

CHICHESTER ROAD NORTH BERSTED



Berkeley
Designed for life



A scenic view of a park with a path, trees, and a stream. The background is a lush green landscape with a path leading towards a stream. The foreground is a grassy area with some trees and foliage. The overall atmosphere is peaceful and natural.

IDYLIC PARKLAND SETTING.
TIMELESS DESIGNS.
APPEALING STREET SCENES.
GENTLY FLOWING WATER.

WELCOME TO BERSTED PARK

Bersted Park is somewhere with a sense of place.
A very special place in which to be.



New Northern bypass road



Gressingham Place

Waters Edge

Sonning Place

Health Centre

Fourthcoming phase

Primary

Fourthcoming phase

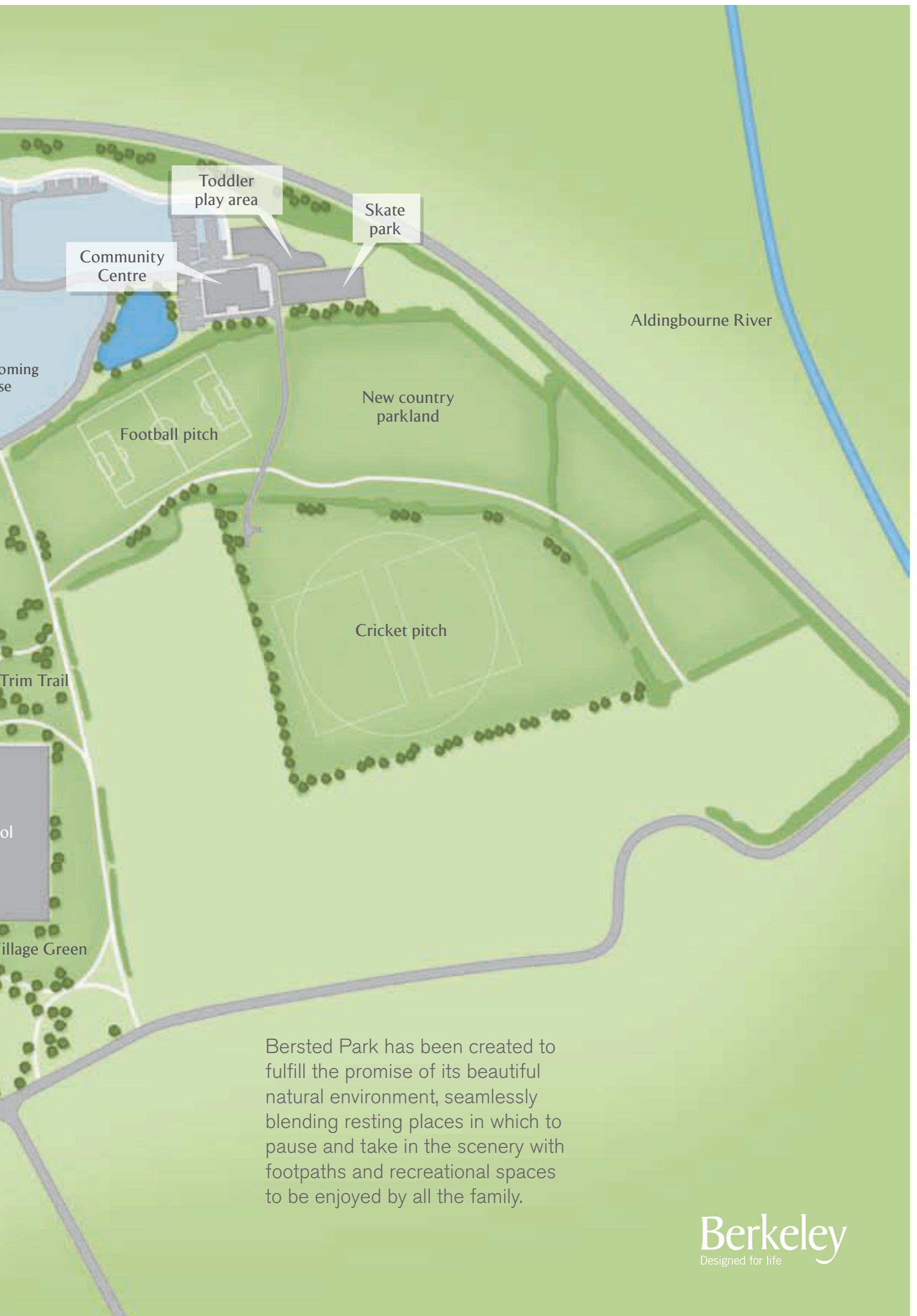
The Boulevard

Fourthcoming phase

Sales Suite

Village Walk

Scholars Quarter



Community Centre

Toddler play area

Skate park

Aldingbourne River

Football pitch

New country parkland

Cricket pitch

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Trim Trail

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Village Green

Bersted Park has been created to fulfill the promise of its beautiful natural environment, seamlessly blending resting places in which to pause and take in the scenery with footpaths and recreational spaces to be enjoyed by all the family.

Berkeley

Designed for life

TAKE A WALK ON THE WILD SIDE





“BASK IN AN EVER-CHANGING KALEIDOSCOPE OF COLOUR, NATURE’S WINDOW TO THE FOUR SEASONS, NO LAPTOP REQUIRED!”

Bersted Park, West Sussex is set within some of the South East’s most stunning countryside. In order to reflect its glorious surroundings, the entire development has been planned with nature and the great outdoors in mind. Here you’ll find leafy woodland walks, tranquil lakes and open parkland, literally on your doorstep.

