



EASTERGATE LANE • EASTERGATE • PO20 3SJ

Eastmere Paddocks Limited



EASTERGATE LANE, WEST SUSSEX PO20 3SJ

Where modern comfort meets rural character

An exciting development of nine individually designed 2, 3 & 4 bedroom homes
in Eastergate, West Sussex.

Live the dream at Hedger's Stables where inspirational design is matched with quality
craftsmanship, offering all the comforts for modern day living.



Eastmere Paddocks Limited

Close to home

Eastergate's Central Convenience Store caters for everyday shopping needs as well as The Co-Op in Fontwell Avenue, which both have Post Office counters. The village also has a GP practice. The hub of community social life is the village hall, which hosts regular events and celebrations, including coffee mornings, fitness classes and crafting sessions. As for educational establishments, St. Philip Howard Catholic High School, Eastergate Primary School and Ormiston Six Villages Academy are all in close proximity to Hedger's Stables.

Nearby Barnham has a Tesco Express and the family-run Trading Post for great-value, locally sourced products and a range of furniture. The village is also the location of the Windmill Shopping Village, which is home to a selection of small, independent shops and the Willow Tea Rooms for drinks, snacks and cream teas. Other village amenities include a pharmacy, hairdressers, opticians and takeaway food outlets. Barnham Mainline Station offers regular services to Chichester, Portsmouth, Southampton, Brighton & London Victoria.

RIGHT
Black Horse, Binsted

BELOW
Post Office & Stores, Eastergate



ABOVE
The Wilkes Head, Eastergate





LEFT
Arundel High Street

BELOW
Barnham Train Station



ABOVE
The Pig, South Downs

A number of traditional local pubs offer good food and a warm, welcoming atmosphere. The Grade II listed Wilkes Head in Eastergate has been an inn for over two centuries. Experience the charm of The Black Horse, Binsted where culinary excellence meets traditional hospitality. Escape to The Pig in the South Downs just two miles North of Hedger's Stables and discover kitchen garden feasts & local English wine.

Eastergate Cricket Club is located at the village's sports pavilion and playing field, and the Barnham Trojans youth football club is based at the nearby Aldingbourne Community Sports Centre.

Further afield

From Hedger's Stables it's just over seven miles to the cathedral city of Chichester, which dates back to Roman times and has many fine, historic buildings. The city's elegant Georgian streets and pedestrianised centre provide a superb shopping experience. Popular High Street names rub shoulders with an eclectic mix of independent stores.

Chichester also has a wide range of pubs, bars, cafés and restaurants, as well as a lively arts, culture and entertainment scene. Chichester Festival Theatre is one of the most highly-respected and creatively ambitious regional entertainment venues in the country. You can also catch the latest blockbuster at Cineworld or an arthouse classic at the independent Chichester Cinema.



TOP
Fontwell Racecourse

BOTTOM
Chichester Festival Theatre

RIGHT
South Downs

BOTTOM
West Wittering Beach



**LEFT**

Chichester Cathedral

RIGHT

Chichester City Centre

**ABOVE**

Goodwood Park Racecourse

For a fun day at the seaside, it's just a short drive to the South Coast. West Wittering Beach is a stunning Blue Flag stretch of coastline renowned for its unspoilt natural beauty and relaxed, family-friendly vibe. Littlehampton is a popular destination for all ages, with two award-winning beaches, the beautiful River Arun, a large seafront green and an amusement park.

If you fancy a flutter, head to Goodwood Park Racecourse, a unique sporting estate famous for its horse racing festivals and motorsport events. Alternatively, it's a short drive to Fontwell Racecourse set in spectacular surroundings, it stages race meets throughout the year, including themed race days and family events.

Living at Hedger's Stables also means having easy access to the great outdoors. There are acres and acres of glorious, rolling countryside to explore, including the South Downs National Park.



