



KINGS BEACH

Pagham, West Sussex





KINGS BEACH

WELCOME TO SEASIDE LIVING

Envisage waking up to the salty sea air, just a stones throw away from a beautiful stretch of Sussex coastline. Welcome to Kings Beach, an exclusive collection of three individually designed brand new homes. With two three bedroom detached bungalows and one four bedroom detached family home (with panoramic sea views from the master bedroom) Kings Beach offers contemporary modern living with its light and stylish interiors finished to a high quality specification.

Nestled in the centre of the Pagham Beach region of this historical village, Kings Beach is located within a two minute walk of the sea front and has a number of amenities on your doorstep, including Beach Cafe, Pharmacy, Co-operative Food Store, Yacht Club, Doctors Surgery and many more.



PAGHAM, WEST SUSSEX

COAST AND COUNTRYSIDE ON YOUR DOORSTEP

Charming and characterful, the sea front village of Pagham lies 4 miles to the south west of the popular beach resort town of Bognor Regis and 6 miles directly south of the historic cathedral city of Chichester. Set on the edge of the South Downs National Park and lying within an area of outstanding natural beauty, Pagham with its natural harbour is one of the few stretches of undeveloped Sussex Coast, and is of national importance for both flora and fauna.

Pagham is a village with a strong historical heritage, with its origins in the 13th century as an ancient harbour settlement. This combines to provide a mix of old and new with its 16th and 18th century inns and historic buildings together with the modern necessities for contemporary living.

Pagham is located close to three excellent transport routes. The A27 east-west route from Brighton to Portsmouth, the A29 north, via Bognor Regis and the A24/A264 via Worthing connecting to the M23 and the national motorway network beyond. Rail commuters can benefit from regular train services from the nearby towns of Chichester and Bognor Regis, running directly to Crawley, Gatwick, Portsmouth, London Victoria and London Bridge stations.





SITE PLAN

NOTE TO CUSTOMERS: The development layout above is not drawn to scale and is for general guidance only. Road layouts, pathways and external treatments may differ. Landscaping is indicative and may differ. Please confirm the most up-to-date details with our sales consultant prior to reservation.

