



Fossil Bay

Earnley



2 and 3
bedroom houses

available with
Shared Ownership



Welcome to Fossil Bay

Set within the peaceful village of Earnley and moments from the shoreline of Bracklesham Bay, this thoughtfully designed residential community offers a relaxed coastal lifestyle in a truly special setting.

This new collection of 2 and 3 bedroom houses is available with Shared Ownership. With this scheme, you can purchase your new home with a lower deposit than is required to buy outright.

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Discover all that Earnley has to offer

A peaceful coastal setting, with space to breathe. Earnley is a charming village in West Sussex, known for its tranquil surroundings, coastal beauty and strong sense of community.

Surrounded by open countryside and just moments from the shoreline, it offers a relaxed pace of life while remaining within easy reach of neighbouring seaside towns and everyday essentials.

Life here is shaped by the coast. Bracklesham Bay and The Witterings are just a short drive away, offering wide sandy beaches, watersports and sweeping sea views along this sought-after stretch of coastline. East Wittering and Bracklesham Bay are also well known for fossil hunting, with remains dating back millions of years waiting to be discovered along the shore. From summer paddleboarding to invigorating winter walks, the beach becomes part of everyday life.

Nearby villages provide independent cafés, traditional tearooms, community stores and popular beachfront eateries, while larger amenities can be found in Chichester. Here you'll find high street shopping, restaurants and cultural attractions, including the renowned Chichester Festival Theatre.

Families are well served with a choice of well-regarded schools and plenty of outdoor space to explore. With access to RSPB Medmerry and the vibrant coastal energy of the surrounding area, Earnley offers a balanced lifestyle where countryside calm meets seaside living.



EAST WITTERING



CHICHESTER





Your journey starts here

Whether you're planning a day by the coast or heading further along the South Coast, Earnley is perfectly placed.

Nearby Chichester provides rail connections and a vibrant city centre, while surrounding coastal routes offer easy access to the beaches of The Witterings, the waterfront cities of Portsmouth and Southampton, and the lively seaside destination of Brighton, making both everyday travel and weekend escapes effortless.



By Rail

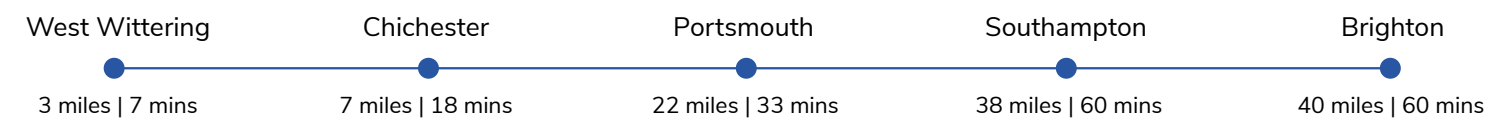
Chichester Train Station from Fossil Bay