The Development

Our Homes

- 1 The Shetland
- 2 The Shire
- 3 The Friesian
- 4 The Morgan
- 5 The Morgan
- 6 The Clydesdale
- 7 The Clydesdale
- 8 The Morgan
- 9 The Shetland



The Shetland

3 bedroom detached home

Plot 1 as shown, plot 9 is handed

Total Floor Area: 126.24m² / 1358.82ft²



3



3



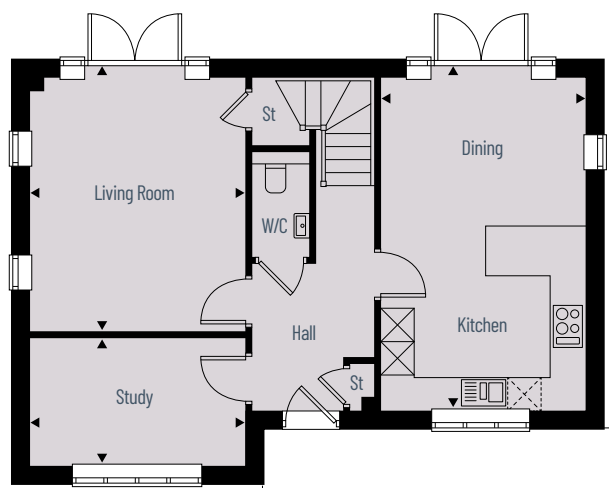
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All images and floor plans are for illustrative purposes only and may be changed.

Dimensions are indicative and are not to be used for carpet sizes, appliance spaces or items of furniture.



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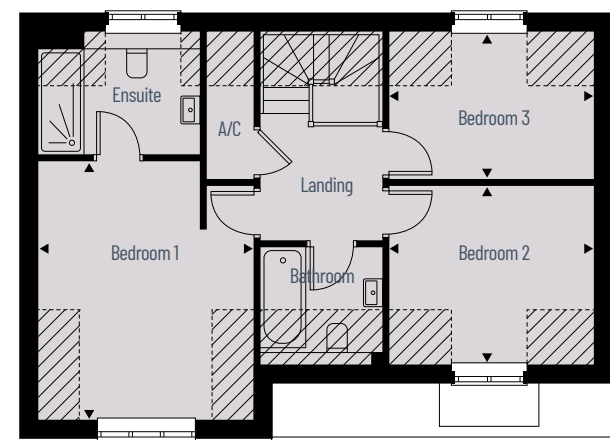
Ground Floor

Living Room	4.62m x 3.85m	15'2" x 12'7"
Kitchen / Dining	5.99m x 3.69m	19'8" x 12'1"
Study	2.23m x 3.85m	7'4" x 12'7"

KEY

St Store Cupboard A/C Airing Cupboard W Wardrobe

F



First Floor

Bedroom 1	4.67m x 3.85m	15'4" x 12'7"
Bedroom 2	3.16m x 3.69m	10'5" x 12'1"
Bedroom 3	2.70m x 3.69m	8'10" x 12'1"

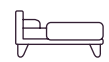
The Shire

2 bedroom detached bungalow
study / bedroom 3

Plot 2 as shown

Total Floor Area: 151.93m² / 1635.37ft²


2


2


2.5

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Ground Floor

Living / Dining	7.07m x 5.76m	23'2" x 18'11"
Kitchen	5.76m x 2.80m	18'11" x 9'2"
Utility	1.85m x 2.81m	6'1" x 9'3"
Bedroom 1	5.76m x 3.10m	18'11" x 10'2"
Bedroom 2	4.47m x 2.86m	14'8" x 9'5"
Study	4.28m x 3.71m	14'0" x 12'2"

KEY

St Store Cupboard A/C Airing Cupboard W Wardrobe

The Friesian

3 bedroom detached bungalow
plus study / bedroom 4

Plot 3 as shown

Total Floor Area: 170.95m² / 1840.11ft²


2


3


3

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Ground Floor

Living / Dining	7.07m x 5.76m	23'2" x 18'11"
Kitchen	5.76m x 2.80m	18'11" x 9'2"
Utility	1.85m x 2.81m	6'1" x 9'3"
Bedroom 1	5.76m x 3.10m	18'11" x 10'2"
Bedroom 2	4.47m x 2.86m	14'8" x 9'5"
Study	4.28m x 3.71m	14'0" x 12'2"