This wonderfully rural environment encourages biodiversity of local flora and fauna such as swans, geese, ducks, dragonflies, butterflies, and woodland favourites such as the hedgehog. The parkland that adjoins Bersted Park is home to many different species of native tree such as Wild Cherry and Oak, and wildflowers including the Meadow Buttercup and Oxeye Daisy abound.

It’s an ideal place for people to live too. Imagine being able to unwind after a busy day by taking a run or a gentle stroll with the sky stretching

wide above you and nature all around.

There’s even a trim trail to encourage young and old alike to keep in shape. Instead of being glued to their computers, the children can grow up with a healthy love of the outdoors and a real appreciation of the countryside that surrounds them.

The lifestyle at Bersted Park is made even more appealing by a strong sense of belonging and community. The masterplan has been thoughtfully planned out to create areas where residents can meet, socialise, or simply sit and watch the world go by. Brand new facilities adjacent include a village green, sports pitches, community centre and school.

It’s simply an outstanding place to live and unlike any other you’ll find in the area.



A QUINTESSENTIALLY ENGLISH VILLAGE

DESIGNED FOR
LIFE IN THE
21ST CENTURY

“BERSTED PARK IS A FLAGSHIP PROJECT WITH WHICH WE ARE VERY PROUD TO BE ASSOCIATED: OUR AIM IS THAT IT SHOULD APPEAR CREATED, NOT BUILT”

– Alex Russell, Architect

Bersted Park has been inspired by village living with a real sense of belonging. At the heart of this family community is a new school, community centre, trim trail and village green.





