

CRESSWELL PARK

ANGMERING





CRESSWELL PARK

A DESIRABLE HAVEN FOR ASPIRATIONAL LIVING

If achieving a better life and work balance tops your agenda, look no further than Cresswell Park. Set in picturesque Angmering village, this exclusive collection of two, three, four and five bedroom homes, together with contemporary one and two bedroom apartments, is perfectly placed to enjoy everything the West Sussex coast has to offer.

Here you can look forward to light and spacious interiors, with quality specification as standard and homes set around an attractive central green, including a safe children's play area. All within easy reach of Angmering village centre, nearby beaches, local schools and good transport links.



Local area photography

ANGMERING

COAST AND COUNTRYSIDE ON YOUR DOORSTEP

Charming and characterful, Angmering lies a few miles between the popular beach resort towns of Littlehampton and Worthing in West Sussex. Its old village centre features a 12th century church, independent boutiques, convenience stores, a salon and other amenities. There are also several traditional pubs offering excellent food and hospitality.

The large conservation town of Arundel and historic Chichester are 6 and 16 miles away respectively, both full of diverse and exciting places to go. Brighton's many cultural delights are a little further along the coast, while the South Downs National Park and beauty spot of Highdown Hill are just a couple of miles to the north.

From sailing and golfing to shopping and theatre going, whatever leisure pursuits take your fancy, this beautiful and fascinating area will spoil you for choice all year round.

In terms of education, it doesn't disappoint either, with St Margaret's CofE Primary and The Angmering School right on your doorstep, as well as a variety of other good schools close by.



Local area photography





Local area photography

WELL CONNECTED IN EVERY WAY

Cresswell Park is an ideal base to commute from, whether it be across the West Sussex region or working in the capital. Less than a mile away, Angmering station provides regular trains to London, Brighton and Portsmouth, with services to London Victoria taking around an hour and a half.

You're equally well connected by road too, with the A27 offering direct links to Worthing, Chichester and Brighton. Plus whenever international travel is called for or you simply want to get away from it all with the family, Gatwick Airport is just a 35-mile drive from door to door.



AN IMPECCABLE PEDIGREE

It's a shared passion for craftsmanship, architectural heritage and innovative design that encourages our architects and designers to continuously set the industry standard.

With external finishes inspired by and sympathetic to their surroundings, you'll find just as much character and personality on the inside. Generous flowing spaces draw you in and the finish and specification contain many unexpected touches that will make your life that little bit easier.

Whether you're bringing everyone together or simply prefer some peace and quiet, CALA homes have all the quality specification, flexibility and clever storage to reflect your contemporary lifestyle.



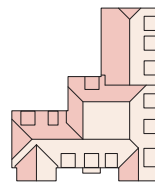









Photography from a previous CALA development

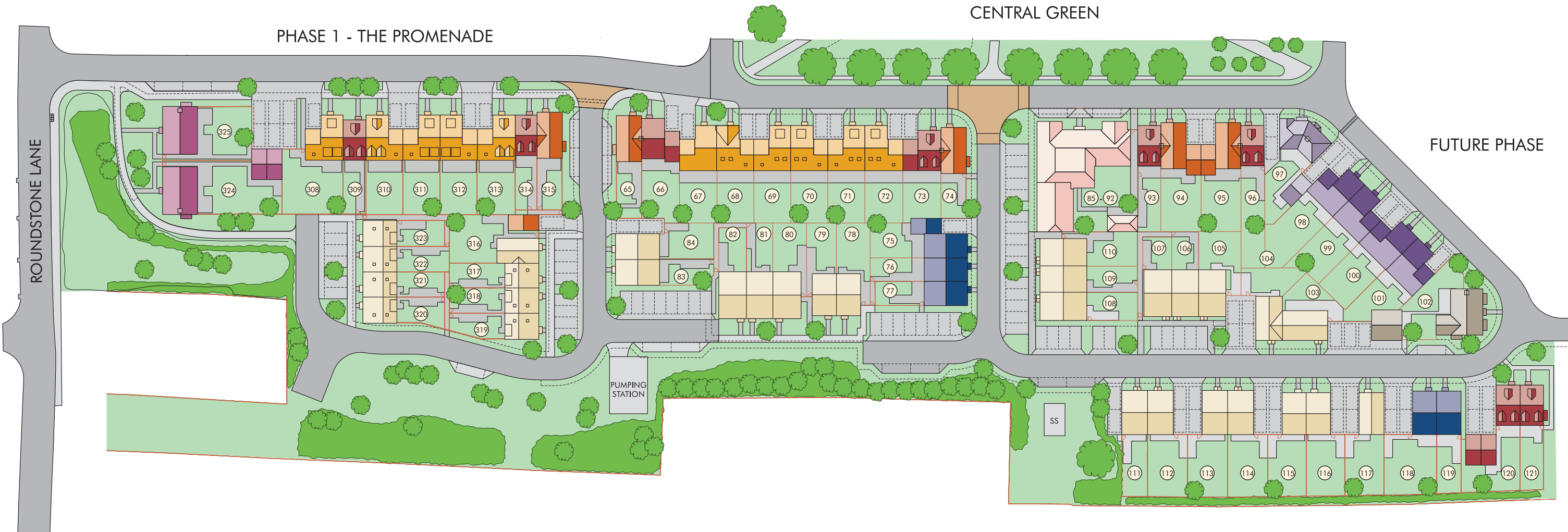




CURRENT RELEASES AT THE SQUARE, CRESSWELL PARK



- | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|--|
|  | VIBURNUM HOUSE
1 & 2 BEDROOM APARTMENTS |  | THE LARCHFORD
4 BEDROOM DETACHED HOME |  | THE JAYCROFT
3/4 BEDROOM DETACHED HOME |  | THE LODSWORTH
3 BEDROOM SEMI-DETACHED AND TERRACED HOME |  | THE HARRIDGE
3 BEDROOM TERRACED HOME |
|  | THE PARKLEY
5 BEDROOM DETACHED HOME |  | THE KENTON
4 BEDROOM TERRACED HOME |  | THE HENBURY
3 BEDROOM SEMI-DETACHED AND TERRACED HOME |  | THE GILMORE
3 BEDROOM SEMI-DETACHED AND TERRACED HOME |  | SAXON WEALD HOUSING/
SHARED OWNERSHIP |



The above development layout is not drawn to scale and is for general guidance only. Road layouts, pathways and external treatments may differ. Landscaping is indicative only. Please confirm the most up-to-date details with our Sales Consultant prior to reservation. SS: Sub Station.

