



# Cross Acres

CHICHESTER ROAD • NORTH BERSTED



**Berkeley**  
Designed for life



## An exciting new chapter in the life of Bersted Park.

Welcome to Cross Acres, our distinctive new collection of 3 and 4 bedroom homes at Bersted Park. Building on the success of this landmark development, Cross Acres continues Berkeley's ethos of creating desirable homes of high quality, intelligently designed for modern living in comfort and style.

Choose your new home at Cross Acres and you'll be choosing to live in an environment where open spaces are key to the appeal of outdoor life in this delightful setting. You'll also be within easy reach of some of southern England's most beautiful unspoilt countryside, vast golden beaches and the historic city of Chichester, with its extensive array of shopping, restaurants and cultural amenities.

This is your opportunity to be a part of life in this inspired setting.



## Bersted Park. Your gateway to an inspiring new lifestyle.

At Cross Acres, Berkeley brings you the best of modern village living in an environment of timeless appeal. Traditional Sussex architectural style has been superbly blended with contemporary interior design for a fulfilling quality of life in this naturally inspired setting, where you'll discover village greens, country parkland and tranquil waterways. Footpaths and cycleways combine with sports pitches and a trim trail to ensure you get the very best from this verdant environment.

The community spirit is alive and well here too, with a community centre and a brand new village school, giving everyone the opportunity to live life to the full.

# The Berkeley difference.

Berkeley's superior specifications and renowned attention to detail are intrinsic in the appeal of our homes. At Cross Acres you will enjoy a new home that offers all the very best for an easy and enjoyable lifestyle, with light airy interiors, superbly appointed contemporary kitchens and luxuriously appointed bathrooms.

And, for your peace of mind, there's a 10 year NHBC Buildmark Scheme guarantee in addition to a 2 year customer warranty from Berkeley.





Computer generated image is indicative only

## Discover our latest collection of beautifully designed 3 and 4 bedroom homes.

At Cross Acres you'll discover a range of beautifully designed 3 and 4 bedroom homes, set within a landscaped environment that perfectly complements the character of Bersted Park.

Traditional architectural styling and thoughtful detailing are hallmarks of these desirable homes, while contemporary interiors have been carefully planned and equipped to provide the best in modern living.

Whatever you're looking for in a new home, you'll find it here at Cross Acres.

### 3 bedroom homes

- The Midhurst
- The Nuthurst
- The Nutbourne
- The Amberley
- The Ashurst
- The Walderton

### 4 bedroom homes

- The Tillington
- The Emsworth
- The Aldingbourne
- The Fittleworth
- The Goodwood



The site plan is indicative only and subject to change. In line with our policy of continuous improvement we reserve the right to alter the layout, building style, landscaping and specification at any time without notice.



# The Midhurst

3 bedroom home

Plots 104, 105, 118, 131, 133, 134 & 137



Plots 105, 118, 131\*, 134 & 137\*

Plots 104, 133

Plots 104\*, 105, 118, 131\*, 133\* & 134

Plot 137

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The Midhurst is a fabulous 3 bedroom home, designed for comfortable living. Dependant on plot, this house type offers either an open plan ground floor or with separate kitchen. On the first floor the master bedroom has fitted wardrobes and en-suite with walk-in shower.

## Ground Floor (Plots 104, 133)

Living / Dining	5.56m x 4.96m	18'3" x 16'3"
Kitchen	5.14m x 2.96m	16'10" x 8'10"

## Ground Floor (Plots 105, 118, 131, 134 & 137)

Living / Dining	6.15m x 4.96m	20'2" x 16'3"
Kitchen	4.45m x 2.69m	14'7" x 8'10"

## First Floor

Master Bedroom	3.38m x 3.13m	11'1" x 10'3"
Bedroom 2	2.96m x 2.65m	9'9" x 8'8"
Bedroom 3	2.65m x 1.90m	8'8" x 6'3"

- Loft access hatch
- Washing machine location (When not in kitchen)
- C.** Cupboard
- Hot water cylinder
- Central heating boiler

\*Mirrored plots. Floorplans shown for Cross Acres, Bersted Park are for approximate measurements only. Exact layouts and sizes may vary. All measurements may vary within a tolerance of 5%. The dimensions are not intended to be used for carpet sizes, appliance sizes or items of furniture.