KEY

St Store Cupboard A/C Airing Cupboard W Wardrobe



The Morgan

3 bedroom detached home plus study / bedroom 4

Plot 4 as shown, plots 5 & 8 are handed

Total Floor Area: 170.95m² / 1840.06ft²



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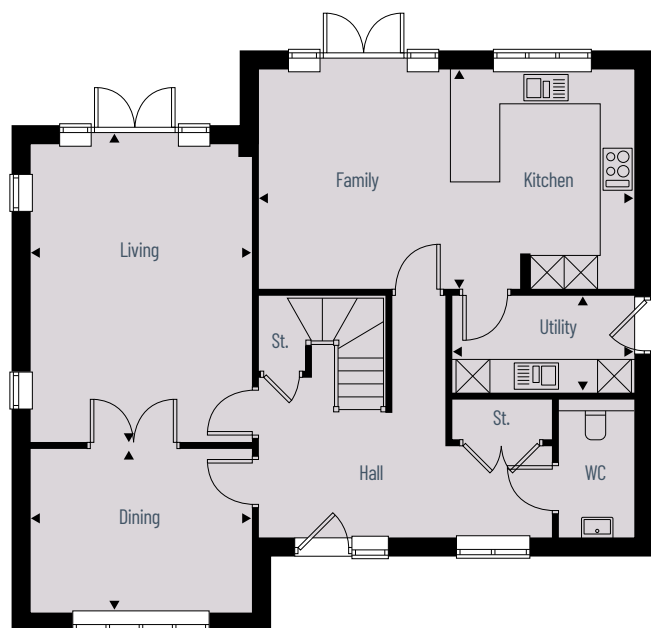
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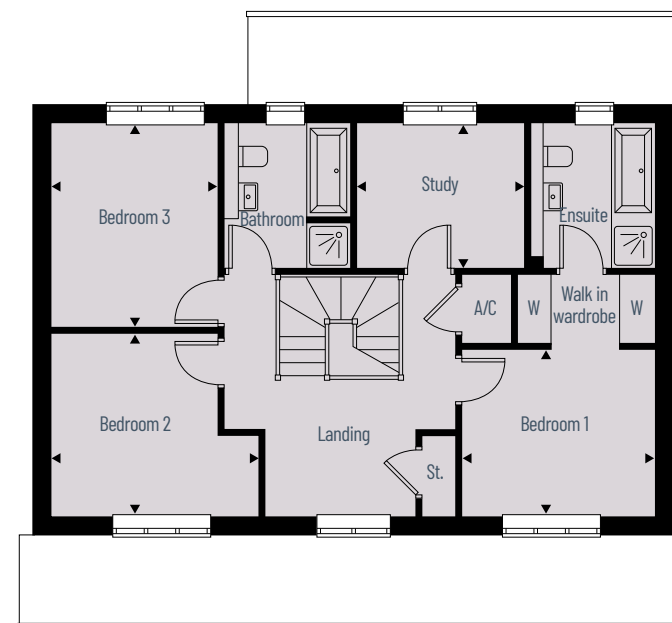
**Ground Floor**

Living	5.39m x 3.96m	17'8" x 13'0"
Dining	3.96m x 2.93m	13'0" x 9'7"
Family / Kitchen	6.77m x 3.94m	22'3" x 12'11"
Utility	3.27m x 1.75m	10'9" x 5'9"

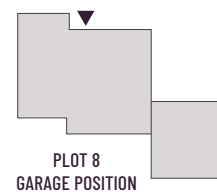
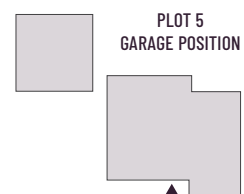
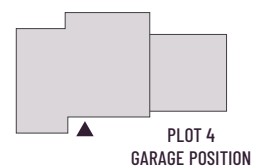
KEY

St Store Cupboard A/C Airing Cupboard W Wardrobe

F

**First Floor**

Bedroom 1	3.49m x 4.37m	11'5" x 14'4"
Bedroom 2	3.74m x 3.30m	12'3" x 10'10"
Bedroom 3	3.69m x 2.99m	12'1" x 9'10"
Study	3.06m x 2.62m	10'1" x 8'7"