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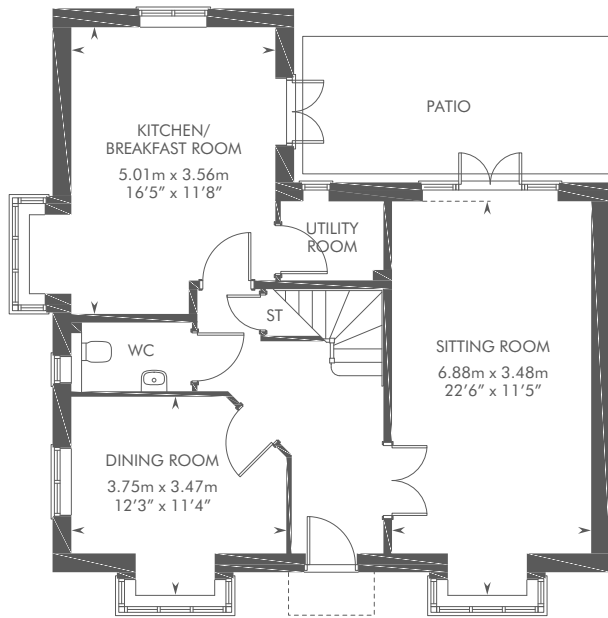
Computer generated image - The Parkley

THE PARKLEY

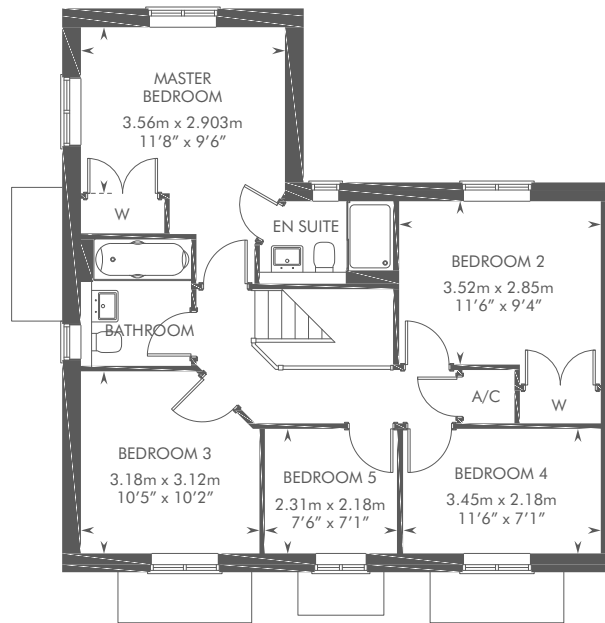
5 BEDROOM HOME



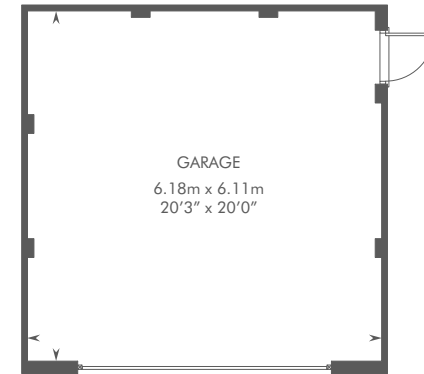
THE PARKLEY
 PLOT 46 – AS SHOWN
 PLOTS 10 & 102 – HANDED



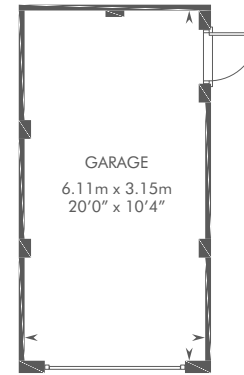
GROUND FLOOR



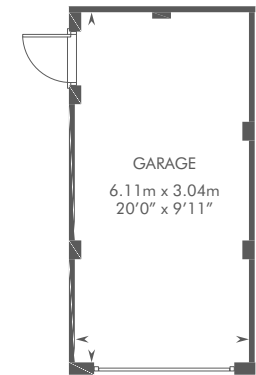
FIRST FLOOR



PLOT 102
 DETACHED DOUBLE
 GARAGE



PLOT 10
 DETACHED SINGLE
 GARAGE



PLOT 46
 SINGLE GARAGE

Patio sizes are indicative. ST: Store cupboard. W: Wardrobe. Please ask your Sales Consultant for further details.

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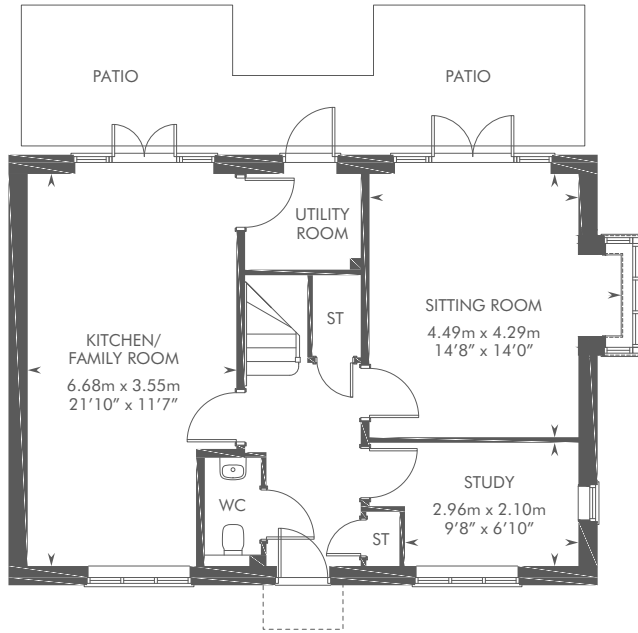
Computer generated image - The Larchford