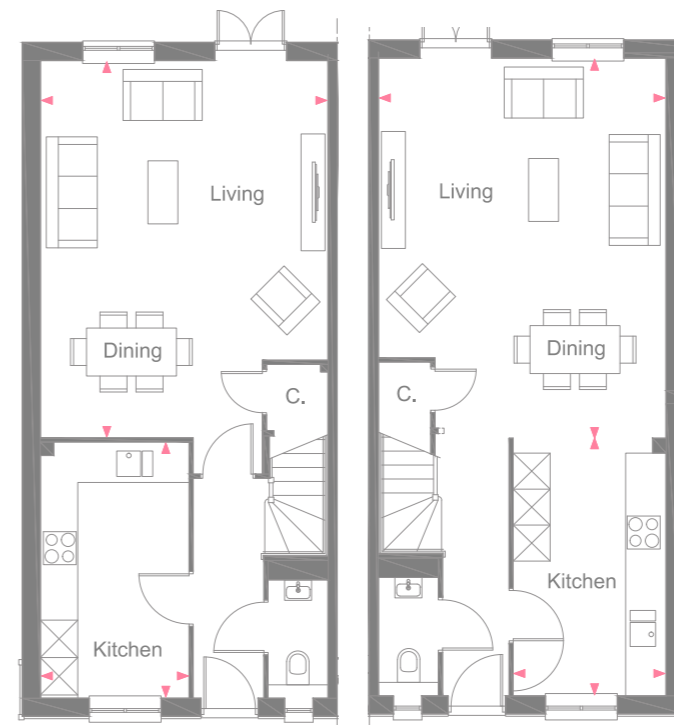


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# The Nuthurst

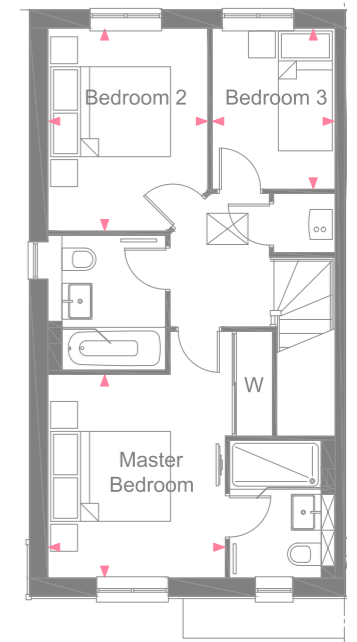
3 bedroom home

Plots 107, 111, 112, 116, 121, 122, 126, 127, 138 & 139



Plots 111, 112\*, 121\*, 126\* & 138\*

Plots 107, 116\*, 122\*, 127\* & 139\*



Plots 107\*, 111, 112\*, 116, 126\*, 127, 138, & 139\*



Dependant on plot, The Nuthurst is available with a choice of open plan layout or with enclosed kitchen. Whichever you choose you will enjoy the benefit of a well planned 3 bedroom home with large living/dining area and master bedroom with en-suite shower.

## Ground Floor (Plots 107, 116, 122, 127 & 139)

Living / Dining	6.31m x 4.75m	20'9" x 15'7"
Kitchen	4.27m x 2.51m	14'0" x 8'3"

## Ground Floor (Plots 111, 112, 121, 126 & 138)

Living / Dining	6.25m x 4.75m	20'6" x 15'7"
Kitchen	4.23m x 2.44m	13'11" x 8'0"

## First Floor

Master Bedroom	3.36m x 2.92m	11'0" x 9'7"
Bedroom 2	3.35m x 2.63m	11'0" x 8'8"
Bedroom 3	2.65m x 2.01m	8'8" x 6'7"

-  Loft access hatch
-  Washing machine location (When not in kitchen)
-  C. Cupboard
-  Hot water cylinder
-  Central heating boiler

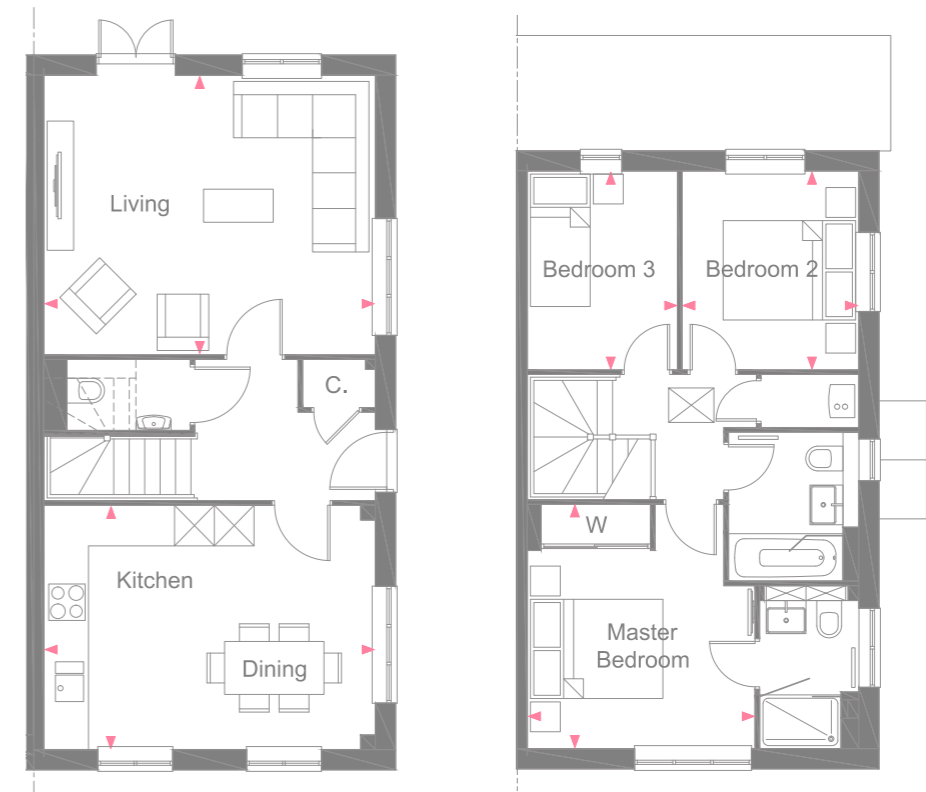
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# The Nutbourne

3 bedroom home

Plots 103, 117 & 132\*



## Ground Floor

Living	4.96m x 4.17m	16'3" x 13'8"
Kitchen / Dining	4.96m x 3.64m	16'3" x 12'0"

## First Floor

Master Bedroom	3.65m x 3.40m	12'0" x 11'2"
Bedroom 2	2.96m x 2.63m	9'9" x 8'8"
Bedroom 3	2.96m x 2.23m	9'9" x 7'4"

-  Loft access hatch
-  Washing machine location (When not in kitchen)
- C.** Cupboard
-  Hot water cylinder
-  Central heating boiler

A well planned 3 bedroom home, The Nutbourne has a spacious kitchen/dining room and separate living room on the opposite side of the hallway. Upstairs, the master bedroom is equipped with en-suite with walk-in shower and fitted wardrobes.

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Computer generated image is indicative only







# The Amberley

3 bedroom home

Plot 136



Computer generated image is indicative only



The Amberley provides spacious living over three floors. The generous ground floor includes a kitchen/family room and separate living/dining room with French doors onto the garden. The entire first floor is allocated to the impressive master bedroom, with dressing room and large en-suite with bath and shower. Two further double bedrooms and family bathroom are on the second floor.

