



WINGS WOOD

WOODGATE CHICHESTER

PHASE 2

SPREAD YOUR WINGS

**SOUTHERN
HOUSING**
new homes



WINGS WOOD

WOODGATE CHICHESTER

AN ATTRACTIVE COLLECTION OF
2, 3 AND 4 BEDROOM HOMES IN WOODGATE,
JUST OUTSIDE CHICHESTER IN WEST SUSSEX



WOODGATE CHICHESTER

A BEAUTIFUL HOME IN A WONDERFUL LOCATION, AT AN AFFORDABLE PRICE

Imagine living in a beautiful new home in a small village, surrounded by fields yet within easy distance of the nearest major town.

Living at Wings Wood really does make the dream come true. Enjoy local country walks or wander into Woodgate village which boasts a small supermarket, a post office, Prince of Wales pub that does an excellent Sunday roast, a community centre, handy gym, football and all the peace and quiet you could ask for.

The new collection of 2, 3 and 4 bedroom homes has been built with your contemporary lifestyle in mind. You'll have a streamlined kitchen with appliances tucked neatly away, an attractive bathroom with modern fittings, and well-proportioned bedrooms that provide generous storage space. The latest eco-features ensure energy bills are kept to the minimum. This really is a home for today.



Image from the show home at Wings Wood development



SPREAD YOUR WINGS

WITH THE SPACE TO STRETCH OUT
AND ENJOY LIFE TO THE FULL

The open plan living areas of your new home are flooded with natural light and create a great sense of space. You'll have ample wall sockets for when you're working from home. And, with a primary school just down the road, this is the perfect place to start a family.

The village of Woodgate lies in a delightfully rural part of Britain that's famous for its market gardening. There are big skies and open fields to make your heart soar with a sense of freedom. You'll have the coast close by – Climping Beach is a local favourite – and areas of outstanding natural beauty within easy reach in all directions. West Sussex offers wonderful country walks down wooded tracks, across open fields and with great sea views that suddenly appear out of nowhere.

Then, when you fancy a spot of retail therapy or a big night out, you have some of Britain's most attractive towns waiting to be discovered.

BRING THE GOOD TIMES

YOUR NEW HOME OFFERS AMPLE
SPACE FOR ENTERTAINING –
INSIDE AND OUT

Wings Wood offers you a place to be truly proud of. Somewhere you'll want to invite the neighbours for dinner or have friends down over the weekend. A home where the kitchen is the centre of family life, with enough space to cook a delicious meal made from freshly grown, local ingredients. And a place with enough outside space to make the most of the English summer and entertain out of doors in the fresh country air.

These Shared Ownership homes are a blank canvas where you can express your own taste. You select the furniture. You decide on the décor. You add those finishing touches that make your home truly your own. You decide who to invite round, and when. Living in the new development at Wings Wood, you'll find a whole new community, right on your doorstep.





WEST SUSSEX

IT'S EASY TO SEE WHY PEOPLE
CHOOSE THIS BEAUTIFUL AREA



Chichester Harbour, the South Downs, the Isle of Wight. You'll have some of Britain's most beautiful countryside and coastline in reach. The South Downs are a fabulous place for a country walk – don't forget to pack a picnic – with lavender fields and trout filled streams, hop gardens and watercress farms. There are charming villages to discover and dramatic cliffs to admire. At nearly a mile long, the Devil's Dyke is the longest dry valley in the UK.

West Sussex offers sailing, wind and kitesurfing, cricket, horse riding, fishing, golf and a whole range of other outdoor pursuits. You even have a leading racecourse and famous motor racing centre on hand.

There are wonderful beaches all along the coast and historic houses that whisk you back to the time of Jane Austen and Queen Elizabeth the first. Or head to a Wine tour at Nyetimber or Nutbourne and sample English sparkling wine at its finest.

Travel west and you reach the New Forest or east and you could find yourself in Brighton. This is a part of the world that offers the freedom to spread your wings. Yet, with so much beautiful countryside so near, you don't need to go far to discover the perfect sunset.



