3.52m

Bedroom 1: 3.84m x 2.82m

Bedroom 2: 4.00m x 2.75m

Bedroom 3: 2.15m x 3.62m

Study: 2.40m x 2.03m

Bathroom: 2.95m x 2.00m

En-Suite: 1.40m x 2.82m

Overall: 107.56m² (1168 sqft)



Spacious detached
3-bedroom house

The Lime

The Lime has a spacious open plan living/kitchen/dining area, with bi-fold doors to the west facing rear garden. This 3-bedroom house has an ensuite shower room to bedroom one, as well as a main bathroom. There is also a garage and driveway.

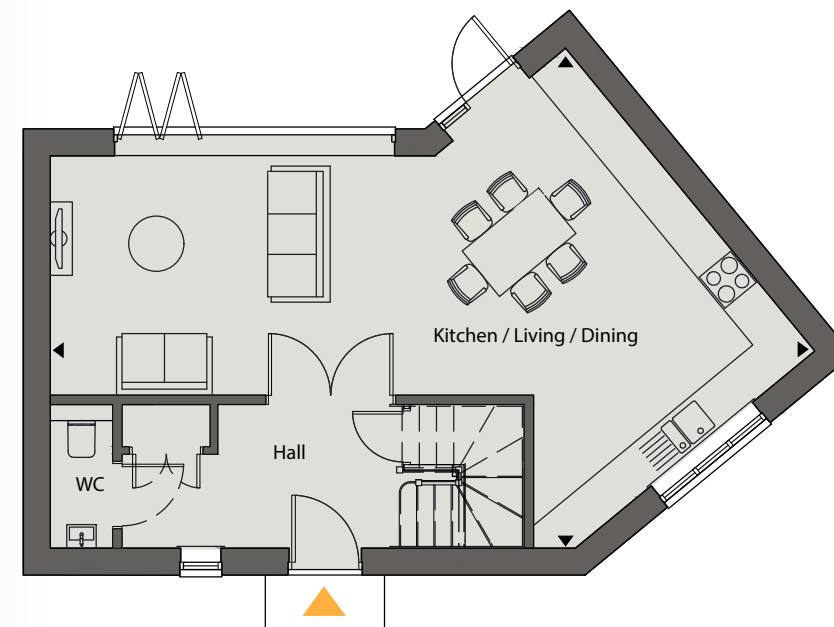


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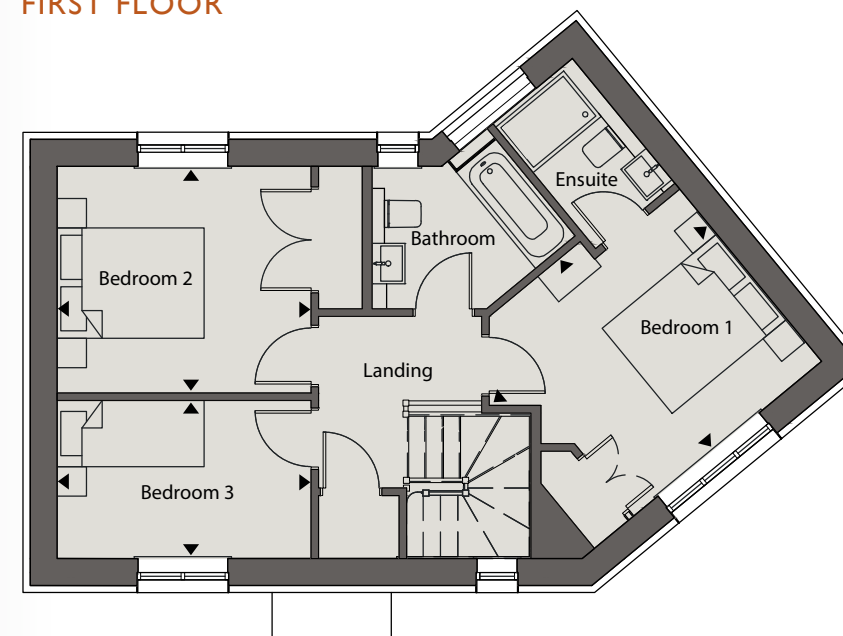


Plot location on development

GROUND FLOOR



FIRST FLOOR



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The Lime



PROPERTY
Detached home over two levels



LIVING
Dual aspect open plan kitchen/dining/living area



STUDY
Separate study off hallway



3 BEDROOMS
2 Doubles - 1 Single
Ensuite & fitted wardrobes to bedroom 1
Fitted wardrobes to bedroom 2



BATHROOMS & WC's
Family bathroom & ground floor WC



TERRACE
With bifold and single door access



REAR GARDEN
West facing



PARKING
Off-road with separate single garage



DIMENSIONS
Approximate dimensions
Kitchen/Dining/Living Area:
10.40m x 6.80m
Bedroom 1: 3.87m x 3.35m
Bedroom 2: 3.46m x 3.08m
Bedroom 3: 3.46m x 2.15m
Bathroom: 2.77m x 1.94m
En-Suite: 1.40m x 2.20m
Overall: 100.80m² (1085 sqft)



A spacious detached
4-bedroom house

The Chestnut

The Chestnut has a spacious open plan living/kitchen/dining area, with a separate study. There are also bi-fold doors to the west facing rear garden. This 4-bedroom house has an ensuite shower room to bedroom one, as well as a main bathroom. A particular feature is the west facing balcony/terrace off bedroom one. There is also a separate garage and driveway.

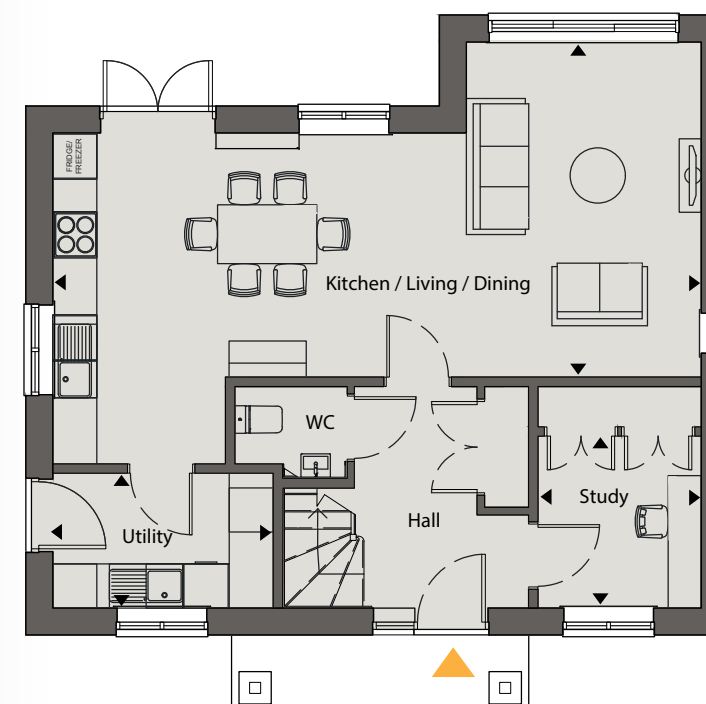


Artists 3d Render impressions indicative of overall plot build and material finishes