15 mins drive | 6.4 miles | 30 min cycle



By Road A27

12 min drive | 4 miles



By bus

Bracklesham Lane

0.1 miles | 1 min walk

Route 53 from Bracklesham Lane





Site plan

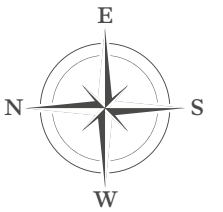
● 2 bedroom houses

● L&G Rented homes

● 3 bedroom houses

● Future L&G Shared Ownership homes

● David Wilson Homes

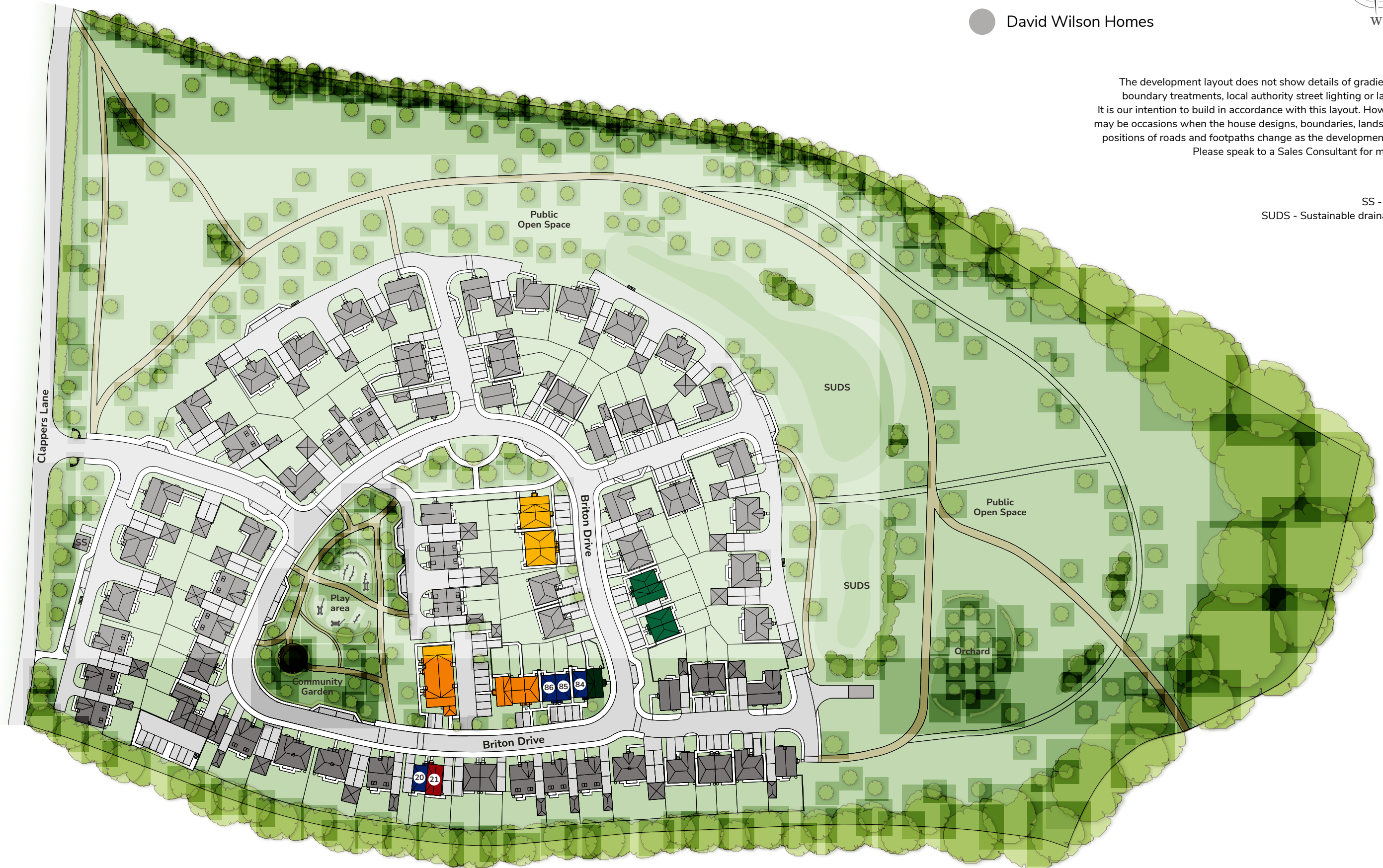


The development layout does not show details of gradients of land, boundary treatments, local authority street lighting or landscaping. It is our intention to build in accordance with this layout. However, there may be occasions when the house designs, boundaries, landscaping and positions of roads and footpaths change as the development proceeds. Please speak to a Sales Consultant for more details.

KEY:

SS - Substation

SUDS - Sustainable drainage system

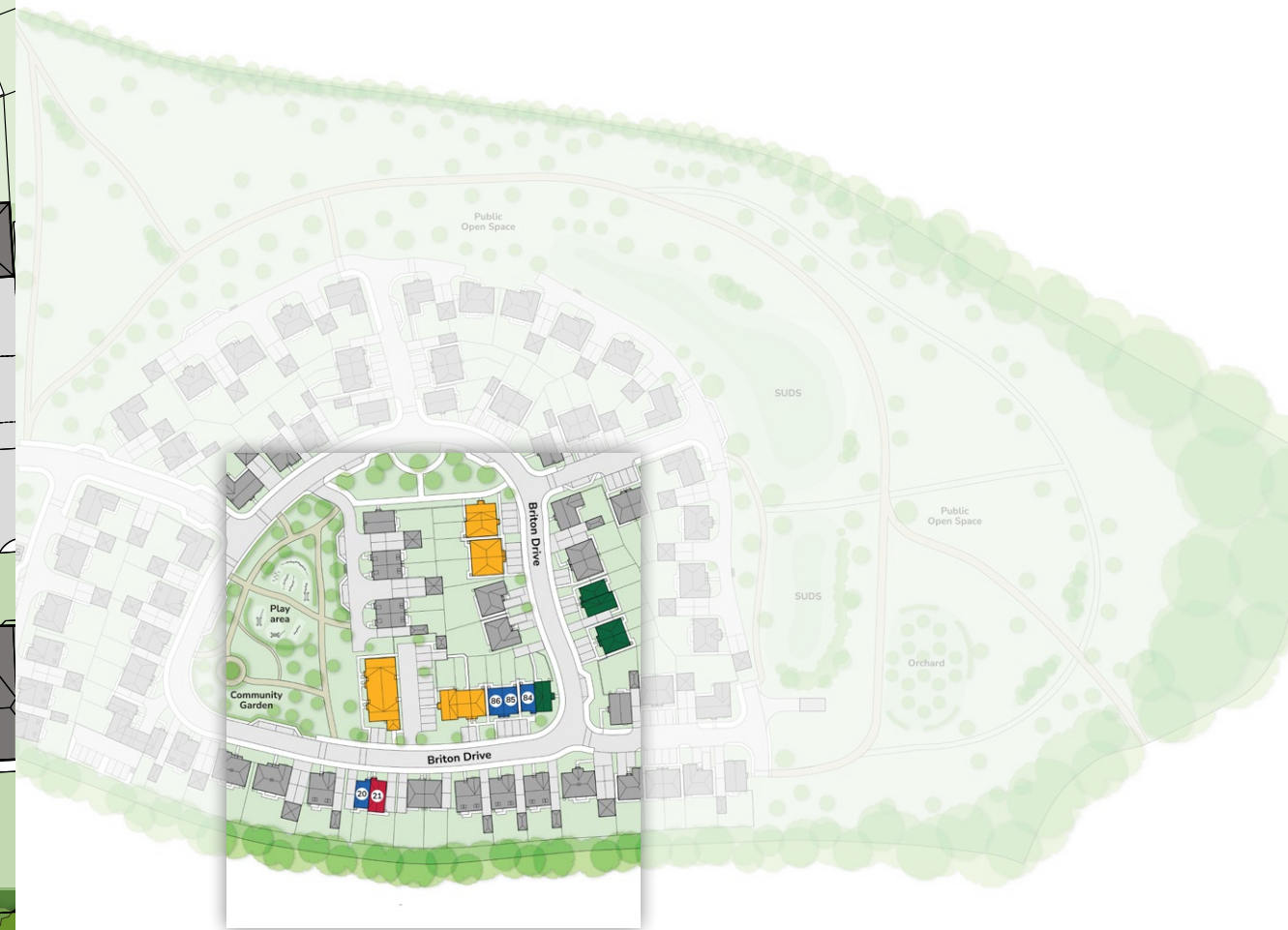
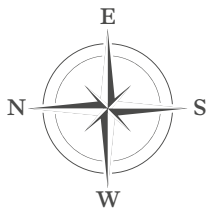




