



Welcome to Oakleaf Place

Angmering

McCarthy & Stone
Welcome Home.



Picture an easier life and more freedom to do the things you love doing.

That’s what a McCarthy & Stone property gives you. Our modern apartments are designed to make life easier. Friendly communities that let you enjoy your retirement to the full. And where some of life's more tiresome chores are taken care of. Welcome to life with less to worry about, and more to enjoy.

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Welcome home

A stylish apartment in a vibrant location with plenty to do in the local area. Your own front door that opens onto a warm and friendly community. Shared areas where you can socialise with neighbours as much, or as little, as you want to. Visits from family or friends can last longer in our hotel-style guest suite with en-suite facilities.

That's what home feels like with McCarthy & Stone.

Taking care of you and your home

A House Manager is a friendly face on-site during the week. They run the development day-to-day* and is there to help keep everything tip-top.

We manage the maintenance of the exterior of the property, tidy communal areas and keep the shared garden looking lovely.

And that's not all. You can be reassured that everything and everyone is safe and secure – whether you're at home or on holiday – as the annual service charge also covers the provision and maintenance of an emergency call system, the lift, intruder alert and door camera entry.

Taking care of our environment

Oakleaf Place is sustainably built using the latest methods of construction, to ensure both the best quality build and to minimise the development's carbon footprint, during construction and as it's lived in.

There's peace of mind when it comes to energy bills too. Insulated walls retain heat, double-glazed windows and glass doors maximise natural light while keeping out the cold, and all electrical appliances provided, are energy efficient models.

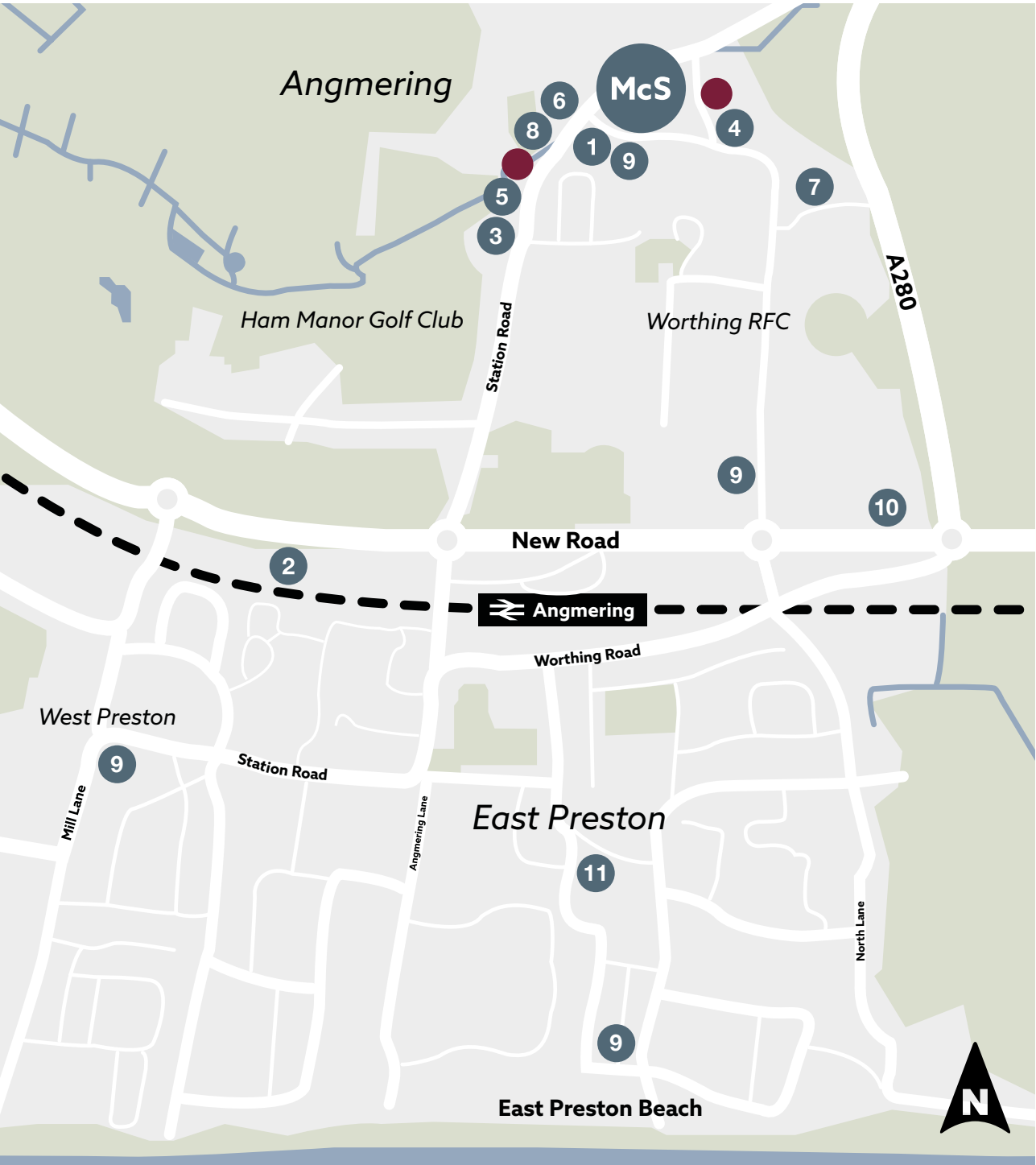
During construction we focus on our environmental responsibilities too, with almost all of the waste generated on-site being reused or recycled.

