



KNIGHT'S GATE

Sompting Village West Sussex

DESIGNED FOR COMFORT - BUILT FOR LIFE

CONTEMPORARY LIVING IN THE WEST SUSSEX VILLAGE OF SOMPTING



Prime location
Luxurious lifestyle

Designed and constructed by local builders Bridge Road Developments, Knight's Gate is landmark development of nine luxury homes in a uniquely convenient location. Enjoying a rural outlook across open countryside, Knight's Gate comprises a three-bed townhouse, six two-bed apartments and two penthouses with rooftop gardens. Experience cutting-edge contemporary living in an historic setting in the heart of West Sussex.



KNIGHT'S GATE

Sompting Village West Sussex



CONTENTS

Welcome to Sompting Village	4 5
The development and the Townhouse	6 7
The Apartments and Penthouses	8 9
Site plan, Floor plans and room dimensions	12 - 15
Finishes and treatments	16 17
Location maps	18

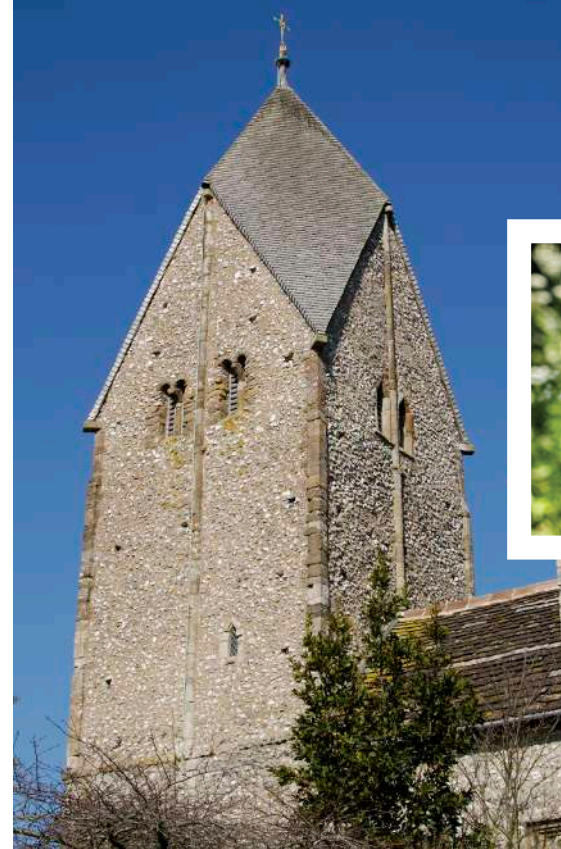
Village life in rural Sompting... a deceptively convenient location



Sompting Village Hall

Gaze out across open fields from Knight's Gate and it isn't hard to imagine you're far from the madding crowd. However, the beauty of Sompting Village as a location is its proximity to key road and rail connections - not to mention some of the South Coast's most popular towns, coast and countryside.

The village sits on the rural fringes of Lancing, a two-minute drive to the east, with the thriving seaside town of Worthing just over three miles away. Sompting Village is also minutes



Church of the St Mary the Blessed Virgin



The village's Saxon church, topped by a "Rhenish helm" (a four sided pyramidal cap that's unique in England) dates back to 960AD.

from the A27 trunk road, which joins the M27 at Havant to the West and runs from Pevensey in the East and hugs the coast along the South.

With a country pub just minutes away, local amenities are on hand, including the excellent Lyons Farm Retail Park at Worthing, just off the A27, offering leisure and dining options in abundance.

The mainline railway station at Worthing provides regular connections to London Victoria, with around 50 trains per day



Brooklands Park & Lake



and an average journey time of just under an hour and a half. For those commuting by car, the capital is less than 60 miles distant. The international ports of Southampton and Portsmouth offer ferry routes to mainland Europe, whilst Gatwick Airport is under 40 minutes' drive from Sompting Village.