## Ground Floor

Living / Dining	6.18m x 3.49m	20'3" x 11'6"
Kitchen / Family	6.15m x 2.50m	20'2" x 8'3"

## First Floor

Master Bedroom	3.70m x 3.49m	12'2" x 11'6"
Dressing	3.01m x 2.50m	10'0" x 8'3"

## Second Floor

Bedroom 2	3.75m x 3.19m	12'4" x 10'6"
Bedroom 3	3.75m x 2.86m	12'4" x 9'5"

-  Loft access hatch
-  Washing machine location (When not in kitchen)
-  C. Cupboard
-  Hot water cylinder
-  Central heating boiler

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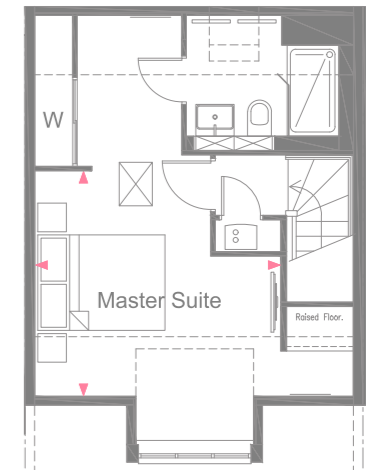
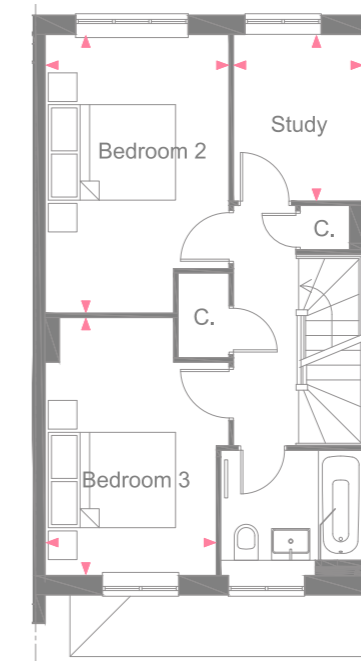
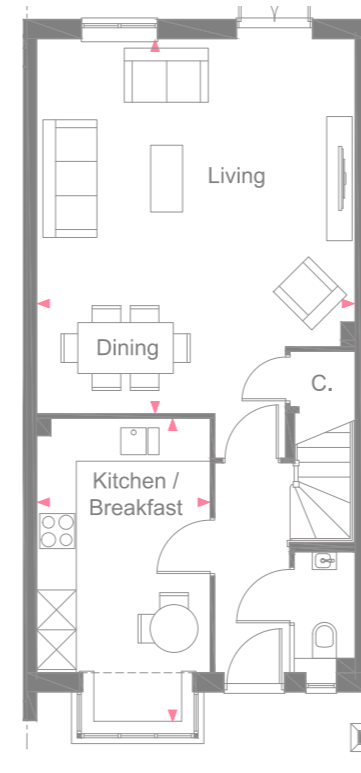


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# The Ashurst

3 bedroom home

Plots 108\*, 109, 110\*, 113, 114\* & 115



An attractive terraced home with living accommodation over three floors, The Ashurst benefits from a large open-plan living room with adjoining dining area. The first floor plays host to two bedrooms, study and family bathroom, while the master suite is located on the second floor.

## Ground Floor

Living / Dining  
5.85m x 4.96m    19'3" x 16'3"

Kitchen / Breakfast  
4.74m x 2.69m    15'7" x 8'10"

## First Floor

Bedroom 2  
4.34m x 2.85m    14'3" x 9'4"

Bedroom 3  
4.01m x 2.65m    13'2" x 8'8"

Study  
2.58m x 2.01m    8'6" x 6'7"

## Second Floor

Master Suite  
3.83m x 3.51m    12'7" x 11'6"

-  Loft access hatch
-  Washing machine location (When not in kitchen)
-  C. Cupboard
-  Hot water cylinder
-  Central heating boiler

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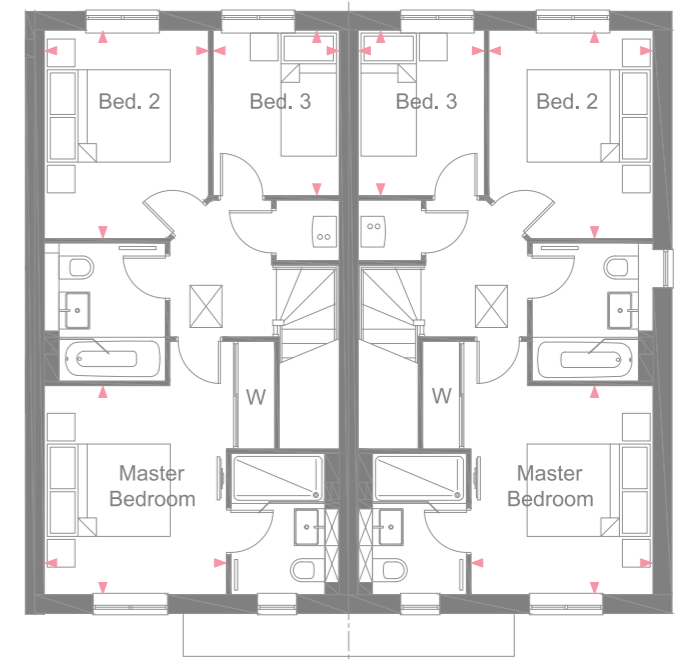
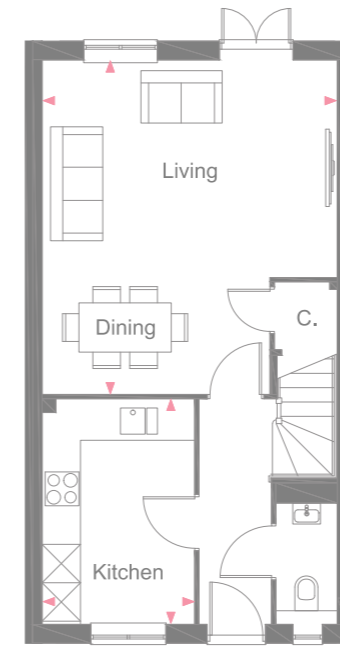


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# The Walderton

3 bedroom home

Plots 119\* & 120



Plot 120

Plot 119



A well appointed 3 bedroom family home, The Walderton blends practicality with stylish design. On the ground floor the generously sized living/dining room has direct access to the rear garden and upstairs the master bedroom has fitted wardrobes and an en-suite shower.

