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## The Starlings View

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Hidden behind banks mature Oak trees within a brisk walk of the charming and historic Village of Angmering, West Sussex, Starlings View is an exceptional collection of nine exclusive bespoke homes, blending traditional design and contemporary finishing.

The thriving local Parish community is the perfect place to raise a family, or to enjoy the quieter life in simply stunning surroundings, with a wonderful collection of schools on the doorstep, picture perfect cottages and grand grade II listed buildings set around the village square conservation area. Charming bespoke shops offer a wonderful selection of local produce and fair, whilst two beautiful public houses within easy reach of Starlings provide stunning dining in a relaxed atmosphere perfect after a Sunday stroll or hard day's work.

Angmering is blessed with excellent transport links, with regular bus services, a train station and access to major roads making the commute to major towns and cities, such as Worthing, Chichester and Brighton a breeze, and likewise, London Gatwick and London City Centre are also easily accessible.



**Travel times by rail from Angmering Station to:**

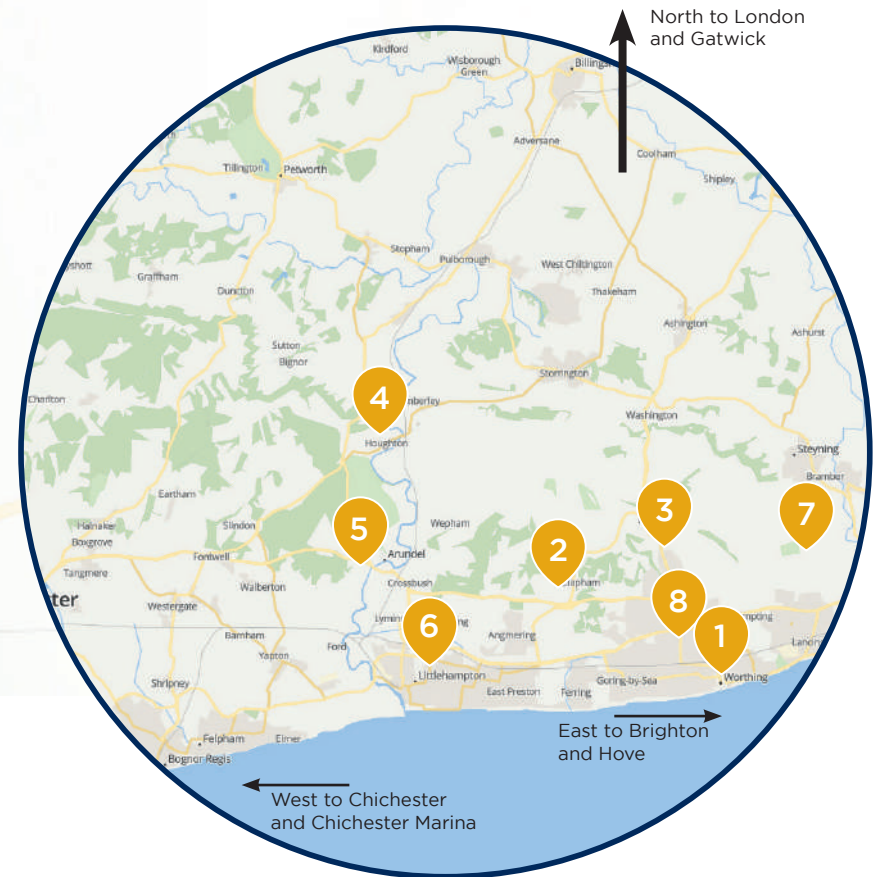
1. Chichester - 17 mins
2. Brighton - 32 mins
3. Portsmouth - 51 mins
4. Gatwick Airport - 55 mins
5. London Victoria - 1hr 28 mins

## THE PERFECT LOCATION for an ideal work life balance

- |                                          |                                           |
|------------------------------------------|-------------------------------------------|
| 1. Worthing seafront, pier and promenade | 5. Historic Arundel and Medieval Castle   |
| 2. Highdown Hill and viewpoint           | 6. Littlehampton Marina and Sandy Beaches |
| 3. Cissbury and Chanctonbury rings       | 7. Brighton City Airport                  |
| 4. South Downs National Park             | 8. Worthing Mainline Railway Station      |