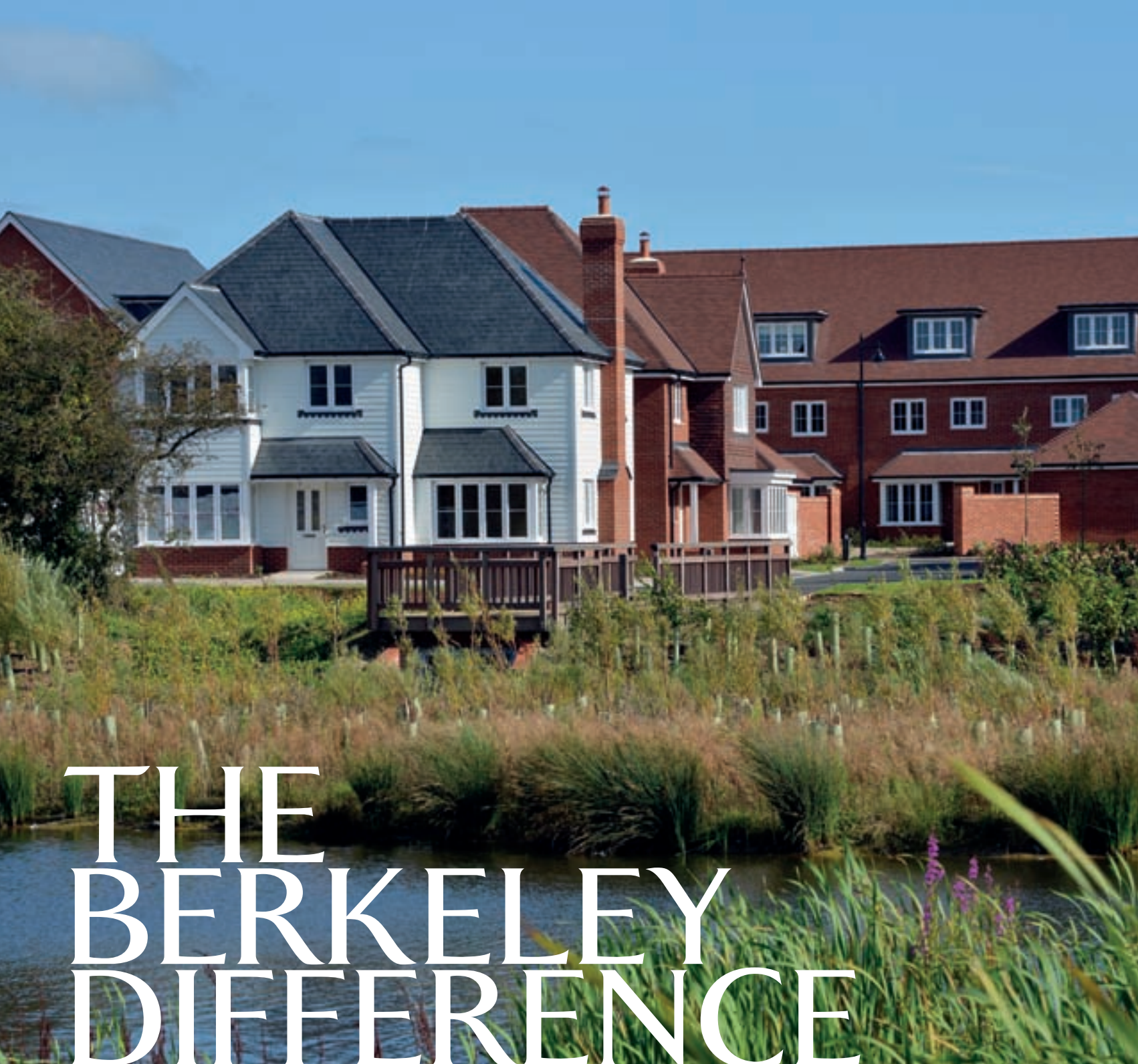
Beautiful things create visual appeal and this philosophy is very much followed in the inspired architecture and street scenes of Bersted Park. From the development's impressive entrance, the eye is drawn along the wide central, tree lined Boulevard, creating a real feeling of elegance and well-being, with inviting hints of what lies beyond in the adjoining streets. Throughout the development, character areas such as a village green have been incorporated to create interest and provide pleasing public spaces.

Familiar features perfectly at ease with the local vernacular are reflected in white weatherboarding reminiscent of older homes in the nearby town of Chichester. Porches,

tile hanging and casement windows, warm red brick and tall chimneys are all echoes from the Arts and Crafts movement, albeit delivered with the flair and precision you would expect from a prestigious contemporary developer such as Berkeley.

Inside the properties, equal attention has been afforded to impeccable design and finish. Each home is characterised by light and space through the use of carefully positioned glazing, and the provision of desirable features such as garden rooms where possible. The layouts have been devised to make it as pleasurable to look out onto the outside world as it is to enjoy the stylish interiors.





THE BERKELEY DIFFERENCE

MANY STYLES, ONE QUALITY

Extremely few housebuilders could boast that 97% of their customers are so satisfied that they'd recommend them to a friend.