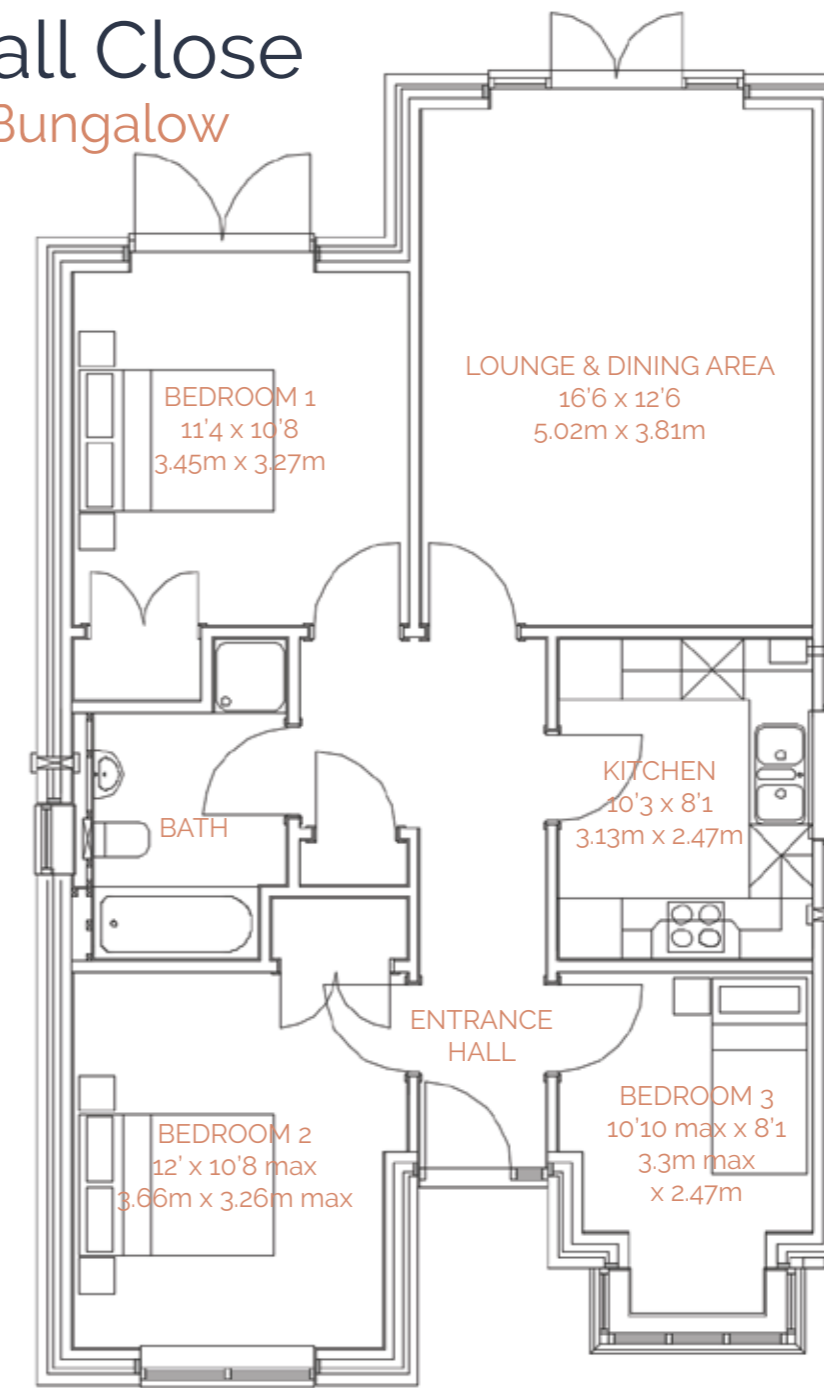
KINGS BEACH
Pagham, West Sussex





Plot 1 - 1 Radmall Close
3 Bedroom Detached Bungalow

Plot 1 - 1 Radmall Close 3 Bedroom Detached Bungalow



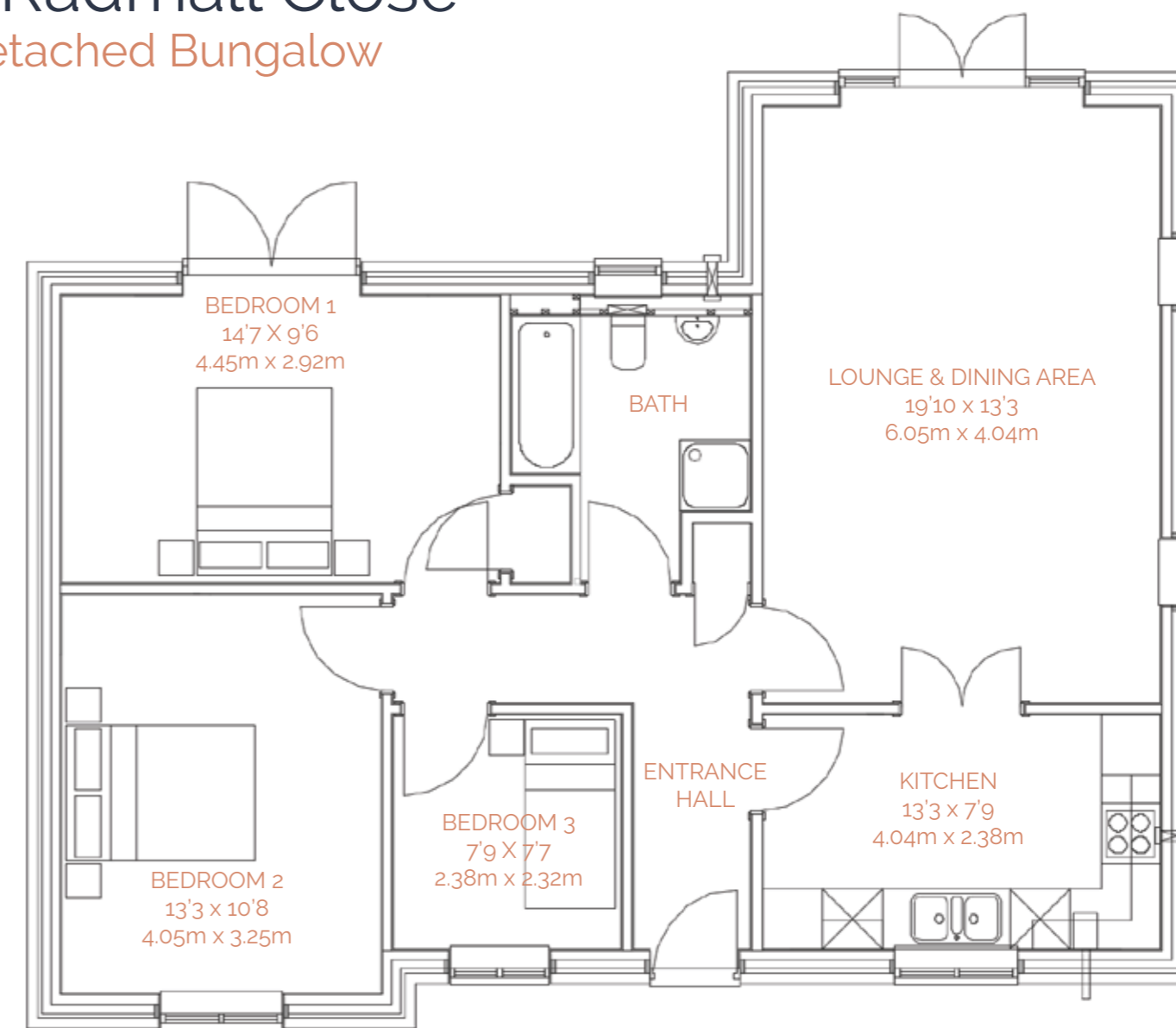
TOTAL APPROX. FLOOR AREA
818ft² (76m²)