THE LARCHFORD

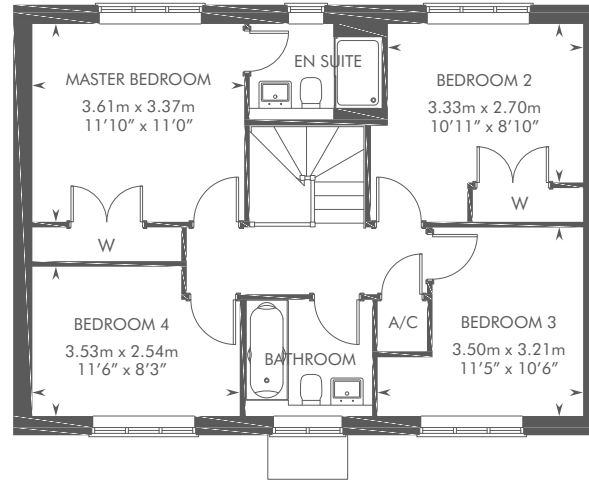
4 BEDROOM DETACHED HOME



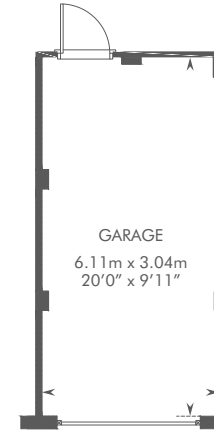
THE LARCHFORD
 PLOT 324 – AS SHOWN
 PLOT 325 – HANDED



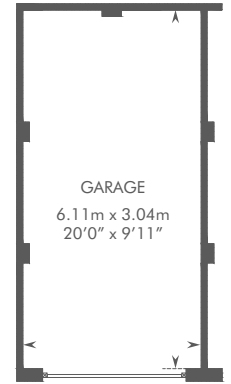
GROUND FLOOR



FIRST FLOOR



PLOT 324



PLOT 325

Patio sizes are indicative. ST: Store cupboard. W: Wardrobe. A/C: Airing cupboard. Please consult your Sales Consultant for further details.

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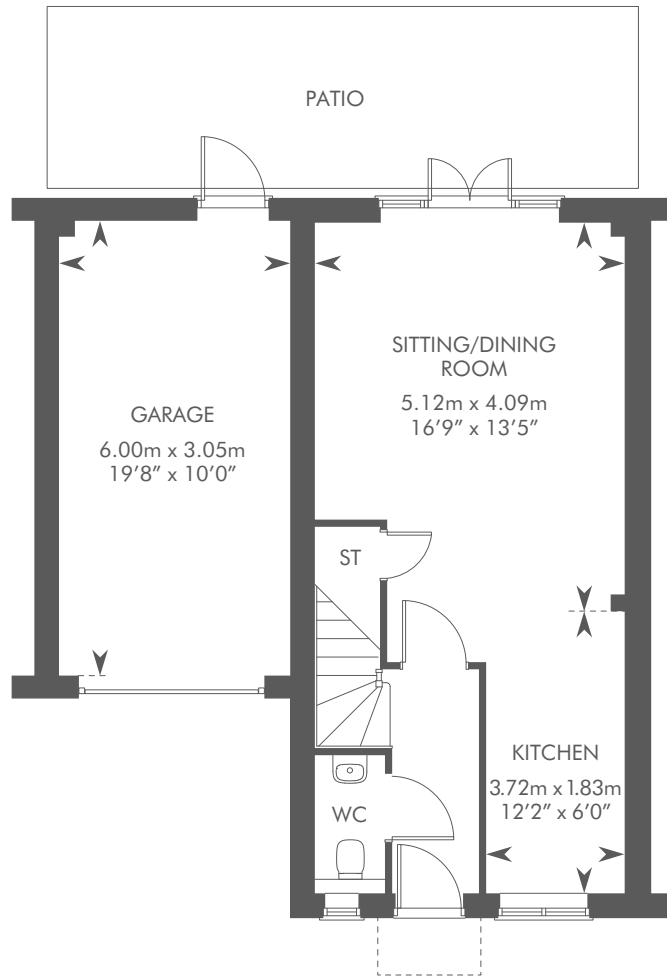


THE KENTON

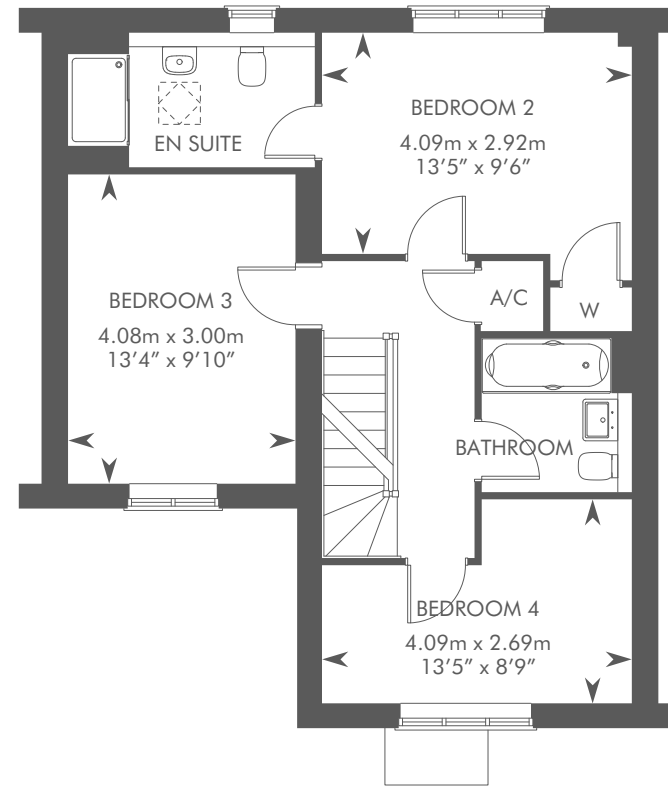
4 BEDROOM TERRACED AND SEMI-DETACHED HOME