< **TANGMERE MILITARY AND AVIATION MUSEUM** 4.2 MILES

On the site of a historic RAF fighter station, you'll now find one of the UK's leading aviation museums, with historic aircraft spanning both World Wars together with simulators, cockpits and interactive displays.



< **PRINCE OF WALES PUB** 0.4 MILES

Your new local, this family friendly pub offers a large garden where you'll often find a bouncy castle. It does great food, excellent beer (including a regularly changing guest ale) and is the perfect place for a traditional game of bar billiards.



< **ARUNDEL WETLANDS CENTRE** 8.2 MILES

Diving sea ducks, Dalmatian pelicans and lapwing chicks are amongst the wildlife you can expect to discover living in the wide open spaces of the Wetlands Centre. Take a boat trip and glide across the water to see kingfishers and sand martins.



< **GOODWOOD HOUSE AND GROUNDS** 6.3 MILES

From the festival of speed to the glorious race meeting, Goodwood hosts a range of world famous events. Yet it's worth a visit at any time of year to explore this elegant house and garden, home to the Dukes of Richmond for over 300 years.

BOGNOR REGIS BEACH 3.4 MILES >

From the East Beach with its Esplanade and amusement arcades to the secluded beauty of Dark Lane Beach, you're never far from a great sea view. Whether you fancy a carefree round of crazy golf or a fascinating museum, Bognor has it all.



< **LITTLEHAMPTON SEASIDE TOWN** 7.8 MILES

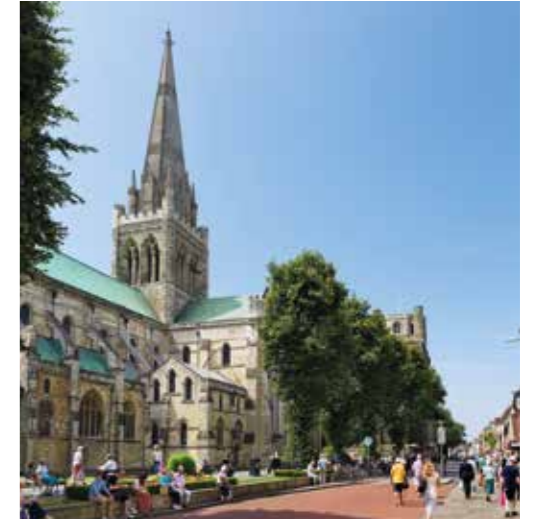
With its award winning beaches, a charming river and a large seafront green, Littlehampton is a delightful place to head on a summer's afternoon. There's a skate park, funfair, formal gardens and boat tours that take you around the harbour.



CHICHESTER LIFE

AN ANCIENT CITY THAT'S AS POPULAR TODAY
AS IT WAS 2000 YEARS AGO

IT'S SAID THAT, IN ROMAN
TIMES, THE LOCALS LOVED
CHICHESTER FOR ITS SHOPS.
NOTHING HAS CHANGED.



Your nearest urban centre just happens to be one of the most attractive historic cities in the country.

Chichester dates back over two thousand years and Fishbourne Palace is one of the best preserved Roman sites in the country. The cathedral itself dates back 600 years and the fine spire can be seen miles out to sea.

Yet Chichester is also very much a city for today. The Festival Theatre is one of the most famous live venues in Europe and the festival itself often sees world premieres of new productions before they reach London's West End. Love shopping? There's a fascinating choice of small independent stores – think fashion, food, art and books – together with an impressive mall on the edge of town.

You'll find cinema, ten pin bowling, a trampoline park and leisure centre. It's also great for pubs, bars, cafés and restaurants. Whether you want a romantic dinner overlooking the sea or a quick meal after a day on the beach, Chichester offers an inspiring choice.