According to a recent independent survey, Berkeley is one of them. We want our purchasers to feel that the entire Berkeley experience is a positive one, and one of the things we do to ensure this is to offer not only the usual 10 year NHBC guarantee on a new property, but to offer 2 years' cover from the day of completion ourselves.

At Berkeley, quality comes first. The fact that we offer our own 2-year guarantee goes to prove how confident we are in the product

we create. In terms of desirable locations, the broad range of house styles, the construction techniques and the superior specifications, we want all our developments to offer only the very best. We want our customers to love spending time in their new home.

Our kitchens and bathrooms look like they're straight off the cover of a glossy magazine, but also feature robustness and total functionality. Interiors are laid out to maximise light and space and imbue a sense of harmony throughout. Craftsmanship and finishing is of paramount importance and we spare no detail.



Along with many of our customers, we care deeply about the environment, which is why we have launched our Vision initiative to take sustainable development to a new level. A typical three-bedroom Berkeley home will use around 26% less water than average and reduce CO₂ emissions by 76%. Its owners would also save approximately £380 per year on energy bills.

Of course, it's not just about individual properties. It's also about how the development as a whole works – they are never rushed. We take time to think long and hard about what it would be like to actually live there and about how best to encourage a feeling of community. Developments are

laid out to provide safe, attractive public spaces and pleasing eyelines. Streets are pedestrian-friendly and cycle lanes are provided. The development must also relate well to its surroundings and the wider community. We build in locations that are close to essential amenities such as schools, parks and shops and that offer good access to public transport.

Perhaps it's not surprising then that we've won countless awards for quality, design and customer service. The Berkeley Group was honoured with the 2014 Queen's Award for Enterprise in Sustainable Development, and bestowed with the title of Britain's Most Admired Company in 2011.



THE INSIDE STORY



It's the thought that goes into every element of our homes that makes them so very easy and enjoyable to live in.

You may notice that our interior layouts feel light and airy. Deep windows and French doors opening out onto gardens bring the outside in and, at the same time, fill our homes with natural light, reducing the need for artificial lighting.

Despite a sleek, stylish facade, our kitchens are deceptively hard working, fitted with cabinets and worktops.

Bathrooms and en suite facilities are fitted with contemporary white porcelain complemented with sleek chrome fittings, smooth ceramic tiling and heated towel rails.

"When we walked into the show home we were blown away by the quality and attention to detail and were pleasantly surprised that it was in our price range"

Phillip and Samantha



ONCE INSIDE A BERKELEY HOME, THE BEAUTY AND CRAFTSMANSHIP WHICH IS EVIDENT ON THE OUTSIDE, IS ECHOED WITHIN



THE GREAT OUTDOORS



IT'S HARD TO IMAGINE A COUNTY WITH MORE CHOICES WHEN IT COMES TO THE GREAT OUTDOORS

Nestling between Hampshire, Surrey and East Sussex, West Sussex teems with countryside, historic houses, castles, Roman villas and, of course, there's always The South Downs National Park.

Living life at breakneck speed and always being available at the end of a mobile phone is all well and good but, sometimes, it's such a pleasure to be able to get back to the simple things in life.

Wandering through idyllic countryside, sharing a picnic or lunch in a country pub and generally enjoying the freedom of being outdoors is

hard to beat, in fact it's a pastime enjoyed by millions every year.

The South Downs is the UK's newest National Park and offers a wealth of opportunities for walking, cycling, horse riding and fishing. Heading North from Bersted Park you'll find yourself in the middle of the South Downs so you can choose to explore the chalky cliffs to the East or the Weald made of sandstones and clay to the West.

There are also more than 5,000 listed buildings and 600 scheduled monuments in the area, demonstrating its rich architectural heritage.



CHICHESTER

An historic city with a 12th century Cathedral, Chichester's city walls remain almost entirely intact with a traditional Market Cross at the centre. The city is widely esteemed for its high quality shopping and superb choice. High Street names sit comfortably alongside high quality, independent niche boutiques and there are all manner of bars, restaurants and cafés to choose from.