THE KENTON
 PLOTS 68, 70 & 72 – AS SHOWN
 PLOTS 67, 69 & 71 – HANDED



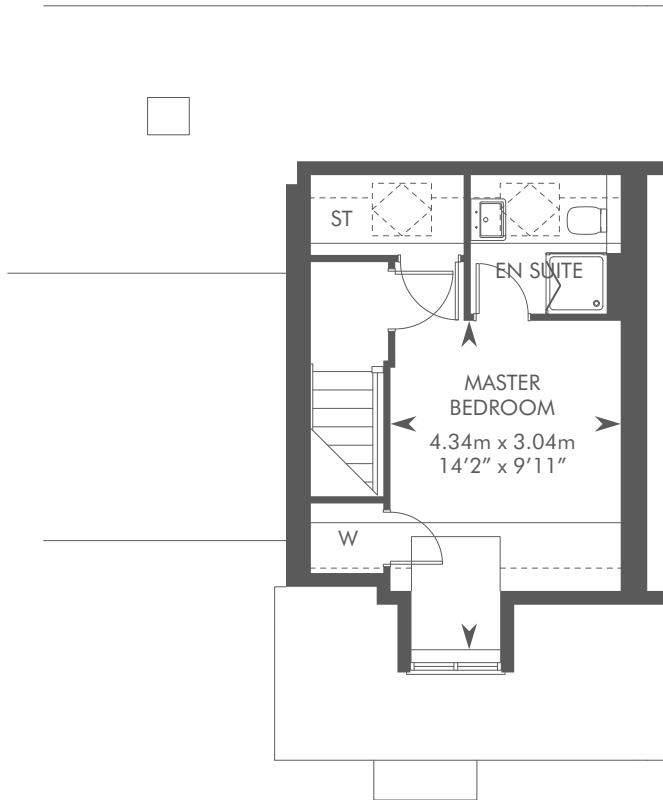
GROUND FLOOR



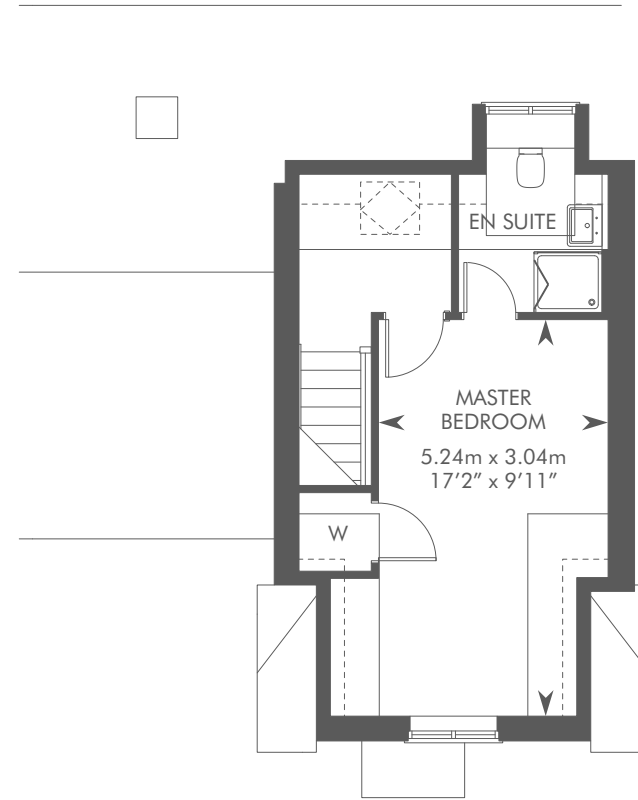
FIRST FLOOR

Dotted lines denote reduced head height or structure above and approximate position of 1800mm ceiling height. Solid thin line denotes extent of full height ceiling. Please ask your Sales Consultant for further details. ST: Store cupboard. W: Wardrobe. : Velux window.