DOLPHIN HOTEL

Waterstones

EVERYWHERE YOU LOOK IN CHICHESTER THERE'S
A LITTLE PIECE OF HISTORY. THE MARKET CROSS
WAS GIFTED TO THE CITY IN 1501.



TRAVEL AND TRANSPORT

SO MUCH TO EXPLORE MINUTES FROM YOUR FRONT DOOR

Living at Wings Wood you'll have local shops, a pub and school within walking distance and the towns of Chichester, Arundel, Bognor Regis and Littlehampton are all an easy drive away. In fact the nearby A27 provides a straightforward road link with towns right along the South Coast, from Southampton and Portsmouth in the west to Brighton and Eastbourne in the east.

The nearest rail station is Barnham, offering direct services to London Victoria in under 1½ hours, together with regular trains to Chichester, Havant, Southampton, Worthing, Hove and Brighton. There are also direct rail services to Gatwick Airport.

From Portsmouth you can take a ferry to the Isle of Wight, Channel Islands, France and Spain. You might be living in the middle of the countryside, but it's easy to spread your wings and reach wherever you want to go – home or abroad.

BY TRAIN

- Bognor Regis
6 mins
- Brighton
44 mins
- Gatwick Airport
51 mins
- Southampton
1 hour
- London Victoria
1 hour 27 mins

BY CAR

- Tangmere
4.5 miles
- Goodwood
6.2 miles
- Arundel
7.1 miles
- Chichester
7.2 miles
- Littlehampton
7.9 miles

SCHOOLS

- Aldingbourne Primary School
0.7 miles
- Ormiston Six Villages Academy
1.5 miles
- Eastergate C.E. Primary School
1.7 miles
- St Philip Howard Catholic School
2.5 miles
- Barnham Primary School
2.6 miles

SHOPS

- Lidl Supermarket
1.4 miles
- Central Convenience Store
1.6 miles
- Sainsbury's Supermarket
2.1 miles
- Co-op Food - Barnham
2.7 miles
- Chichester Gate Retail Park
8.3 miles

WHETHER YOU PREFER
THE GOLDEN SANDS OF
WEST WITTERING OR THE
QUIET SHINGLE OF CLIMPING,
THERE ARE SO MANY GREAT
BEACHES NEARBY.