## Ground Floor

Living / Dining	5.40m x 4.75m	17'9" x 15'7"
Kitchen	3.63m x 2.44m	11'11" x 8'0"

## First Floor

Master Bedroom	3.36m x 2.92m	11'0" x 9'7"
Bedroom 2	3.35m x 2.63m	11'0" x 8'8"
Bedroom 3	2.65m x 2.01m	8'8" x 6'7"

-  Loft access hatch
-  Washing machine location (When not in kitchen)
-  C. Cupboard
-  Hot water cylinder
-  Central heating boiler

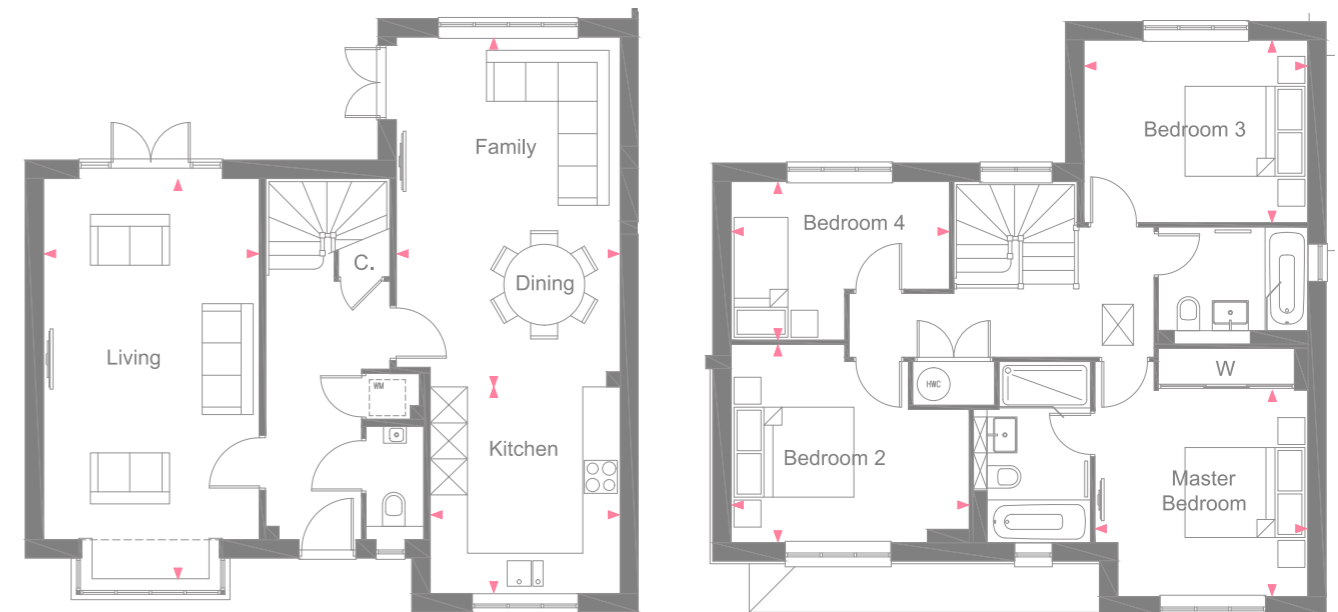
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# The Tillington

4 bedroom home

Plots 96 & 106\*



Computer generated image is indicative only



This 4 bedroom detached home offers beautifully designed living accommodation. With a large hallway, an open-plan kitchen/dining/family room plus separate living room, both with French doors onto the garden, there's a real sense of space. On the first floor the master bedroom has built in wardrobes and en-suite with bath and shower. Three generous double bedrooms and family bathroom complete the accommodation.

## Ground Floor

Living	6.65m x 3.55m	21'10" x 11'8"
Family / Dining	5.81m x 3.69m	19'1" x 12'0"
Kitchen	3.42m x 3.12m	11'3" x 10'3"

## First Floor

Master Bedroom	3.51m x 3.41m	11'6" x 11'2"
Bedroom 2	3.93m x 3.27m	13'0" x 10'9"
Bedroom 3	3.69m x 3.01m	12'0" x 10'0"
Bedroom 4	3.60m x 2.61m	11'10" x 8'7"

-  Loft access hatch
-  Washing machine location (When not in kitchen)
- C.** Cupboard
-  Hot water cylinder
-  Central heating boiler

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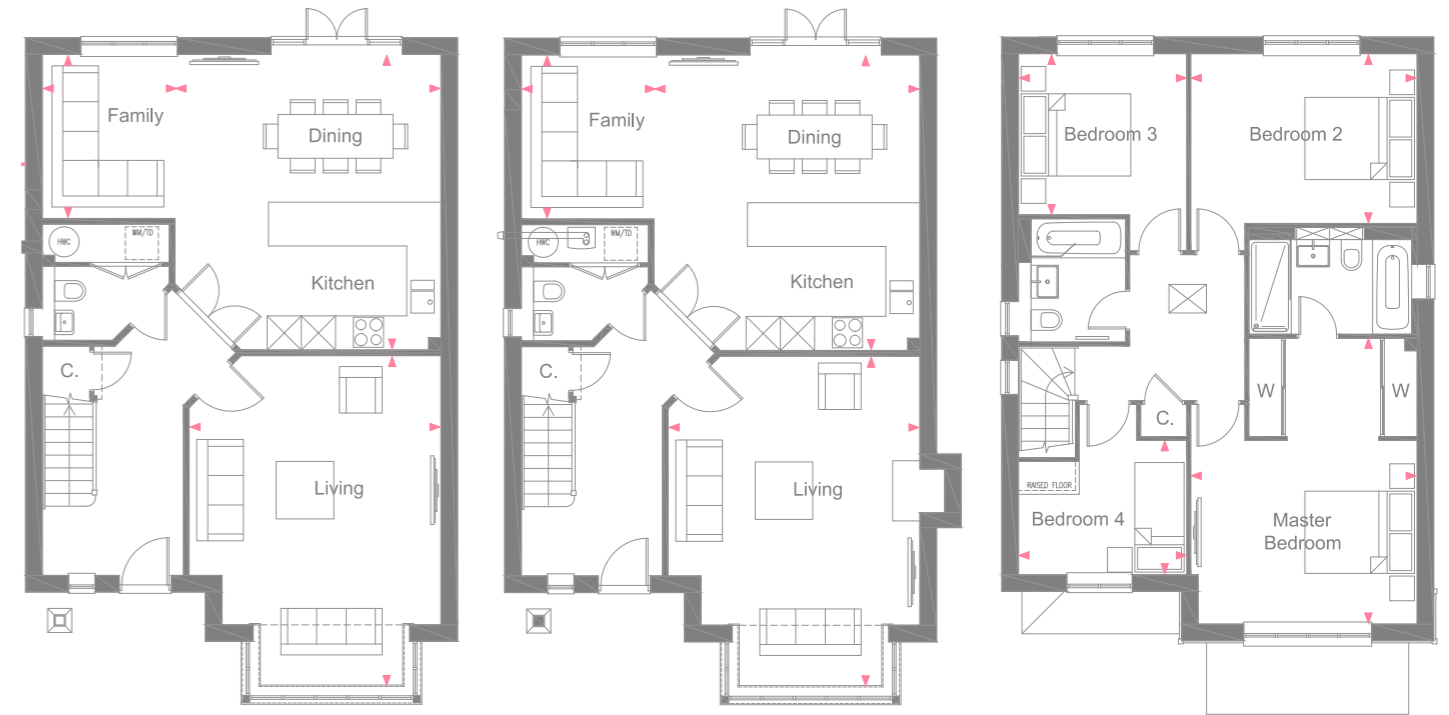