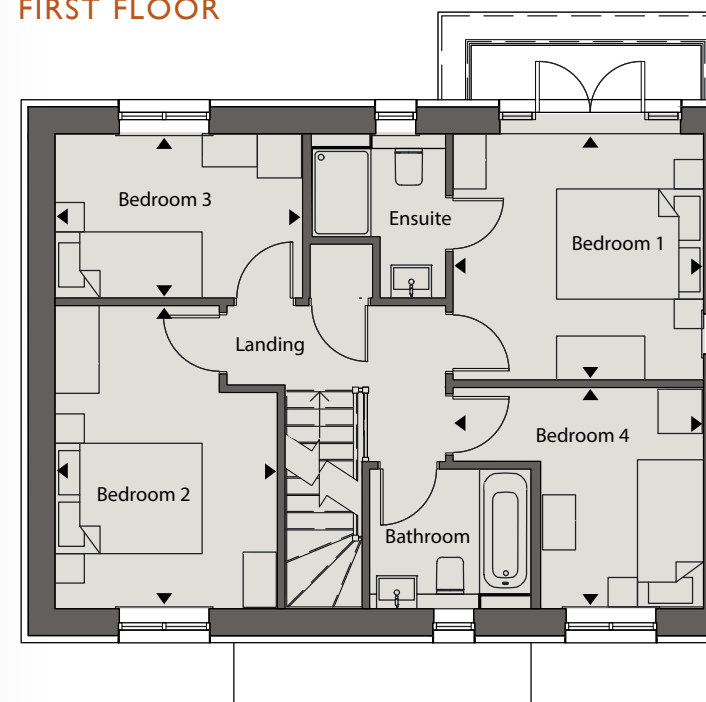


Plot location on development

GROUND FLOOR



FIRST FLOOR



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The Chestnut

-  **PROPERTY**
Detached home over two levels
-  **LIVING**
Spacious open plan kitchen / dining / living area
-  **STUDY**
Separate study off hallway
-  **UTILITY**
Separate utility room
-  **4 BEDROOMS**
3 Doubles - 1 Single
Ensuite & fitted wardrobes to bedroom 1
-  **BATHROOMS & WC's**
Family bathroom & ground floor WC
-  **BALCONY**
Off bedroom 1
-  **TERRACE**
With bifold and double doors access
-  **REAR GARDEN**
West facing
-  **PARKING**
Off-road with separate single garage
-  **DIMENSIONS**
Approximate dimensions
Kitchen/Dining/Living Area: 8.82m x 4.56m
Bedroom 1: 3.41m x 3.35m
Bedroom 2: 3.03m x 4.12m
Bedroom 3: 3.37m x 2.23m
Bedroom 4: 3.41m x 3.01m
Study: 2.22m x 2.34m
Utility Room: 3.00m x 1.83m
Bathroom: 7.77m x 7.77m
En-Suite: 7.77m x 7.77m
Overall: 117.91m² (1268 sqft)



Bright and spacious 3-bedroom
ground floor apartments

With their own private gardens, these spacious ground floor apartments have large kitchen/dining rooms open plan to the living rooms, within bright triple aspect spaces. Each apartment has an ensuite shower room to bedroom one, in addition to the main bathroom. There is also allocated parking.



Artists 3d Render impressions indicative of overall plot build and material finishes



Plot location on development

GROUND FLOOR APARTMENTS



The Willow

-  **PROPERTY**
Ground floor apartment
-  **LIVING**
Triple aspect open plan kitchen/dining/living area
-  **3 BEDROOMS**
2 Doubles - 1 Single
Ensuite to bedroom 1
Fitted wardrobes to bedroom 2
-  **BATHROOMS & WC's**
Family bathroom & ensuite
-  **TERRACE**
With double door access
-  **REAR GARDEN**
West facing
-  **PARKING**
Off-road allocated parking
-  **DIMENSIONS**
Approximate dimensions
Kitchen/Dining/Living Area:
4.54m x 10.28m
Bedroom 1: 2.95m x 4.15m
Bedroom 2: 3.10m x 4.23m
Bedroom 3: 2.35m x 4.23m
Bathroom: 1.90m x 2.67m
En-Suite: 1.90m x 1.80m
Overall: 107.09m² (1152 sqft)

A full interior finishes and materials spec can be found on pages 74 and 75 of this brochure.



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Bright and spacious 3-bedroom
first floor apartments

With their own private gardens, these spacious first floor apartments have large kitchen/dining rooms open plan to the living rooms, and Juliette balconies overlooking the gardens, within bright triple aspect spaces. Each apartment has an ensuite shower room to bedroom one, in addition to the main bathroom. There is also allocated parking.



Artists 3d Render impressions indicative of overall plot build and material finishes



Plot location on development

FIRST FLOOR APARTMENTS



The Birch

-  **PROPERTY**
First floor apartment
-  **LIVING**
Triple aspect open plan kitchen/dining/living area
-  **3 BEDROOMS**
2 Doubles - 1 Single
Ensuite to bedroom 1
Fitted wardrobes to bedroom 2
-  **BATHROOMS & WC's**
Family bathroom & ensuite
-  **BALCONY**
Juliette balcony off living area
-  **REAR GARDEN**
South/west facing
-  **PARKING**
Off-road allocated parking
-  **DIMENSIONS**
Approximate dimensions
Kitchen/Dining/Living Area:
4.59m x 10.28m
Bedroom 1: 3.05m x 4.15m
Bedroom 2: 3.10m x 4.23m
Bedroom 3: 2.35m x 4.23m
Bathroom: 2.12m x 2.93m
En-Suite: 3.28m x 1.62m
Overall: 107.09m² (1152 sqft)

A full interior finishes and materials spec can be found on pages 74 and 75 of this brochure.



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Classic, elegant, semi-detached
3-bedroom house

The Holly

With a south/west facing rear garden, this semi-detached house has an open plan kitchen to the dining/living room with bi-fold doors to the rear garden. There is also a cloakroom on the ground floor. On the first floor, in addition to the three bedrooms, there is an ensuite shower room to bedroom one, as well as a main bathroom. The property comes with off road parking to the rear.

