

# CRESSWELL PARK

ANGMERING





# CRESSWELL PARK

## A DESIRABLE HAVEN FOR ASPIRATIONAL LIVING

If achieving a better life and work balance tops your agenda, look no further than Cresswell Park. Set in picturesque Angmering village, this exclusive collection of two, three, four and five bedroom homes, together with contemporary one and two bedroom apartments, is perfectly placed to enjoy everything the West Sussex coast has to offer.

Here you can look forward to light and spacious interiors, with quality specification as standard and homes set around an attractive central green, including a safe children's play area. All within easy reach of Angmering village centre, nearby beaches, local schools and good transport links.



## ANGMERING

### COAST AND COUNTRYSIDE ON YOUR DOORSTEP

Charming and characterful, Angmering lies a few miles between the popular beach resort towns of Littlehampton and Worthing in West Sussex. Its old village centre features a 12th century church, independent boutiques, convenience stores, a salon and other amenities. There are also several traditional pubs offering excellent food and hospitality.

The large conservation town of Arundel and historic Chichester are 6 and 16 miles away respectively, both full of diverse and exciting places to go. Brighton's many cultural delights are a little further along the coast, while the South Downs National Park and beauty spot of Highdown Hill are just a couple of miles to the north.

From sailing and golfing to shopping and theatre going, whatever leisure pursuits take your fancy, this beautiful and fascinating area will spoil you for choice all year round.

In terms of education, it doesn't disappoint either, with St Margaret's CofE Primary and The Angmering School right on your doorstep, as well as a variety of other good schools close by.





Local area photography

## WELL CONNECTED IN EVERY WAY

Cresswell Park is an ideal base to commute from, whether it be across the West Sussex region or working in the capital. Less than a mile away, Angmering station provides regular trains to London, Brighton and Portsmouth, with services to London Victoria taking around an hour and a half.

You're equally well connected by road too, with the A27 offering direct links to Worthing, Chichester and Brighton. Plus whenever international travel is called for or you simply want to get away from it all with the family, Gatwick Airport is just a 35-mile drive from door to door.



Local area photography



## AN IMPECCABLE PEDIGREE

It's a shared passion for craftsmanship, architectural heritage and innovative design that encourages our architects and designers to continuously set the industry standard.

With external finishes inspired by and sympathetic to their surroundings, you'll find just as much character and personality on the inside. Generous flowing spaces draw you in and the finish and specification contain many unexpected touches that will make your life that little bit easier.

