



Starling View

- Angmering Village - West Sussex -

'Eagles commonly fly alone. They are crows, daws, and starlings
that flock together'

John Webster



Nestled between the stunning South Downs National Park and the beautiful shores of the English Channel lies an outstanding and select development of beautiful bespoke homes set in an exclusive and private cul de sac to the North of Angmering Village.

Starling View brings an eclectic collection of just nine stylish detached and semi-detached residences complimenting the historic Village and rural surroundings of the South Downs with purposely designed exteriors combined with generous accommodation and the highest possible specification throughout.

Atelier Homes have gained an impressive reputation for delivering high quality homes with the latest in modern living features and benefits, and this wonderful development is no exception, with vast open space, mature Oak Trees screening Arundel Road and plentiful off-road parking and garaging to each home combined with contemporary internal finishing to maximise light and the latest in modern heating technology, bringing efficiency to the forefront of home ownership.





Starling View is found within easy reach of Angmering Square, a charming and historic Village centre with a selection of fine local shopping establishments, coffee shops, public houses and restaurants.

Angmering is the quintessential English rural Village, with a thriving local Parish community and a prized selection of schools and other amenities including a pharmacy, doctors' surgery and library.

The Village benefits from excellent transport links including regular bus services., Angmering mainline railway station and easy access to both the A259 costal road and A27, all of which makes way for easy access to nearby towns such as Rustington, Littlehampton and Worthing, the cities of Brighton Chichester and beyond to London Gatwick and the capital itself.

- Angmering Village Square – 0.7 miles
- Angmering Surgery & Pharmacy – 0.8 miles
- St Margarets CofE Primary School – 0.2 miles
- St Wilfrid's CofE Primary School – 0.5 miles
- Angmering School – 1.4 miles
- Northbrook Metropolitan College – 4.2 miles
- Highdown Gardens – 3.9 miles
- Cissbury Ring - 9 miles
- Angmering Railway Station – 1.6 miles
- Rustington Village Centre – 2.8 miles
- Littlehampton Beach & Marina – 7.3 miles
- Worthing Promenade and Pier – 7.8 miles
- Worthing Mainline Railway Station - 8.8 miles
- Brighton & Hove – 21.2 miles
- Goodwood Motor Circuit & Airport - 13.8 miles
- Pontwell Racecourse - 8.4 miles
- Brighton City Airport - 12.4 miles
- Arundel Castle – 4.2 miles
- Chichester City Centre – 14.4 miles
- London Gatwick – 38.5 miles



*Provided by AA route planner

Introducing The Goodwood

Plot 3, The Goodwood, is an outstanding four-bedroom detached residence of the highest quality affording tremendously generous accommodation over the ground and first floors with a superb array of bespoke features and benefits perfect suited to today's discerning purchaser.

You cannot fail to be impressed with the impressive entrance hall or the outstanding dual aspect living room with bi-folding doors leading directly to the rear garden and Havana real flame effect fireplace, why not choose the separate sitting room, the perfect place to spend cosy winters evening. The upgraded kitchen and dining area, the most perfect space for entertaining, benefits from custom designed Shaker kitchen units, with integrated AEG electric double oven, induction hob, extractor, wine cooler, and Quartz work surfaces and breakfast bar with inset Butler sink with Insinkerator 4 in 1 tap (Hot, Cold, Boiling and Filtered), Pop up Electrical and USB sockets and Phone Charger and is complemented by a separate utility room with washing machine and sink.

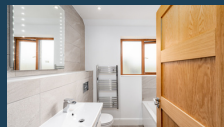
To the first floor are four truly wonderful bedrooms, including a master bedroom with dressing room and en suite and a further guest bedroom with en suite shower, all serviced by a stylish family bathroom with tiled walls and flooring, fixed mirrors, Nigella waterfall taps, heated towel rails and vanity unit.

Outside there is plentiful off-road parking courtesy of a generous blocked paved driveway, lawned front and west facing rear garden with a patio area adjacent the rear of the property, outside tap and a double garage with electric up and over door and rear pedestrian access and connection for Electrical Car charging point.