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# The Emsworth

4 bedroom home

Plots 91, 92\*, 95, 97\*, 98\*, 101, 124, 125\* & 135



Plots 95 & 101



The handsome Emsworth has been beautifully designed for easy living in spacious style. Ground floor accommodation includes a fabulous open-plan kitchen/dining/family room opening onto the rear garden, and a separate living room with feature bay. Upstairs, four generous bedrooms include the master bedroom with en-suite with bath and walk-in shower.

## Ground Floor

Living	5.99m x 4.55m	19'8" x 15'0"
Kitchen / Dining	5.35m x 4.81m	17'7" x 15'9"
Family	2.95m x 2.42m	9'8" x 8'0"

## First Floor

Master Bedroom	5.18m x 4.09m	17'0" x 13'5"
Bedroom 2	4.09m x 3.06m	13'5" x 10'0"
Bedroom 3	3.03m x 2.90m	10'0" x 9'6"
Bedroom 4	3.04m x 2.41m	10'0" x 8'0"

-  Loft access hatch
-  Washing machine location (When not in kitchen)
- C.** Cupboard
-  Hot water cylinder
-  Central heating boiler

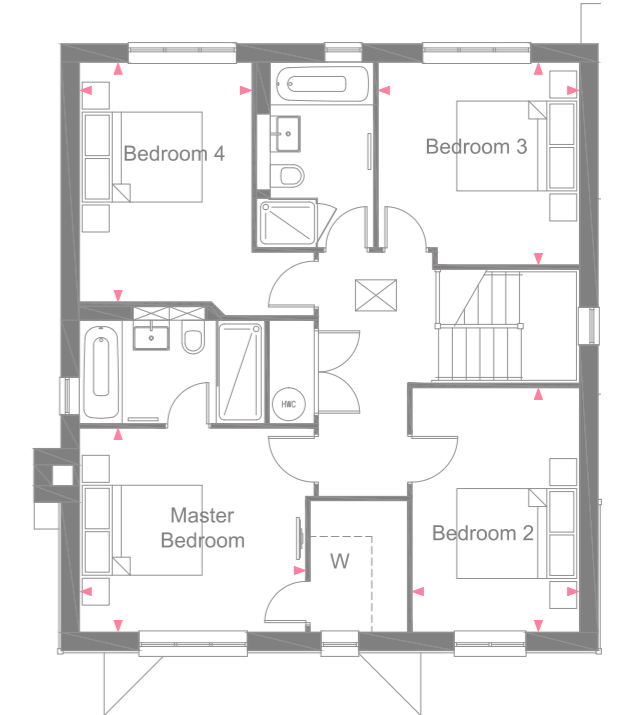
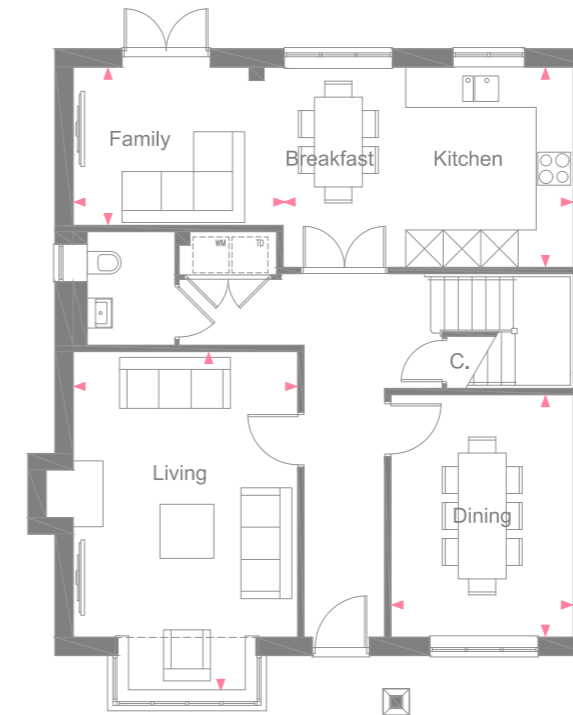
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# The Aldingbourne

4 bedroom home

Plots 99\* & 100



## Ground Floor

Living	5.62m x 3.70m	18'5" x 12'2"
Kitchen / Breakfast	4.80m x 3.29m	15'9" x 10'10"
Family	3.50m x 2.59m	11'6" x 8'6"
Dining	4.00m x 3.00m	13'1" x 9'10"

## First Floor

Master Bedroom	3.74m x 3.37m	12'3" x 11'1"
Bedroom 2	4.05m x 2.76m	13'3" x 9'1"
Bedroom 3	3.34m x 3.32m	11'0" x 10'11"
Bedroom 4	3.97m x 2.85m	13'0" x 9'4"

-  Loft access hatch
-  Washing machine location (When not in kitchen)
- C.** Cupboard
-  Hot water cylinder
-  Central heating boiler

The attractive Aldingbourne is a desirable 4 bedroom home offering spacious living throughout. On the ground floor the open-plan kitchen/breakfast/family room is complemented by a separate living room with feature bay, and a separate dining room. The luxurious master bedroom has a walk-in wardrobe and en-suite with bath and separate walk-in shower. Three further double bedrooms and a family bathroom complete the accommodation.