- |                                              |                                        |
|----------------------------------------------|----------------------------------------|
| 1. Starlings View, Dapper's Lane             | 7. The Fox public house & restaurant   |
| 2. Angmering Village Square & The Lamb       | 8. St Margarets CofE Primary School    |
| 3. Angmering Dr's Surgery & Pharmacy         | 9. St Wilfrids Catholic Primary School |
| 4. Angmering Mainline Railway Station        | 10. Ham Manor Golf Course              |
| 5. Cooper Adams Estate & Lettings Agents     | 11. The Angmering School               |
| 6. The Spotted Cow public house & restaurant |                                        |





## The wider community

Angmering Village is set within West Sussex and positioned between the picturesque South Downs National Park and the Sussex Coastline. Nearby, Arundel offers a stunning medieval town with its beautiful castle. A little further west is the historic city of Chichester with its 12th century cathedral, great shopping, its beautiful marina and renowned Festival Theatre amongst others. Nearby, Goodwood Estate renowned for its motorsport including the Festival of Speed and Revival as well as the stunning Goodwood Racecourse on the top of the South downs.

To the east of Angmering, the vibrant and cosmopolitan city of Brighton offering a great place to explore the famous Lanes for a great shopping experience.

Traditional, fine and contemporary dining can be found in any of the surrounding towns and cities. If keeping fit is your thing, as well as the beautiful countryside at your doorstep, you'll also be spoilt for choice with David Lloyd, Fit4 and several other privately owned gyms, leisure centres and swimming pools are all within easy reach.

Angmering has its own doctors' surgery and pharmacy. If needed hospitals at Chichester, Worthing and Brighton are nearby.

## Nature on the doorstep

When it's time to get out and about and enjoy everything that nature has to offer, brace the wind, and feel the sun on your skin, West Sussex is unrivalled in its abundance of options. An outstanding area of natural beauty, the South Downs National Park is nature's gem.

Walks across the South Downs are a must and enable you take in the stunning views on offer at places such as Bury Hill, Trundle Hill and Chantonbury Ring as well as having the coastal walks and views available. The nearby nature reserve at Arundel and River Arun offers yet further beauty allowing you to take leisurely strolls along the riverbank. Why not try taking a kayak on the river or a boat around the lake in Arundel.





## Natural Luxury

Your retreat to the countryside village of Angmering doesn't end at the gates of the development, GD Homes chose specifically to lower the number of homes available to enhance the development and create space and light, securely gating a community to provide a true feeling of safety and tranquillity to everyone lucky enough to own one of these beautiful homes.

Generous and attractive frontages flow from the landscaped entrance, with winding access and paved pathways forming the close, all complimented by beautiful planting and surrounded by trees to give a tremendous feeling of privacy and inclusion.

Plentiful parking to all homes was key to GD Homes design, ensuring roads and pathways remain clear for all to use, another asset of a GD Home is the plot size, offering outstanding space both inside and out which includes generous gardens.

### Security

Each property contains a comprehensive security system supplied by Verisure complete with smart phone access which provides the homeowner with great piece of mind.

Each security system is stand-alone however GD Homes have arranged for Verisure to monitor each system for the first 6 months from completion. Monitoring is optional thereafter.

NB: Please note photo's on this page are stock images.







## Designed to impress

Starlings View provides a safe and secure community environment with a beautiful mix of semi-detached and detached homes and one substantial detached bungalow occupying delightful positions with south west rear gardens, plentiful parking and garaging.

Each home delivers individuality rarely found in modern developments and with just nine units Starlings view has the feel of a wonderful private retreat from the hustle and bustle of modern day life.

Space, light and quality finish have moved from the drawing board to the final product, with each home boasting glorious Shaker kitchens with Quartz work surfaces, Neff and Hotpoint integrated appliances, porcelain sinks with Insinkerator 3 in 1 hot taps, wine coolers and pop up wireless phone charges and USB sockets. All the properties are equipped with FTTP Broadband, the fastest, most stable system you can get. Business speed - perfect for those who work from home.

Bathrooms and shower rooms are complete with Nigella Waterfall fittings, Pura baths and storage adding to the contemporary look.

## Sustainable living and comforts

Heating and hot water is provided via Air Source Heat Pumps by Mitsubishi harnessing renewable energy to heat your home efficiently and energy efficient underfloor heating is installed by New Heat to ground and first floor rooms to give a comfortable and maintenance free environment whilst creating space where radiators are not required.

The beautiful living rooms are complemented by stunning Havana Solution electric fires complete with Scene Setting and Smart Phone connectivity whilst a Multi Ventilation Heat Recovery system by Brink Flair allows for fresh air from outside to circulate whilst using recovered heat from ventilated air.