The Clydesdale

4 bedroom detached home

Plot 6 as shown, plot 7 is handed

Total Floor Area: 193.45m² / 2082.26ft²



3



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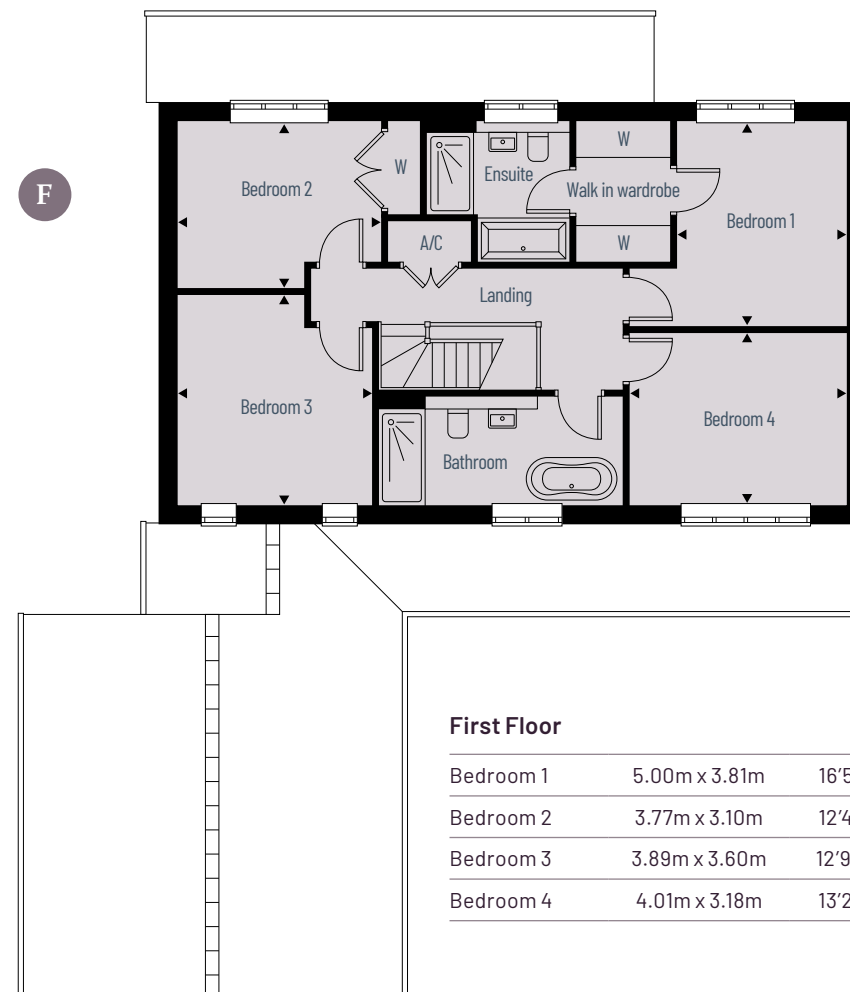
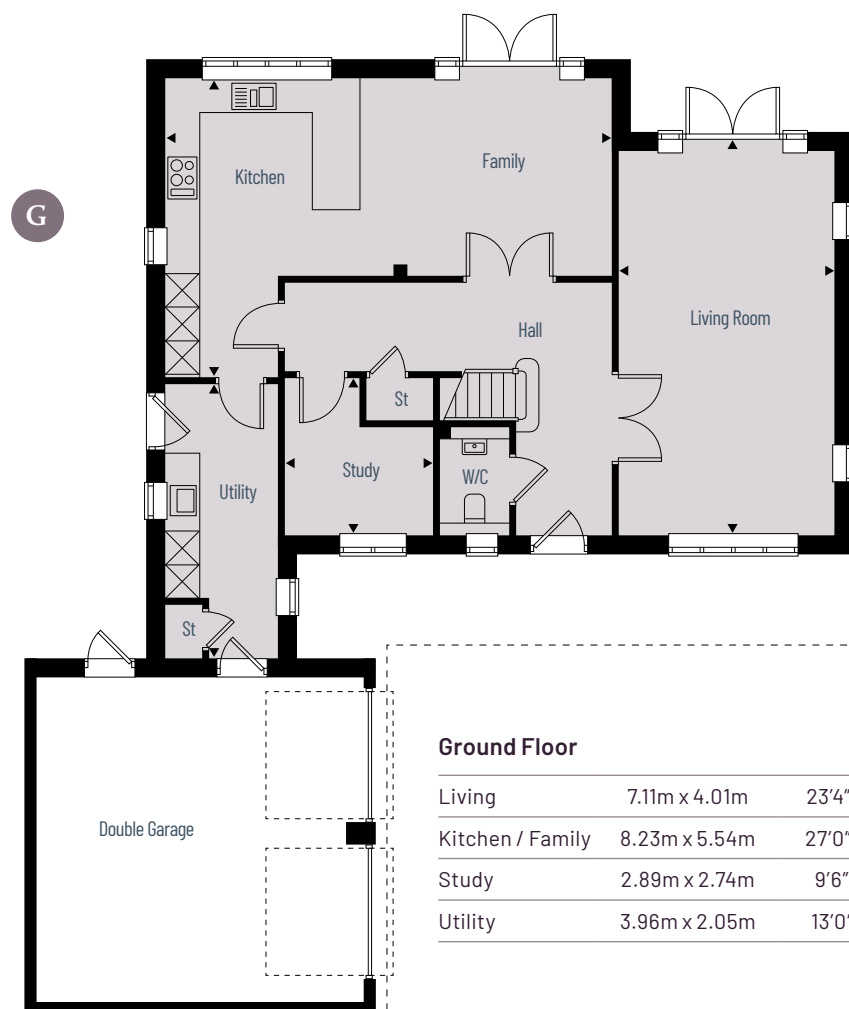