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Plot 2 - 2 Radmall Close
3 Bedroom Detached Bungalow

Plot 2 - 2 Radmall Close 3 Bedroom Detached Bungalow



TOTAL APPROX. FLOOR AREA
896ft² (83.3m²)

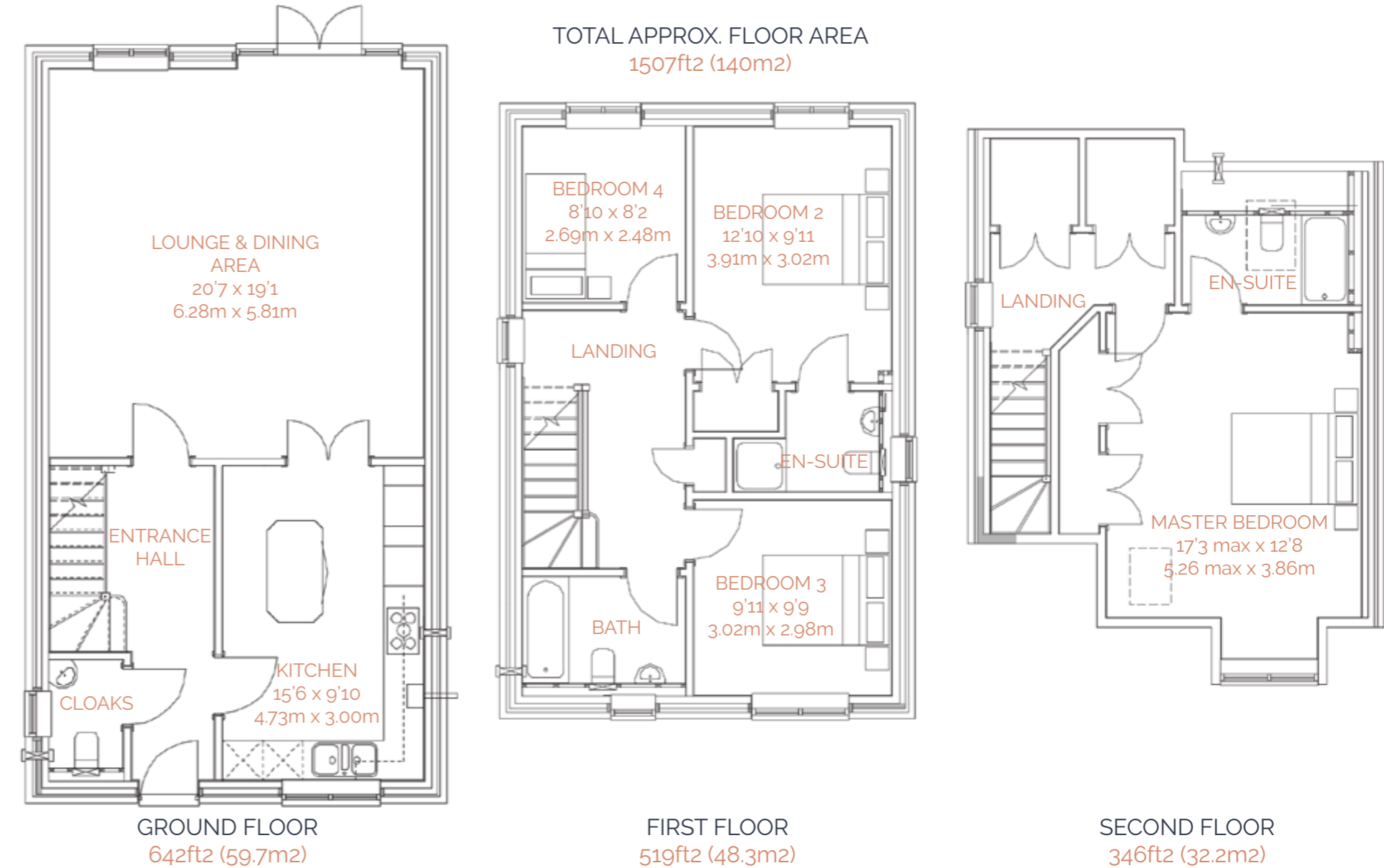
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Plot 3 - Kings Beach House
4 Bedroom Detached House