The tech savvy will be delighted to know each of these wonderful homes will be complemented with Lithe Audio Bluetooth connectivity to ceiling speakers spread around the home giving you sound from your chosen devices wherever you want it plus Fibre Optic Broadband is available to each unit. The environmentally concerned will love the charging port for electric vehicles installed within the garages.



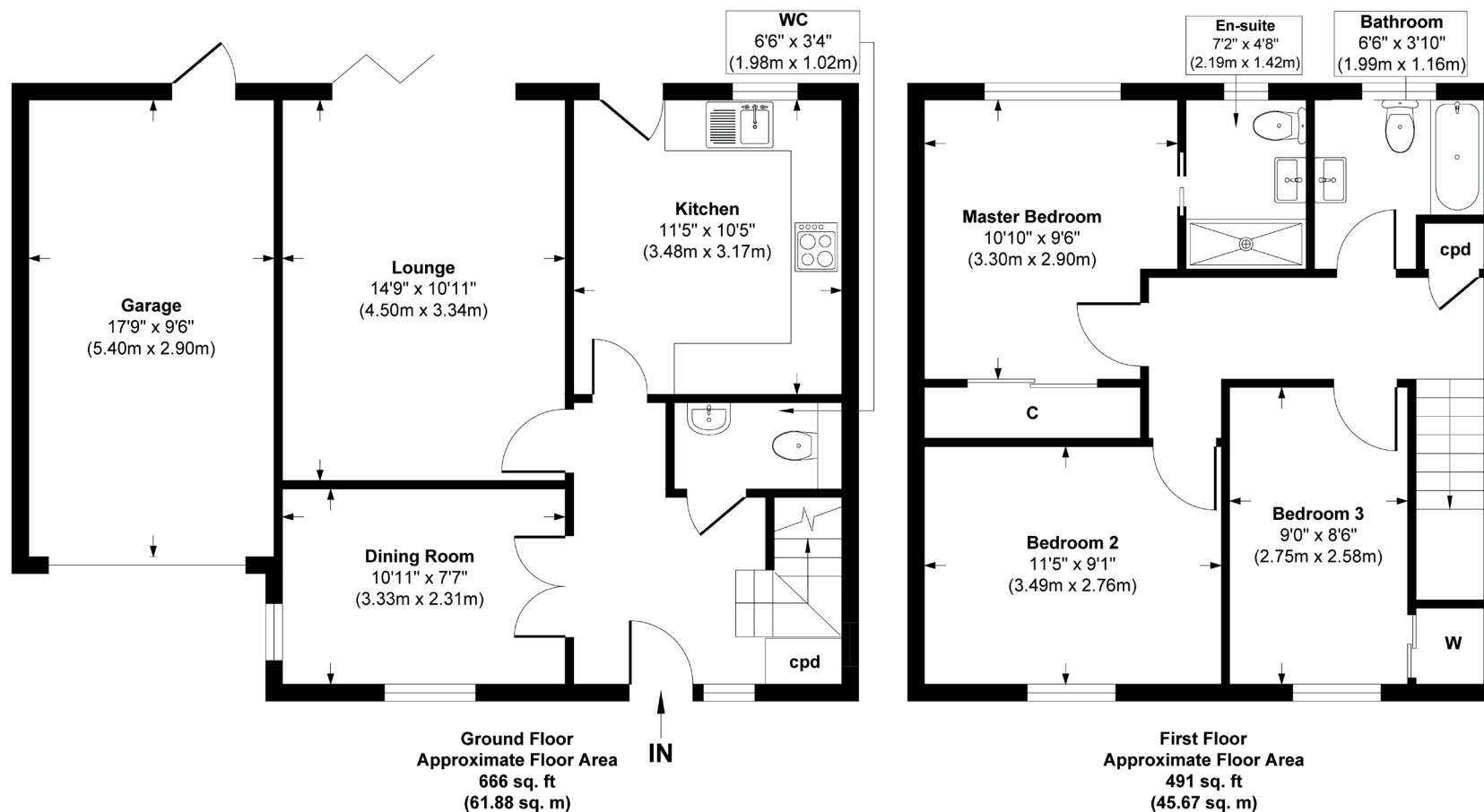


## BAILIFFSCOURT

Stylish and immaculately presented three bedroom semi-detached home. Sit back and relax in the large living room in front of the Havana real flame fireplace, with underfloor heating which runs throughout the home, aswell as luxury carpets and bi-fold doors out to the fully lawned garden. Cook up a treat in the separate kitchen with high-quality appliances and dine in peace with the separate dining room. Upstairs leads to a master bedroom with en-suite and built-in wardrobes and a further two good size bedrooms. The family bathroom has a bath with an overhead shower and Nigella waterfall taps.