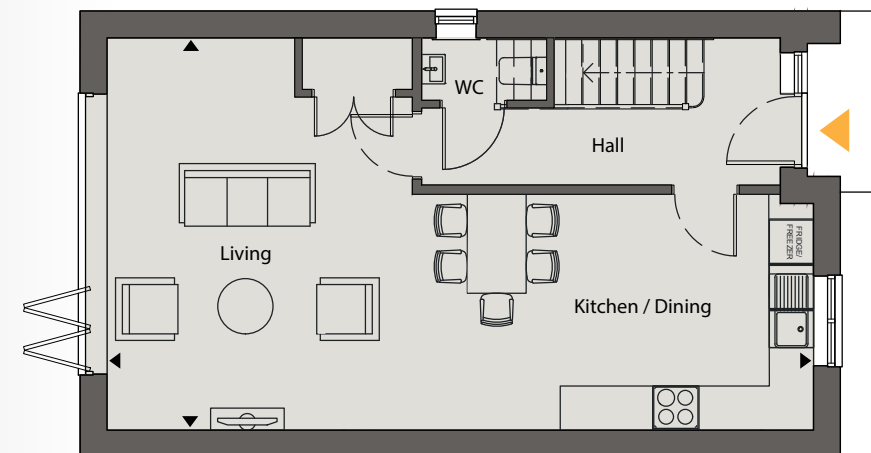


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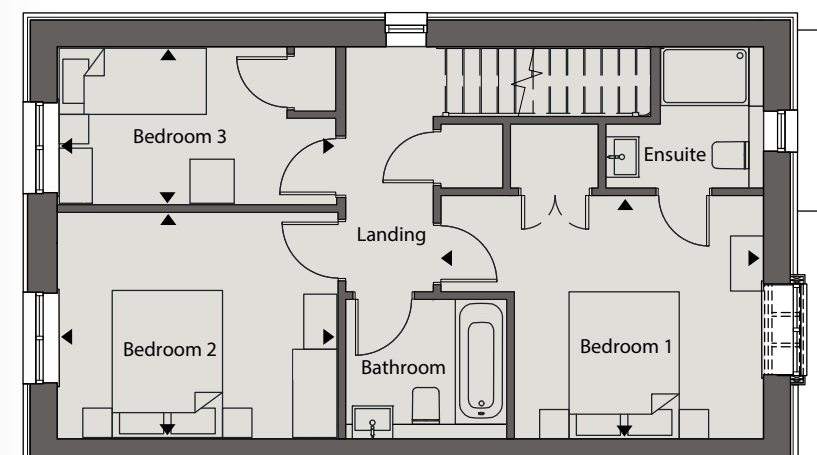


Plot location on development

GROUND FLOOR



FIRST FLOOR



The Holly

-  **PROPERTY**
Semi-detached home over two levels
-  **LIVING**
Dual aspect open plan kitchen/dining/living area
-  **3 BEDROOMS**
2 Doubles - 1 Single
Ensuite & fitted wardrobes to bedroom 1
Fitted wardrobes to bedroom 3
-  **BATHROOMS & WC's**
Family bathroom & ground floor WC
-  **TERRACE**
With bifold doors access
-  **REAR GARDEN**
South/west facing
-  **PARKING**
Off-road allocated parking
-  **DIMENSIONS**
Approximate dimensions
Kitchen/Dining/Living Area:
5.33m x 9.61m
Bedroom 1: 3.31m x 4.39m
Bedroom 2: 3.08m x 3.82m
Bedroom 3: 2.15m x 3.80m
Bathroom: 1.90m x 2.19m
En-Suite: 1.92m x 2.15m
Overall: 101.60m² (1093 sqft)

A full interior finishes and materials spec can be found on pages 74 and 75 of this brochure.



Click here to view on the Agents website: [kentonbudd.com](https://www.kentonbudd.com)



Classic, elegant, semi-detached
3-bedroom house

The Hazel

The Hazel has a south/west facing rear garden with bi-fold doors from the spacious open plan kitchen/dining/living room. There is also a cloakroom. On the first floor the master bedroom has an ensuite shower room in addition to the main bathroom. The property comes with off road parking to the rear.

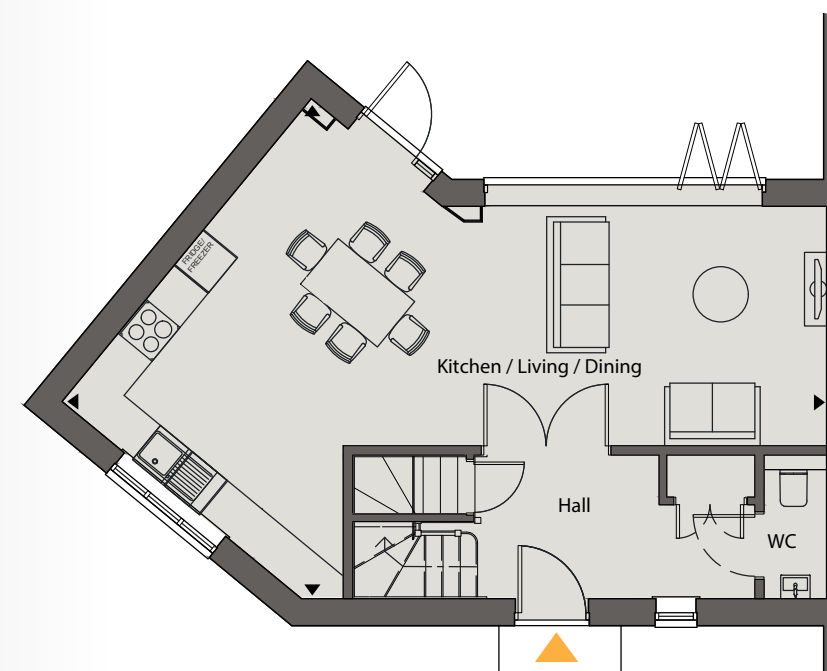


Artists 3d Render impressions indicative of overall plot build and material finishes

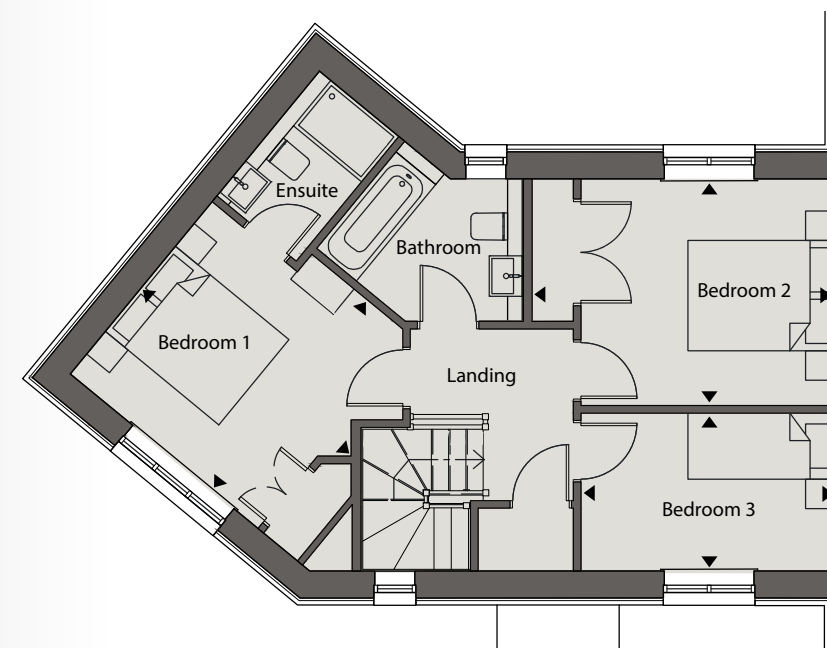


Plot location on development

GROUND FLOOR



FIRST FLOOR



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The Hazel



PROPERTY
Semi-detached home over two levels



LIVING
Dual aspect open plan kitchen/dining/living area



3 BEDROOMS
2 Doubles - 1 Single
Ensuite & fitted wardrobes to bedroom 1
Fitted wardrobes to bedroom 2



BATHROOMS & WC's
Family bathroom & ground floor WC



TERRACE
With bifolds and single door access



REAR GARDEN
South/west facing



PARKING
Off-road allocated parking



DIMENSIONS
Approximate dimensions
Kitchen/Dining/Living Area:
10.40m x 6.80m
Bedroom 1: 3.66m x 3.35m
Bedroom 2: 3.46m x 3.08m
Bedroom 3: 3.46m x 2.15m
Bathroom: 2.80m x 1.94m
En-Suite: 1.40m x 2.20m
Overall: 101.60m² (1093 sqft)