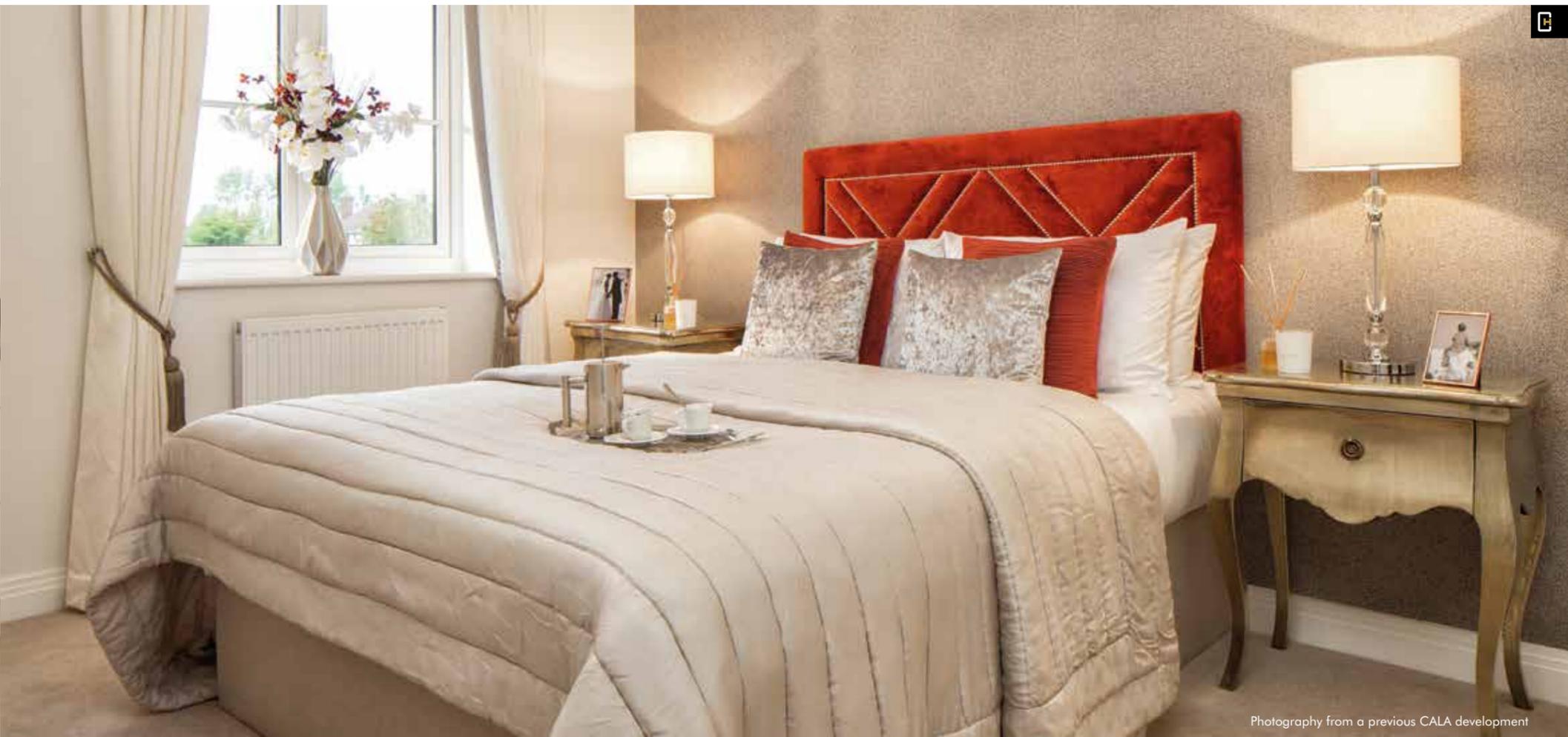
Whether you're bringing everyone together or simply prefer some peace and quiet, CALA homes have all the quality specification, flexibility and clever storage to reflect your contemporary lifestyle.