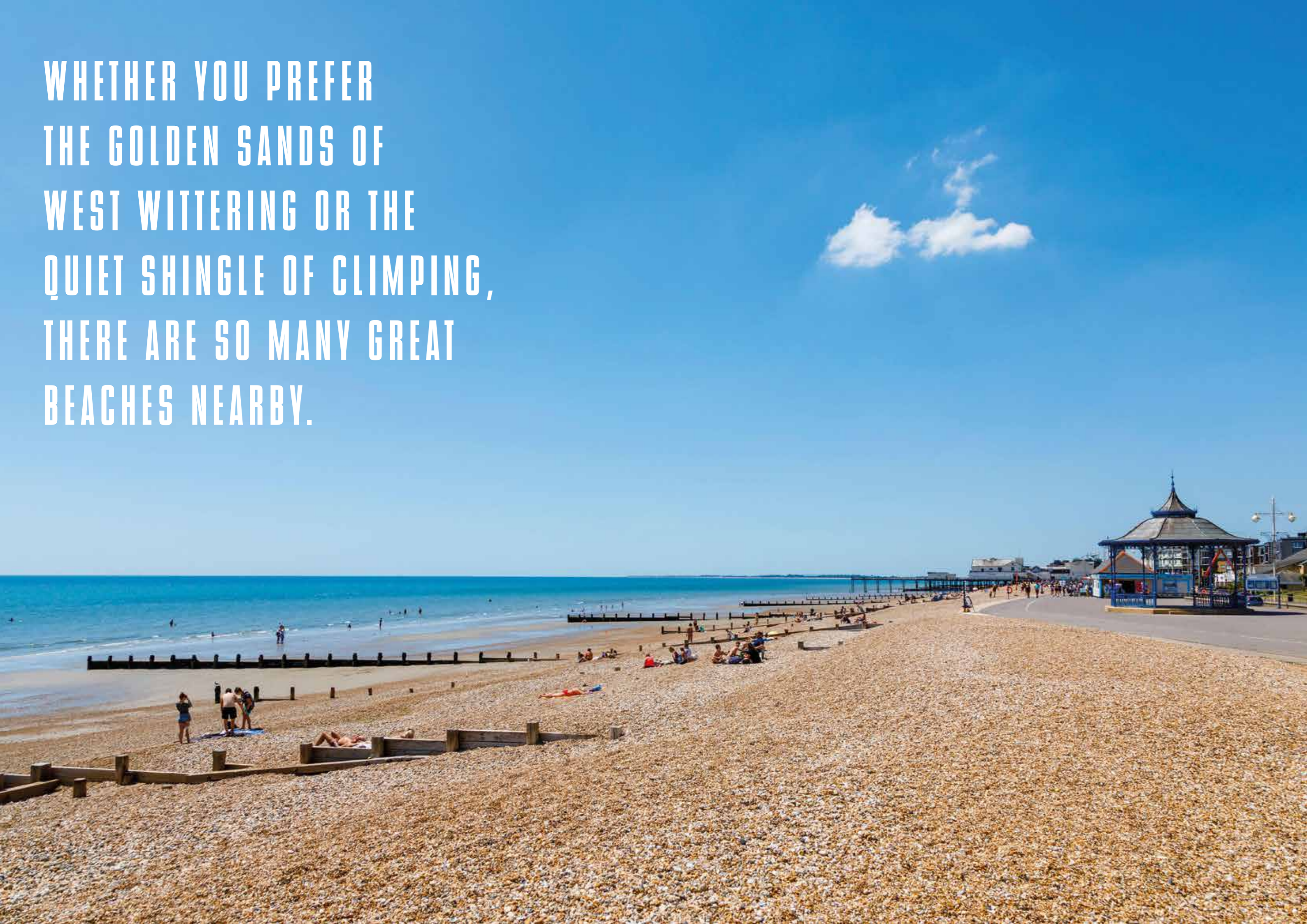




Image from the show home at Wings Wood development

SPECIFICATION

BEAUTIFULLY DESIGNED AND GENEROUSLY PROPORTIONED CONTEMPORARY HOMES

KITCHEN

- Contemporary matt dove grey kitchen with soft close drawers and stainless steel handles
- Silver grey concrete post formed laminate worktop and upstands
- 1.5 Bowl stainless steel sink with chrome mixer tap
- Zanussi 4 ring ceramic gas hob and opaque glass splashback
- Zanussi freestanding electric fan oven
- Zanussi chimney extractor hood
- Lamona built in microwave - black
- Lamona washing machine
- Lamona integrated fridge/freezer
- Lamona integrated dishwasher

CLOAKROOM

- Contemporary white sanitaryware with pedestal basin and toilet

BATHROOM

- Contemporary white sanitaryware with pedestal basin, toilet and bath with glass shower screen
- Thermostatic bath/shower valve with bath spout and separate shower
- Vado Matrix mono basin mixer tap to basin
- Stone matt grey wall tiling
- Chrome heated towel rail
- Mirror

EN SUITE

- Contemporary white sanitaryware with pedestal basin and toilet
- Exposed thermostatic shower valve with shower head
- Chrome mixer tap to basin
- Glass bi-fold shower door enclosure with low profile shower tray and chrome frame
- Stone matt grey wall tiling

FLOORING

- Cormar Apollo Plus Smokestack carpets to stairs and bedrooms
- Amtico Spacia Weathered Oak flooring to kitchen, cloakroom, bathroom/ensuite, living room and hallways