Click on a home to see its floor plan and details



- 2 bedroom houses
- 3 bedroom houses
- L&G Rented homes
- Future L&G Shared Ownership homes
- David Wilson Homes



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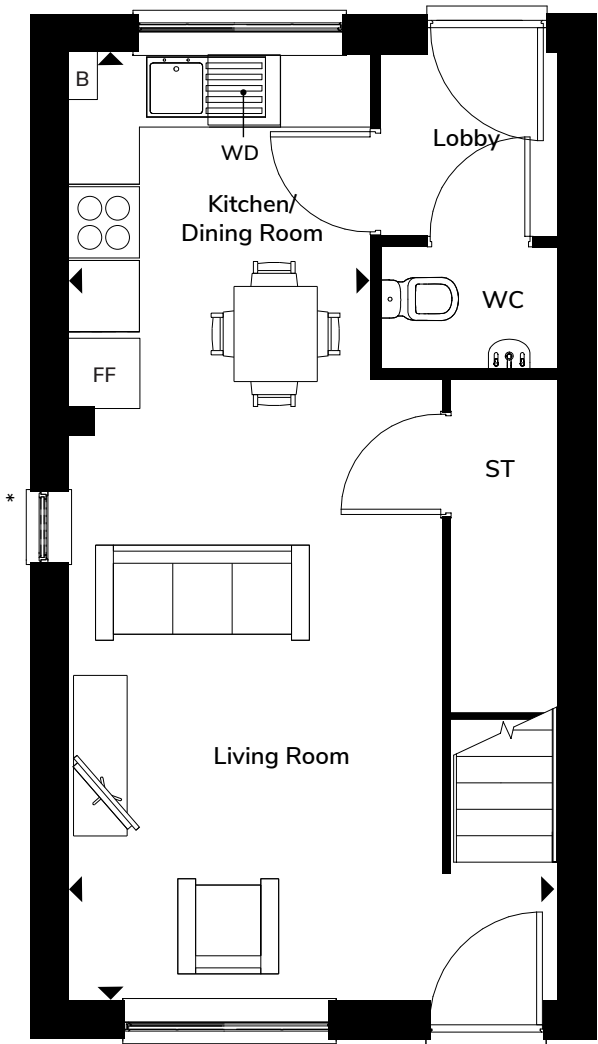
2 bedroom house