# Bailiffscourt, Starlings View, Angmering



**Approx. Gross Internal Floor Area 1157 sq. ft / 107.55 sq. m (Including Garage)**

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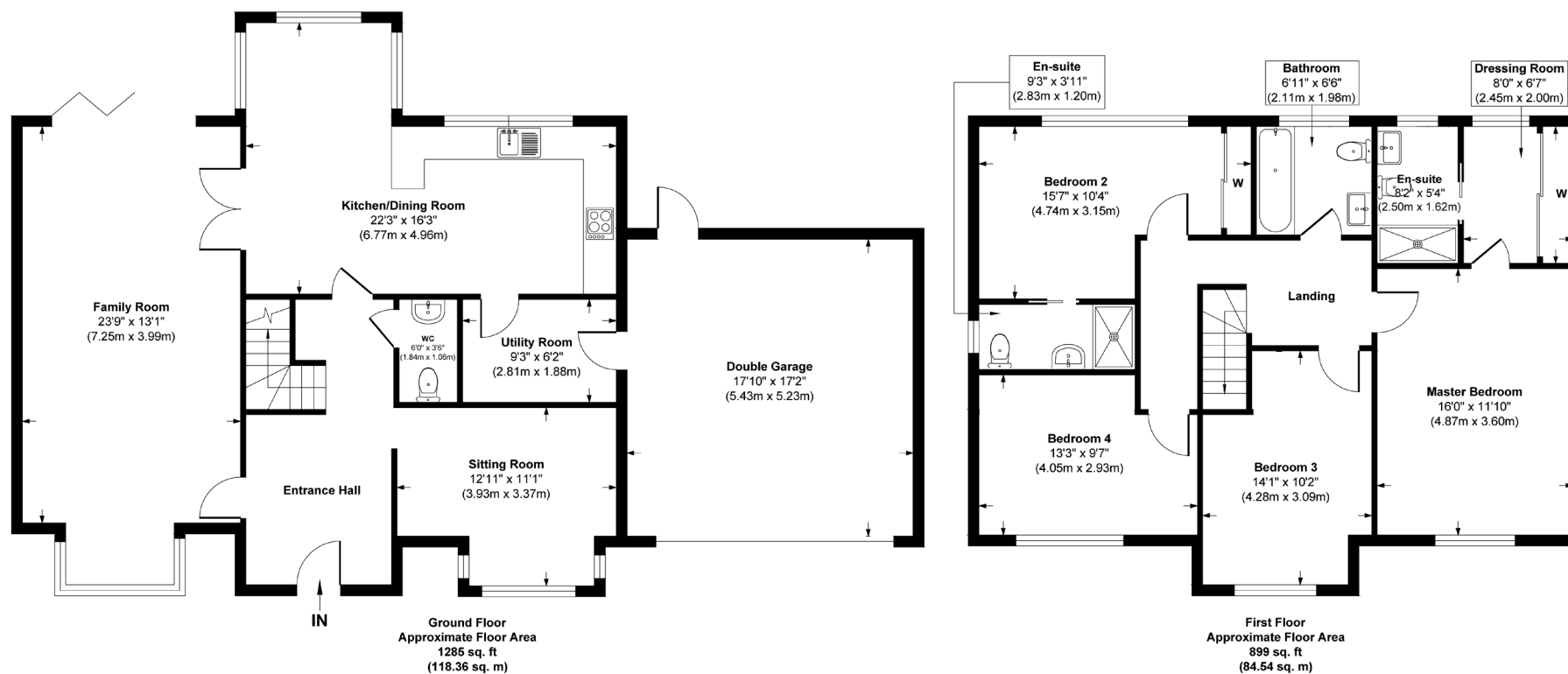


## GOODWOOD

An exceptional detached four bedroom house with a double garage which includes an electric charging point for those who are environmentally friendly. The main home is entered via a spacious entrance hallway, which leads to a separate sitting room. The Kitchen/Dining Room benefits from a separate utility room with access to the integral garage. A generous size living room which runs from the front to the back of the property has bi-fold doors leading out into the rear garden. The first floor leads to a master bedroom benefiting from a dressing room and en-suite. The second double bedroom also benefits from a built in wardrobe and en-suite. There are an additional two double bedrooms and family bathroom with the added benefit of underfloor heating which runs throughout the home.



