

ROSE

GREEN



# ROSE GREEN



THIS EXCITING NEW DEVELOPMENT IS  
WITHIN WALKING DISTANCE OF SCENIC  
PAGHAM BEACH ON THE WEST SUSSEX COAST  
AND CLOSE TO BOGNOR REGIS AND THE  
HISTORIC, CATHEDRAL CITY OF CHICHESTER.



The village is home to shops, pubs, sports clubs, schools and Pagham's shingle beach is popular for swimming, yachting, walking and windsurfing. The RSPB's peaceful 1400-acre Pagham Harbour Nature Reserve is a haven for wildlife.

The lively resort of Bognor Regis is approximately 3 miles away and charming Chichester with its Roman ruins and 900-year-old cathedral, is less than 6 miles. The rolling South Downs National Park is only a half hour drive.

The B2166 links Pagham to Bognor Regis and to Chichester. From there you can join the A27, the coastal trunk that connects Eastbourne with

Southampton. It also gives access to the A3(M) and M275 and M27 at Portsmouth. From Chichester trains run regularly to Brighton, London Victoria, Gatwick Airport, Portsmouth and Southampton.

Our range of 3 & 4 bedroom homes embrace contemporary design, while retaining classic architecture and traditional build quality. They include popular features such as open-plan living areas, stylish fitted kitchens, bi-fold doors and spacious master bedrooms with en suites.

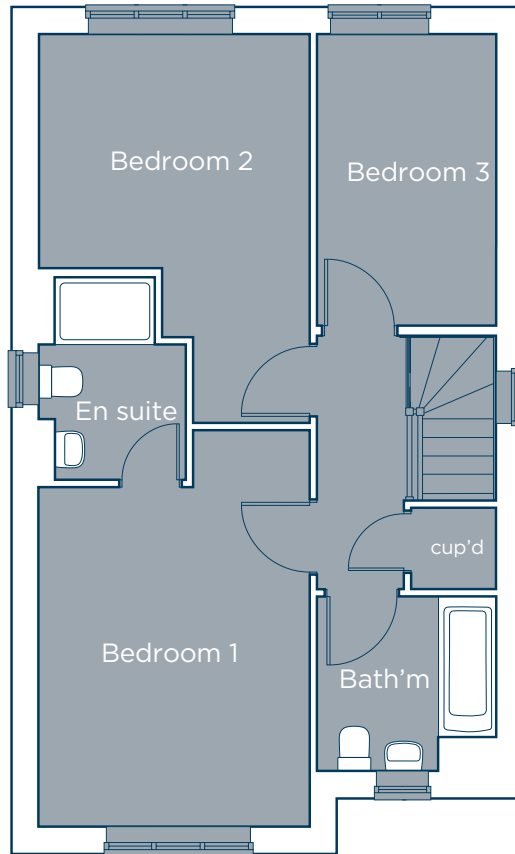
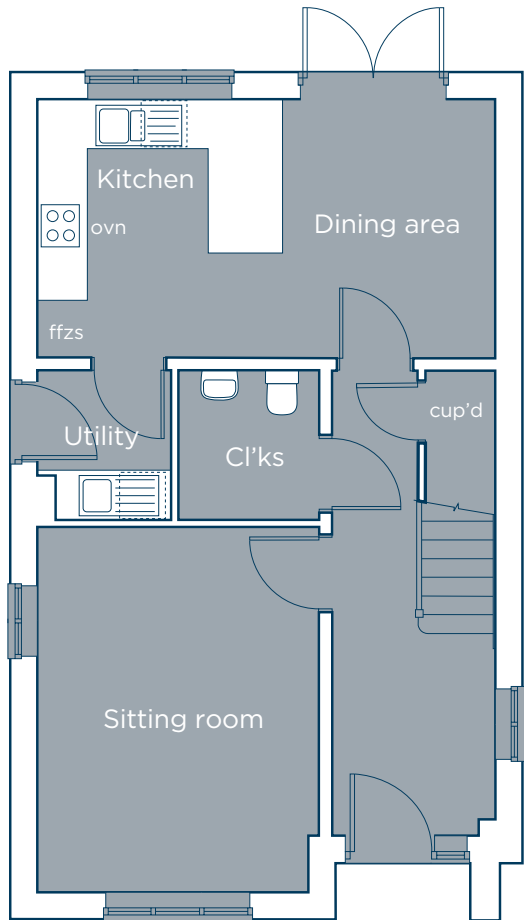
So, if you're looking for a quality new home close to the West Sussex coast your search ends here!