Plots: 20*, 84, 85* and 86

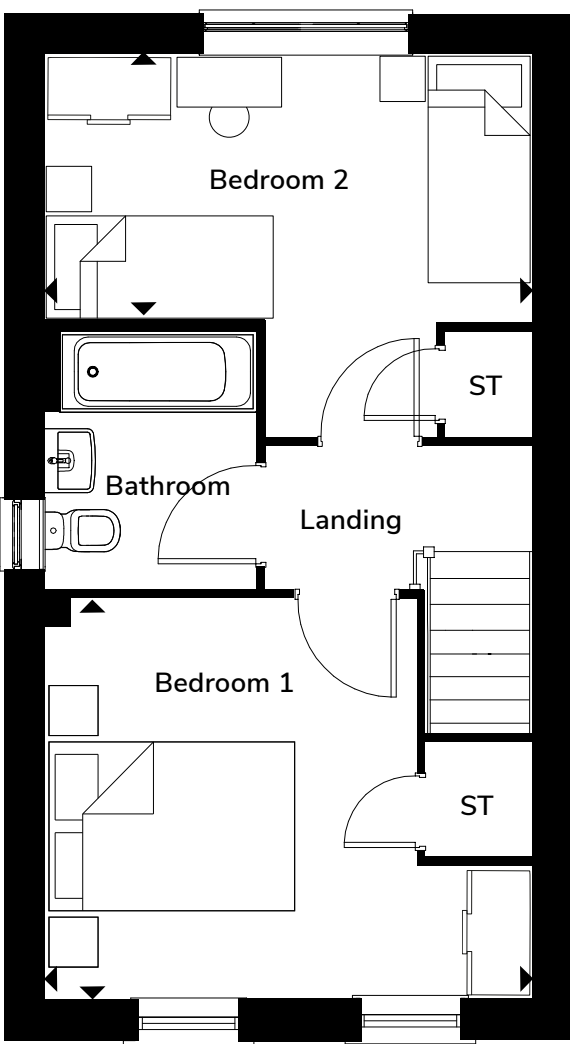
* Homes are handed



Ground Floor		Width Length
Kitchen/Dining Room	4.24m x 4.10m	13'9" x 13'5"
Living Room	4.24m x 4.10m	13'9" x 13'5"
First Floor		Width Length
Bedroom 1	4.24m x 3.48m	13'9" x 11'4"
Bedroom 2	4.24m x 2.34m	13'9" x 7'7"
Total Area	69.7 sq m	750 sq ft



Ground Floor



First Floor

This brochure is designed specifically as a guide. The computer generated images are for illustrative purposes only. The floorplans shown are for approximate measurements only. Exact layouts, dimensions, entrances, position of windows and doors may vary and are subject to change. Please ask a Sales Consultant for further information. External finishes may vary according to plot.