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KEY

St Store Cupboard A/C Airing Cupboard W Wardrobe

Specification

Built traditionally. Designed for modern living.

Every home at Hedger's Stables has been individually considered from construction through to the final finishes.

General

Our homes are designed and built to provide quality, comfort and energy efficiency.

Construction

Traditional brick and block masonry, providing a strong and durable structure.

Windows

Modern anthracite uPVC windows with high-performance double glazing, combining contemporary style with excellent thermal efficiency.

Roofs

Built using traditional brick and block masonry construction, providing a solid, durable home designed for long-term comfort and peace of mind.

Heating

Energy-efficient air source heat pumps provide reliable, sustainable heating, complemented by underfloor heating throughout the ground floor for consistent, comfortable warmth.

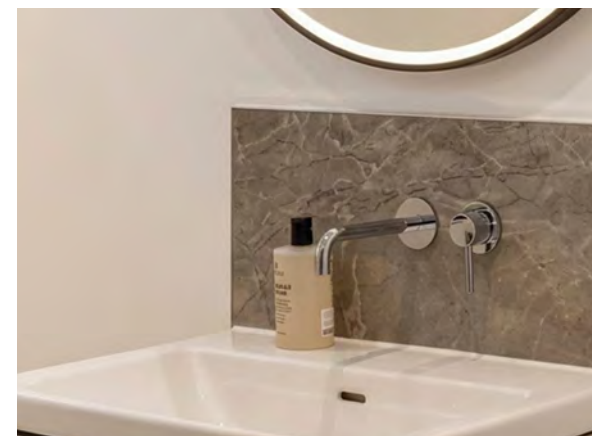
These features combine traditional construction methods with modern, energy-efficient technology to create comfortable, stylish and sustainable homes.

Kitchen

- High-quality BV Projects Italian manufactured kitchens throughout.
- Contemporary kitchen design with coordinated worktops, splashbacks and finishes.
- Integrated white goods/appliances provided to all plots.
- Soft-close doors and drawers.
- Stainless steel sink with contemporary mixer tap.
- LED task lighting to kitchen worktop areas where applicable.
- LED downlights to kitchens.
- Extract ventilation to kitchens in accordance with Building Regulations.
- Flooring:
 - Plots 1 & 9: LVT flooring laid in a herringbone pattern to kitchen areas.
 - Plots 2, 3, 4, 5, 6, 7 & 8: Tiled communal/living areas.
 - Hallways excluded from tiled areas and finished in straight-lay LVT.
- Floor finishes to be installed complete with appropriate trims, thresholds and transition details.
- Kitchen/joinery interfaces to be neatly detailed.

Utility Room

- Where provided, coordinated cabinetry and worktops.
- Space and connections for washing machine and tumble dryer as appropriate.
- Sink and mixer tap where shown.
- Flooring selected for durability and moisture resistance.
- Heating and electrical provision coordinated with the main dwelling specification.
- Neat detailing and making good at all interfaces and service connections.



Bathrooms & Ensuites

- Contemporary sanitaryware throughout.
- Contemporary WC and basin arrangements.
- Full-height wall tiling to all wet rooms.
- Tile Flair 1200 x 600mm floor tiles to wet rooms.
- Coordinated wall tiles to complement floor tile selection.
- Chrome or complementary contemporary brassware.
- Thermostatic showers.
- Shower screens/enclosures as appropriate.
- Heated towel rails where specified.
- Mirrors to principal bathroom/en-suite areas.
- Shaver sockets to appropriate bathroom/en-suite locations.
- LED downlights to bathrooms and en-suites.
- Extract ventilation to bathrooms and WCs in accordance with Building Regulations.
- Silicone, trims and finishes coordinated with tile selection.
- Particular attention to be given to tile setting-out and alignment.
- Contemporary privacy locks to bathrooms and WCs.



