



Oakleaf Place

Angmering

McCarthy Stone
Retirement living *your way*



Happiness, confidence, security

For us, it's about you. Providing a home that gives you more choice and fewer obligations. Living in a McCarthy Stone property makes it easier for you to enjoy your retirement to the full, because we take care of some of the mundane tasks that eat up so many precious hours.

Far better that you invest your time with family and friends, learning a new hobby or indulging in an old one, instead of having to deal with tiresome chores such as cutting hedges and keeping windows gleaming.

Look forward to living life your way, with less to worry about and more to enjoy.

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Live life your way

with Retirement Living

Our Retirement Living properties offer the perfect blend for many, from the independence of your own beautiful property in a convenient location, to socialising with neighbours as much or as little as you wish.

It's easy to host family and friends too, as you can book them into the Guest Suite[^], which has en-suite facilities.

Taking care of you and your home

As part of the Services team, the House Manager, on-site during the week*, is the friendly face who takes care of the day-to-day running of the development.

We manage the maintenance of the exterior of the property, upkeep of the communal areas and arduous tasks that keep the shared garden looking lovely.

An annual service charge (paid monthly) covers the provision and maintenance of the emergency call system, lifts, intruder alarm and door camera entry. It also covers the gardening along with the general upkeep of the exterior of the development and all communal areas.



[^]Extra charges apply. Subject to availability. *Part-time hours which vary by location.

Angmering

For a vibrant yet tranquil way of life



- | | | |
|---------------------|-----------------------------|----------------------------|
| 1 Co-op Supermarket | 5 Pharmacy | 9 Restaurant/Café |
| 2 Sainsbury's | 6 The Lamb at Angmering Pub | 10 Haskins Garden Centre |
| 3 Medical Centre | 7 The Spotted Cow Pub | 11 East Preston Bowls Club |
| 4 Dental Practice | 8 Fish and Chip Shop | ● Nearest bus stop |



Oakleaf Place is situated close to the village centre, with the convenience of amenities such as a Co-op store, medical centre, barbers, butchers, artisan bakery and so much more. The popular gastro pub, 'The Lamb' is within easy walking distance.

Angmering Village Hall hosts a Great Little Farmers Market on a Saturday, with artisan crafts, food and drink on offer. For your big shop, Sainsbury's at Rustington Retail Park is only two miles away.

There's also a bus stop where you'll be able to catch the number '9' to Angmering Station, Worthing and Shoreham-by-Sea.

Only four miles away are the larger towns of Littlehampton and Worthing with all their shops, theatres, museums, cinemas, bars and restaurants.

Live life your way

Take a scenic short walk around the village taking in the Decoy Ponds, Poling Church and Highdown Hill, among the pretty local landmarks. More seasoned ramblers will enjoy the breathtaking scenery of the

South Downs Way National Trail. The peaceful East Preston and Angmering beaches are just two miles away. For those wishing to stroll around museums and formal gardens, you might choose to visit the open-air Amberley Museum.

The nearest golf course is Ham Manor Golf Club, while the Community Centre offers short mat bowls, table tennis, yoga and pickleball, as well as clubs including art, bridge, choir and ballroom.

Angmering has excellent travel connections. The city of Brighton and Chichester are both just 15 miles away. The local railway station has a mainline service to Gatwick Airport (in around an hour) and you can be central London in just over 90 minutes. The A27 and A23 are easily accessible, connecting various towns and cities in the region.

You'll be well looked after in Angmering

Designed with the over 60s in mind, Oakleaf Place is built to high standards and is an ideal place to live life your way.

Designed

with you in mind

The thoughtful design of Oakleaf Place is in keeping with the centuries-old architectural style of the pretty village of Angmering, with its many listed buildings. The carefully tended beds that line the boundary complement this delightful façade.

The contemporary style of the reception and lobby area offers a warm welcome to homeowners, friends, and family members alike. From here you head down to the social heart of the development, the communal lounge.

From catching up over a morning coffee to an evening social event, it's designed to be filled with fun and laughter. Of course, if you just want to settle down with a good book or a newspaper, you'll find plenty of quiet spots too.

From the lounge you can step out onto the terrace and into the garden that lies just beyond the patio doors. With lots of comfy seating, tables and a large eye-catching wooden pergola, it's the ideal spot for enjoying lovely views of the garden.

You can follow the path that winds around the development and beautifully maintained gardens. Selected for their vibrant colours or subtle hues, each plant and shrub has been carefully chosen to ensure this a garden to enjoy all year round.

If you're green fingered, there's a potting shed where you can prepare and care for your own cherished pots and planters. You're also welcome to tend to the raised planters.





More for you

Guest Suite^{^#}

Having friends or relatives over and would like them all to stay the night? You can book them into the Guest Suite, which has en-suite facilities.