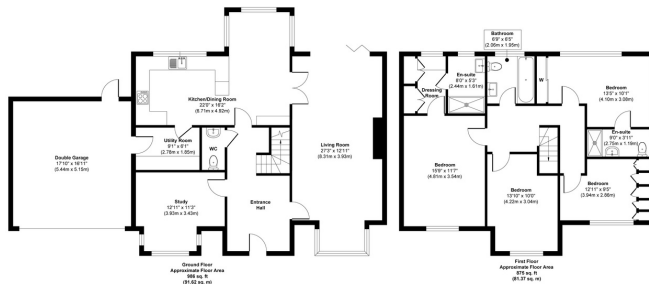
Guide Price £850,000 Freehold



The Goodwood



The Goodwood



Approx. Gross Internal Floor Area 1861 sq. ft / 172.99 sq. m

These plans are for representation purposes only and should be used at each prospective purchaser's discretion. Any measurements scaled from this plan should be treated as approximate and checked on site. Whilst every attempt has been made to ensure the accuracy of these plans no responsibility is taken for any error or omission. Produced for Coast & Country by Pix Media (www.pix-media.co.uk)

Further features and benefits:

- Underfloor heating to the ground and first floors with hot water via low carbon ultra-efficient Mitsubishi Air Source Heat Pump
- Multi Ventilation Heat Recovery system
- Lithe Audio Bluetooth ceiling speakers with smartphone connectivity
- Connection for electric vehicle charging point
- 10 Year NHBC warranty
- Solid Oak doors throughout internal accommodation
- Tiled or high-quality carpeted flooring (Lounge complete with Karndean flooring)
- Multi point locks and spy homes to entrance doors
- D'Tech Monitored Burglar system (12-month monitoring Service)
- Integrated Smoke and Fire Alarm systems
- High levels of insulation
- Data cabling and TV points in living areas and bedrooms with Superfast Business Fibre Broadband



Introducing The Petworth

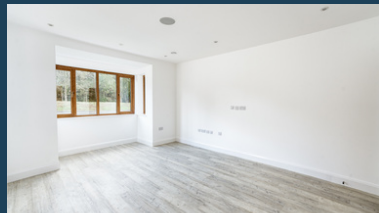
Plot 4, The Petworth, is a charming four-bedroom detached residence of the highest quality with attractive part tiled and Sussex flint elevations creating a lovely air of grandeur. The Petworth provides well considered and spacious accommodation over the ground and first floors with a superb array of bespoke features and benefits throughout.

An entrance hall with ground floor cloakroom leads via oak double doors to the living room with Havana real flame effect fireplace, and further double doors lead from the entrance hall to a sensation kitchen/dining room with bi-folding doors to the rear garden making it ideal for entertaining, benefitting from custom designed Shaker kitchen units, with integrated AEG Oven and Combi Microwave, microwave oven, induction hob, extractor, wine cooler, and Quartz work surfaces and breakfast bar with inset Butler sink with Insinkerator 4 in 1 tap (Hot, Cold, Boiling and Filtered), Pop up Electrical and USB sockets and Phone Charger and is complemented by a separate utility room with washing machine and sink.

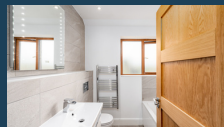
To the first floor is an impressive master bedroom with fitted wardrobes and en suite and a further three bedrooms all serviced by a stylish family bathroom with tiled walls and flooring, fixed mirrors, Nigella waterfall taps, heated towel rails and vanity unit.

Outside there is plentiful off-road parking courtesy of a generous blocked paved driveway, lawned front and west facing rear garden with a patio area adjacent the rear of the property, outside tap and a garage with electric up and over door and rear pedestrian access and connection for Electrical Car charging point.

Guide Price £750,000 Freehold



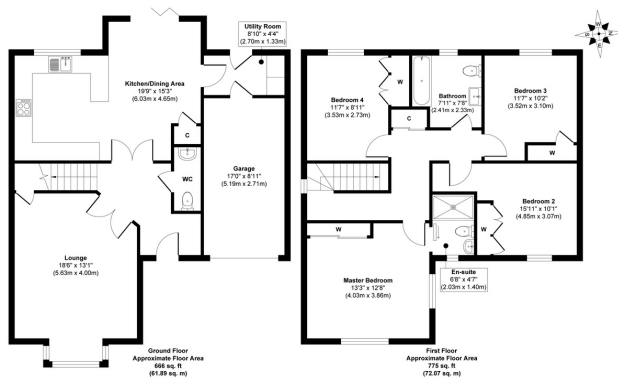
The Petworth



The Petworth

Further features and benefits:

- Underfloor heating to the ground and first floors with hot water via low carbon ultra-efficient Mitsubishi Air Source Heat Pump
- Multi Ventilation Heat Recovery system
- Lithe Audio Bluetooth ceiling speakers with smartphone connectivity
- Connection for electric vehicle charging point
- 10 Year NHBC warranty
- Solid Oak doors throughout internal accommodation
- Tiled or high-quality carpeted flooring (Lounge complete with Karndean flooring)
- Multi point locks and spy homes to entrance doors
- D'Tech Monitored Burglar system (12-month monitoring Service)
- Integrated Smoke and Fire Alarm systems
- High levels of insulation
- Data cabling and TV points in living areas and bedrooms with Superfast Business Fibre Broadband



Approx. Gross Internal Floor Area 1441 sq. ft / 133.96 sq. m

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Introducing The Wiston

Plots 6 is luxurious three bedroom semi detached home boasting tremendously generous accommodation over two floors with a plethora of features and benefits to the homeowner unseen in many larger scale modern developments.