* Plot 84 has no side windows

- KEY**

FF Integrated fridge/freezer

B Boiler

WC Cloakroom
- WD** Freestanding washer dryer

ST Store

VIEW PLOTS ON SITE PLAN

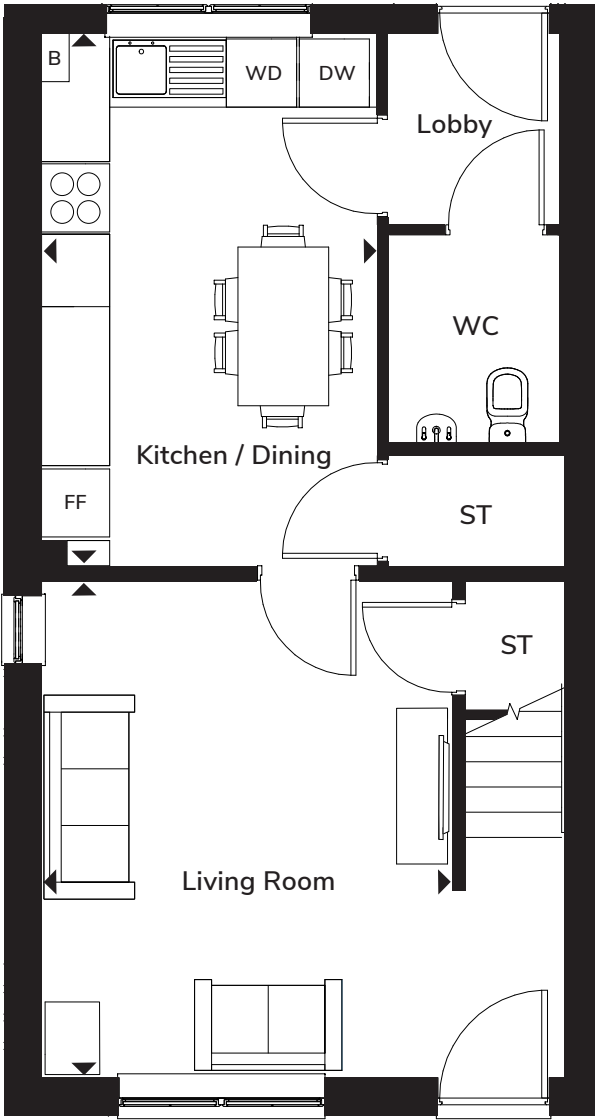


3 bedroom house

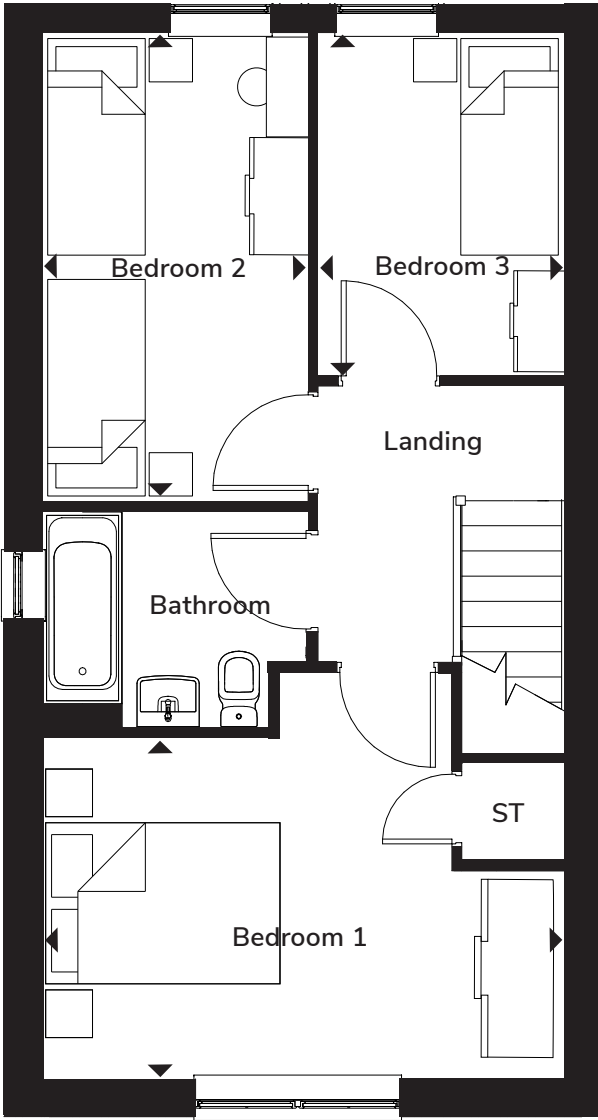
Plot: 21



Ground Floor		Width Length
Kitchen/Dining Room	4.72m x 4.87m	15'5" x 16'0"
Living Room	4.94m x 4.90m	16'2" x 16'1"
First Floor		Width Length
Bedroom 1	4.94m x 3.06m	16'2" x 10'0"
Bedroom 2	2.63m x 4.53m	8'6" x 14'9"
Bedroom 3	3.45m x 2.25m	11'3" x 7'4"
Total Area	95.2 sq m	1,025 sq ft



Ground Floor



First Floor

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KEY

FF Integrated Fridge/Freezer

WC Cloakroom

B Boiler

WD Freestanding washer dryer

ST Store

VIEW PLOTS ON SITE PLAN

It’s all in the detail

Kitchen

- Contemporary Porcelain kitchen with brushed nickel handles and soft close cupboards and under unit lighting
- Laminate worktop with matching upstand
- Stainless steel splashback to hob
- Stainless steel 1½ bowl sink with chrome mixer tap
- Stainless steel multi-function oven, gas hob and stainless steel chimney hood
- Integrated fridge/freezer
- Freestanding washer/dryer
- Removable base unit with plumbing for dishwasher to 3 bedroom houses

Bathroom

- Contemporary white bathroom suite comprising bath, close coupled WC, pedestal basin with chrome mixer tap
- Glass shower screen to bath
- Thermostatic shower over bath
- Wall tiling to bath and splashback tiling to basin area
- White heated towel rail

Flooring

Plots 20, 84, 85, & 86

- Wood effect vinyl flooring to ground floor and bathroom
- Carpet to stairs, landing and bedrooms

Plot 21

- Wood effect vinyl flooring to kitchen/ diner, lobby, cloakroom and bathroom
- Carpet to living room, stairs, landing and bedrooms

Cloakroom

- Contemporary white close coupled toilet and basin with chrome mixer tap
- Splashback tiling to basin

Electrical

- Downlights to kitchen, cloakroom and bathroom
- Pendant lighting to all other areas
- White sockets and switches throughout
- TV point to living room
- Telephone point to hall
- Smoke and carbon monoxide detectors
- Extractor fan to kitchen, cloakroom and bathroom
- Shaver socket to bathroom

General

- White PVCu double glazed windows
- Ceilings, architraves and skirtings painted white
- Walls painted in ‘Almond’ white matt emulsion
- White panel internal doors with chrome ironmongery
- Gas central heating via Ideal Combi boiler and white contemporary radiators
- NHBC 12 year build warranty

External

- Two parking bays to Plots 20 and 21. One parking bay to Plots 84, 85 and 86.
- EV charger
- Paved patio area
- Turf to rear garden
- 1.8m high timber fencing to rear garden
- Light to front and rear elevations
- Storage to rear garden
- Outside tap



A step-by-step guide to owning your own home

Find a L&G Shared Ownership property you'd like to buy and follow our step-by-step guide to turn your home-buying dreams into reality.