Whilst Chichester Cathedral has towered over the city for more than 900 years, newer additions such as art galleries, museums and the Chichester Festival Theatre have certainly made their mark. The theatre regularly attracts top actors and actresses and the theatre has become a popular route to the West End for many theatrical productions.

SOUTH COAST AND BEACHES

West Sussex is home to a large number of Blue Flag beaches, some of which are far better known than others. In 2011 the Met Office officially recognised the county as being the sunniest in Britain.



WEST WITTERING



SUNNY BOGNOR REGIS

Bognor Regis, which lies closest to North Bersted, was the country's first official seaside resort, largely as a result of the efforts of a rich London hatter, Richard Hotham. In the late 18th Century Hotham had spent three successive summers by the sea, believing as many did at that time in the curative benefits of sea water.

Today, Bognor Regis remains an ever popular seaside town, winning awards for its clean beaches and where local fishermen still bring their daily catch. There is also a regular open air market and plenty of traditional seaside activities for kids.



LITTLEHAMPTON

A little to the East, Littlehampton seafront has a superb range of activities to choose from including kitesurfing, boat rides, fishing, golfing, walking and cycling.

There's a harbour to explore, a park for the children to enjoy, the award winning longest beach in Britain and the East Beach Café, voted best coastal café by Coast magazine in 2011.

Littlehampton West Beach is a nature reserve and, if you're really quiet you might get a chance to spot some of the local wildlife.

For nothing but miles of uninterrupted sand and sea against the picturesque backdrop of Chichester Harbour and the South Downs beyond, West Wittering has been a firm favourite for generations.

It is recognised as one of the country's premier Blue Flag beaches and is internationally renowned for its vast array of wildlife and birds.

West Wittering has plenty of on-site parking, plus a huge field for family games and picnics, plus other child-friendly facilities.

This glorious beach is particularly well loved for its beauty at low tide, which reveals shallow lagoons on a vast expanse of sandy flats.



FOR THE GREATER GOODWOOD

When it comes to world class events, Goodwood enjoys an unrivalled reputation, attracting hundreds of thousands of visitors every year.

Taking place in July, Glorious Goodwood is a key event in the horse racing calendar. The race course was built more than two hundred years ago and is often described as the most beautiful in the world.

Also in July, The Festival of Speed, revived in the 1990s, has grown year on year and is now firmly established as

the highlight of the year for motor racing enthusiasts from all over the world.

September each year sees the Goodwood Revival – a splendid opportunity for a nostalgic trip back through time to enjoy the glamour and allure of motor racing in the 1940s through to the 1960s. It is said to be the only event of its kind and racing is supported by a superb programme of events. The atmosphere is like that of a giant movie set, with visitors dressing up in vintage costume.



But Goodwood isn't just about amazing events, it's an all year round attraction and, for many, an integral part of living in the area.

Although famous for its events, locals in the know enjoy Goodwood's facilities throughout the year.

Could anything be more picturesque than a day's golf on the South Downs? The Downs Course at Goodwood is open to members and day guests and was recently ranked with the top 100 English golf courses.

There is a fabulous choice of eateries at the Goodwood Hotel as well as The Kennels, a private members club.

In addition the Waterbeach is a luxury health spa offering every kind of treatment.

Goodwood is also well known for its delicious organic produce which can be enjoyed by purchasing from the Farm Shop, ordering a wonderful Goodwood Hamper or dining at any one of their restaurants.

GREAT ESCAPES

WITH LOCAL TRAIN AND BUS SERVICES AND EXCELLENT ROAD LINKS, GETTING TO AND FROM BERSTED PARK COULDN'T BE EASIER

Chichester is well served by a fast regular rail link from London Victoria and regular services along the South Coast.