THE KENTON
PLOTS 68, 70 & 72 – AS SHOWN
PLOTS 67, 69 & 71 – HANDED



SECOND FLOOR



SECOND FLOOR – PLOT 68



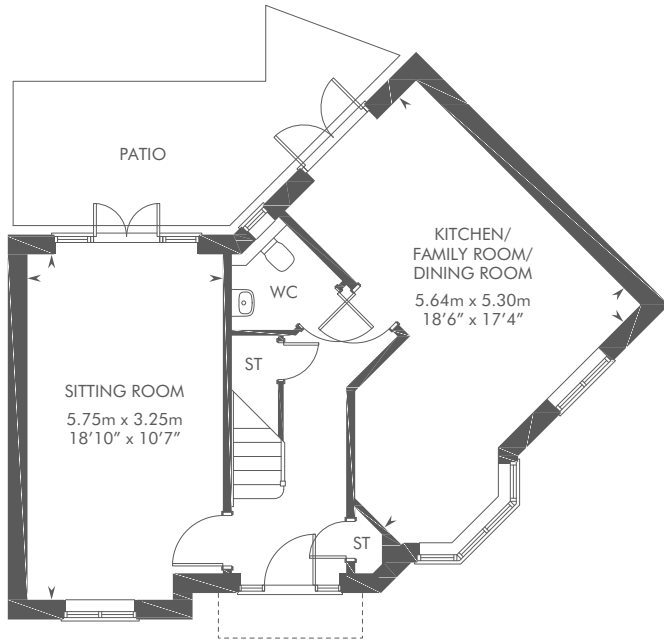
Computer generated image - The Jaycroft

THE JAYCROFT

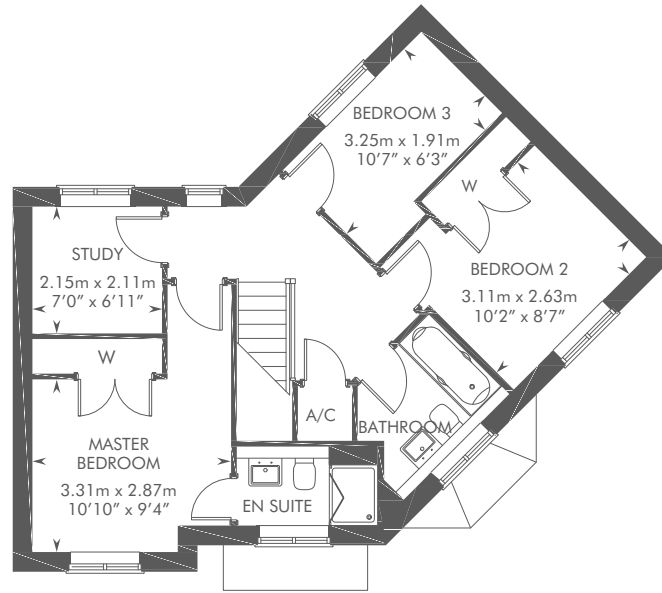
3/4 BEDROOM HOME



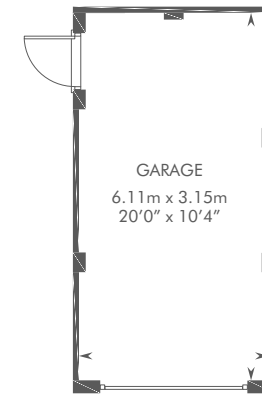
THE JAYCROFT
 PLOT 30 – AS SHOWN
 PLOT 97 – HANDED



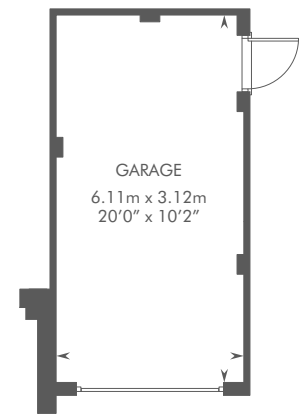
GROUND FLOOR



FIRST FLOOR



PLOT 30
 OPTIONAL GARAGE



PLOT 97
 SINGLE GARAGE

Dotted lines denote reduced head height or structure above and approximate position of 1800mm ceiling height to second floor.
 Solid thin line denotes extent of full height ceiling. Patio sizes are indicative. ST: Store cupboard. W: Wardrobe. Please ask your Sales Consultant for further details.

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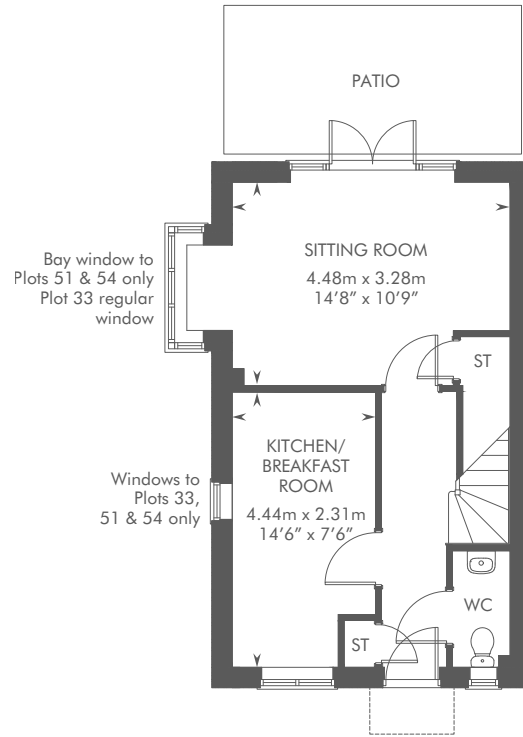


THE HENBURY

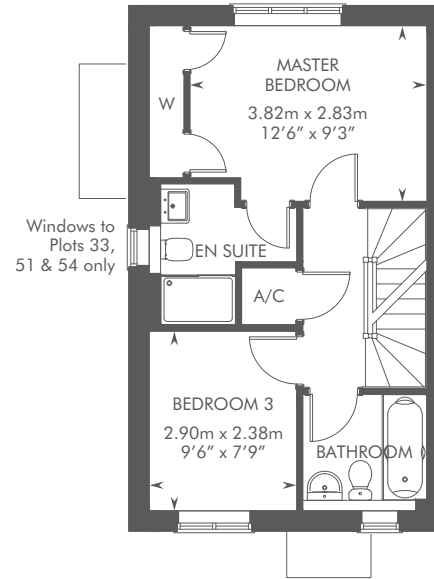
3 BEDROOM HOME



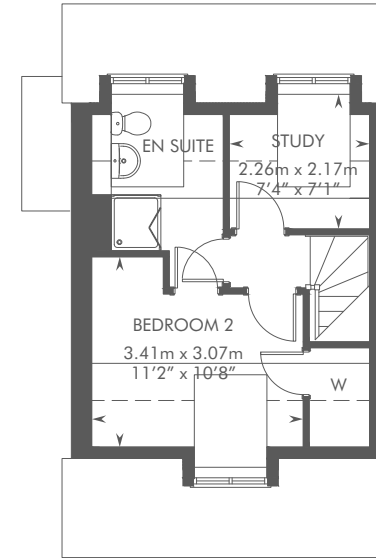
THE HENBURY
 PLOTS 34, 41, 52, 66, 96 & 121 – AS SHOWN
 PLOTS 33, 39, 40, 51, 54, 73, 93 & 120 – HANDED