[CLICK HERE TO FIND OUT MORE](#)





Your step onto the property ladder

This home ownership scheme allows you to buy an initial share in your home and rent the remaining share. Over time you can then buy more shares in your home until you own the full 100%.



About Shared Ownership

Q: How does Shared Ownership work?

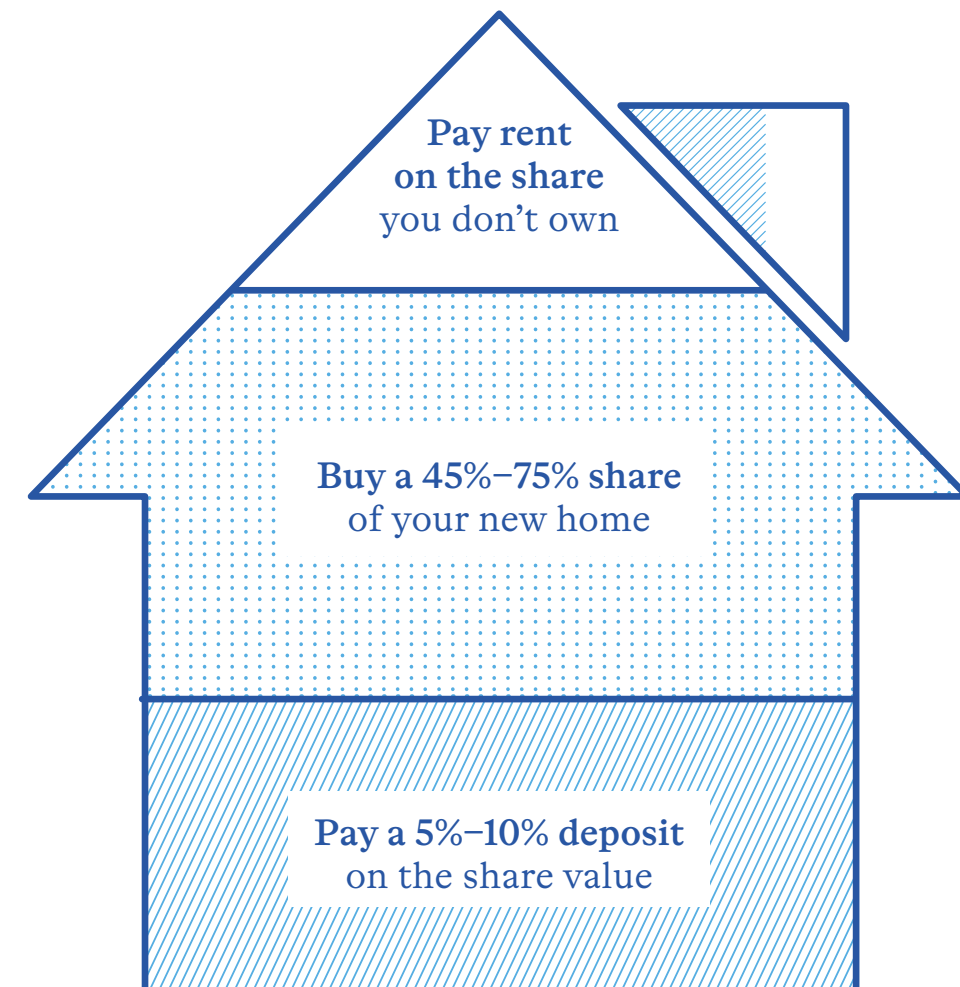
At Fossil Bay, you can buy an initial share of between 45% and 75% of the home's full market value. Your mortgage repayments are based on the share of the home you own, and you'll pay a subsidised rent on the remaining share that you don't own.

Over time, should your financial circumstances change, you may choose to purchase further shares, taking your ownership to 100%.

Q: Will I need a deposit?

With Shared Ownership properties, a deposit is still necessary, typically starting at just 5%–10%. Since you're buying a portion of the property, your deposit is typically lower than when compared to the open market, making it more affordable.

[CLICK HERE TO FIND OUT MORE](#)



Breakdown example of buying a new home at Fossil Bay

For full details around costs, please speak to one of our Sales Consultants.



FAQs

Q: How do I know what percentage I can purchase?

At Fossil Bay, you can own any share from 45% to 75% of the initial purchase price. You will be asked to speak to a mortgage broker to assess what share you can buy that is both affordable and sustainable.

Q: What if I already have a home?

If you already own a property you would need to have confirmed the sale of your home when you apply to buy via Shared Ownership. Your application would be assessed based on your housing need for you to be considered for Shared Ownership.

Q: Can I buy a property on my own?