Plot 3 - Kings Beach House

4 Bedroom Detached House



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SPECIFICATION

BECAUSE IT'S THE LITTLE THINGS THAT CAN MAKE A BIG DIFFERENCE

KITCHEN

- Magnet shaker style kitchen units in dove grey with brushed steel cup handles;
- Free-standing breakfast bar island unit, with integrated storage (Plot 3);
- Matching wall cabinets with under cabinet down lighting;
- White marble effect worktops with matching up-stands;
- Stainless steel 1.5 bowl sink with chrome swan neck mixer tap;
- Full height double storey 70/30 fridge/freezer;
- Fully integrated dish washer;
- Under counter integrated single electric fan oven (Plots 1 and 2);
- Electric fan wall mounted double oven into full height unit (Plot 3).
- 4-burner gas hob with cast iron pan supports (Plots 1 and 2).
- 5-burner gas hob with cast iron pan supports (Plot 3);.
- Stainless steel hood extractor fan and splash-back;
- Plumbing and space for washer/dryer (integrated door optional).

BATHROOMS, EN SUITES & CLOAKROOMS

- White back to wall WC with wall mounted semi-pedestal basins;
- Chrome mono basin mixers;
- Heated chrome towel rails to bathrooms and en-suites;
- Shaver socket and automatic night light to bathrooms and en-suites;
- Thermostatic shower to shower units;
- Shower handset for baths;
- Ceramic wall tiles to showers, baths and boxing to the back of WC and basins;
- Extractor fans.

MEDIA & COMMUNICATIONS

- Low level TV sockets to all bedrooms and lounge areas;
- Additional wall mounted TV sockets to Lounge areas, Master Bedroom, Bedroom 1, Bedroom 2;
- Wall mounted TV socket to Kitchen (Plot 3 only);
- Satellite/Freeview television distribution system (loop system) that will allow the picture output from a satellite decoder to be viewed in all rooms with a TV socket, following purchase and installation of suitable equipment;
- Telephone sockets to living rooms, kitchens, and master bedroom.
- Data cabling to living room, kitchen and all bedrooms (Plot 3 only).
- USB DSSO to bedrooms, living room, and kitchen.