House Manager

Ensures the development is well maintained, alongside arranging social activities that help build a strong sense of community.

Pets welcome

You are welcome to bring a well-behaved pet to live with you. Please ask your Sales Consultant for further details on our pet policy.

Mobility scooter charging point[#]

An accessible space available where mobility scooters can be charged.

Parking[#]

Spaces are available for purchase.

Made for living

your way

We pour our heart and soul into creating developments that give you the freedom to do more of the things you love. Each one is thoughtfully designed to nurture a vibrant, active community and is built to high standards. Oakleaf Place is no exception.

Comprising 35 one and two bedroom properties, each apartment is exquisitely finished and comes fitted with carpets, flooring and white goods.

We're here to help

When purchasing or renting your apartment at Oakleaf Place, we can help you every step of the way*.

If you have a property to sell, we can assist with everything from appointing your Solicitor and Estate Agents, to arranging your removals. And with our Part Exchange service, you'll have a cash buyer for your current home.

Plus, with selected properties available through Shared Ownership[~], you can have the retirement lifestyle you've dreamed of – without paying the full price. Pay just 75% of the property value and when you move in, there'll be no rent to pay on the rest.

To help you select the option that's right for you, our friendly Sales Consultants will explain each in greater detail.



*Through our Smooth Move and Part Exchange services. Please ask your Sales Consultant for more details
~Ts&Cs apply. See www.mccarthyStone.co.uk/shared-ownership for more information.

Oakleaf Place

Ground Floor



First Floor



- 1 bedroom apartment
- 2 bedroom apartment

- E - Entrance Lobby
- GS - Guest Suite
- L - Lift
- MSC - Mobility Scooter Charging
- O - Office

- P - Plant Room
- PS - Potting Shed
- R - Reception
- RR - Refuse & Recycling
- S - Store
- ⬮ - Electric Vehicle Charging

For the latest apartment availability and prices, please ask your Sales Consultant or visit mccarthystone.co.uk/oakleaf-place

Your new home

in detail

General

- ▶ Double glazing to all windows
- ▶ Balcony or patio to selected apartments
- ▶ Shelf and fitted hanging rail to wardrobe in master bedrooms
- ▶ Telephone and television point in living room and bedrooms
- ▶ Sky connection point in living room*
- ▶ NHBC 10-year warranty

Kitchen

- ▶ Fitted kitchen with integrated ceramic hob
- ▶ Combined MHVR and extractor over hob
- ▶ Composite sink
- ▶ Lever mixer taps

Heating and finishes

- ▶ Electric panel warmers
- ▶ Neutral décor
- ▶ White five-panel doors
- ▶ Chrome door furniture and fittings

Shower room

- ▶ Fitted shower room with tiled floor
- ▶ White sanitary ware with high quality fittings
- ▶ Additional shower room in selected two-bedroom apartments
- ▶ Fixed mirror
- ▶ Shaver socket
- ▶ Heated towel warmer

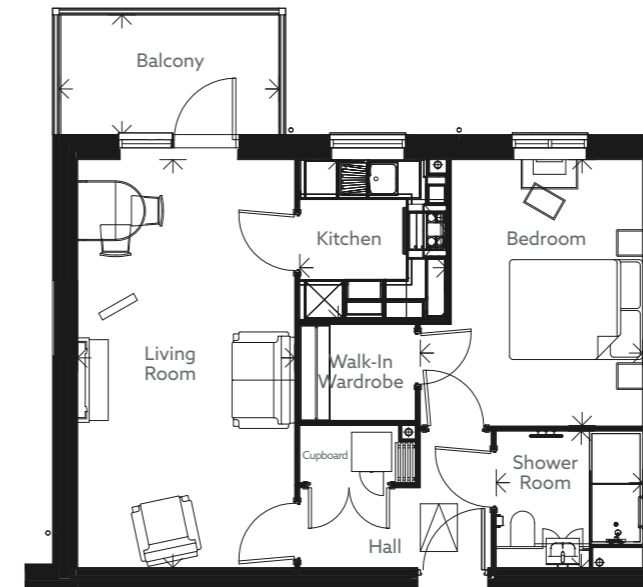
Safety and security

- ▶ Door camera entry system which is linked to the TV
- ▶ 24-hour emergency call system with a personal pendant alarm
- ▶ Intruder alarm
- ▶ Smoke detector
- ▶ Illuminated light switches to hall, bedroom(s), shower room and additional WCs