Internal Doors & Ironmongery

- High-quality contemporary internal doors throughout.
- Coordinated door linings, architraves and skirting.
- Quality lever handles and matching ironmongery.
- Privacy locks to bathrooms and WCs.
- Door stops provided where required.
- Fire-rated doors and associated ironmongery where required by Building Regulations and the approved fire strategy.

Joinery & Carpentry

- Contemporary skirting and architraves throughout.
- Painted finish to internal joinery unless otherwise specified.
- Purpose-made boxing and access panels to concealed services where required.
- Door, architrave and skirting junctions to be neatly detailed.

Wardrobes & Storage

- Built-in/fitted wardrobes to principal bedrooms where shown on the approved drawings/specification.
- Internally fitted with hanging rails and shelving.
- Coordinated doors and handles to complement the overall internal design.
- Dedicated storage cupboards incorporated where shown on drawings.

Photos shown are from a previous NJS development.



Stairs & Balustrades

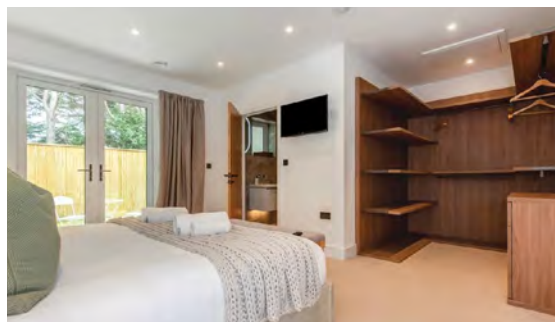
- Staircase design appropriate to each individual house type.
- Contemporary handrail and balustrade treatment.
- Painted/timber finishes coordinated with the overall internal specification.
- Stair finishes to integrate with adjoining floor finishes.
- Handrails and balustrades installed in accordance with the approved design and Building Regulations.

Flooring & General Finish

- LVT flooring to all hallways in a straight-lay pattern.
- Plots 1 & 9: Herringbone LVT to kitchen areas.
- Plots 2-8: Tiled communal/living areas.
- Hallways excluded from tiled areas and finished in straight-lay LVT.
- Floor finishes complete with appropriate trims, thresholds and transition details.
- All dwellings to achieve a consistent, high-quality contemporary finish throughout.
- Fixtures, fittings, junctions and interfaces between different materials to be neatly detailed.
- Particular attention to be given to flooring transitions and thresholds.
- Silicone and sealant finishes to be neatly executed.
- Final making good and decoration to be completed throughout.
- Completed properties to be fully cleaned, commissioned and ready for occupation.

Decoration

- Walls and ceilings fully prepared and professionally decorated.
- Contemporary neutral colour palette throughout.
- Ceilings finished in white.
- Woodwork prepared and finished in durable paint.
- Feature colours/finishes only where identified within the agreed interior design scheme.
- All decorating completed to a high-quality residential finish.



External Finishes

- External lighting points to entrances and private external areas where applicable.
- External weatherproof electrical sockets where specified.
- Every dwelling will have dedicated EV charging provision giving residents convenient, future-ready access to electric vehicle charging as an integral part of the development.
- Charging equipment/location coordinated with individual plot parking arrangements.



Warranty

Every property will benefit from a comprehensive 10-year ICW structural/new home warranty, providing homeowners with added protection, reassurance and long-term peace of mind from the day they move in.





Hedger's Stables

'Exploring brand new horizons'



Connections

Hedger’s Stables has excellent connections for local, national and international travel.