## Goodwood, Starlings View, Angmering



**Approx. Gross Internal Floor Area 2184 sq. ft / 202.90 sq. m (Including Garage)**

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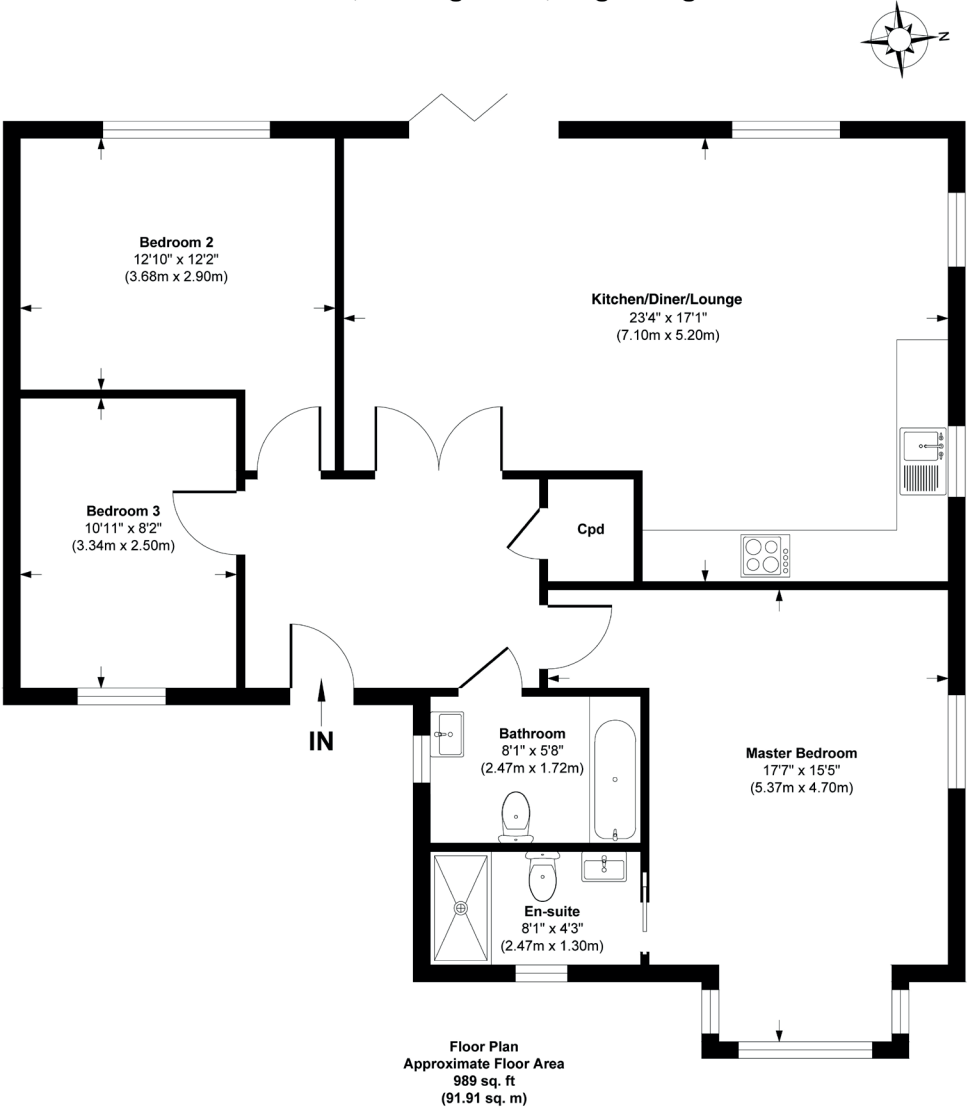


## PARHAM

Being the only bungalow on the development, this stunning bespoke flint property is truly one of a kind. Throughout the home, underfloor heating is found and controllable via your mobile phone from anywhere in the world. A generous open plan fully fitted kitchen and living room benefits from a built-in speaker system and bi-folding doors opening to the westerly facing rear garden making it ideal for entertaining in the summer months. The master bedroom also has a modern en-suite with pocket doors. Two additional bedrooms are well presented with quality carpets and double glazed windows. The family bathroom boasts from a fitted bath with Nigella waterfall taps, heated towel rail and fixed mirrors.