With all the convenience of 21st century urban life so close by, it's easy to overlook Sompting's ancient historic roots. The village's Saxon church, topped by a

"Rhenish helm" (a four-sided pyramidal cap that's unique in England) dates back to 960AD, and was granted to the Knights Templar by William de Braose, the 1st Lord of Bamber. The Old Sompting Rectory as we see it today was built in 1791, but the rectory's history also originates with the Knights Templar in the 12th century.

With an abundance of fascinating historical sites and natural landscapes to discover, Sompting Village is ideally



located to explore some of the South's most spectacular scenery. From the unspoilt beach at Lancing, which offers an expanse of pristine sand at low tide, to the timeless, rolling landscapes of the South Downs National Park, the local coast and countryside are breathtaking - and a breath of fresh air. At 100 miles in length, with 4,150 metres of ascent and descent, the South Downs Way traverses chalk hills and densely wooded hills and vales from Winchester to Eastbourne and is a favourite with casual ramblers and serious walkers alike.

Ten miles to the east is the cosmopolitan seaside resort of Brighton. Known for the splendour of its Regency, Victorian and Edwardian architecture and King George IV's opulent Royal Pavilion, today Brighton and Hove is arguably the south coast's most vibrant and cultured city.

Commuter connectivity, rural tranquillity and the relaxed pace of village life - with so much so close at hand, the village of Sompting Village is perfectly placed in the heart of the glorious West Sussex countryside.

A stunning development... surrounded by open farmland



The views from around the development.



Church of the Most Blessed Virgin

Occupying a prime location surrounded by open farmland at Sompting Village in West Sussex, Knight's Gate is a stunning new development of nine stylish contemporary homes.

From the spacious three bed townhouse and beautifully appointed two-bedroom apartments to a pair of spectacular penthouses, the hallmarks of luxurious specification

and exquisite craftsmanship are ever-present.

THE TOWNHOUSE - PLOT 1

Boasting an angled kitchen / dining room, the two-storey townhouse benefits from a separate family living room. Upstairs, three generous bedrooms, one with en-suite, and a family bathroom complete the impressive accommodation.

The artist's impression show features and treatments, which may vary from the finished development. Similarly, the landscaping shows how the site may look when mature.



APARTMENTS 2 / 5 / 8

APARTMENTS 3 / 6 / 9

APARTMENTS 4 / 7





The views from around the development.

THE APARTMENTS - PLOTS 2-9

Six spacious apartments and two luxury penthouses occupy the remainder of the building, which has been thoughtfully designed by local builders Bridge Road Developments to reflect the architectural vernacular. Well-proportioned windows with low sills allow light to flood into the properties; knapped flint and artisan


brickwork provide delightful echoes of the local built heritage; and secluded grounds to the rear of the property enjoy a backdrop of mature trees.

All eight apartments offer expansive two-bedroom accommodation, complete with designer en-suite and family