The accommodation briefly comprises a welcoming entrance porch with a ground floor cloakroom, a charming living room with a stunning Havana real flame effect fireplace and an open plan kitchen and dining area, creating the most perfect space for entertaining complemented by bi folding doors to the private west facing rear garden, custom designed Shaker kitchen units, with integrated AEG electric oven, induction hob, extractor, wine cooler, washing machine and fridge freezer and Quartz work surfaces with inset Butler sinks with Insinkerator 4 in 1 tap (Hot, Cold, Boiling and Filtered). Plot 6 benefits from upgraded fittings including solid wood worksurfaces and Karndean flooring.

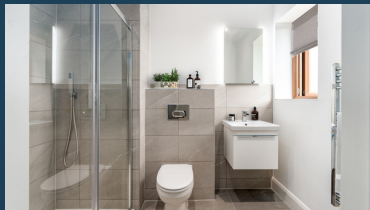
To the first floor are two lovely bedrooms and a stunning master bedroom complete with built in wardrobes all serviced by a stylish family bathroom with tiled walls and flooring, fixed mirrors, Nigella waterfall taps, heated towel rails and vanity unit.

Outside there is plentiful off-road parking courtesy of a generous blocked paved driveway, lawned front and west facing rear garden with a patio area adjacent the rear of the property, outside tap and a garage with electric up and over door and rear pedestrian access.

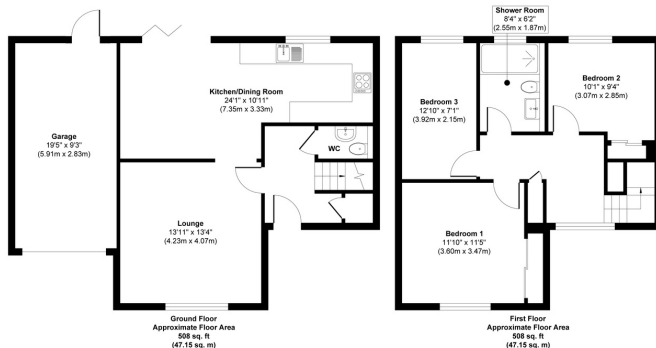
£550,000 Freehold



The Wiston



The Wiston



Approx. Gross Internal Floor Area 1016 sq. ft / 94.30 sq. m

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Further features and benefits:

- Underfloor heating to the ground and first floors with hot water via low carbon ultra-efficient Mitsubishi Air Source Heat Pump
- Multi Ventilation Heat Recovery system
- Lithe Audio Bluetooth ceiling speakers with smartphone connectivity
- Connection for electric vehicle charging point
- 10 Year NHBC warranty
- Solid Oak doors throughout internal accommodation
- Tiled or high-quality carpeted flooring (Plot 6 with Karndean flooring)
- Multi point locks and spy homes to entrance doors
- D'Tech Monitored Burglar system (12-month monitoring Service)
- Integrated Smoke and Fire Alarm systems
- High levels of insulation
- Data cabling and TV points in living areas and bedrooms with Superfast Business Fibre Broadband



Introducing The Bailiffscourt

Plots 7 and 8 are beautifully designed contemporary three bedroom semi detached homes boasting immaculately presented and conveniently apportioned accommodation over two floors with a plethora of features and benefits to the homeowner unseen in many larger scale modern developments.

The accommodation briefly comprises a welcoming entrance porch with a ground floor cloakroom, a perfect dining/home office room overlooking the front of the development and a spacious west aspect living room with a stunning Havana real flame effect fireplace and bi folding doors leading to the rear patio. The kitchen has been beautifully designed and is complimented by doors to the private west facing rear garden, custom designed Shaker kitchen units, with integrated AEG electric oven, induction hob, extractor and fridge freezer and Quartz work surfaces with unset Butler sinks and Insinkerator 4 in 1 tap (Hot, Cold, Boiling and Filtered).