Simple, elegant, detached
3-bedroom house

The Red Oak

The Red Oak is a 3-bedroom detached house with an open plan kitchen/dining/living area, with bi-fold doors opening directly onto the south/west facing garden. On the first floor there is an ensuite shower room to bedroom one, in addition to the main bathroom. There is also a cloakroom on the ground floor. The property comes with allocated parking at the front.

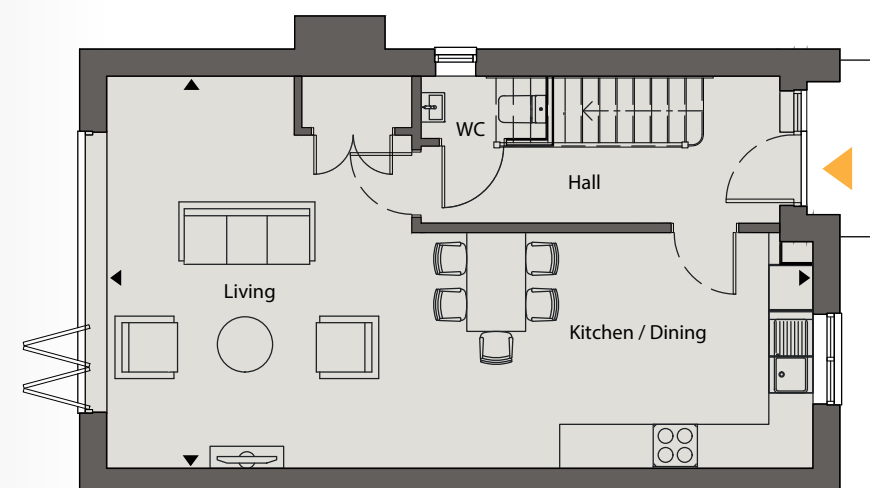


Artists 3d Render impressions indicative of overall plot build and material finishes

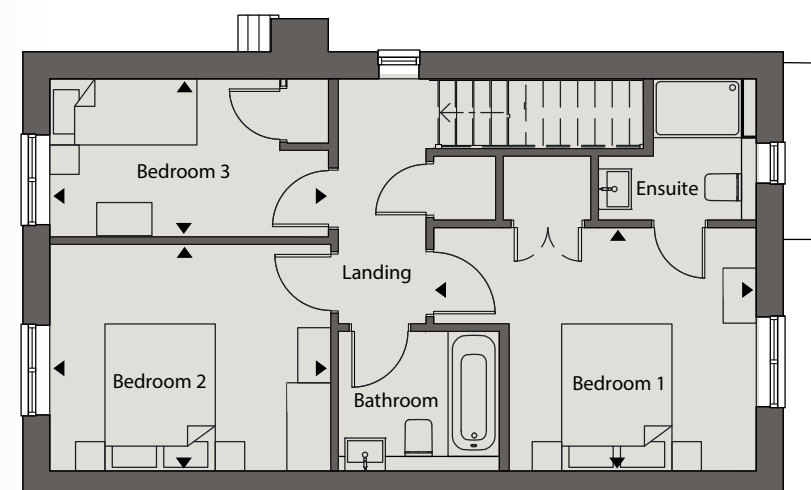


Plot location on development

GROUND FLOOR



FIRST FLOOR



The Red Oak



PROPERTY
Detached home over two levels



LIVING
Dual aspect open plan kitchen/dining/living area



3 BEDROOMS
2 Doubles - 1 Single
Ensuite & fitted wardrobes to bedroom 1
Fitted wardrobes to bedroom 3



BATHROOMS & WC's
Family bathroom & ground floor WC



TERRACE
With bifold doors access



REAR GARDEN
South/west facing



PARKING
Off-road allocated parking



DIMENSIONS
Approximate dimensions
Kitchen/Dining/Living Area:
5.33m x 9.61m

Bedroom 1: 3.31m x 4.39m

Bedroom 2: 3.08m x 3.82m

Bedroom 3: 2.15m x 3.79m

Bathroom: 1.90m x 2.20m

En-Suite: 1.92m x 2.15m

Overall: 101.51m² (1093 sqft)

A full interior finishes and materials spec can be found on pages 74 and 75 of this brochure.



Click here to view on the Agents website: kentonbudd.com



Classic, spacious detached
4-bedroom house

The Walnut

The Walnut is a 4-bedroom detached house with a south/west facing rear garden. On the ground floor there is an open plan kitchen/dining/living area, as well as separate study, and a utility room/lobby. On the first floor, bedroom one has an ensuite shower room and a south/west facing balcony/terrace overlooking the garden. In addition, there is a main bathroom serving the remaining three bedrooms. The property comes with allocated parking at the front.

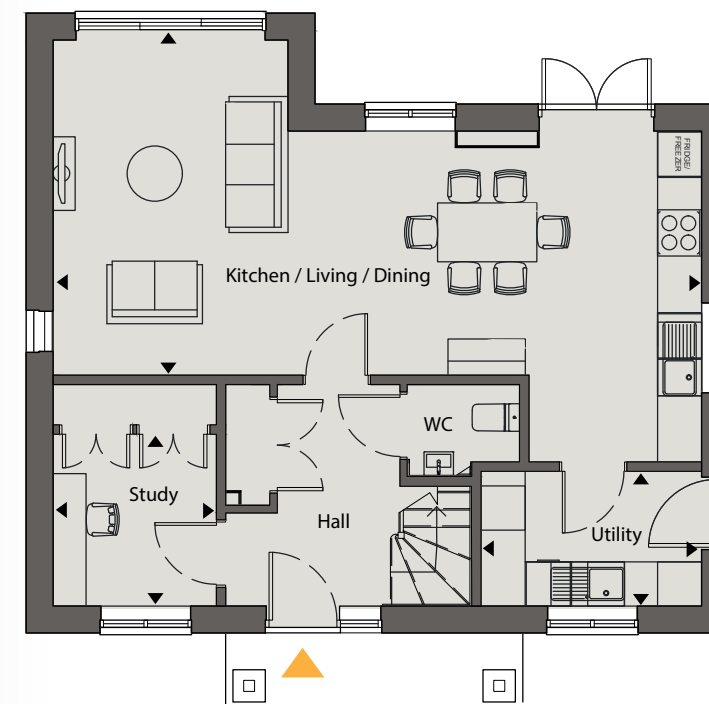


Artists 3d Render impressions indicative of overall plot build and material finishes