Plot 2 Living Room*



Plot 2 Kitchen*



Plot 1 Bathroom*



Plot 1 Bedroom 1*

SPECIFICATION

BECAUSE IT'S THE LITTLE THINGS THAT CAN MAKE A BIG DIFFERENCE

HEATING, LIGHTING AND SECURITY

- Energy efficient gas boiler and radiator central heating system;
- Insulated to latest building regulation standards, creating an energy efficient home;
- Mains operated smoke detectors;
- Recessed down-lights to kitchens, bathrooms, en-suites and cloakroom. Pendant light fittings to all other rooms;
- Front external porch down-lighting with integrated PIR photocell sensor;
- Wired for external light to rear patio doors;
- Multi-point locking system to front door.

INTERNAL FINISHES

- Engineered timber floor joists to first and second floors (Plot 3);
- LVT flooring to Kitchens, bathrooms, en-suites and cloakroom;
- Cottage-style white painted internal doors with chrome handles throughout;
- Fitted wardrobes to master bedrooms and additional wardrobes as indicated on floor plans with matching white cottage style doors;
- Built in storage cupboards as indicated with matching cottage style doors;
- Ceilings and walls, finished in matt brilliant white;
- Skirting, architrave and joinery finished in satin brilliant white;
- Softwood staircase with spindles and balustrade painted in satin brilliant white (Plot 3);

EXTERNAL FINISHES

- UPVC double glazed windows;
- External water tap;
- Rear patio to all french door areas;
- External electrical point to rear patio;
- Closed board fence boundaries;
- Tarmac drives and parking areas;
- External planting and landscaping to communal areas and front gardens;

ENVIRONMENTAL DETAILS

- Energy efficient gas central heating and A-rated boiler to minimise gas usage;
- Smartphone and wifi enabled thermostat;
- UPVC double glazed windows providing a high level of thermal insulation and reduced heat loss;
- A+ rated kitchen appliances to reduce water and energy use*;
- Dual flush mechanisms to WCs to reduce water use;
- High levels of insulation within external wall cavities and roof spaces to limit heat loss in the winter and reduce heat gain in the summer;
- PIR sensor external lighting to reduce electricity usage; Low energy down-lights where applicable;
- Significant amount of recycling of waste materials and packaging during the construction of each home to reduce the environmental impact of the development.



Plot 3 Living Room*



Plot 3 Kitchen*



Plot 3 Master Bedroom*



Plot 3 Master Bedroom En-Suite*



PERFECTLY LOCATED
Kings Beach, Sea Lane, Pagham, West Sussex, PO21 4UW



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TRANSPORT LINKS



On Foot

- Pagham Beach - 0.1 miles
- Pagham Beach Cafe - 0.1 miles
- Pagham Grove House Doctors Surgery- 0.1 miles
- Co-op Food Store - 0.1 miles
- Pagham Pharmacy - 0.1 miles
- Church Farm Holiday Village - 0.3 miles
- Pagham Lagoon - 0.5 miles
- Nyetimber Store & Post Office - 0.7 miles
- The Lamb Inn Pub - 0.7 miles
- The Inglenook Hotel & Restaurant - 0.9 miles
- Tesco Express - 0.9 miles
- Rose Green Infant School - 1.2 miles
- Rose Green Junior School - 1.5 miles



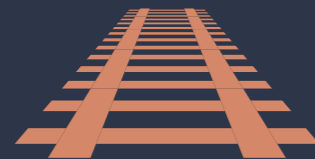
By Car

- Willowhale Library - 1.7 miles
- The Arena Sports Centre - 3.7 miles
- Bognor Regis Town Centre - 4.3 miles
- Shripney Road Superstores (Sainsburys, Tescos, M&S Foodhall) - 5.0 miles
- Arun Leisure Centre - 5.3 miles
- Chichester City Centre - 5.9 miles
- Chichester Bypass Superstores (Sainsburys, Lidl, Aldi, John Lewis Home) - 6.4 miles
- Middleton Sports Club 7.2 miles
- The Goodwood Estate - 7.5 miles



By Bus

There is a bus stop within 1 minute walk of Kings Beach with regular service approx. every 20 mins to Chichester and Bognor Regis town centres and the surrounding areas.