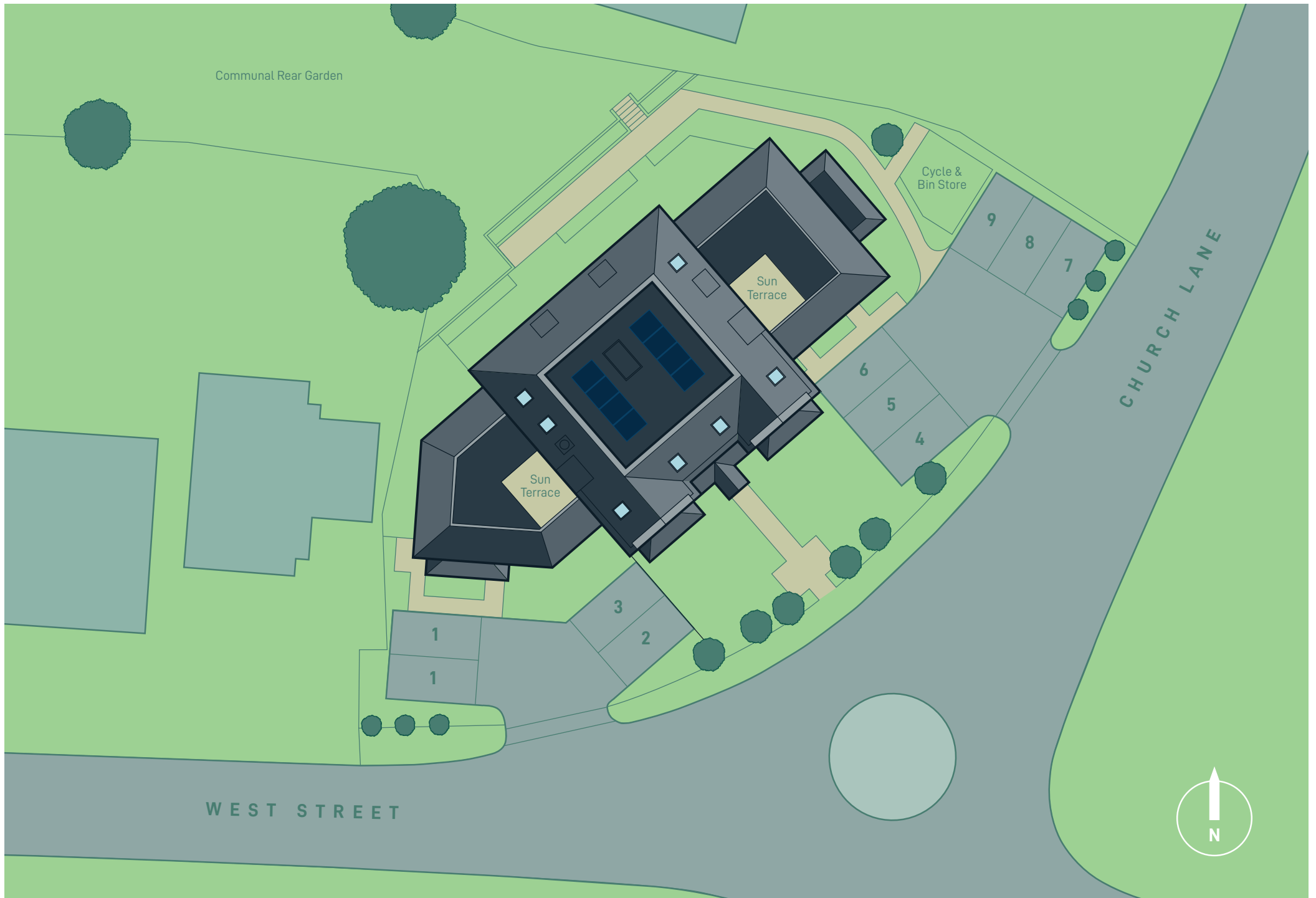
bathrooms, with each boasting an impressive open plan kitchen / living room. A stairway and passenger lift provides easy access all floors.

The artist's impression show features and treatments, which may vary from the finished development. Similarly, the landscaping shows how the site may look when mature.



A scenic view of a rolling landscape. In the foreground, there is a hillside covered in tall, golden-brown grasses and some purple wildflowers. A wire fence with wooden posts runs across the middle ground, separating the hillside from the valley below. The valley is filled with a patchwork of green fields and brown, harvested fields. In the distance, more hills and a small town are visible under a bright blue sky with scattered white clouds.

Just a short distance from Knight's Gate lies the South Downs National Park. 628 square miles of chalk hills, heavily wooded sandstone and clay vales and hills. A haven for outdoor pursuits, it is an area of truly spectacular scenery.



ground floor



Townhouse

Apartments

Plot 1 - 3 Bedrooms (ground)

Living Room	4.5 x 3.6m (14'7" x 11'8")
Kitchen	3.0 x 2.5m (9'8" x 8'2")
Dining Room	6.2 x 3.6m (20'3" x 11'8")

Plot 2 - 2 Bedrooms

Kitchen/Dining/Living	5.8 x 5.7m (19'0" x 18'7")
Bedroom 1	6.1 (max) x 2.7m (20'0" (max) x 8'8")
Bedroom 2	4.8 (max) x 2.5m (15'7" (max) x 8'2")