Parham, Starlings View, Angmering



Approx. Gross Internal Floor Area 989 sq. ft / 91.91 sq. m

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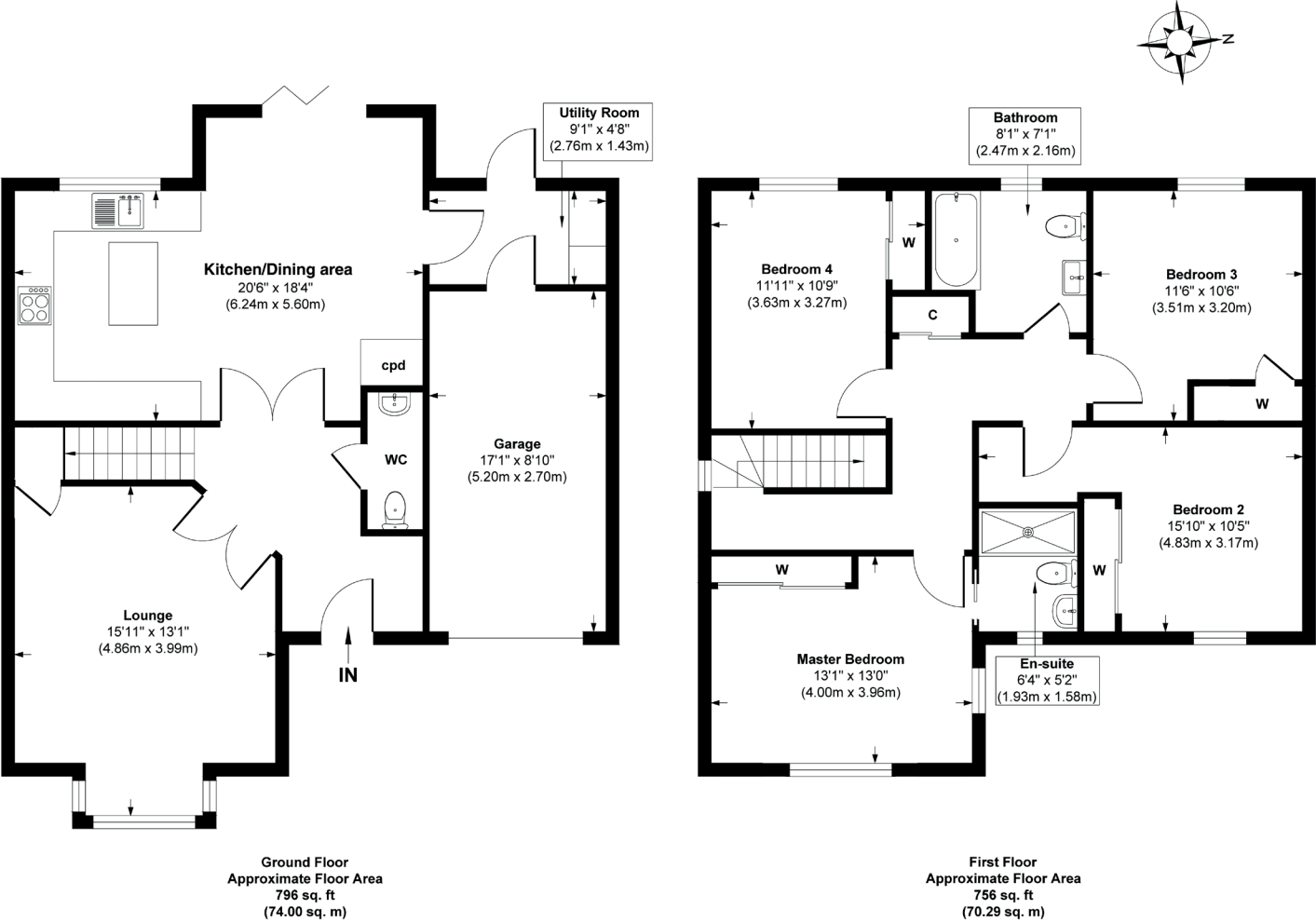


## PETWORTH

A charming four bedroom detached home with an integral garage electric charging point for vehicles and direct access to the rear garden. The entrance hallway leads to a separate living room and the stunning kitchen and dining area with further access to a separate utility room, as well as bi-fold doors out into the rear garden. Upstairs the property has a master bedroom with an en-suite and a built-in wardrobe. A further three spacious bedrooms and a family bathroom all of which benefit from underfloor heating which runs throughout the home.