If you earn or have a household income up to a maximum of £80,000 per annum, you could be eligible. You can also use Shared Ownership to buy alone or with another person as long as your joint incomes don't exceed the maximum earnings bracket.

Q: How will I pay my rent?

Legal & General has appointed a Management Provider, Pinnacle, to manage your rental account and will collect the rent on our behalf. They will be in touch with more information nearer the time of completion.

Q: Is it cheaper than renting?

Shared Ownership can be cheaper than renting privately as the mortgage cost and low rent usually add up to less than the equivalent rental payments to a landlord.

Q: Can I buy additional shares in the property?

Yes you can. This is known as 'staircasing'. You can staircase in annual 1% increments during the first 15 years of your lease, this is calculated based on the initial purchase price adjusted in line with HPI (House Price Index), or you can staircase in larger proportions (over 5%) with a RICS valuation. You can staircase to 100% ownership.

Q: Can I rent out my property?

You cannot grant an Assured Periodic Tenancy on a Shared Ownership property. If you want to get a lodger you can, however, you need to be able to afford to purchase the home without any assistance.

Q: How is the rent calculated?

Your annual rent is charged at 2.75% of the residual value of your home, which is reviewed annually each April. CPI (Consumer Price Index) from September of the previous year +1%.

Our Sales Consultant and your mortgage broker can give you further details based on your specific circumstances.

Q: Can I decorate and make improvements to my home?

Yes, you don't need our permission for decorating or simple repairs, however, you would need to get permission for larger works to ensure it does not affect the structure of the building.

Q: What is the length of the lease?

The lease is 990 years.

Q: Will I have to pay Stamp Duty?

When you buy a share in one of our homes you will have to pay a Stamp Duty Land Tax (SDLT). We advise you consult your solicitor as to the amount payable at the point of your legal completion.

There are two ways to pay on a newly built (new lease) property. Making a one-off payment based on the total market value of the property or paying any SDLT due in stages. If you decide to make a one-off payment upfront this is known as making a 'market value election'. If you choose to pay SDLT in stages then you pay SDLT on the initial purchase amount. Should you choose to pay SDLT in stages, you will not have to make any further payments until you own more than an 80% share of the property.

Q: What if I want to sell my property?

When you want to sell your Shared Ownership home, L&G has a time period specified within your lease to offer the property to another eligible shared owner. If we are unable to source a suitable purchaser in this time, you can put the property on the open market.

Q: Are there other costs involved?

Some other costs to consider:

Estate charges

An estate charge is payable by all homes on the development to maintain roads, lighting, and landscaped and communal spaces.

Management fees

L&G Affordable Homes appoint a Management Provider to manage your home and rental account on our behalf. Pinnacle will be in contact shortly after you move in to introduce themselves.

Solicitor fees

You must appoint a solicitor before you can apply for a mortgage, and it is importance to check they are approved to work for your mortgage lender. Fees are usually based on a fixed cost basis.

Broker fees

A mortgage broker will charge a fee for their services, and this can vary from a fixed amount to a percentage of the purchase price. Your broker should explain what fees are charged before they undertake any work on your behalf.

Other fees

You may incur other costs throughout the moving process, for example, removal costs. These can vary and it's worth speaking to a few companies to obtain quotes.

Your Sales Consultant will provide you with the costs for the estate charges and your solicitor will be provided with the breakdown of what the costs cover.

[CLICK FOR MORE FAQs](#)





Don't just take our word for it...

Here's what some of our customers have to say about living in one of our Shared Ownership homes.

Ben and Lilia

“When we spoke to the lovely sales team at L&G, we found out very quickly that Shared Ownership was something we did desire and that we could afford. If we were to privately rent in this area, it would be around £300 - £500 more than we are paying with Shared Ownership.”



Arati and Prashan

“As soon as we walked in, we could see ourselves living here and it felt like home. We have wanted to live here for a while and with Shared Ownership it made it possible. We found the team amazing, they were super helpful, knowledgeable and actually listened to us. So far, it has been the best journey with L&G.”



Tracey

“First impressions were fantastic. Brand new carpets inside were fresh and clean. Really, really good size, the hallway is a lovely open space. Kitchen kitted out and bathrooms as well.”



Hono

“Shared Ownership helped me own a property in an area I love. The amount I was paying for rent was the same as I am now paying for Shared Ownership for a home that I love. The space and location are great and Shared Ownership made it possible to live in this area.”