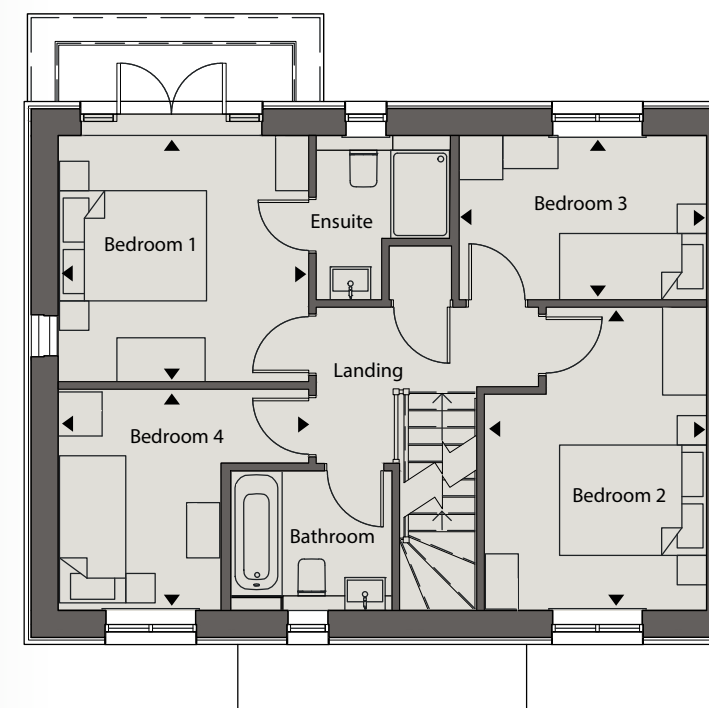


Plot location on development

GROUND FLOOR



FIRST FLOOR



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The Walnut



PROPERTY
Detached home over two levels



LIVING
Spacious open plan kitchen / dining / living area



STUDY
Separate study off hallway



UTILITY
Separate utility room



4 BEDROOMS
3 Doubles - 1 Single
Ensuite & fitted wardrobes to bedroom 1



BATHROOMS & WC's
Family bathroom & ground floor WC



BALCONY
Off bedroom 1



TERRACE
With bifold and double doors access



REAR GARDEN
South/west facing



PARKING
Off-road allocated parking



DIMENSIONS
Approximate dimensions
Kitchen/Dining/Living Area:
8.82m x 4.56m
Bedroom 1: 3.41m x 3.35m
Bedroom 2: 3.03m x 4.12m
Bedroom 3: 3.37m x 2.23m
Bedroom 4: 3.41m x 3.01m
Study: 2.22m x 2.34m
Utility Room: 3.00m x 1.83m
Bathroom: 2.20m x 1.90m
En-Suite: 1.83m x 2.23m
Overall: 117.91m² (1268 sqft)

The Sweet Cherry



Traditional, spacious detached
3-bedroom house

The Sweet Cherry

The Sweet Cherry is a 3-bedroom detached house with an open plan kitchen/dining/living room, with bi-fold doors to the southerly facing rear garden. There is also a spacious entrance hall with a cloakroom. On the first floor, bedroom one has an ensuite shower room, in addition to the main bathroom. The property comes with allocated parking at the front

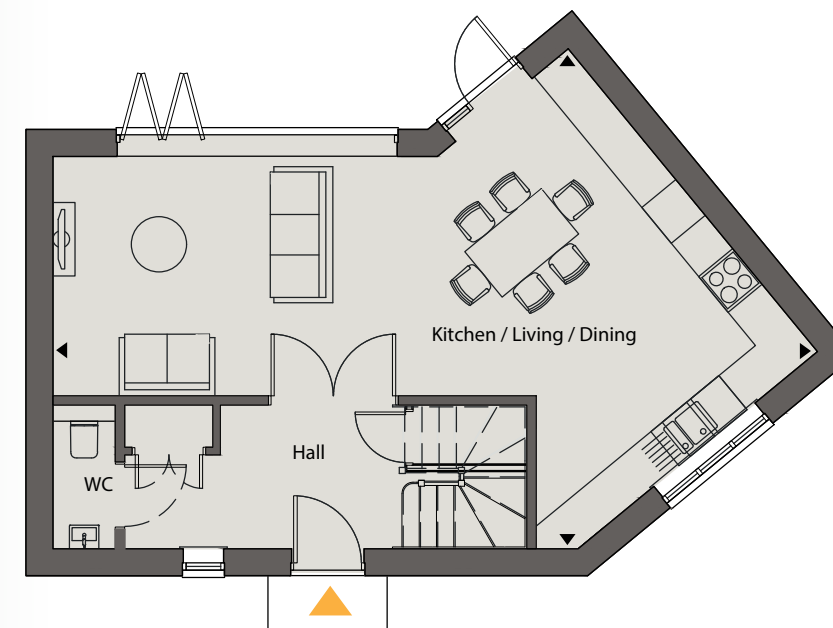


Artists 3d Render impressions indicative of overall plot build and material finishes

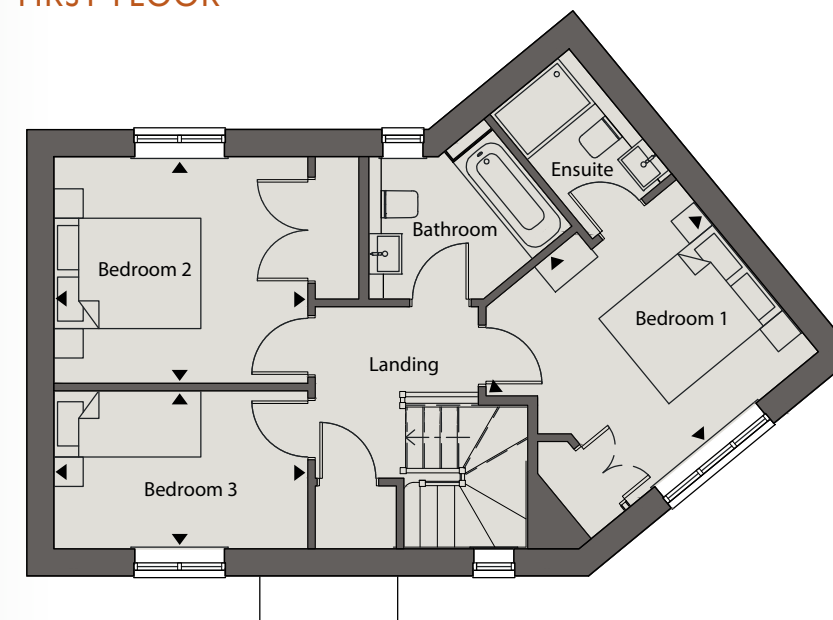


Plot location on development

GROUND FLOOR



FIRST FLOOR



A full interior finishes and materials spec can be found on pages 74 and 75 of this brochure.