GROUND FLOOR



FIRST FLOOR

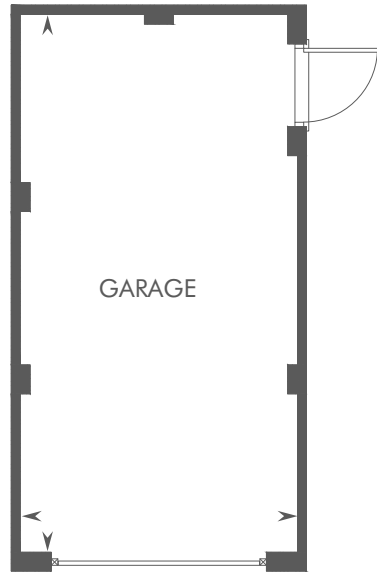


SECOND FLOOR

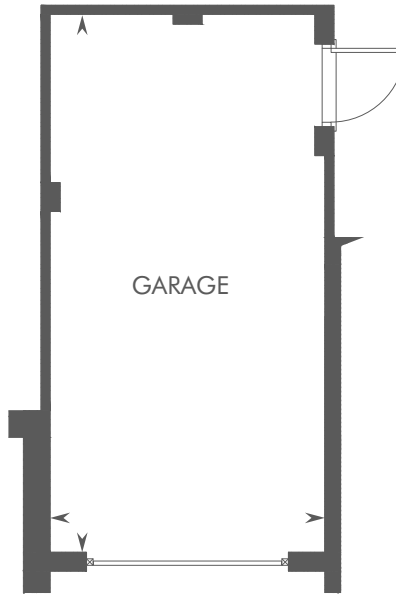
First floor en-suite wc & wash hand basin positions to plots 33, 34, 51, 52 & 54 only; wc & wash hand basin handed to plots 39, 40 & 41. Dormer window to study to be slightly narrower to plot 54 only. Dotted lines denote reduced head height or structure above and approximate position of 1800mm ceiling height to second floor. Solid thin line denotes extent of full height ceiling. Patio sizes are indicative. ST: Store cupboard. W: Wardrobe. Please ask your Sales Consultant for further details.

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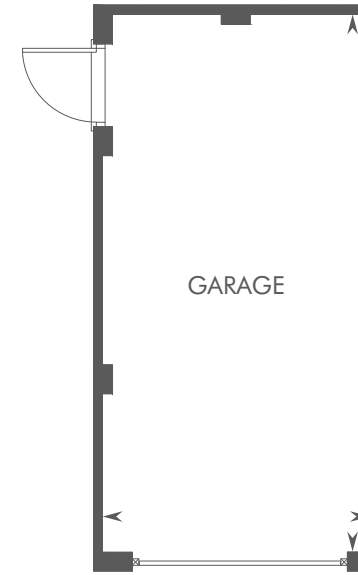
THE HANBURY
 PLOT 34 DETACHED SINGLE GARAGE
 PLOT 52 – AS DRAWN WITH DETACHED SINGLE GARAGE
 PLOT 54 – DETACHED LINKED SINGLE GARAGE



PLOT 34 GARAGE



PLOT 52 GARAGE



PLOT 54 GARAGE

Please consult your Sales Advisor for further details.

GARAGE	M	FT	GARAGE	M	FT	GARAGE	M	FT
Plot 34	6.11m x 3.15m	20'0" x 10'4"	Plot 52	6.11m x 3.12m	20'0" x 10'2"	Plot 54	6.11m x 3.04m	20'0" x 9'11"

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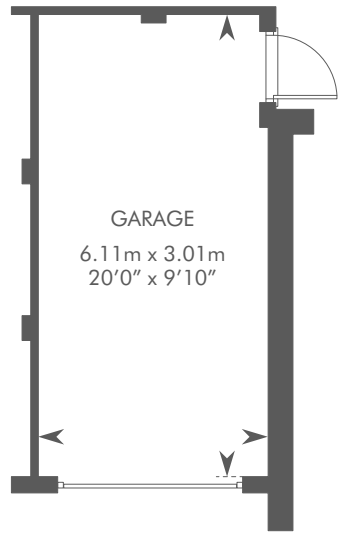