Petworth, Starlings View, Angmering



**Approx. Gross Internal Floor Area 1552 sq. ft / 144.29 sq. m (Including Garage)**

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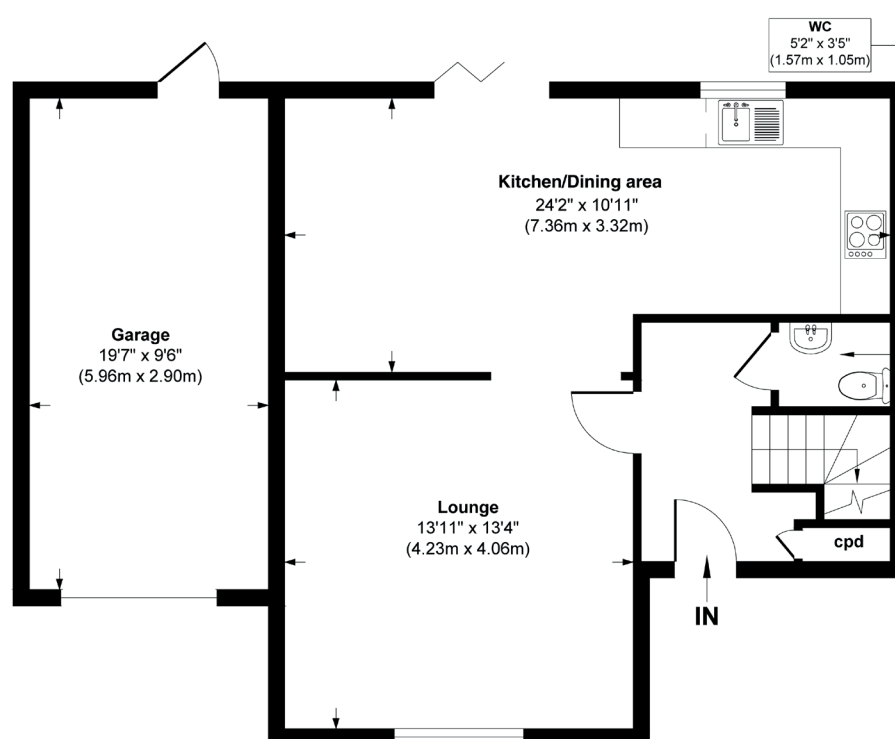


## WISTON

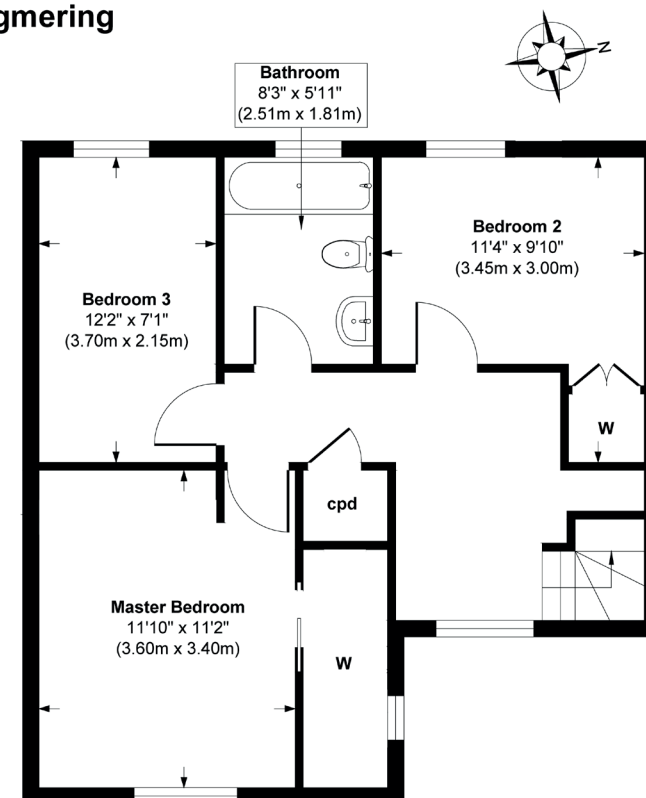
Luxurious living with our three bedroom semi-detached homes. Cosy up in the charming living room in front of the Havana real flame fireplace with luxury carpets and underfloor heating which runs throughout the home. The open plan kitchen and dining area has a stunning view of the secluded garden and allows access out via bi-fold doors. Upstairs leads to the master bedroom benefiting from an en-suite bathroom and built in wardrobes, a further two double bedrooms with built-in wardrobes and a family bathroom complete this home.