Click here to view on the Agents website: [kentonbudd.com](https://www.kentonbudd.com)

The Sweet Cherry

-  **PROPERTY**
Detached home over two levels
-  **LIVING**
Dual aspect open plan kitchen/dining/living area
-  **STUDY**
Separate study off hallway
-  **3 BEDROOMS**
2 Doubles - 1 Single
Ensuite & fitted wardrobes to bedroom 1
Fitted wardrobes to bedroom 2
-  **BATHROOMS & WC's**
Family bathroom & ground floor WC
-  **TERRACE**
With bifold and single door access
-  **REAR GARDEN**
South/west facing
-  **PARKING**
Off-road allocated parking
-  **DIMENSIONS**
Approximate dimensions
Kitchen/Dining/Living Area: 10.40m x 6.80m
Bedroom 1: 3.87m x 3.35m
Bedroom 2: 3.46m x 3.08m
Bedroom 3: 3.46m x 2.15m
Bathroom: 2.77m x 1.94m
En-Suite: 1.40m x 2.20m
Overall: 100.80m² (1085 sqft)



Semi-detached 'Split-Level'
3-bedroom houses

The Ash is a 'split level' (over two floors) 3-bedroom semi-detached house with an east facing rear garden. On the lower ground floor, the entrance hall has a cloakroom and open plan kitchen/dining room. From the hallway there are steps to the upper ground floor living room with bi-fold doors to the rear garden. On the lower first floor there is a landing and bedroom 2, and on the upper first floor - bedroom one has an ensuite shower room. The property comes with off road parking to the side.

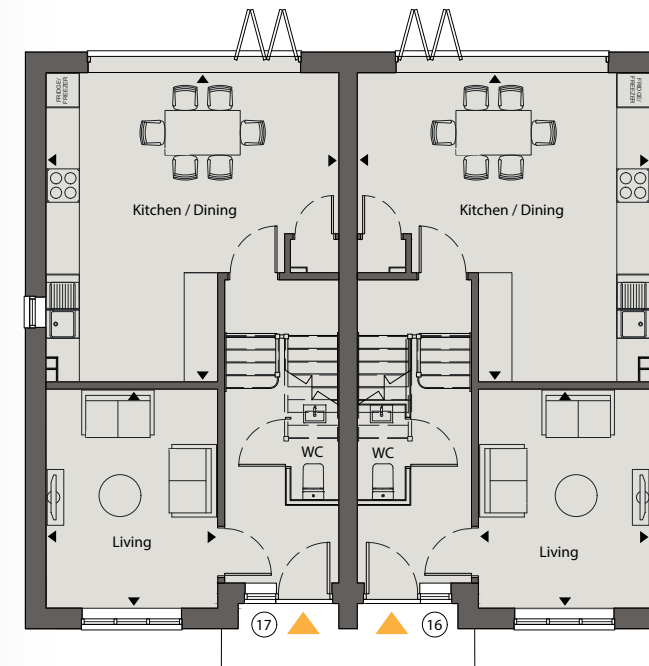


Artists 3d Render impressions indicative of overall plot build and material finishes

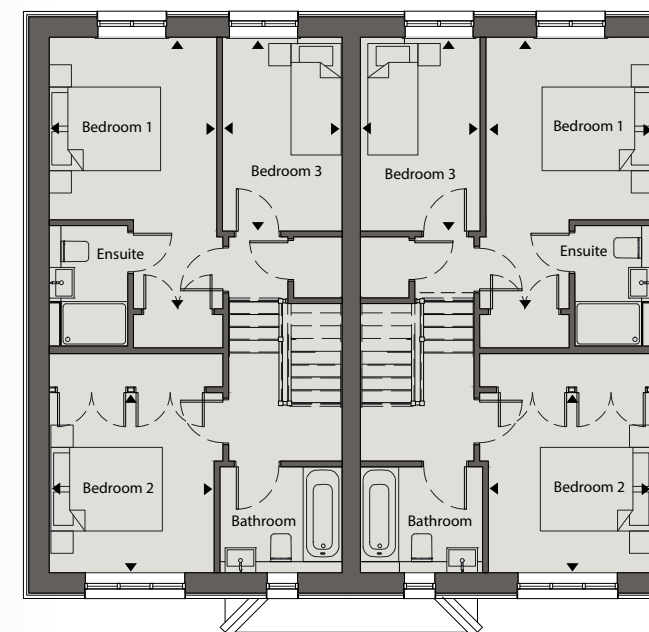


Plot location on development

LOWER / UPPER GROUND FLOORS



LOWER / UPPER FIRST FLOORS



A full interior finishes and materials spec can be found on pages 74 and 75 of this brochure.



Click here to view on the Agents website: kentonbudd.com

The Ash

-  **PROPERTY**
Semi-detached home over two levels
Unique split level design
-  **LIVING**
Separate dining and living areas
-  **3 BEDROOMS**
2 Doubles - 1 Single
Ensuite & fitted wardrobes to bedroom 1
Fitted wardrobes to bedroom 2
-  **BATHROOMS & WC's**
Family bathroom & ground floor WC
-  **TERRACE**
With bifold doors access
-  **REAR GARDEN**
East facing
-  **PARKING**
Off-road allocated parking
-  **DIMENSIONS**
Approximate dimensions
Kitchen/Dining Area: 5.26m x 5.55m
Living Room: 3.09m x 3.93m
Bedroom 1: 3.01m x 4.88m
Bedroom 2: 3.12m x 3.23m
Bedroom 3: 2.15m x 3.48m
Bathroom: 2.20m x 1.90m
En-Suite: 1.41m x 2.16m
Overall: 99.9m² (1075 sqft)



Semi-detached 'Split-Level'
3-bedroom houses

The Pine

The Pine is a 'split level' (over two floors) 3-bedroom semi-detached house with an east facing rear garden. On the lower ground floor, the entrance hall has a cloakroom and open plan kitchen/dining room. From the hallway there are steps to the upper ground floor living room with bi-fold doors to the rear garden. On the lower first floor there is a landing and bedroom 2, and on the upper first floor - bedroom one has an ensuite shower room. The property comes with off road parking to the side.