THE LODSWORTH

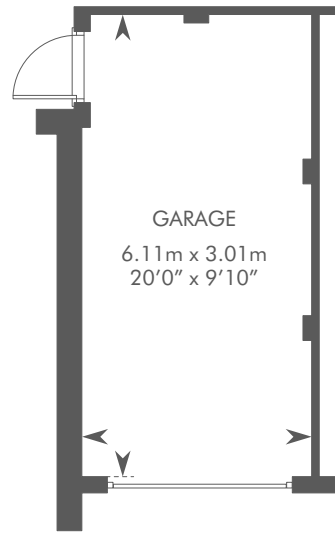
3 BEDROOM SEMI-DETACHED HOME



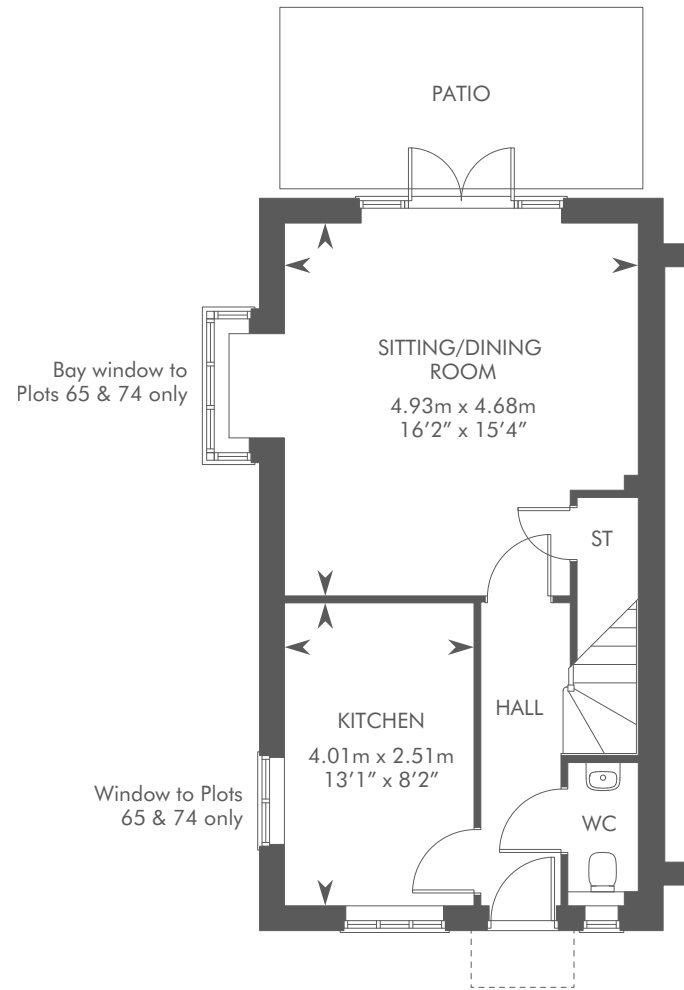
THE LODSWORTH
PLOTS 74 & 94 – AS SHOWN
PLOTS 65 & 95 – HANDED