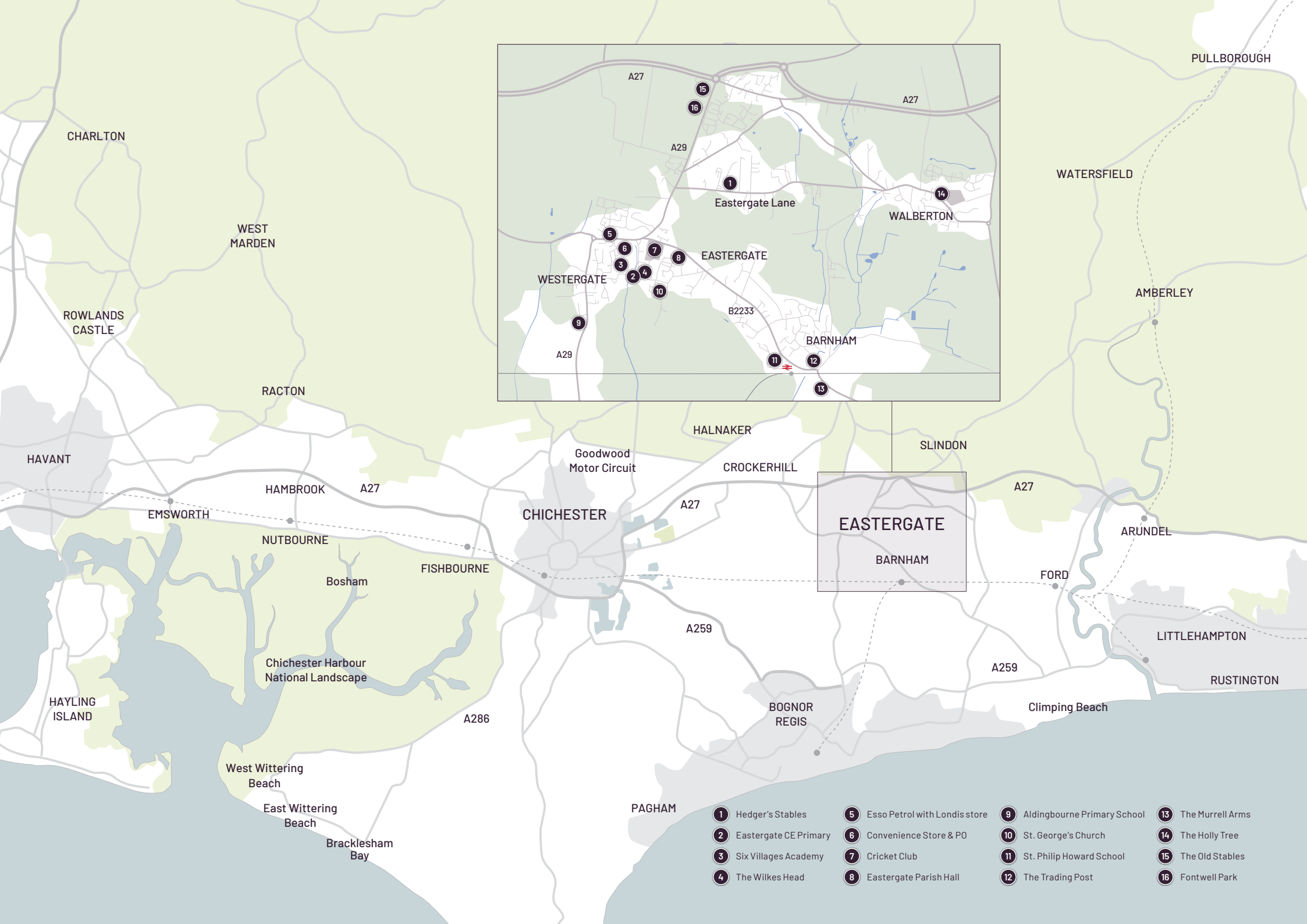
It’s around 15 minutes’ drive to Chichester via the nearby A27. Other locations easily accessible by car include Portsmouth and Brighton (both around 25 miles away), and Southampton (around 40 miles away).

Barnham Railway Station is less than two miles from the development, offering regular services to Chichester, Bognor Regis, Southampton, Portsmouth, Brighton and London Victoria.

For international travel, London Gatwick Airport is just over 41 miles away and it’s less than 25 miles to Portsmouth Ferry Terminal.



Source: networkrail.co.uk & google.co.uk - All distances and journey times are approximate.
Rail services from Barnham. Minimum rail journey times indicated. Not all rail services are direct.