Photography from a previous CALA development

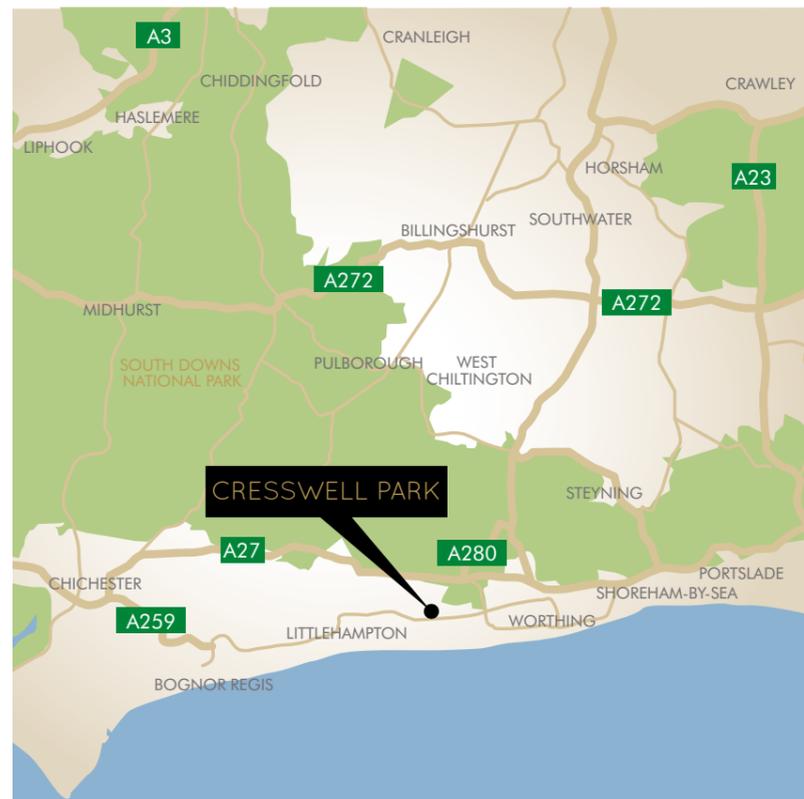


Photography from a previous CALA development



## PERFECTLY LOCATED

Cresswell Park, Roundstone Lane, Angmering, West Sussex, BN16 4AY



REGIONAL MAP



LOCAL AREA MAP

## WHAT'S NEAR



### ON FOOT

- Haskins Garden Centre – 0.5 mile
- The Spotted Cow – 0.5 mile
- Angmering Village Centre – 0.8 mile
- Angmering Train Station – 0.9 mile
- The Angmering School – 1 mile
- St Margarets CofE Primary School – 1.5 miles
- Highdown Hill view point – 2 miles



### BY CAR

- Ham Manor Golf Club – 1.7 miles
- Waitrose (Rustington) – 2 miles
- Littlehampton – 3.6 miles
- Worthing – 5.6 miles
- Arundel – 7.5 miles



### BY RAIL (FROM ANGMERING)

- Chichester – 17 mins
- Brighton – 32 mins
- Portsmouth – 51 mins
- Gatwick Airport – 55 mins
- London Victoria – 1 hr 28 mins

Travel times are approximate and may vary. Travel times taken from Google Maps and [www.thetrainline.com](http://www.thetrainline.com)

## CALA HOMES – THE UK’S MOST UPMARKET MAJOR HOMEBUILDER

CALA Homes has a long track record of success, from incorporation as a land management and collection company in 1875, to today’s thriving national housebuilder.

We’re passionate about providing exceptionally well designed, beautifully constructed new homes in which people aspire to live. Throughout Scotland, the Midlands and the South East of England we build premium homes with sensitivity and consideration, in desirable locations. We take great pride not just in our product, but also in the outstanding levels of service we deliver to our homebuyers.

We continually strive to innovate in design and construction techniques to ensure that every home we build meets its owner’s expectations, is sympathetic to its local community, and complies with or exceeds the latest environmental and sustainability regulations.

From contemporary apartments to luxury family homes, creating beautiful places to live and providing the utmost customer care are at the heart of everything CALA does.



**IMPORTANT NOTICE TO CUSTOMERS:** The Consumer Protection from Unfair Trading Regulations 2008. CALA Homes (South Home Counties) Limited operate a policy of continual product development and the specifications outlined in this brochure are indicative only. Any alterations to the specifications will be of equal or greater value and CALA reserves the right to implement changes to the specifications without warning. Whilst these particulars are prepared with all due care for the convenience of intending purchasers, the information is intended as a preliminary guide only and should not be relied upon as describing any of the Specified Matters referred to in the Regulations made under the above Act. As with photographs/illustrations in this brochure, the display material in our customer reception is provided purely as a guide, indicating a typical style of a property. The computer generated images and photographs do not necessarily represent the actual finishings/elevation or treatments, furnishings and fittings at this development. Room measurements are approximate only. Floor plans, dimensions and specifications are correct at the time of print. The illustrated location map is a general guide only. For specific particulars, please speak to the Development Sales Advisor for the most up-to-date information. Please note that distances and timings referred to in this brochure are approximate and sourced from Google Maps and thetrainline.com. For information relating to weather in the area of this development, please refer to the Meteorological Office ([www.metoffice.gov.uk](http://www.metoffice.gov.uk)). Nothing contained in this brochure shall constitute or form part of any contract. Information contained in this brochure is accurate at the time of going to press 18.11.16. CALA (South Home Counties) Limited, registered in England company number 08800163. Registered office: CALA House, 54 The Causeway, Staines, Surrey TW18 3AX. Agent of CALA Management Limited.

CALA HOMES (SOUTH HOME COUNTIES) LTD  
TILFORD HOUSE, FARNHAM BUSINESS PARK,  
WEYDON LANE,  
FARNHAM,  
SURREY, GU9 8QT  
T: 01252 736797  
[CALA.CO.UK](http://CALA.CO.UK)