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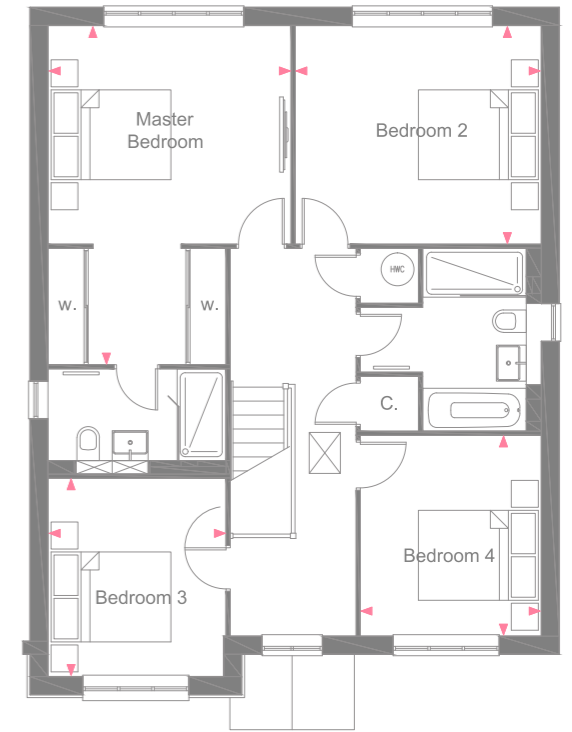
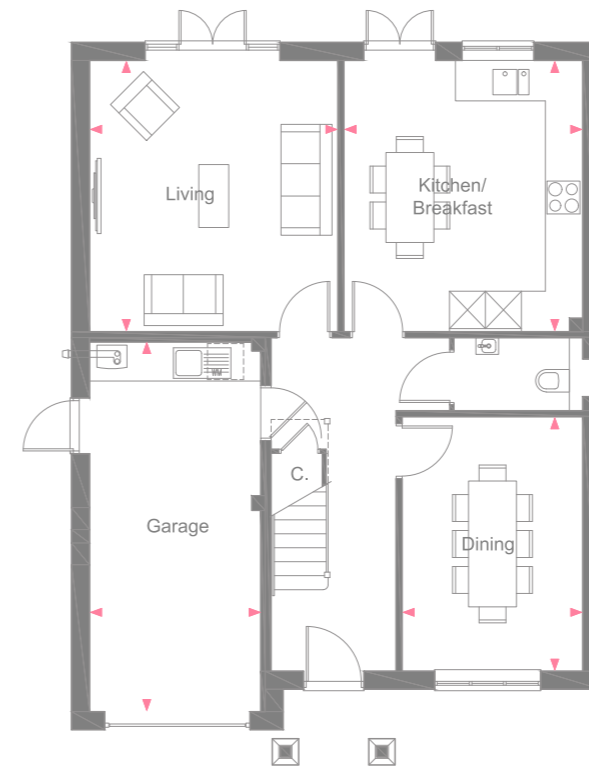


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# The Fittleworth

4 bedroom home

Plots 90, 93, 94, 129 & 130\*



The Fittleworth has a large reception hall providing access to all the principal ground floor rooms, including a beautifully appointed kitchen/breakfast room with French doors onto the rear garden, a feature shared by the separate living room. The integral garage includes a useful utility area with sink and space for a washing machine. The impressive master bedroom has a walk-in wardrobe which in turn leads to the beautifully appointed en-suite. There are three further double bedrooms and a luxurious family bathroom with bath and separate shower.

## Ground Floor

Living	4.47m x 4.09m	14'8" x 13'5"
Kitchen / Breakfast	4.47m x 3.93m	14'8" x 12'11"
Dining	4.19m x 2.96m	13'9" x 9'9"

## First Floor

Master Bedroom	5.62m x 4.01m	18'5" x 13'2"
Bedroom 2	4.06m x 3.61m	13'4" x 11'10"
Bedroom 3	3.27m x 2.93m	10'9" x 9'7"
Bedroom 4	3.31m x 2.98m	10'10" x 9'9"

-  Loft access hatch
-  Washing machine location (When not in kitchen)
-  C. Cupboard
-  Hot water cylinder
-  Central heating boiler