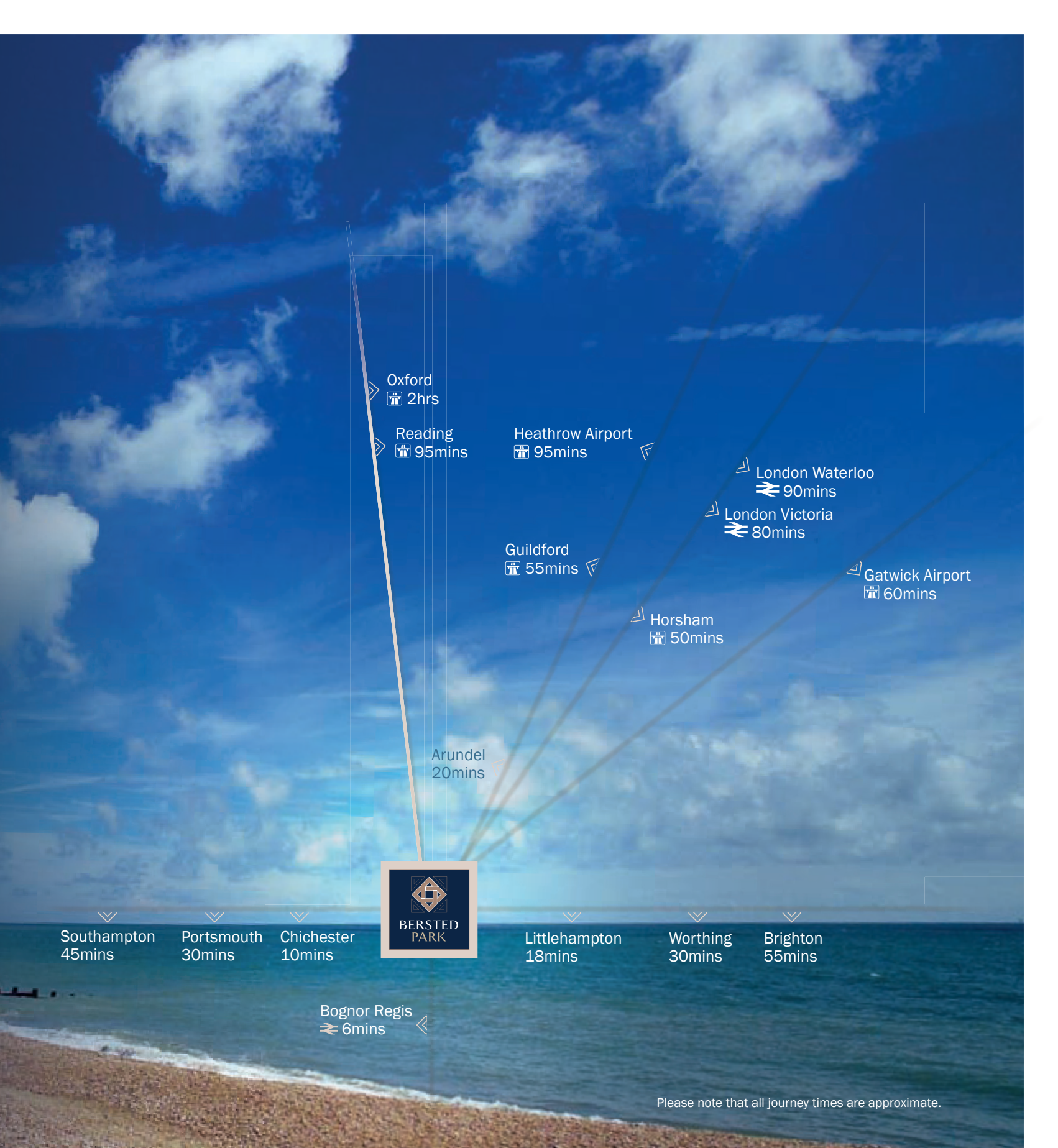
Regular bus services operate from Bersted Park to Chichester and the towns and villages in the surrounding area. Direct services from Chichester cover a wide area including Portsmouth, Godalming, Brighton and Guildford.

With local train and bus services and excellent road links, getting to and from Bersted Park couldn't be easier.

Chichester is well served by a fast regular rail link from London Victoria and regular services along the coast with Brighton and Southampton easily reached within an hour

By car the A27 follows the south coast and runs from Salisbury through to Pevensey in East Sussex taking in Arundel, Worthing, Lewis and Brighton along the way. The A27 also leads to the A3 and London or the M27 and the West.