CHARLTON

WEST
MARDEN

ROWLANDS
CASTLE

RACTON

HAVANT

HAMBROOK

EMSWORTH

NUTBOURNE

Bosham

FISHBOURNE

Chichester Harbour
National Landscape

HAYLING
ISLAND

West Wittering
Beach

East Wittering
Beach

Bracklesham
Bay

CHICHESTER

Goodwood
Motor Circuit

HALNAKER

CROCKERHILL

SLINDON

EASTERGATE

BARNHAM

A259

BOGNOR
REGIS

PAGHAM

A259

Climping Beach

FORD

ARUNDEL

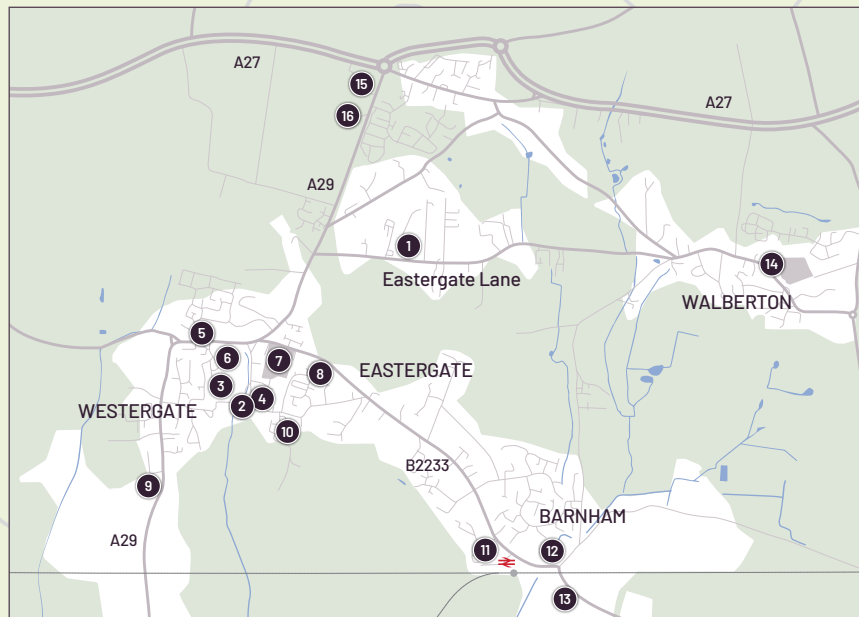
LITTLEHAMPTON

RUSTINGTON

WATERSFIELD

AMBERLEY

PULLBOROUGH



1 Hedger's Stables

2 Eastergate CE Primary

3 Six Villages Academy

4 The Wilkes Head

5 Esso Petrol with Londis store

6 Convenience Store & PO

7 Cricket Club

8 Eastergate Parish Hall

9 Aldingbourne Primary School

10 St. George's Church

11 St. Philip Howard School

12 The Trading Post

13 The Murrell Arms

14 The Holly Tree

15 The Old Stables

16 Fontwell Park

About us

Eastmere Paddocks Ltd brings together the experience, expertise and shared commitment to quality of Seaward and NJS, two established names within the West Sussex property and construction industry.

Working in conjunction, the partnership combines Seaward's more than 50 years of housebuilding and development experience with the extensive construction knowledge and delivery expertise of NJS. Seaward has an established reputation for creating distinctive, thoughtfully designed homes across Chichester and the wider South of England, having delivered more than 1,600 homes since 1972. NJS complements this with a wealth of practical construction experience and a longstanding commitment to quality workmanship. Eastmere Paddocks represents the coming together of these strengths – creating individually considered homes that combine character, contemporary living and a high-quality specification.

Our approach is simple: to create homes that we are proud to put our name to. From the architecture and choice of materials through to kitchens, bathrooms, finishes and landscaping, careful consideration is given to every detail. Eastmere Paddocks is the beginning of an exciting collaboration, drawing upon a proven history of successful housebuilding while looking ahead to a pipeline of further high-quality residential developments across West Sussex and the surrounding area.

Built on experience. Designed for today. Created to last.







Eastmere Paddocks Limited
Built in collaboration with Seaward and NJS

Crafting luxury new build homes in prime
locations across the Home Counties

www.eastmerepaddocks.com

For all enquiries please contact Sims Williams



5 Maple Parade, Walberton BN18 0PR

Telephone: 01243 551368

E-mail: walberton@simswilliams.co.uk

Floorplans shown are for approximate measurements only. Exact layout and sizes may vary. All measurements may vary within a tolerance of 5%. The information in this brochure is indicative and is intended to act as a guide only as to the finished product. Accordingly, due to our policy of continuous improvement, the finished product may vary from the information provided. This brochure 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.

Your attention is drawn to the fact that it may not be possible to provide the branded products as referred to in the specification. In such cases, a similar alternative will be provided. NJS Developments reserves the right to make these changes as required. NJS Developments and their sales agents give notice that they are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. E&OE 2013.