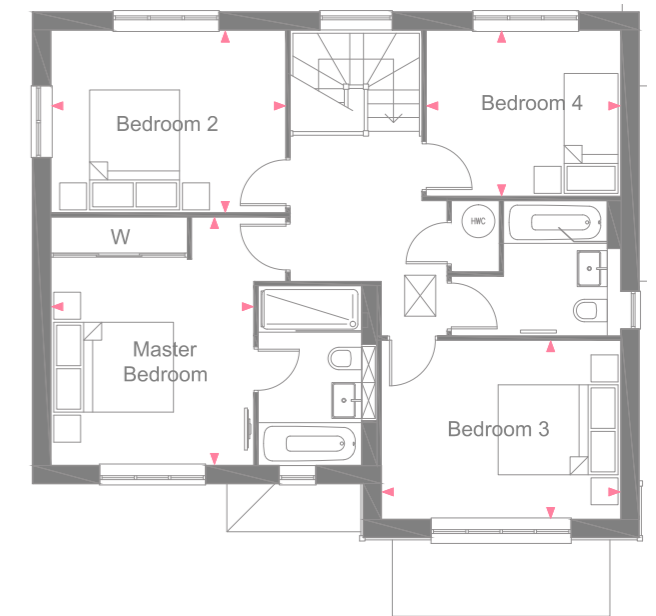
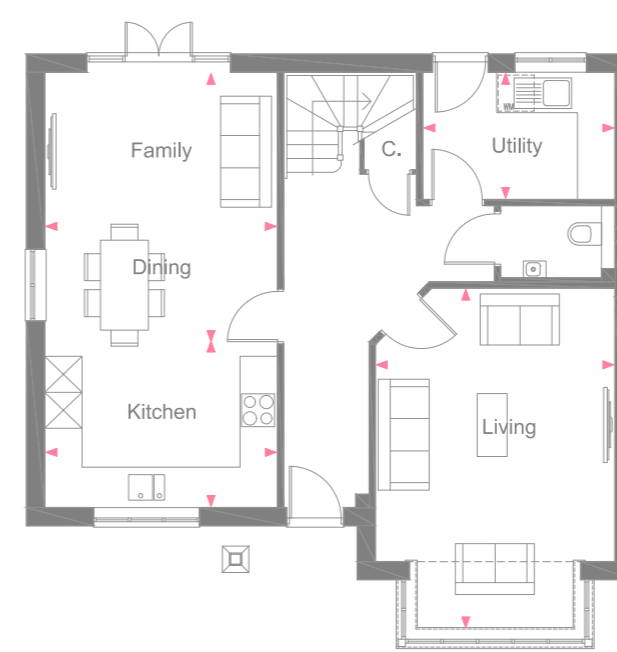
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# The Goodwood

4 bedroom home

Plots 89\*, 102, 123\* & 128\*



This elegant 4 bedroom home bears all the hallmarks for comfortable family living. A superb open-plan kitchen/dining/family room has doors opening onto the rear terrace, and there is also a utility room for added convenience. The living room, with its feature bay, is both spacious and light. Off the large landing, each bedroom is well proportioned and the master bedroom has built-in wardrobes and en-suite with walk-in shower.

## Ground Floor

Living	5.64m x 3.95m	18'6" x 13'0"
Kitchen	3.83m x 2.75m	12'7" x 9'0"
Dining / Family	4.46m x 3.83m	14'8" x 12'7"
Utility	3.16m x 2.07m	10'4" x 6'10"

## First Floor

Master Bedroom	4.10m x 3.35m	13'6" x 11'0"
Bedroom 2	3.88m x 3.01m	12'9" x 9'11"
Bedroom 3	3.95m x 2.95m	13'0" x 9'8"
Bedroom 4	3.21m x 2.73m	10'6" x 9'0"

-  Loft access hatch
-  Washing machine location (When not in kitchen)
- C.** Cupboard
-  Hot water cylinder
-  Central heating boiler

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# Superior specification.

*Attention to detail is what makes the difference in a Berkeley home*

## INDIVIDUALLY DESIGNED KITCHEN

- Contemporary styled kitchen by Alno, incorporating a choice of door & worktop finishes with matching upstand
- Stainless steel fan assisted oven (Energy rated A)
- Ceramic hob with splash back and integrated extractor
- Integrated fridge/freezer (Energy rated A+)
- Provision for dishwasher
- Provision for washer/dryer
- Stainless steel one and a half bowl sink with chrome mixer tap
- LED under wall unit lighting
- Chrome power sockets above worktops

## UTILITY ROOM\*

- Utility furniture by Alno incorporating worktop and upstand
- Space and plumbing for separate washing machine & condenser dryer
- Single bowl stainless steel sink & chrome tap

## QUALITY BATHROOMS

- Contemporary styled bathrooms incorporating Laufen suite with Hans Grohe chrome taps
- Insert mirrored cabinet to master en-suite – subject to window position
- Full width mirror to bathroom – subject to window position
- Walk-in shower to en-suite
- Bath with shower and screen to bathroom
- Bath with hand held shower when walk-in/enclosed shower is included within bathroom/en-suite
- WC with chrome dual flush plate, concealed cistern and soft close seat
- Chrome heated towel rail to all bathrooms
- Ceramic wall tiles to selected areas

## HEATING, ELECTRICAL & LIGHTING

- Energy efficient gas fired central heating & hot water system with central programmer
- Radiators with individual thermostatic control to all rooms except where room thermostat fitted
- Fireplace opening with gas point provided to living room to selected plots
- LED downlights to kitchen, all bathrooms and cloakroom
- Power and light to loft with ladder access

## HOME ENTERTAINMENT & COMMUNICATIONS

- TV points to living room/area, breakfast or family area (as applicable), dining room when separate and all bedrooms
- Wired for satellite and Sky+ link to living room/area and family area or master bedroom as applicable
- Telephone points to living room/area and family area or master bedroom as applicable
- Home network points to living room/area, breakfast or family area, dining room when separate and all bedrooms

## INTERIOR FINISHES

- Feature entrance door
- PVCu windows and casement doors
- Flush American white oak veneered internal doors with v groove detailing and chrome finish door furniture
- Painted staircase with oak handrail
- Full height wardrobe with sliding white glass doors to master bedroom
- Satin paint finish to all internal joinery
- Amtico flooring to hall, kitchen, cloakroom and all bathrooms
- Fitted carpets to the remainder of the property

## EXTERNAL

- Garage with power and light to selected plots
- Private driveway parking or allocated parking space depending on plot
- Landscaped front garden and turf to rear gardens
- Textured garden paving to paths and patio areas
- External tap provided

## SECURITY & PEACE OF MIND

- High security front entrance door with multi point locking system
- External light with PIR control to front door
- Facility for future wireless alarm system
- Mains fed smoke detector with battery back up, fitted to hall and landing
- 10 year NHBC Buildmark Scheme

\*Utility room to the Fittleworth and Goodwood house types only.

Purchaser's attention is drawn to the fact that in continually striving to improve its product, Berkeley Homes reserves the right to alter any part of the Specification without notice provided that any such change shall not diminish the value of the property.