Please note that all journey times are approximate.



All images are indicative only

10 OF THE BEST REASONS TO LIVE AT BERSTED PARK



1 Beautifully designed homes for 21st Century Living

Every feature of our homes has been carefully considered from the home owner's point of view to ensure relaxed, free flowing living space.



2 Superior Berkeley all inclusive specification

Fitted kitchens, some with underfloor heating and a full range of stainless steel energy efficient appliances, and stylish bathrooms.



3 Superb choice of homes

From first time buyers through to large family homes, choose from 1, 2, 3 & 4 bedrooms.



4 Spacious interiors with clever and stylish storage

It's quite surprising just how much storage space we've packed into our new homes. After all, life is so much easier when there's a place for everything and everything is in its place.

5 Landscaped gardens ready to enjoy

With green space such an important part of Bersted Park, it's good to know that all gardens are provided ready to use straight away.





6

Good transport links to Worthing, Brighton and Portsmouth

Bognor Regis sits on the main coastline serving all seaside towns. From Chichester (6 minutes by train) London Victoria can be reached in 80 minutes and Gatwick in an hour.



7

On site trim trail

Once you've tried the benefits of a trim trail on your doorstep, you'll wonder how you ever managed without it.



8

New School Opening

A fabulous new school strengthens the establishment of Village Life and the creation of community living at Bersted Park.

Superb Shopping

Chichester is famous for its shopping but a little further afield there's Gunwharf Quays at Portsmouth, The Lanes at Brighton or West Quay at Southampton, all accessible within an hour by train.

9



10

Wonderful location close to Blue Flag Beaches and Glorious Countryside

Bersted Park is a superb location for enjoying the very best the area has to offer. No two beaches are the same and the choice of countryside to explore is endless.





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.

Award-winning and royally recognised

In addition to receiving numerous awards for quality, design and customer service, the Berkeley Group was granted the 2008 Queen's Award for Enterprise in Sustainable Development. These prestigious awards recognise and reward outstanding achievements in business performance.

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 Care 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





SIMPLY A MORE NATURAL WAY TO LIVE

Over the past ten years, The Berkeley Group has transformed its business to become a leader in sustainable urban regeneration.

Sustainability is a key part of the Berkeley ethos, and its companies have made a long term commitment to create sustainable, vibrant communities that enhance the surrounding area while minimising any adverse environmental impact. These values lie at the heart of Bersted Park.

The Code for Sustainable Homes (CFSH) is an environmental rating system, setting new standards for resource efficiency. The new homes at Bersted Park achieve Code Level 3 and are 25% more energy efficient than the application Building Regulations requirement. For householders, this means lower running costs, as well as the satisfaction of living a 'more sustainable' life.

The Berkeley Group already leads the field in sustainable development, and we are now raising standards higher still with the Our Vision initiative.

When you buy a new home from Berkeley you will be sharing this commitment to a more eco-friendly way of life that has benefits for you and for the whole community.

An exceptional customer experience

- Dedicated sales teams provide exceptional service throughout the whole buying process
- Our Customer Service teams ensure your new home exceeds expectations on all levels

Greener, more economical homes

- Use 26% less water per person than the average house*
- Save around £380* per year on energy bills
- Reduce CO₂ emissions by 76%*
- Recycling bins in every home
- Space for a home office
- A safe place to store bicycles

Creating sustainable communities

- Close to essential amenities including schools, parks and shops
- Good access to public transport
- Streets that are friendly for pedestrians and cyclists as well as cars
- Safe public spaces and pedestrian routes
- Homes designed to adapt to changing needs

A commitment to the future

- Berkeley sets targets to reduce the water use and CO₂ emissions associated with our construction activities and business operations
- We also pledge to reuse or recycle over 80% of our construction, excavation and demolition waste

Some features are only applicable to selected developments.
Please check with the Sales Consultant.