## SITE PLAN



# PLOTS 56 & 57



## GROUND FLOOR

Kitchen / dining area 5.52 x 3.12 18' 1" x 10' 2"

Sitting room 4.42 x 3.40 14' 6" x 11' 2"



## FIRST FLOOR

Bedroom 1 4.12 x 3.28 13' 6" x 10' 9"

Bedroom 2 3.28 x 2.83 10' 9" x 9' 3"

Bedroom 3 3.53 x 2.18 11' 7" x 7' 2"



# AVAILABLE TO RESERVE OFF PLAN NOW WITH ANTICIPATED COMPLETION SEPTEMBER 2024

## PLOT 20

### GROUND FLOOR

Kitchen / dining area 5.52 x 3.12 18' 1" x 10' 2"

Sitting room 4.42 x 3.40 14' 6" x 11' 2"

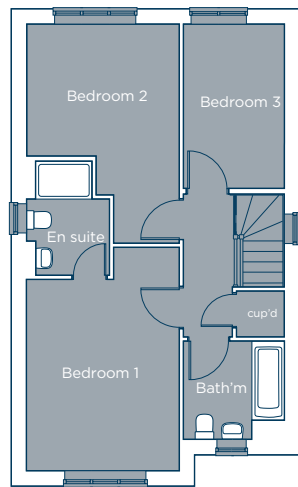
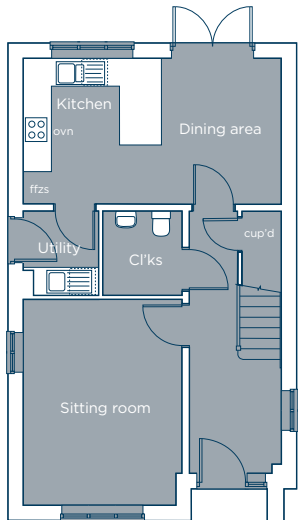


### FIRST FLOOR

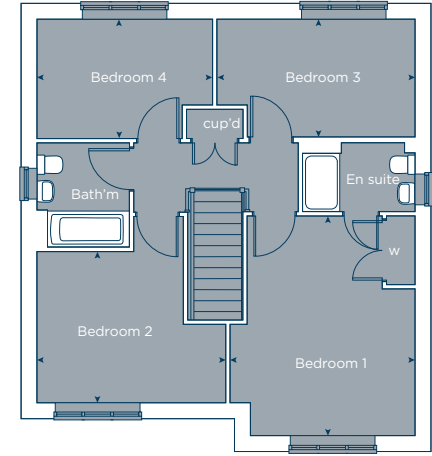
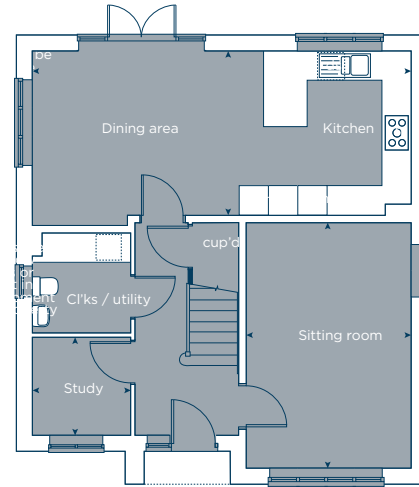
Bedroom 1 4.12 x 3.28 13' 6" x 10' 9"

Bedroom 2 3.28 x 2.83 10' 9" x 9' 3"

Bedroom 3 3.53 x 2.18 11' 7" x 7' 2"



## PLOTS 21 & 53



### GROUND FLOOR

Kitchen / dining area 7.77 x 3.38 25' 6" x 11' 1"

Sitting room 5.04 x 3.39 16' 6" x 11' 1"

Study 2.04 x 2.03 6' 8" x 6' 8"



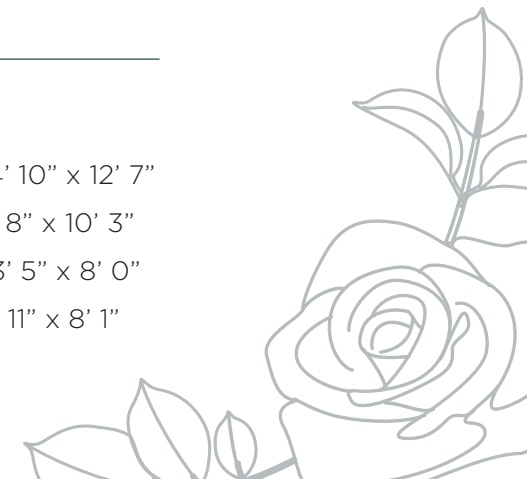
### FIRST FLOOR

Bedroom 1 4.53 x 3.83 14' 10" x 12' 7"

Bedroom 2 3.87 x 3.12 12' 8" x 10' 3"

Bedroom 3 4.08 x 2.43 13' 5" x 8' 0"

Bedroom 4 3.62 x 2.47 11' 11" x 8' 1"