# Wiston, Starlings View, Angmering



**Ground Floor**  
Approximate Floor Area  
735 sq. ft  
(68.37 sq. m)



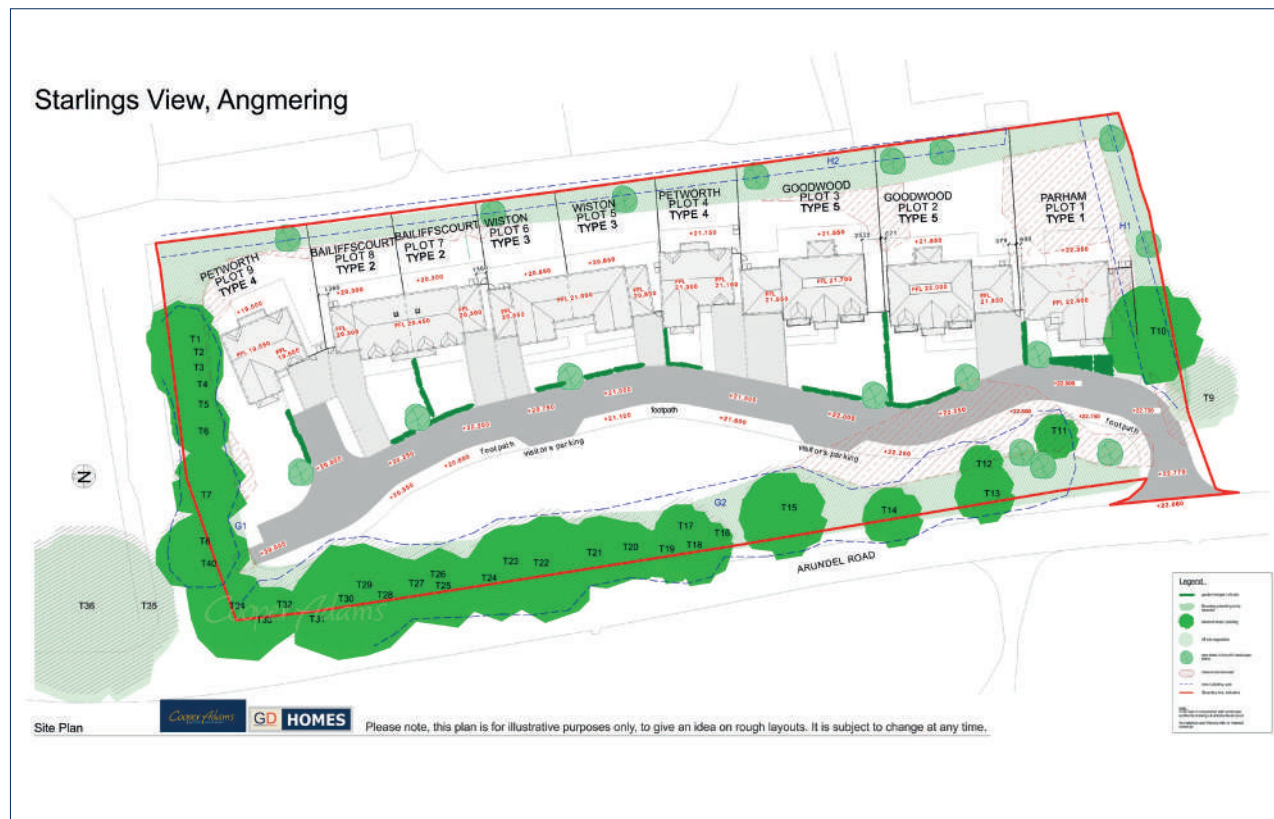
**First Floor**  
Approximate Floor Area  
537 sq. ft  
(49.89 sq. m)

**Approx. Gross Internal Floor Area 1272 sq. ft / 118.26 sq. m (Including Garage)**

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# Safe as houses

Nothing quite compares to the security of buying a new home, and each home available is offered with an NHBC Certificate





**Contact & Viewing**

All viewings are strictly by appointment with the selling agents Cooper Adams Estate Agents, no access is permitted to the development unless accompanied or prior agreed by Cooper Adams or GD Homes.

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