*Savings vary between every home. Figures based on a typical 3 bed Berkeley home achieving Code for Sustainable Homes Level 3.
For further details contact: sustainability@berkeleygroup.co.uk

Our
vision

for your future



OUR PROMISE TO YOU



Oak Green, Edenbrook



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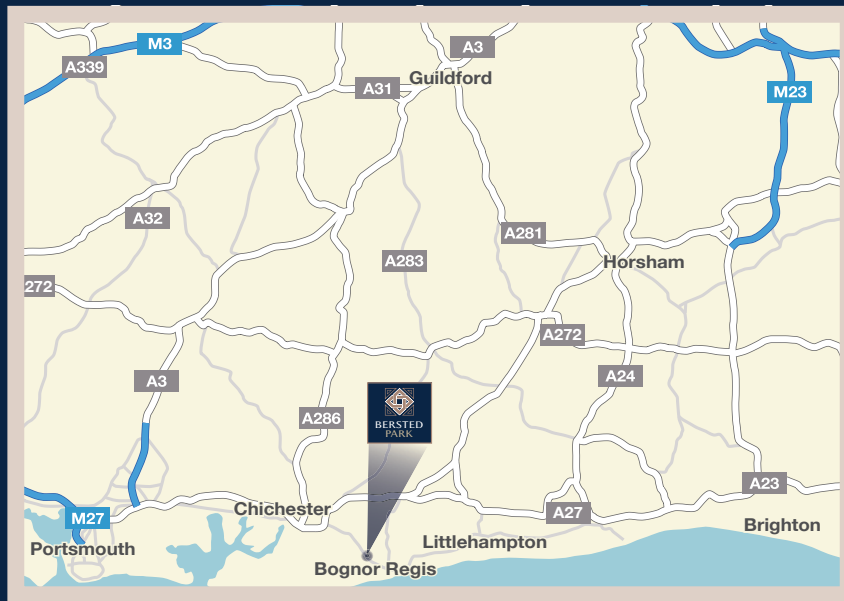


Royal Clarence Marina, Portsmouth Harbour

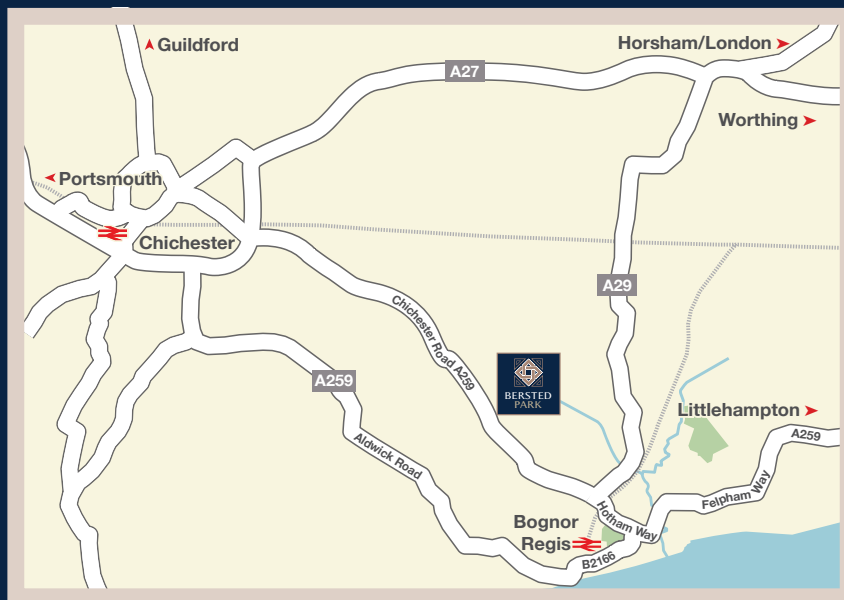


Holborough Lakes, Kent





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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 policy of continuous improvement, the finished product may vary from the information provided. These particulars should not be relied upon as accurately describing any of the specific matters described by any order under the Property Misdescriptions Act 1991. 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. Ryewood is a marketing name and will not necessarily form part of the approved postal address. Applicants are advised to contact Berkeley to ascertain the availability of any particular property. 27CA/01.2013



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