To enhance nature and optimise biodiversity, native plants and shrubs are planted alongside new hedgerows and wildflower lawns to encourage a wide variety of wildlife.



Welcome to Angmering

For a bustling but laid-back 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 & Chip Shop | ● Nearest bus stop |



Oakleaf Place is situated close to the village centre with handy amenities such a Co-op store, medical centre, barbers, butchers, artisan bakery and 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 can 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.

Explore further

A scenic short walk around the village takes in pretty local landmarks like the Decoy Ponds, Poling Church and Highdown Hill. More seasoned ramblers enjoy the breath-taking 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 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 just 15 miles away. The local railway station has a mainline service to Gatwick Airport (in around an hour), and you can be in London in just over 90 minutes. The A27 and A23 are also easily accessible, connecting various towns and cities in the region.

You'll be well looked after in Angmering

Oakleaf Place is built to high standards and is an ideal place to enjoy your retirement.

A home designed to make life easier

We build homes that give you the freedom to do more of the things you love. Each development nurtures a vibrant, active community and is built to high standards.

Oakleaf Place comprises 35 one- and two-bedroom properties, each one finished and fitted with carpets, flooring and white goods. Thoughtful touches, such as easy-to-use kitchens, help make life a little easier too.

The exterior design of the property 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 reception area offers a warm welcome to homeowners, friends and family members. From here, you can head 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, you'll find plenty of quiet spots if you just want to settle down with a good book or a newspaper.

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 an 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 is 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.





Even more for you

House Manager

The House Manager makes sure the development is well maintained and arranges the social activities that help build a strong sense of community.

Guest Suite^{^#}

Having friends or family over? They can spend the night in the hotel-style guest suite with en-suite. All you have to do is book them in.

It's a perk for you too. You're welcome to stop over at any of our developments across the country.

Pets welcome

You're welcome to bring your pet to live with you. Please ask your Sales Consultant for further details on our pet policy.

Parking[#]

Spaces are available for purchase and electric charging points are available.

Mobility scooter charging point[#]

There is an accessible space to charge mobility scooters.

[^]Extra charges apply. [#]Subject to availability.

Take a closer look at Oakleaf Place

Ground Floor



- 1 bedroom apartment
- 2 bedroom apartment

- E - Entrance Lobby
- GS - Guest Suite
- L - Lift
- MSC - Mobility Scooter Charging
- O - House Manager's Office

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

First Floor



For the latest apartment availability and prices, please ask your Sales Consultant or visit mccarthyandstone.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
- ▶ Television point in living room and bedrooms. Telephone point in living room
- ▶ Sky connection point in living room*
- ▶ NHBC 10-year warranty

Kitchen

- ▶ Fitted kitchen with integrated ceramic hob
- ▶ Composite sink
- ▶ Lever mixer taps

Heating and finishes

- ▶ Electric panel heaters
- ▶ 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