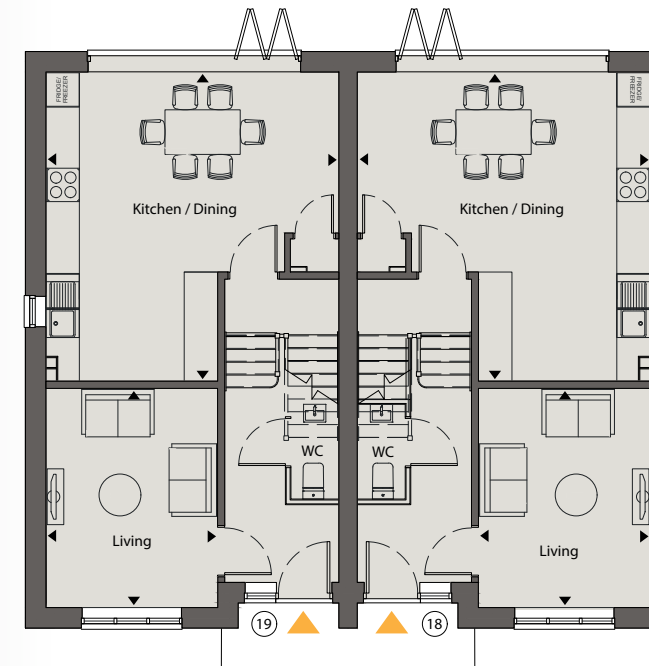


Artists 3d Render impressions indicative of overall plot build and material finishes

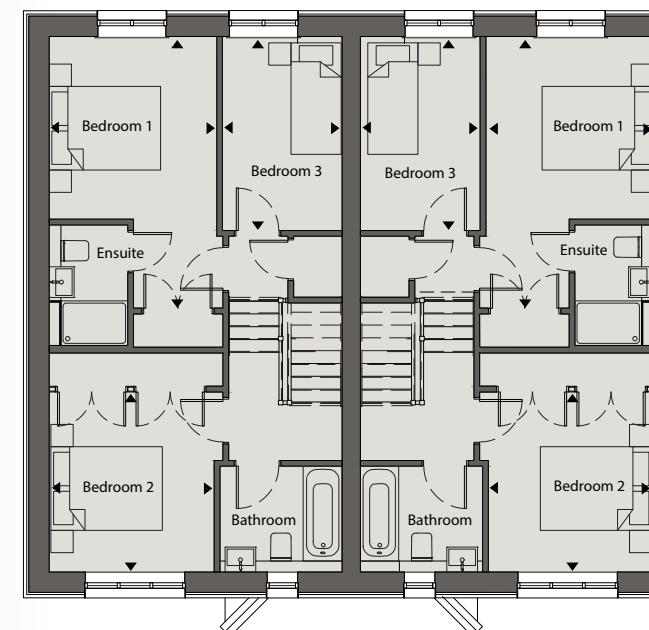


Plot location on development

LOWER / UPPER GROUND FLOORS



LOWER / UPPER FIRST FLOORS



A full interior finishes and materials spec can be found on pages 74 and 75 of this brochure.



Click here to view on the Agents website: kentonbudd.com

The Pine



PROPERTY
Semi-detached home over two levels
Unique split level design



LIVING
Separate dining and living areas



3 BEDROOMS
2 Doubles - 1 Single
Ensuite & fitted wardrobes to bedroom 1
Fitted wardrobes to bedroom 2



BATHROOMS & WC's
Family bathroom & ground floor WC



TERRACE
With bifold doors access



REAR GARDEN
East facing



PARKING
Off-road allocated parking



DIMENSIONS
Approximate dimensions
Kitchen/Dining Area: 5.26m x 5.55m
Living Room: 3.09m x 3.93m
Bedroom 1: 3.01m x 4.88m
Bedroom 2: 3.12m x 3.23m
Bedroom 3: 2.15m x 3.48m
Bathroom: 2.20m x 1.90m
En-Suite: 1.41m x 2.16m
Overall: 99.9m² (1075 sqft)



Refined, spacious, 2-bedroom
ground floor apartment
Low Cost Dwelling Unit

The Sycamore

The Sycamore is a ground floor apartment with a private entrance opening into an entrance hall. The kitchen/dining room is open plan to the living room. In addition to the two bedrooms there is a bathroom. The purchase of this property is subject to a restriction to those with a local connection and financial eligibility and is sold at half the market value. The property comes with allocated parking to the side and a private east facing garden.

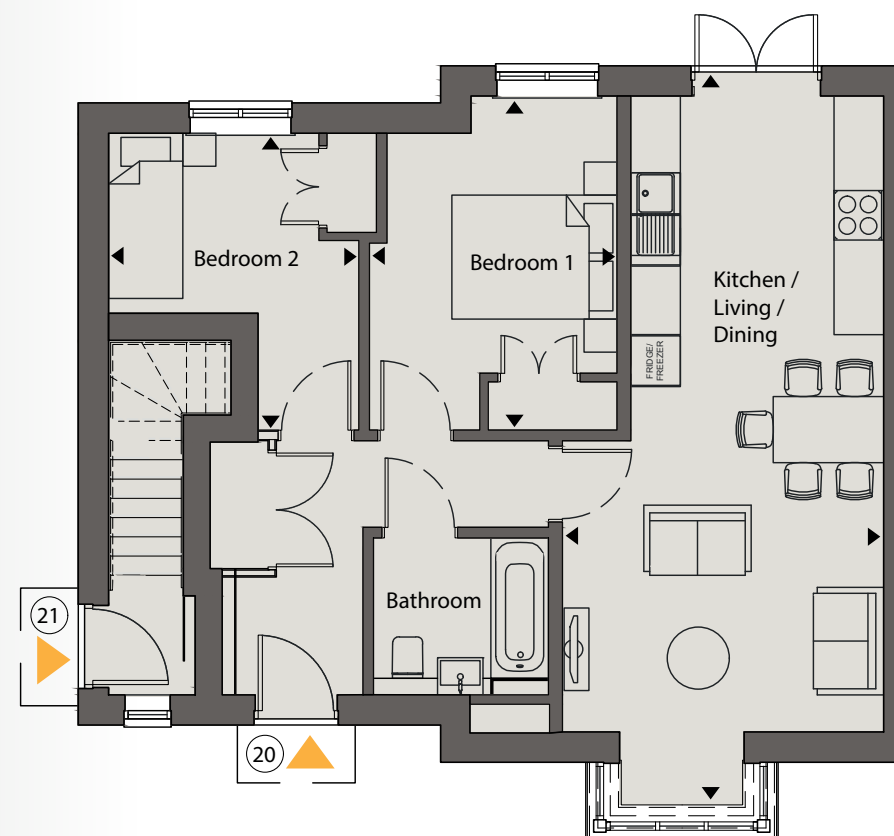


Artists 3d Render impressions indicative of overall plot build and material finishes



Plot location on development

GROUND FLOOR APARTMENT



The Sycamore

-  **PROPERTY**
Ground floor apartment
-  **LIVING**
Dual aspect open plan kitchen/dining/living area
-  **2 BEDROOMS**
1 Doubles - 1 Single
Fitted wardrobes to bedrooms 1 & 2
-  **BATHROOMS & WC's**
Family bathroom
-  **TERRACE**
With double door access
-  **REAR GARDEN**
East facing
-  **PARKING**
Off-road allocated parking
-  **LOW COST DWELLING UNIT**
Only available to people with a local connection
-  **DIMENSIONS**
Approximate dimensions
Kitchen/Dining/Living Area: 3.89m x 8.58m
Bedroom 1: 3.00m x 4.04m
Bedroom 2: 3.03m x 3.59m
Bathroom: 2.12m x 1.90m
Overall: 69.80m² (751 sqft)

A full interior finishes and materials spec can be found on pages 74 and 75 of this brochure.