HEATING & ELECTRICAL

- Gas central heating combi boiler with radiators and thermostatic controls
- Recessed LED downlights to kitchen and under units
- Pendant light fittings to all other rooms
- Stainless steel sockets in kitchen, 1 with USB ports and white switches throughout with 1 USB in living room and 1 in each bedroom
- TV ariel to living room and all bedrooms
- Satellite TV with Sky Q facility* and telephone points to living room
- Smoke and carbon monoxide alarm detectors
- Doorbell

GENERAL

- UPVC double glazed windows with white finish internally
- Entrance door with canopy
- Internal walls and woodwork painted white
- White painted internal doors with polished chrome lever
- Allocated parking to all homes, with EV charging points
- Turf lawn to private front and rear gardens
- Sheds to garden
- Rotary Washing Dryer
- 12 year NHBC build warranty

*Subject to a separate subscription. Whilst every effort has been taken to ensure the accuracy of the above specification, it is for general guidance only and is subject to change. Southern Housing reserves the right to amend the specification as necessary and without notice. Please speak to our sales advisor for more details.

LARGE WINDOWS AND GLASS DOORS
FILL THE LIVING AREAS WITH SUNLIGHT.
FEEL YOUR HEART TAKE FLIGHT AT THE
SENSE OF FREEDOM.



Image from the show home at Wings Wood development



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SITE PLAN

LIDSEY ROAD



KEY TO HOUSE TYPES

- THE REDSTART 2 Bedroom House
- THE GOLDCREST 3 Bedroom House
- THE GREENFINCH 3 Bedroom House
- THE SKYLARK 4 Bedroom House
- Affordable / Social Rent Houses

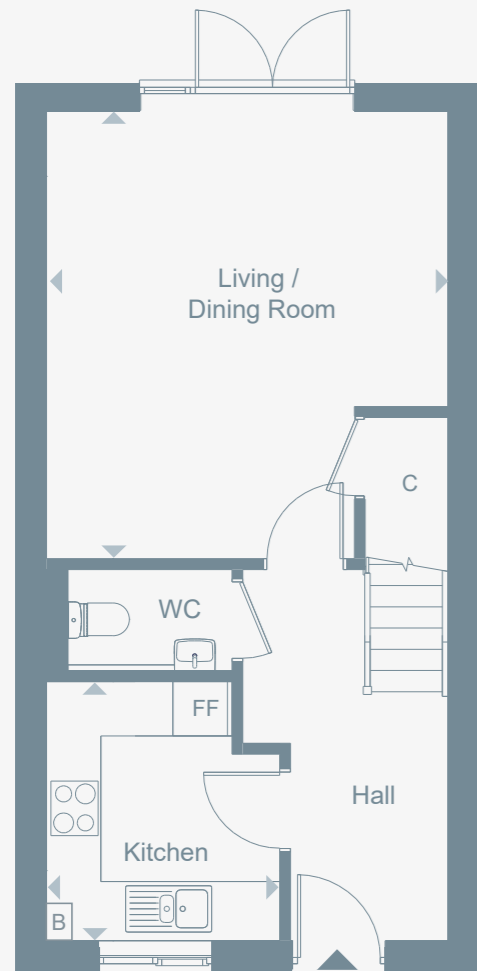
The site plan is for indicative purposes only. The details depicted within the site plan are designed to give a general indication and the final layout may vary and should not be relied upon.

The site plan, including tenure locations does not form part of any offer, contract, warranty or representation. Please speak to our Sales Consultant for further information.