Plot 3 - 2 Bedrooms

Kitchen/Dining/Living	5.9 x 5.9m (19'3" x 19'3")
Bedroom 1	6.3(max) x 2.8m (20'6"(max) x 9'1")
Bedroom 2	4.2 x 2.6m (13'7" x 8'5")

Plot 4 - 2 Bedrooms

Kitchen/Dining/Living	4.5 x 3.8m (14'7" x 12'4")
Bedroom 1	4.8 x 3.8m (15'7" x 12'4")
Bedroom 2	3.7 x 2.6m (12'1" x 8'5")

first floor



Townhouse

Apartments

Plot 1 - 3 Bedrooms (first)

Bedroom 1	5.3 x 2.8m (17'3" x 9'1")
Bedroom 2	3.3 x 3.1m (10'8" x 10'7")
Bedroom 3	3.6 x 3.4m (11'8" x 11'1")

Plot 5 - 2 Bedrooms

Kitchen/Dining/Living	6.6 x 5.0m (21'6" x 16'4")
Bedroom 1	6.1 (max) x 2.5m (20'0" (max) x 8'2")
Bedroom 2	4.6 (max) x 2.4m (15'0" (max) x 7'8")

Plot 6 - 2 Bedrooms

Kitchen/Dining/Living	6.6 x 4.8m (21'6" x 15'7")
Bedroom 1	6.3 (max) x 2.8m (20'6" (max) x 9'2")
Bedroom 2	4.2 x 2.6m (13'7" x 8'5")

Plot 7 - 2 Bedrooms

Kitchen/Dining/Living	6.8 x 3.4m (22'3" x 11'1")
Bedroom 1	4.6 (max) x 2.8m (15'0" (max) x 9'1")
Bedroom 2	3.3 x 2.5m (10'8" x 8'2")

All measurements have been taken from plans and whilst every effort has been made to ensure their accuracy, these cannot be guaranteed.

second floor



Penthouse Apartments

Plot 8 - 2 Bedrooms

Kitchen/Dining/Living	5.0 x 4.0m (16'4" x 13'1")
Bedroom 1	3.3 x 2.9m (10'8" x 9'5")
Bedroom 2	2.8 x 2.7m (9'1" x 8'8")

Plot 9 - 2 Bedrooms

Kitchen/Dining/Living	6.5 x 3.3m (21'3" x 10'8")
Bedroom 1	3.8 x 3.3m (12'4" x 10'8")
Bedroom 2	3.4 x 2.4m (11'1" x 7'8")



Architecturally inspired... luxury without compromise



Throughout the development, kitchens and bathrooms feature premium quality floor and wall tiling, complemented by luxurious fixtures, fittings and lighting. All kitchens have been hand-crafted using the finest materials and benefit from an array of high-end integrated Neff appliances.

The cool, understated interiors have been thoughtfully designed, with generous room sizes allow for flexible configuration

of living space, allowing versatility to furnish to suit your lifestyle and taste. Classic but visionary architecture that showcases artisan craftsmanship. Slick, modern interiors where you'll immediately feel at home. And a convenient village location with a rural outlook to inspire and enchant.

Knight's Gate opens up new possibilities in contemporary living.





The specification

EXTERNAL SPECIFICATION

- Composite front door
- UPVC fascias and soffits
- UPVC casement dark grey windows
- Slate roof covering
- Brick and flint elevations
- Front and rear external lighting
- Landscaped communal grounds to the rear
- One allocated parking space per property
- External communal bin and cycle store
- Block paved driveways and parking areas
- Indian sandstone paving to private ground floor patio and roof garden areas
- Bonded gravelled pathways
- Private patio areas enclosed by metal railings

ENVIRONMENTAL

- One EV charging point per flat
- Air Source Heat Pumps
- Low energy pendant lighting to all other rooms
- LED low energy downlights to kitchen and bathrooms
- Underfloor heating throughout