Click here to view on the Agents website: kentonbudd.com



Refined, spacious, 2-bedroom
first floor apartment
Low Cost Dwelling Unit

The Beech

The Beech is a first floor apartment with a private entrance and stairs rising to the front door and opening to the entrance hall. The kitchen/dining room is open plan to the living room. In addition to the two bedrooms there is a bathroom. The purchase of this property is subject to a restriction to those with a local connection and financial eligibility and is sold at half the market value. The property comes with allocated parking to the side and a private east facing garden.

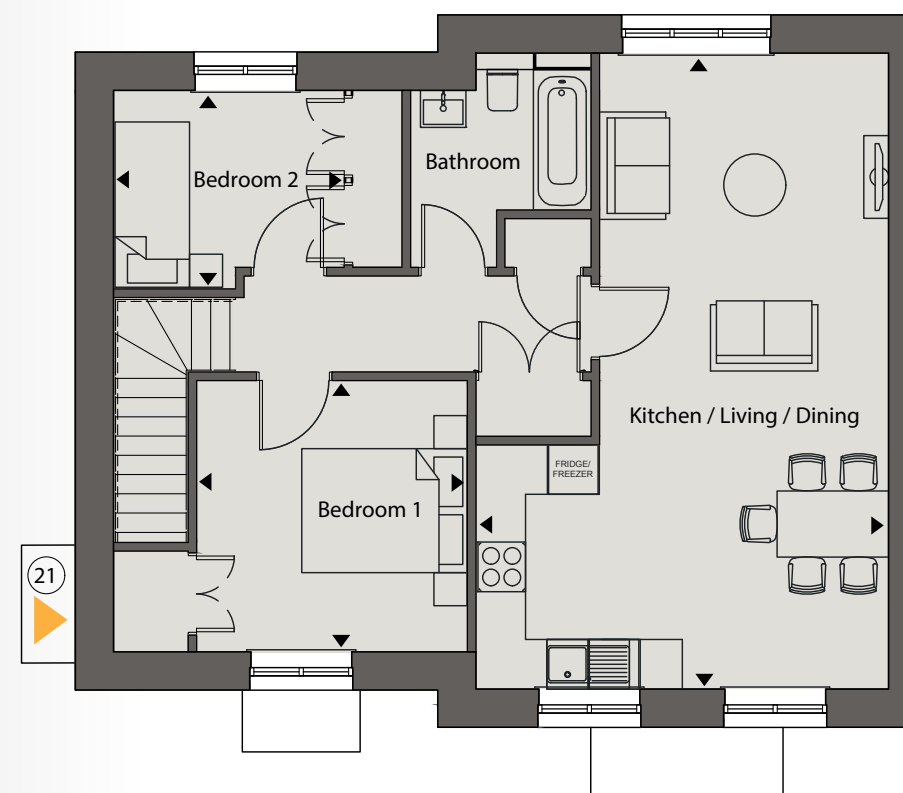


Artists 3d Render impressions indicative of overall plot build and material finishes



Plot location on development

FIRST FLOOR APARTMENT



The Beech

- PROPERTY**
First floor apartment
- LIVING**
Dual aspect open plan kitchen/dining/living area
- 2 BEDROOMS**
1 Doubles - 1 Single
Fitted wardrobes to bedrooms 1 & 2
- BATHROOMS & WC's**
Family bathroom
- TERRACE**
With double door access
- REAR GARDEN**
East facing
- PARKING**
Off-road allocated parking
- LOW COST DWELLING UNIT**
Only available to people with a local connection
- DIMENSIONS**
Approximate dimensions
Kitchen/Dining/Living Area: 5.00m x 7.70m
Bedroom 1: 3.28m x 3.28m
Bedroom 2: 2.79m x 2.41m
Bathroom: 2.19m x 2.15m
Overall: 69.80m² (751 sqft)

A full interior finishes and materials spec can be found on pages 74 and 75 of this brochure.



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SPECIFICATIONS

Warrendell Materials & Finishes

Our unwavering eye for detail means we don't have any hidden options or extras; we install high specification materials, fittings, and appliances as standard. Working closely with our local suppliers to ensure a clean, modern look that complements your home.

KITCHEN

- Kitchen by Sylvarna Kitchen Design
- Quartz worktops & splashbacks
- Neff appliances
- 4 zone induction hob and extractor hood
- Electric oven
- Combi Microwave
- Integrated fridge/freezer
- Integrated dishwasher
- Integrated washer dryer (in homes with no utility)
- Franke stainless steel 1.5 bowl sink
- Franke Krios chrome tap
- Under cupboard lighting
- Floor tiles from City Ceramics



UTILITY*

- Utility by Sylvarna Kitchen Design
- Quartz worktops & splashbacks
- Plumbing & wiring for separate washing machine and dryer
- Franke stainless steel bowl sink
- Franke Krios chrome tap
- Floor tiles from City Ceramics

* Only in selected homes



BATHROOM & EN-SUITE

- Duravit sanitary ware
- Duravit vanity unit
- Hansgrohe mixer taps
- Hansgrohe shower head and rail
- Quartz window sill and countertop
- Clear glass sliding door shower screen and hinged bath shower screen
- Electric underfloor heating
- Electric towel rail
- Fully tiled, tiles from City Ceramics
- Shaver Socket



HEATING & ELECTRICAL

- Air Source Heat Pump system
- All thermostats app controllable
- Separate thermostats for each bedroom
- Underfloor heating to ground floor
- Radiators to first floor
- Chrome light switch and power points
- Television points and Cat 6 to living areas, all bedrooms and studies on selected homes
- LED down lights in kitchen, open plan living/dining area, utility, bathrooms, en suites and cloakrooms
- Pendant lighting in bedrooms and separate living space
- External lights for all doors
- External, weatherproof power socket



INTERIOR FINISH

- Ladder style internal painted doors with chrome ironmongery
- Carpeted, painted staircase and spindles with natural wood rail
- Painted, Ogee style architrave and skirting boards
- Walls and ceilings in white emulsion
- Woodwork in white satinwood
- Fitted wardrobes where shown
- Carpets to upstairs rooms, carpets downstairs in separate living space



EXTERNAL FINISH

- Electric vehicle charging point, and ducting for additional point
- Landscaped front garden on selected homes
- Turfed rear gardens
- Close board fencing around garden
- Bike storage shed in homes without garages
- External water tap
- Raj Green slabs
- Block paving driveway

WARRANTY

- NBHC 10 year warranty





Warrendell

BEAUTIFULLY CRAFTED SUSSEX HOMES

Designed by: WECRE8



For further information on the development
click here: dgphillips.co.uk/warrendell



For further details or to register your
interest contact our sole agents
Kenton Budd Estate Agents on
01243 216888 or email:
hello@kentonbudd.com

Please note: All CGI 3-D Renders, illustrations and photographs within
this brochure are indicative and for visual guidance only and visually
represent final build materials and finishes as best they can which may
be subject to variation. All floor plan dimensions are taken from the
widest part of each room and distances referred to are approximate
and for general guidance only.