Direct Trains from Bognor Regis (3.9 miles)



Direct Trains from Chichester (6.7 miles)



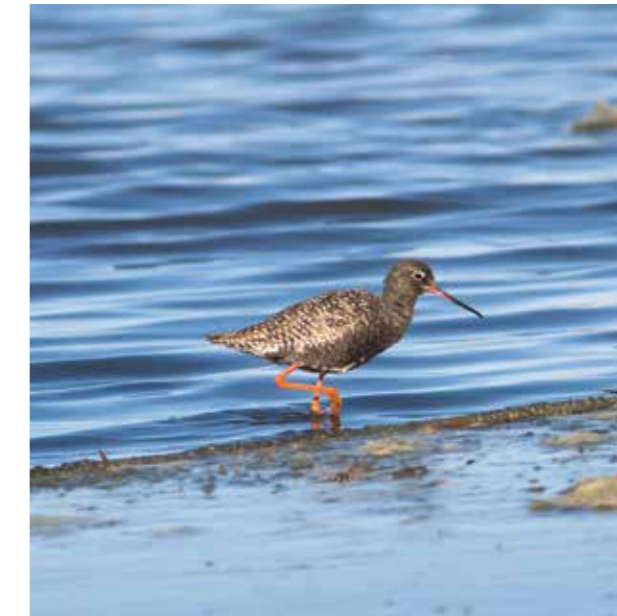


PAGHAM HARBOUR

WILDLIFE, BEAUTIFUL LANDSCAPES & RICH HISTORICAL HERITAGE

Just a short walk from Kings Beach sits Pagham Harbour, covering 1500 acres with its salt-marshes, mudflats, beaches and shallow lagoons, this local nature reserve is an internationally important site for wildlife. The harbour is home to plant and animal habitats of global rarity, including a number of rare bird species.

This wildlife haven has a number of trails for walks both short and long where the stunning scenery can be enjoyed throughout the year, assisted by the bird watching opportunities throughout the seasons. The other side of Pagham harbour lies the village of Siddlesham and Siddlesham Quay where you can stop off for a pub lunch or enjoy some local Fish at The Crab and Lobster.





CHICHESTER & GOODWOOD

HISTORY, CULTURE, LEISURE & SHOPPING

Just a short car or bus journey away from Kings Beach lies the historic Cathedral city of Chichester. With its cobbled streets, and examples of beautiful Georgian architecture, Chichester offers an eclectic range of shops, independent boutiques, chic cafés, traditional tea houses and restaurants.

Nestled at the foot of the Sussex downs, only 7.5 miles from Kings Beach is the glorious Goodwood Estate. Goodwood has a renowned classic motor racing circuit, which is home to the world famous Festival of Speed. It also boasts one of the World's most beautiful racecourses which is home to the Qatar Goodwood Festival; two distinctive 18 hole golf courses; a luxury health club with Spa; and a luxury hotel with a host of restaurants and eateries.



HALLSON HOMES

Passionate about our homes and our customers

We understand that buying a home is one of the most important decisions you will ever make. The care and passion that goes into our properties means you can purchase your new home with complete confidence and peace of mind. We are a family run business with family values and have been building new homes for over 35 years. Our wealth of experience, together with the meticulous quality procedures and attention to detail, means when purchasing a Hallson Home, you can be safe in the knowledge that it is built to the highest standards of design and quality with a low environmental impact.

We place the highest priority on customer service with additional support once you move in. We will meet with you shortly after you complete, to ensure that everything in your new home is absolutely to your liking and our team will assist in ensuring you are satisfied with your new home into the future. Our homes also benefit from a ten year Warranty, the first two years of which are covered by Hallson Homes, whereby our dedicated Customer Service team are on hand to deal with enquiries quickly and effectively.

Quality is at the forefront of everything we do, from choosing the location, design and style selections, to the processes during construction, the materials we use and the specifications we put into our homes. Creating beautiful living spaces that meet and even exceed our customers' expectations, while providing a personal approach to customer service is at the heart of our organisation and the homes we create.



Plot 3 (Kings Beach House) Kitchen*



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