INTERNAL SPECIFICATION

- Painting to walls and joinery by Dulux
- Oak internal doors with chrome door furniture
- Porcelain wall and floor tiling to kitchens and bathrooms
- Engineered oak flooring to kitchen/living/dining room
- USB charging point in kitchen and main bedroom
- Integrated smoke and heat detectors
- TV/FM/SKY/CAT6 aerial points wired to kitchen, reception rooms and all bedrooms
- Main telephone point for Wi-Fi and router
- Built in wardrobes in main bedrooms
- Carpet to all bedrooms
- Video entryphone system (apartments)
- Lift to All Floors (apartments)

KITCHENS

- Contemporary design with laminated cupboard fronts
- Integrated appliances fridge/freezer, washer/dryer and dishwasher, Neff electric single oven and combi microwave, electric induction hob and extractor hood
- LED under unit lighting
- Boiling tap

BATHROOMS AND EN-SUITES

- White Vitra sanitary ware with Hansgrohe taps and shower fittings
- Full height tiling around baths with glass shower screen
- Full height tiling to shower cubicles (where applicable) with glass shower enclosure - rain shower head
- Stylish contemporary wash basins inset into vanity units
- Chrome heated towel rails
- Shaver sockets to all bathrooms and en-suites
- Anti mist mirror with light

WARRANTY

- 10 Year ICW Warranty



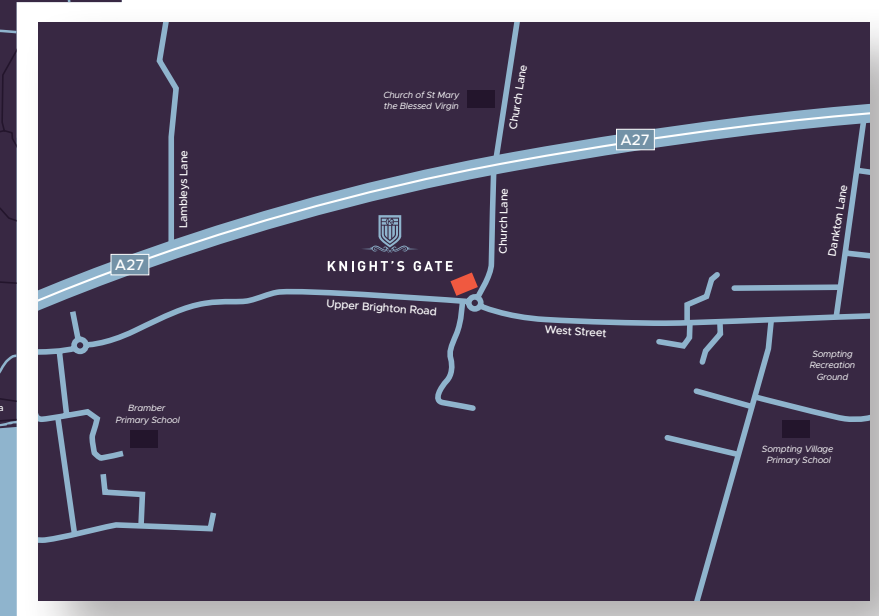


White & Brooks

LAND & NEW HOMES

To register your interest in Knight's Gate, please contact us today:

01243 770022
info@whiteandbrooks.co.uk
www.whiteandbrooks.co.uk



Satellite navigation reference:
BN15 0AP

Bridge Road Developments have a policy of continuous improvement and certain details may have changed since the printing of this brochure. The artist's impressions, floor plans and maps are for guidance purposes only, landscaping shows how the site may look when mature. All measurements have been taken from plans, and whilst every effort has been made to ensure their accuracy, these cannot be guaranteed. This brochure does not constitute an offer or contract and Bridge Road Developments reserves the right to change any specification of the homes at any time during the course of construction without notice.



KNIGHT'S GATE

Sompting Village West Sussex

*Opening up new possibilities
in contemporary living*

A development by