To the first floor are two lovely bedrooms complementing the stunning master bedroom complete with en suite facilities and built in wardrobes alongside a stylish family bathroom with tiled walls and flooring, fixed mirrors, Nigella waterfall taps, heated towel rails and vanity unit.

To the outside there is plentiful off road parking courtesy of a generous blocked paved driveway, lawned front and west facing rear garden with a patio area adjacent the rear of the property, outside tap and a garage with electric up and over door and rear pedestrian access.

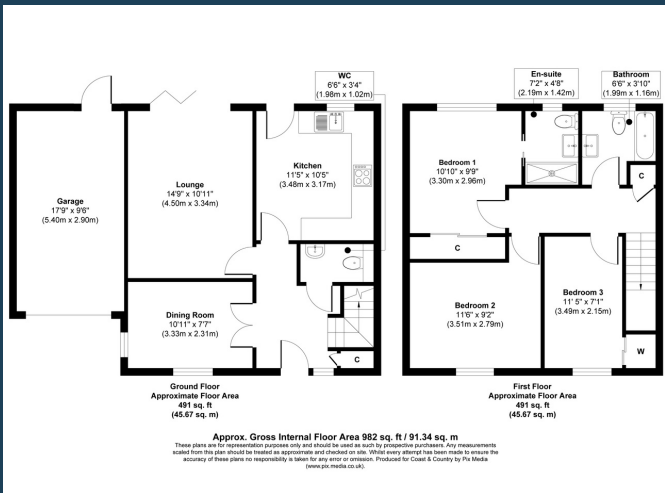
£550,000 Freehold



The Bailiffscourt



The Bailiffscourt



Further features and benefits:

- Underfloor heating to the ground and first floors with hot water via low carbon ultra-efficient Mitsubishi Air Source Heat Pump
- Multi Ventilation Heat Recovery system
- Lithe Audio Bluetooth ceiling speakers with smartphone connectivity
- Connection for electric vehicle charging point
- 10 Year NHBC warranty
- Solid Oak doors throughout internal accommodation
- Tiled or high-quality carpeted flooring
- Multi point locks and spy homes to entrance doors
- D'Tech Monitored Burglar system (12-month monitoring Service)
- Integrated Smoke and Fire Alarm systems
- High levels of insulation
- Data cabling and TV points in living areas and bedrooms with Superfast Business Fibre Broadband



Viewing & Reservations

All viewings are strictly by appointment with the selling agents, Coast & Country Land and New Homes and must be accompanied at all times. Please call 01903 298977 or email info@ccrealestate.co.uk to arrange your reservation appointment.

A deposit of £1000.00 when reserving the property and reservations will be subject to the completion of a reservation form and financial status approval. Once a reservation fee has been paid, exchange of contracts is sought within 4 weeks with a minimum of a 10% deposit of the total purchase price at which stage an approximate completion date will be provided.

Please note completion will be subject to the completion of the build, building regulation sign off, NHBC confirmation and the connection of utilities and may be delayed beyond the approximate date provided on exchange due to unforeseen circumstances, we will keep you fully apprised of the situation accordingly.

NB: Reservation deposit subject to change and amended terms dependant on status and position.

Agents note:

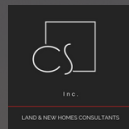
Whilst every care has been taken in the preparation of these sales particulars, we have in some cases relied upon architectural plans for the purposes of measurements and floorplans, and information provided by our client with regard to final finishes, appliances, fixtures and fittings which may be subject to last minute amendment.

Please note that floorplans are provided for illustration purposes and are in some cases handed over each plot as needed.

In certain instances, we have use virtually staged images and completed unit images from other plots to demonstrate final finish.

We have not carried out any survey of the properties nor any electrical, gas or appliance inspections and we recommend that prospective buyers make their own enquiries and instruct a qualified legal professional to handle the transaction on their behalf.





Atelier Homes is a fast growing local provider of quality high specification and efficiency homes throughout the Sussex area, our 30 years experience of being Tier one contractors has been invaluable to delivering the standards and professionalism to build homes that we care about.

Formed in 2020 CS inc. Ltd Land & New Homes operates throughout the Sussex, Surrey and Hampshire areas delivering independent Land & New Homes, Property & Development Consultancy Services. including land acquisition, land disposal, development analysis and new homes marketing.

Introducing Coast & Country Real Estate, a bespoke and personal home selling service. The fastest growing and most innovative real estate agent in West Sussex. We deal with quality over quantity, which enables us to devote our time and efforts to achieving the very best for our clients, maintaining constant communication throughout every part of their journey.

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