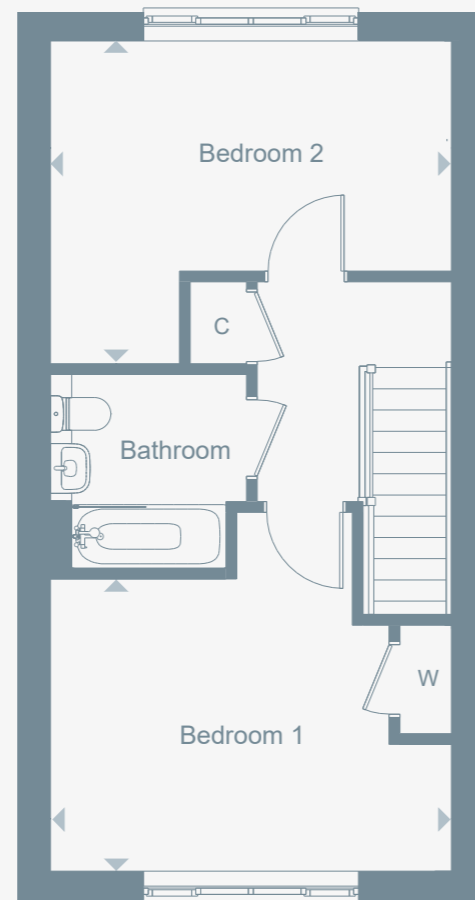
TWO BEDROOM HOUSE THE REDSTART

PLOTS 2, 22, 23*, 26 & 27*

*Plots are handed to the plans drawn



Ground Floor



First Floor

DIMENSIONS

Total Area 80.9 m² 870 ft²

Living / Dining Room

4.94m x 4.42m 16' 2" x 14' 5"

Kitchen

2.85m x 2.57m 9' 3" x 8' 4"

Bedroom 1

4.42m x 3.55m 14' 5" x 11' 6"

Bedroom 2

4.42m x 3.22m 14' 5" x 10' 5"