Interior photography is of the plot 45 showhome and is indicative only



# Designed for life.

*Buying a home is one of the most important decisions you will ever make. The qualities that make Berkeley different mean that you can choose a new home from us with complete confidence.*

## **DESIGNED FOR LIFE**

Buying a home is one of the most important decisions you will ever make. The qualities that make Berkeley different mean that you can choose a new home from us with complete confidence. When you buy a home from Berkeley you can be safe in the knowledge that it is built to very high standards of design and quality, has low environmental impact and that you will enjoy an exceptional customer experience.

## **CUSTOMER SERVICE IS OUR PRIORITY**

We place the highest priority on customer service and will manage the whole moving process for you. Our Customer Care Teams will contact you shortly after you complete, to ensure that everything in your new home is absolutely to your liking. Our homes also benefit from a ten year warranty, the first two years of which are covered by Berkeley.

## **GREEN LIVING AND SUSTAINABLE DEVELOPMENT IS TOP OF OUR AGENDA**

As a company, we are committed to reducing energy, water and waste on our construction sites, in our offices and in the homes that we build. Almost all of our developments are built on brownfield land and we always take care to protect and enhance biodiversity and natural habitats. Our homes include features to encourage sustainable living such as dual-flush WCs, recycling bins and energy efficient white goods.

## **QUALITY IS AT THE HEART OF EVERYTHING WE DO**

At Berkeley, quality takes precedence, from choosing the right location and style of home, to the construction processes we practice, the

materials we use and the specifications we put into our homes. For extra peace of mind, in addition to the 10 year warranty all new homes receive, Berkeley operates a 2 year policy with dedicated Customer Service teams on hand 24 hours a day to deal with enquiries quickly and effectively.

## **UNPARALLELED CHOICE OF HOMES IN THE MOST SOUGHT AFTER LOCATIONS**

As one of the UK's leading house builders, we are able to offer our customers an unrivalled choice of property location, size and type. From city penthouses to country retreats, modern studio apartments to traditional family homes, you will find the perfect home to match your requirements. Our homes are also built in some of Britain's most desirable locations from market towns and rural villages to major towns and cities, and countryside to the coast – we build in the locations you want to live.

## **A COMMITMENT TO CREATING SUSTAINABLE COMMUNITIES**

Berkeley's homes and developments are not just built for today. They are designed to enhance the neighbourhoods in which they are located permanently. We achieve this through our commitment to excellence in design, sensitive landscaping, sympathetic restoration, and impeccable standards of sustainability. We aim to address the needs not only of our customers but their neighbours and the broader community of which they are a part. It is a long-term view: we want to create exceptional places for people to live, work and relax in, and build communities that will thrive today and for years to come.



Proud to be members of the Berkeley Group of companies



[www.berkeleygroup.co.uk](http://www.berkeleygroup.co.uk)

# A COMMITMENT TO THE FUTURE

Our vision

Over the years, The Berkeley Group has won many prestigious awards for the quality, design and sustainability of its developments.

Our Vision is Berkeley's plan for the business, designed to raise standards higher still. Our goal is to be a world-class company creating successful, sustainable places where people aspire to live.

We take our responsibilities towards our customers, the environment, the workforce and the communities in which we work very seriously.

Our plan for the business has five areas of focus:

Customers, Homes, Places, Operations and Our People.

## OUR VISION

To be a world-class business generating long-term value by creating successful, sustainable places where people aspire to live.

### FIVE FOCUS AREAS

#### AN EXCEPTIONAL CUSTOMER EXPERIENCE

We aim to put customers at the heart of our decisions. Dedicated sales teams will provide exceptional service throughout the buying process, and teams will manage the customer relationship from exchange of contracts through to completion, delivery of the new home and after occupancy.

#### HIGH QUALITY HOMES

When you buy a new home from Berkeley you can be safe in the knowledge that it is built to very high standards of design and quality and has low environmental impact. We meet specific space standards for new homes and aim to deliver a home which has fibre broadband infrastructure.

#### GREAT PLACES

We seek to create beautiful, successful places characterised by the quality of their design, external spaces, transport and access to jobs and amenities. These are places where people choose to live, work and spend their time and which directly encourage people's well-being and quality of life.

#### EFFICIENT AND CONSIDERATE OPERATIONS

We reduce the impact of the construction process on the local community by registering all of our sites with the Considerate Constructors Scheme. We set targets to reduce water, energy and waste. We work with our supply chain to ensure high quality services and materials are consistently provided.

### A COMMITMENT TO PEOPLE AND SAFETY

Safety is a high priority on all of our construction sites. We also aim to have a positive impact on society and enable young and unemployed people to get into work through our support of the Berkeley Foundation.

Some features are only applicable to specific developments. Please ask sales negotiator for further information.



Berkeley takes social responsibility very seriously. In 2011 we set up The Berkeley Foundation, with the aim of supporting Britain's young people and their communities.

We do this through a number of partner charities that tackle some of the most pressing social problems affecting young people today, including homelessness and unemployment. The money raised comes part from the Berkeley Group, and also through the tireless and inventive efforts of our staff.

We have set a goal for The Berkeley Foundation to invest £10 million over the next five years to support young people and their communities. Every penny will be spent on charitable activities and worthy causes to ensure that maximum benefit is achieved.

[www.berkeleyfoundation.org.uk](http://www.berkeleyfoundation.org.uk)

[www.berkeleygroup.co.uk](http://www.berkeleygroup.co.uk)



Proud to be a member of the Berkeley Group of Companies



Maps are not to scale and show approximate locations only.

Call now to book your appointment

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The information in this document is indicative and is intended to act as a guide only as to the finished product. Accordingly, due to Berkeley Homes policy of continuous improvement, the finished product may vary from the information provided. These particulars should not be relied upon as statements of fact or representations and applicants must satisfy themselves by inspection or otherwise as to their correctness. This information does not constitute a contract or warranty. The dimensions given on plans are subject to minor variations and are not intended to be used for carpet sizes, appliance sizes or items of furniture. Cross Acres is a marketing name and will not necessarily form part of the approved postal address. Applicants are advised to contact Berkeley Southern to ascertain the availability of any particular property. March 2016



Berkeley  
Designed for life