# AVAILABLE TO RESERVE OFF PLAN NOW WITH ANTICIPATED HANDOVER DECEMBER 2024

## PLOT 60 & 84

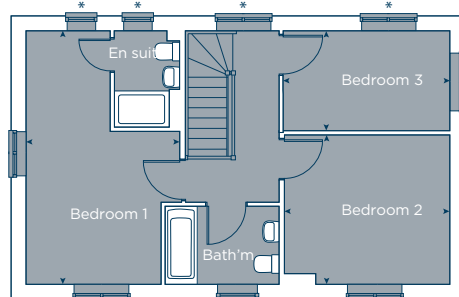
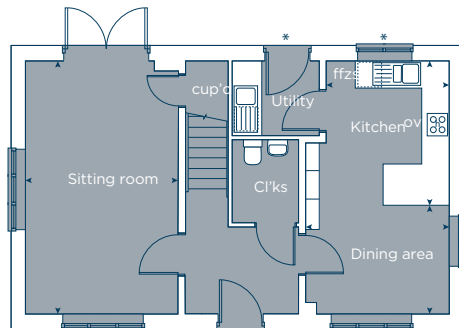
### GROUND

|              |             |                  |
|--------------|-------------|------------------|
| Kitchen      | 3.16 x 2.69 | 10' 4" x 8' 9"   |
| Dining area  | 3.14 x 2.37 | 10' 3" x 7' 9"   |
| Sitting room | 5.53 x 3.32 | 18' 1" x 10' 10" |

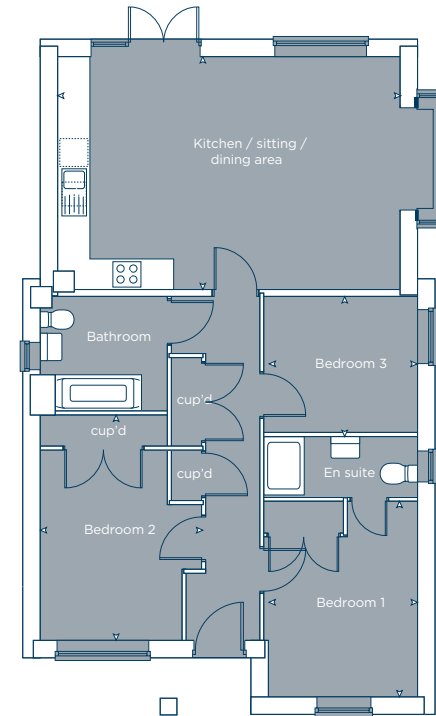


### FIRST

|           |             |                  |
|-----------|-------------|------------------|
| Bedroom 1 | 5.53 x 3.35 | 18' 2" x 11' 0"  |
| Bedroom 2 | 3.60 x 3.27 | 11' 10" x 10' 9" |
| Bedroom 3 | 3.65 x 2.19 | 12' 0" x 7' 2"   |

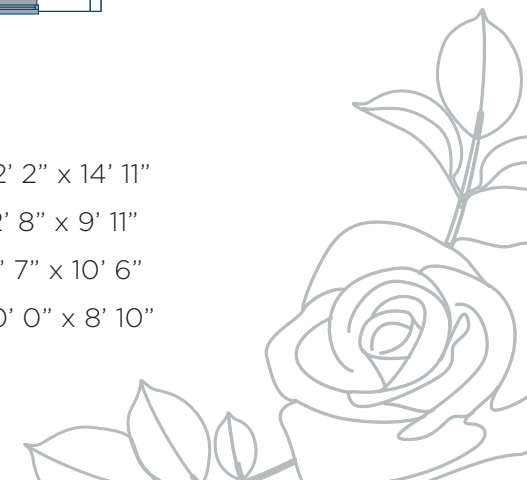


## PLOTS 64 & 84



### GROUND FLOOR

|                       |             |                  |
|-----------------------|-------------|------------------|
| Kitchen / dining area | 6.76 x 4.57 | 22' 2" x 14' 11" |
| Bedroom 1             | 3.86 x 2.94 | 12' 8" x 9' 11"  |
| Bedroom 2             | 4.44 x 3.19 | 14' 7" x 10' 6"  |
| Bedroom 3             | 3.04 x 2.69 | 10' 0" x 8' 10"  |



# LAUNCHING FOR RESERVATION AUTUMN 2024

## WITH ANTICIPATED HANDOVER FEBRUARY 2025

### PLOTS 22, 42 & 45

#### GROUND FLOOR

Kitchen / dining area 5.52 x 3.12 18' 1" x 10' 2"

Sitting room 4.42 x 3.40 14' 6" x 11' 2"