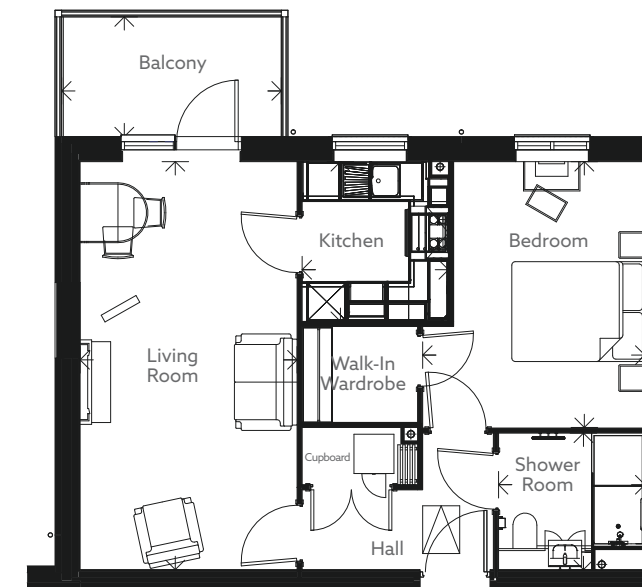
Safety and security

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

Typical apartment layouts

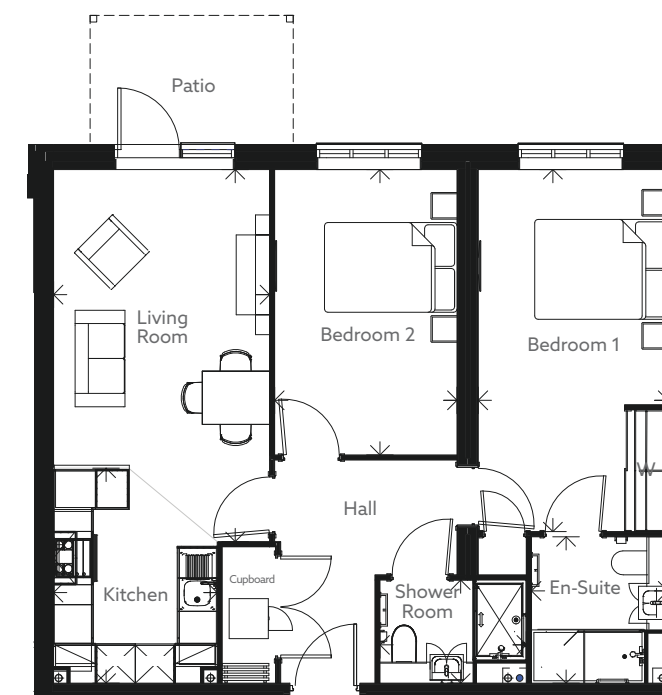
Approximate room sizes

One Bedroom



Living 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 Room (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

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, if you are aged 55 or over, selected properties are available through Shared Ownership[†]. So you can enjoy a safe, secure and independent lifestyle for less. Purchase 75% of the property value and there'll be no rent to pay on the rest.

Our friendly Sales Consultants will happily tell you more, and can help select the option that's right for you.



Purchase between 10% to 75% of your new home with Shared Ownership



Rent with us and you could move in just four weeks



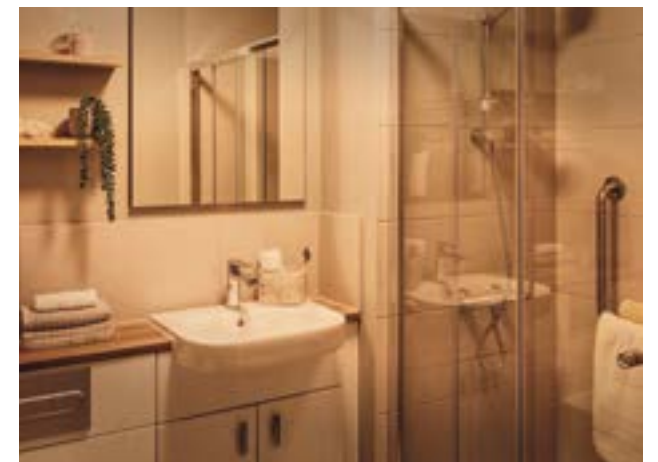
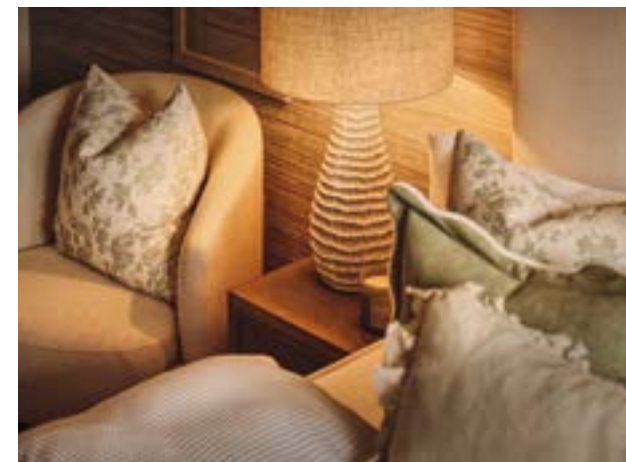
Move faster and avoid the hassle of selling with a cash buyer for your current property



Sell on the open market with guidance along the way



Free advice on government entitlements, including Attendance Allowance and Pension Credit



The service charge explained

A service charge keeps our developments running smoothly and pays for facilities and support. If you have not paid a service charge before, you may have questions about how this works.

If you compare the services available at Oakleaf Place with the facilities and running costs of your current property, we believe you'll find it represents good value for money.

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

The service charge is reviewed and calculated annually, with the involvement of all homeowners, so there are no unexpected bills.

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'll happily explain these charges in more detail.



Come and see if McCarthy & Stone feels like home for you.

To arrange your visit, call **0800 201 4106** or visit mccarthyandstone.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



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

**Oakleaf Place, Water Lane, Angmering,
West Sussex BN16 4TQ**

We subscribe to and comply with the Consumer Code



**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.

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McCarthy & Stone
Welcome Home.