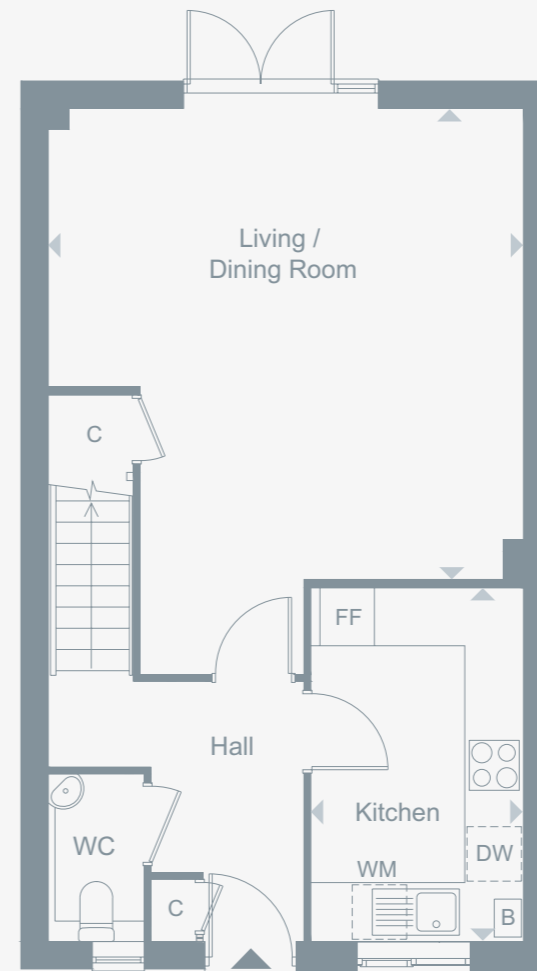
KEY

F/F Fridge/Freezer
W Wardrobe
C Cupboard

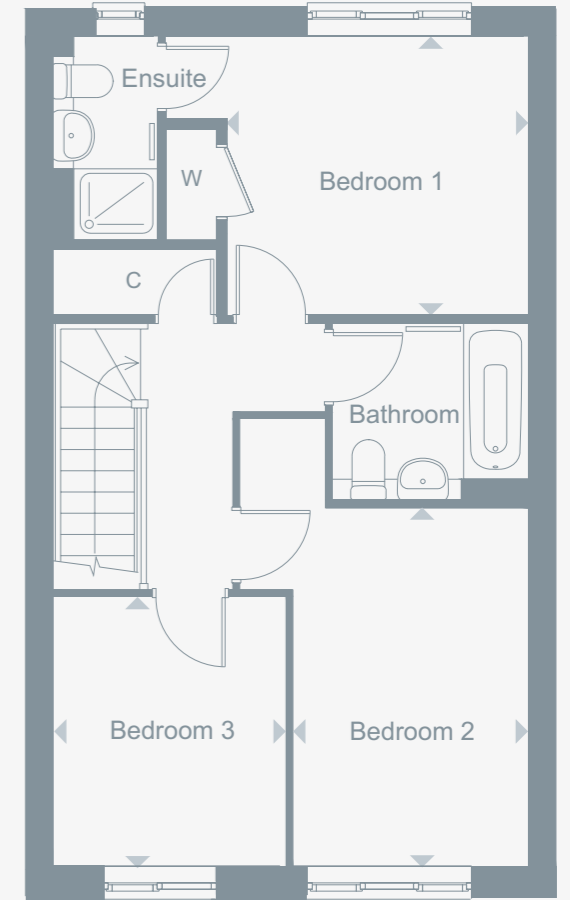
THREE BEDROOM HOUSE THE GOLDCREST

PLOTS 5*, 6, 7, 15, 35 & 37*

*Plots are handed to the plans drawn



Ground Floor



First Floor

DIMENSIONS

Total Area 95.3 m² 1,026 ft²

Living / Dining Room

5.16m x 5.21m 17' 9" x 16' 9"

Kitchen

3.87m x 2.32m 12' 7" x 7' 6"

Bedroom 1

3.27m x 3.01m 10' 7" x 9' 9"

Bedroom 2

3.97m x 2.57m 13' 0" x 8' 4"

Bedroom 3

2.97m x 2.52m 9' 7" x 8' 2"

KEY

F/F Fridge/Freezer
D/W Dishwasher
WM Washing Machine
B Boiler
W Wardrobe
C Cupboard

THREE BEDROOM HOUSE THE GREENFINCH

PLOTS 1*, 20, 34* & 36

*Plots are handed to the plans drawn



DIMENSIONS

Total Area 95.6 m² 1,029 ft²

Living / Dining Room
5.34m x 4.98m 17' 5" x 16' 3"

Kitchen
3.11m x 2.97m 10' 2" x 9' 7"

Bedroom 1
3.95m x 2.94m 12' 9" x 9' 6"

Bedroom 2
4.27m x 2.63m 14' 0" x 8' 6"

Bedroom 3
3.61m x 2.25m 11' 8" x 7' 3"

KEY

F/F Fridge/Freezer
D/W Dishwasher
WM Washing Machine
B Boiler
W Wardrobe
C Cupboard

FOUR BEDROOM HOUSE THE SKYLARK

PLOTS 16, 24, 25*, 28 & 29*

*Plots are handed to the plans drawn



DIMENSIONS

Total Area 106.7 m² 1,149 ft²

Living Room
4.97m x 3.68m 16' 3" x 12' 1"

Kitchen / Dining Room
5.43m x 3.57m 17' 8" x 11' 7"

Bedroom 1
4.05m x 2.79m 13' 3" x 9' 1"

Bedroom 2
3.20m x 2.57m 10' 5" x 8' 4"

Bedroom 3
2.97m x 2.52m 9' 8" x 8' 3"

Bedroom 4
3.57m x 2.11m 11' 7" x 7' 0"

KEY

F/F Fridge/Freezer
W Wardrobe
C Cupboard

All you need to know about Shared Ownership*

You can purchase a home at Wings Wood if you do not own a property and have a household income of less than £80,000 per annum.†

You start by buying a share of the property (usually between 35% and 75%) and pay a subsidised rent to us on the rest. This helps reduce the amount of deposit you need (so you can save for it faster) and makes the monthly mortgage repayments more manageable.