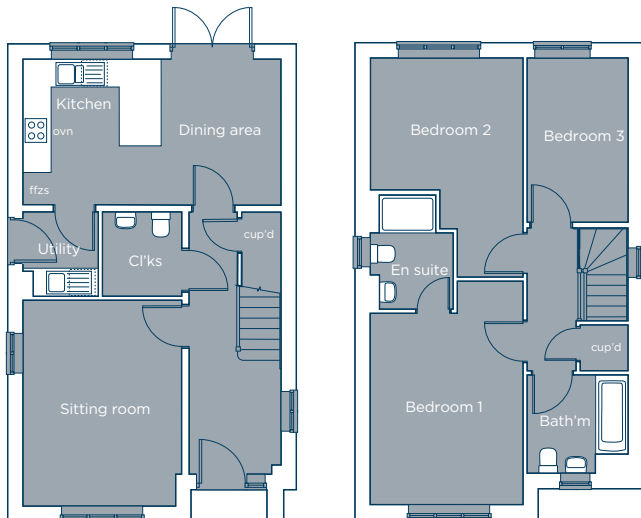


#### FIRST FLOOR

Bedroom 1 4.12 x 3.28 13' 6" x 10' 9"

Bedroom 2 3.28 x 2.83 10' 9" x 9' 3"

Bedroom 3 3.53 x 2.18 11' 7" x 7' 2"



### PLOT 24

#### GROUND

Kitchen 3.16 x 2.69 10' 4" x 8' 9"

Dining area 3.14 x 2.37 10' 3" x 7' 9"

Sitting room 5.53 x 3.32 18' 1" x 10' 10"

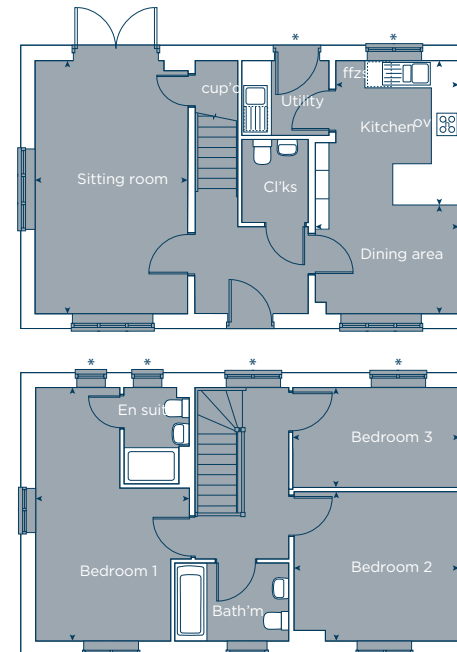


#### FIRST

Bedroom 1 5.53 x 3.35 18' 2" x 11' 0"

Bedroom 2 3.60 x 3.27 11' 10" x 10' 9"

Bedroom 3 3.65 x 2.19 12' 0" x 7' 2"



# SPECIFICATION



## KITCHENS

- Symphony kitchen
- Stainless steel sink and drainer (single and a half bowl) with chrome mixer tap
- Hob with built-in oven, with stainless steel splashback
- Integrated 50/50 fridge freezer
- Space for integrated dishwasher with plumbing and electrics (including removable base unit)
- Washing machine with plumbing and electrics

## PLUMBING AND HEATING

- Gas central heating with wall mounted combi-boiler, programme selector and room thermostat(s)
- Thermostatic valves to all radiators (with the exception of rooms with separate thermostat control)

## ELECTRICAL

- Combined usb / double sockets in kitchen and master bedroom
- Multi-media point in living room
- TV point to master bedroom and family room (where applicable)
- Mains wired smoke detectors with battery back-up
- Battery powered Carbon Monoxide detector (wall mounted) to be provided for each floor

## BATHROOMS, EN-SUITES AND CLOAKROOMS (WHERE APPLICABLE)

- Contemporary white Studio Echo sanitary-ware suite
- Close coupled WC to cloakroom
- Low profile shower tray with glass enclosure
- Handheld hair wash attachment
- Porcelanosa wall tiling (splashback, half-height over bath, and full-height to shower cubicle)
- Shaver socket / toothbrush charger to main en-suite

## INTERNAL FINISHES

- Flooring to kitchen and bathrooms
- Carpet in all other rooms
- White painted walls and smooth white ceilings

## DOORS AND WINDOWS

- Front door with multi-point security locking system and security chain
- Chrome front door numbers
- PVCu double glazing to windows
- Double glazed PVCu French doors

## EXTERNAL

- External light fitted to front porch and wiring for external light to rear door
- Mains operated doorbell (push), satin chrome finish
- Enclosed fenced rear garden, and garden gate (where applicable)
- Landscaped front gardens
- Turfed rear garden
- Fitted external tap







HOOK LANE, ROSE GREEN, BOGNOR REGIS, PO21 3PE

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