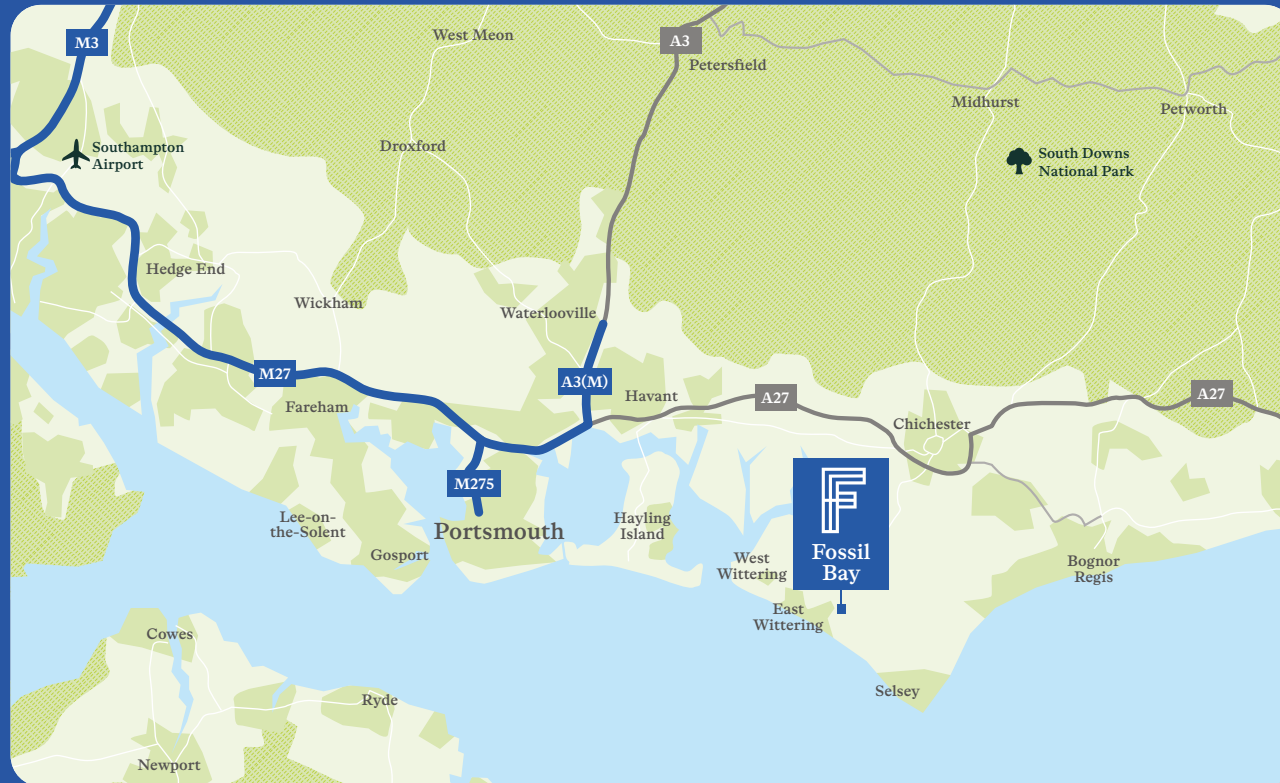


Jamie and Jodie

“What stood out most about Shared Ownership was that it made something that was starting to seem quite impossible, very possible. If it wasn't for this scheme, we would have had to save for years for a deposit.”



How to find us...



CLAPPERS LANE, EARNLEY PO20 7JJ



what3words unpacked.micro.tins

FROM THE M27

Leave the M27 at Junction 12 and follow signs for the A27 towards Chichester. Continue on the A27 westbound, passing through Havant and Emsworth, and remain on the A27 towards Chichester.

Exit the A27 at the A286 junction, signposted for Selsey and The Witterings. At the roundabout, take the A286 south towards Selsey and continue for approximately 4 miles.

At the roundabout, take the exit onto the B2145, signposted for East Wittering and Bracklesham Bay. Follow the B2145 through Birdham and continue towards Bracklesham.

On entering Earnley, turn right onto Clappers Lane.

FROM A27

Leave the A27 at the A286 junction, signposted for Selsey and The Witterings. At the roundabout, take the A286 south towards Selsey. Continue for approximately 4 miles.

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[GET DIRECTIONS](#)

L&G terms and conditions apply. All content within this document is indicative only. L&G reserves the right to make any changes at any time. Please speak to a member of our Sales Team for up-to-date information when reserving your new home. Information is correct at the time of going to print. Maps not to scale. Distances and times taken from [google.co.uk/maps](https://www.google.co.uk/maps).



People come first.

That's been the L&G way for almost 200 years.

L&G was founded in 1836 by six lawyers in a coffee shop on London's Chancery Lane. Nearly two centuries later, we are investing in new homes for all ages, social groups and home ownership structures.

The shortage of housing in the UK and the high deposits required to buy a property outright mean that home ownership is out of reach for many people. Our mission is to improve everybody's chances to become a homeowner. Whether it's a first-time buyer, young couple or growing family, we believe that everyone deserves a safe and secure space to call their own.

[CLICK HERE TO FIND OUT MORE](#)



Fossil Bay

Clappers Lane
Earnley
PO20 7JJ

01243 684 504

[VISIT OUR WEBSITE](#)