The great thing about Shared Ownership is that, at any time in the future, you can buy additional shares in your home until you own all of it – we call this 'Staircasing'. As you purchase more shares,

the rent reduces, and when you own 100% of the property, you will not need to pay rent at all.

To begin the process, you will need to have a financial assessment to establish your affordability, have a deposit ready plus some further monies available to pay for legal and conveyance costs. Once we know how much you can afford and that you're approved for a mortgage, you can reserve a home with just a £500 reservation fee which goes towards the cost of the apartment.



Pay rent on the remaining share

-- 75%

-- 50%

-- 35%

Buy 35–75% of a property

About *us*

At Southern Housing New Homes we know how important it is to find the perfect home. Our mission is to help you do just that by providing the best quality homes, while creating communities that people love.

As an organisation we're one of the largest housing providers in the UK with over 77,000 homes across London, the South East, the Isle of Wight and the Midlands, giving over 167,000 people somewhere to call their own.

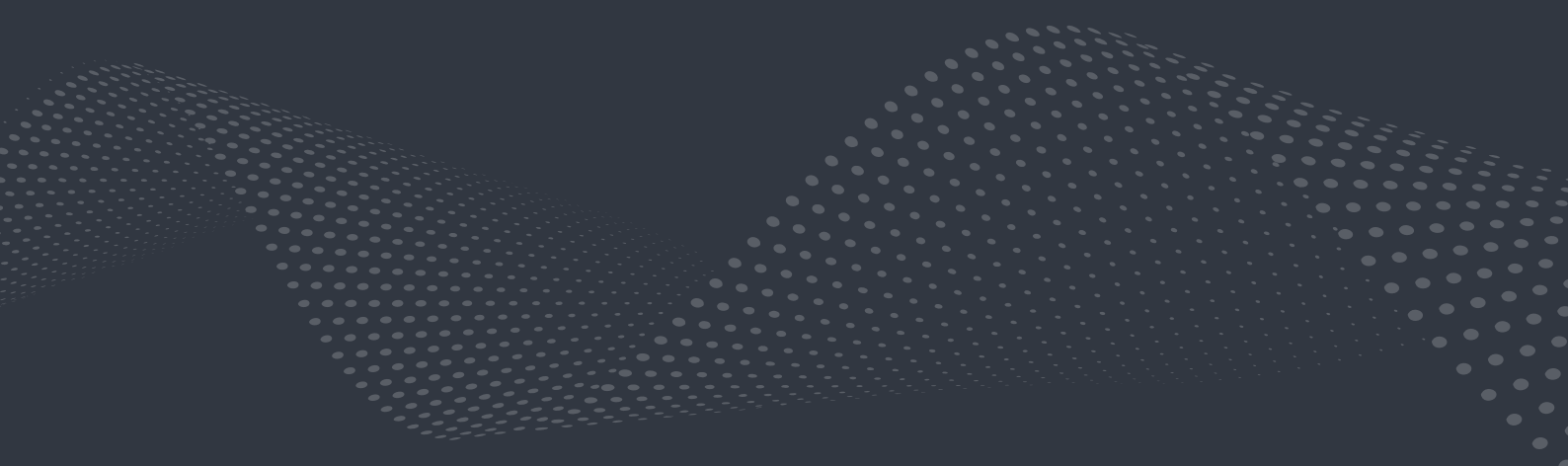
Within our Southern Housing New Homes team, we provide homes to suit families of all sizes, through Shared Ownership, London Living Rent and Open Market sale.

Read more about who we are and what we do at shnewhomes.co.uk

SOUTHERN HOUSING
new homes



*Shared Ownership – Terms and conditions apply. This initiative is subject to status and fitting criteria. Minimum and maximum share values will apply and rent is payable on the unsold share. For more information about Shared Ownership visit <https://www.gov.uk/shared-ownership-scheme>. †Other development specific eligibility criteria can be found on the website. Alternatively, please speak to the sales team to find out more.



Register your interest

www.shnewhomes.co.uk/wingswood-ph2

0300 555 2171

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