Typical apartment layouts

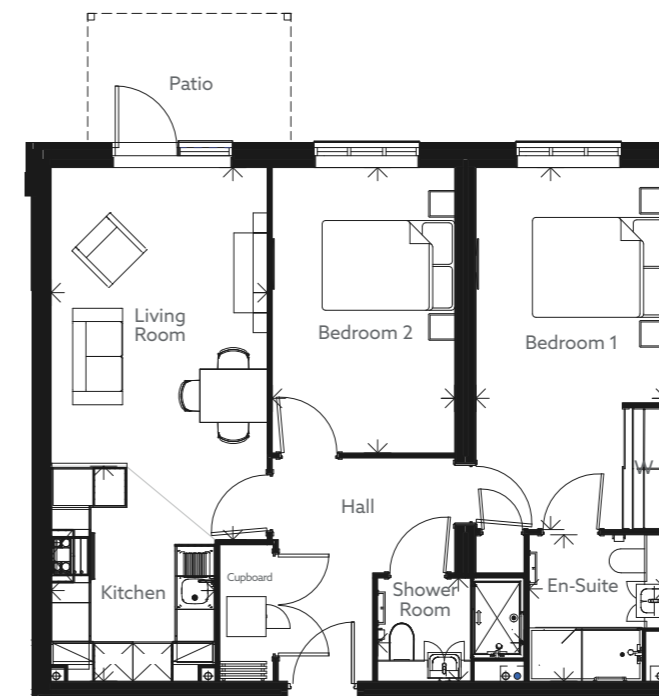
Approximate room sizes

One Bedroom



Living/Dining Room (Max)	20' 1" x 10' 8" / 6130mm x 3260mm
Kitchen (Max)	7' 10" x 7' 3" / 2400mm x 2200mm
Bedroom (Max)	13' 1" x 10' 11" / 4000mm x 3340mm
Shower room (Max)	6' 9" x 7' 3" / 2050mm x 2200mm

Two Bedroom



Living (Max)	18' 3" x 10' 6" / 5590mm x 3247mm
Kitchen (Max)	10' 6" x 8' 0" / 3230mm x 2460mm
Bedroom 1 (Max)	17' 8" x 9' 3" / 5441mm x 2850mm
En suite (Max)	7' 2" x 6' 7" / 2200mm x 2050mm
Bedroom 2 (Max)	14' 0" x 8' 9" / 4288mm x 2740mm
Shower Room (Max)	7' 2" x 5' 0" / 2200mm x 1550mm

The service charge explained

To keep our developments running smoothly and to provide the facilities and support, a service charge is payable. If you have not paid a service charge before you may have questions about how this works.

When you consider the services available at Oakleaf Place and then compare these with the facilities and running costs of your current property, we believe you will find it represents good value for money. The service charge is calculated annually and paid in monthly instalments.

Services covered include providing and maintaining:

- Access to on-site staff (hours may vary)
- The 24-hour emergency-call and intruder-alarm system
- The door-entry camera, linked to your TV
- Grounds maintenance and general gardening work
- Building repairs and general maintenance costs
- Buildings insurance
- Window cleaning (outside only)
- Water and sewerage costs
- Heating, lighting and cleaning of all shared areas
- Management Fee

More information on this can be found in the service charge section on the Oakleaf Place web page.

Contingency Fund

Where larger repairs and asset replacement (such as lifts or the roof) are needed, alongside regular renovations; these costs are covered by a Contingency Fund – this is created through a fee that’s included in the service charge.

As well as the regular payments as part of the service charge, the contingency fund is further 'topped-up' through contributions paid when the apartment is either sold to a new owner or let out to a new tenant. The percentage payable is set out in your lease.

We keep this cost at an appropriate level to maintain the development for everyone's benefit.

When you're ready to find out more, we will happily explain these charges in more detail.



Now, come and take a closer look

Step inside one of our properties and you'll feel instantly at home. They're bright and airy, warm and comfortable, with everything designed to make life easier.

To arrange your visit, call **0800 201 4106** or visit mccarthystone.co.uk/oakleaf-place to find out more.

We're sure it won't be long before you discover why so many of our homeowners tell us they wish they'd made their move sooner.



“The beauty of living in a McCarthy Stone development is that it gives you and your family peace of mind when you go away. I've been away several times and when I come back, I know that everything is safe. I really appreciate our House Manager, who keeps a close eye on everything.”

McCarthy Stone Homeowner

A large print version of this brochure is available on request

This brochure is not a contract and does not form any part of a contract. We are not responsible for any misstatement in this brochure. All content, terms and conditions are correct at the time of going to print. We have the right to alter specifications without notice. Age restrictions apply on all retirement developments. If there are any important matters which are likely to affect your decision to move, please contact the Sales Consultant before travelling to view a development.

January 2026

We subscribe to and comply with the Consumer Code



Protection for new-build home buyers



More than 90% of our customers say they would recommend us, which means we've been awarded the maximum 5-star rating for customer satisfaction. We've achieved this rating every year we have taken part in the survey.



Homes England



To find out more, scan the QR code
call 0800 201 4106 or visit
mccarthystone.co.uk/oakleaf-place

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