PLOT 94 ATTACHED GARAGE

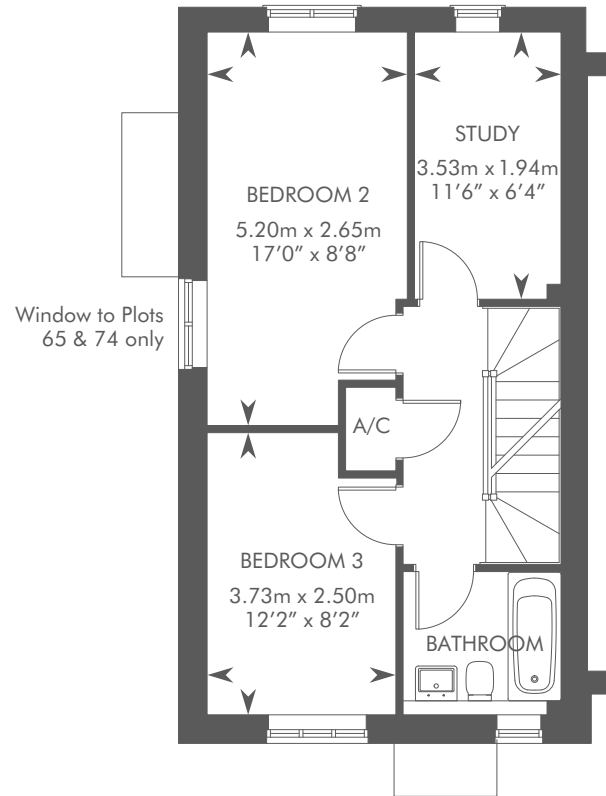


PLOT 95 ATTACHED GARAGE

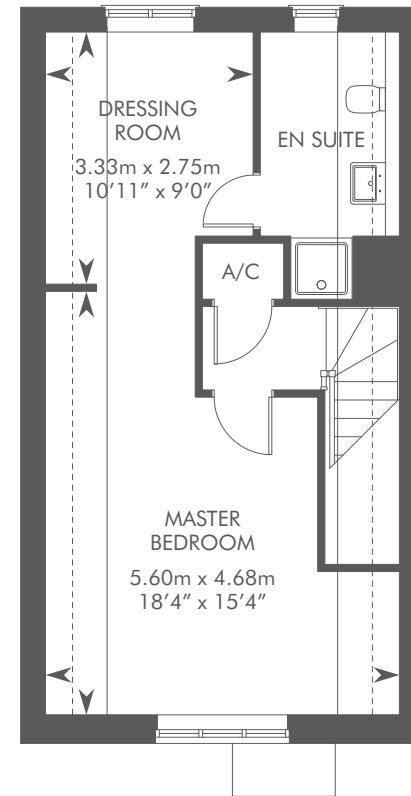


GROUND FLOOR

THE LODSWORTH
PLOTS 74 & 94 – AS SHOWN
PLOTS 65 & 95 – HANDED



FIRST FLOOR



SECOND FLOOR



THE GILMORE

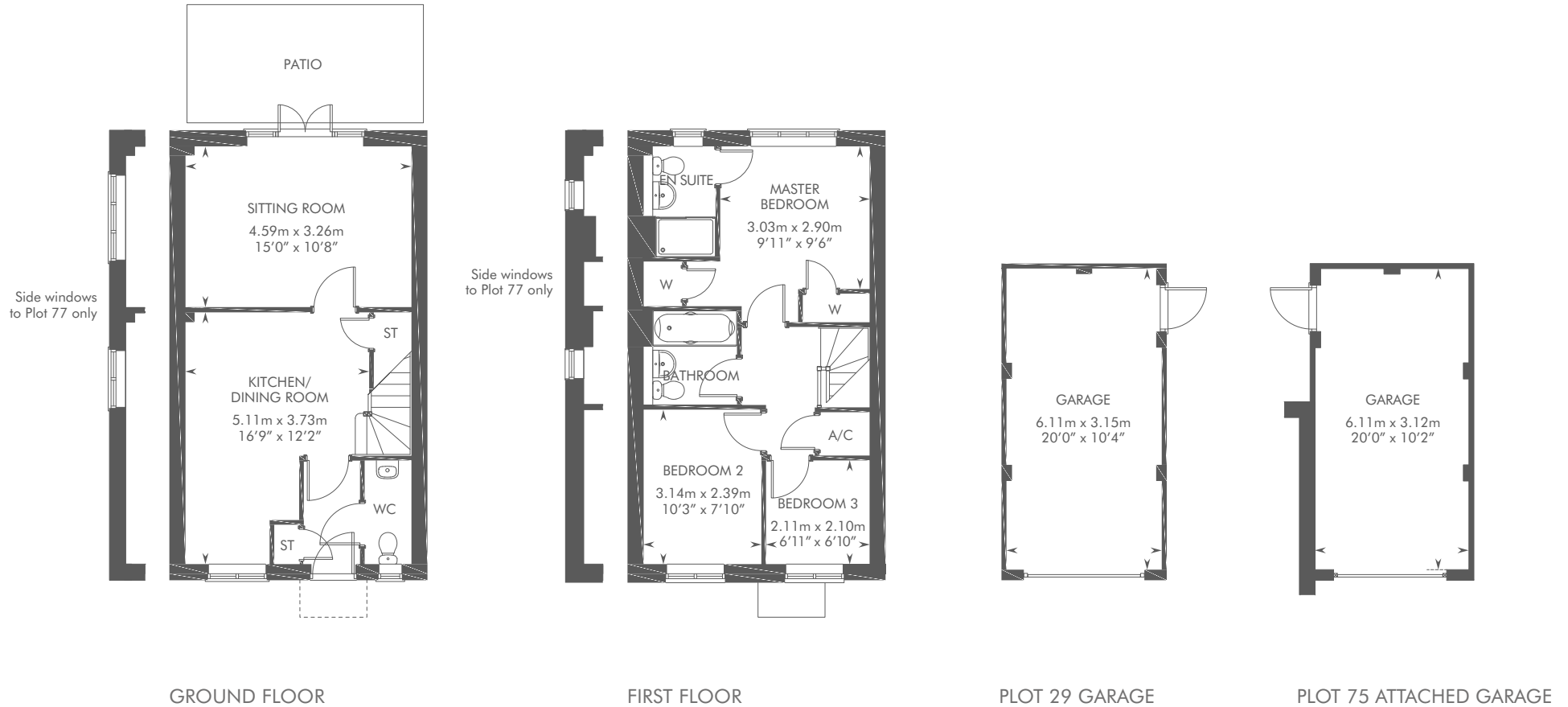
Computer generated image - The Gilmore

THE GILMORE

3 BEDROOM HOME



THE GILMORE
 PLOTS 29, 64, 76, 77 & 119 – AS SHOWN
 PLOTS 63, 75 & 118 – HANDED



Patio sizes are indicative. ST: Store cupboard. W: Wardrobe. Please ask your Sales Consultant for further details.

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Computer generated image - The Harridge

THE HARRIDGE

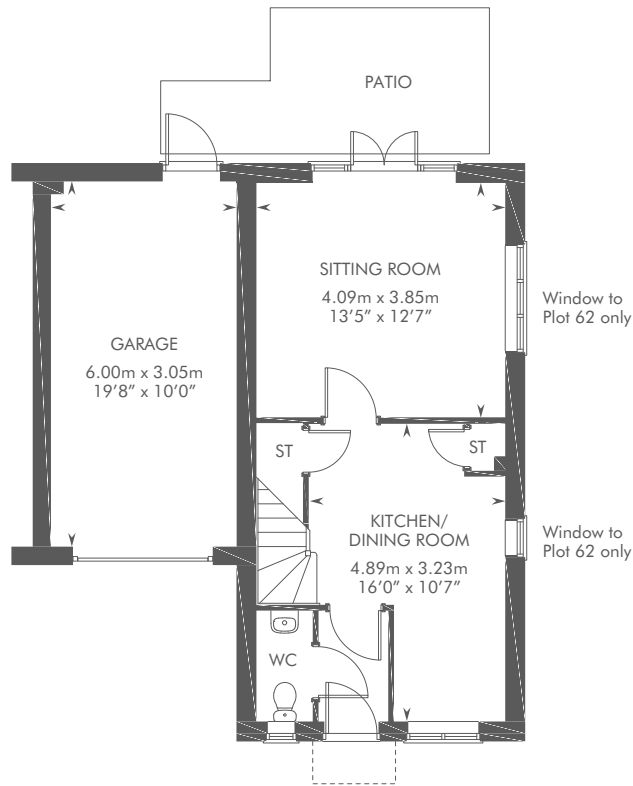
3 BEDROOM HOME



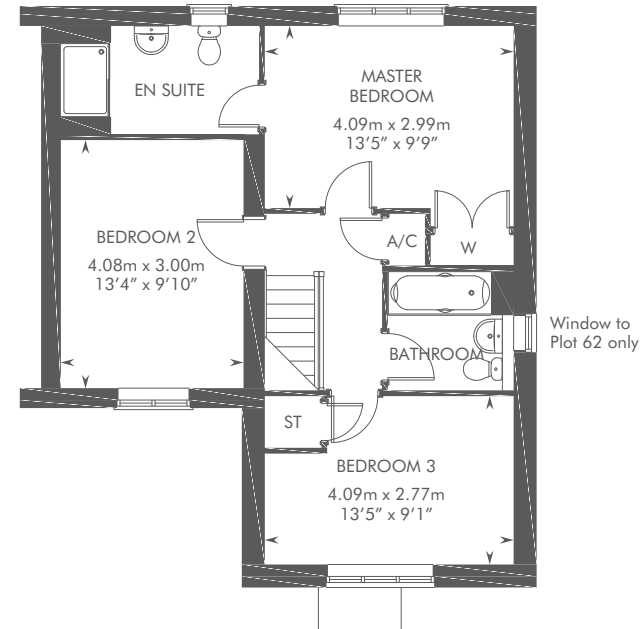
THE HARRIDGE

PLOTS 59, 61, 99 & 101 – AS SHOWN

PLOTS 60, 62, 98 & 100 – HANDED



GROUND FLOOR



FIRST FLOOR

Patio sizes are indicative. ST: Store cupboard. W: Wardrobe. Please ask your Sales Consultant for further details.

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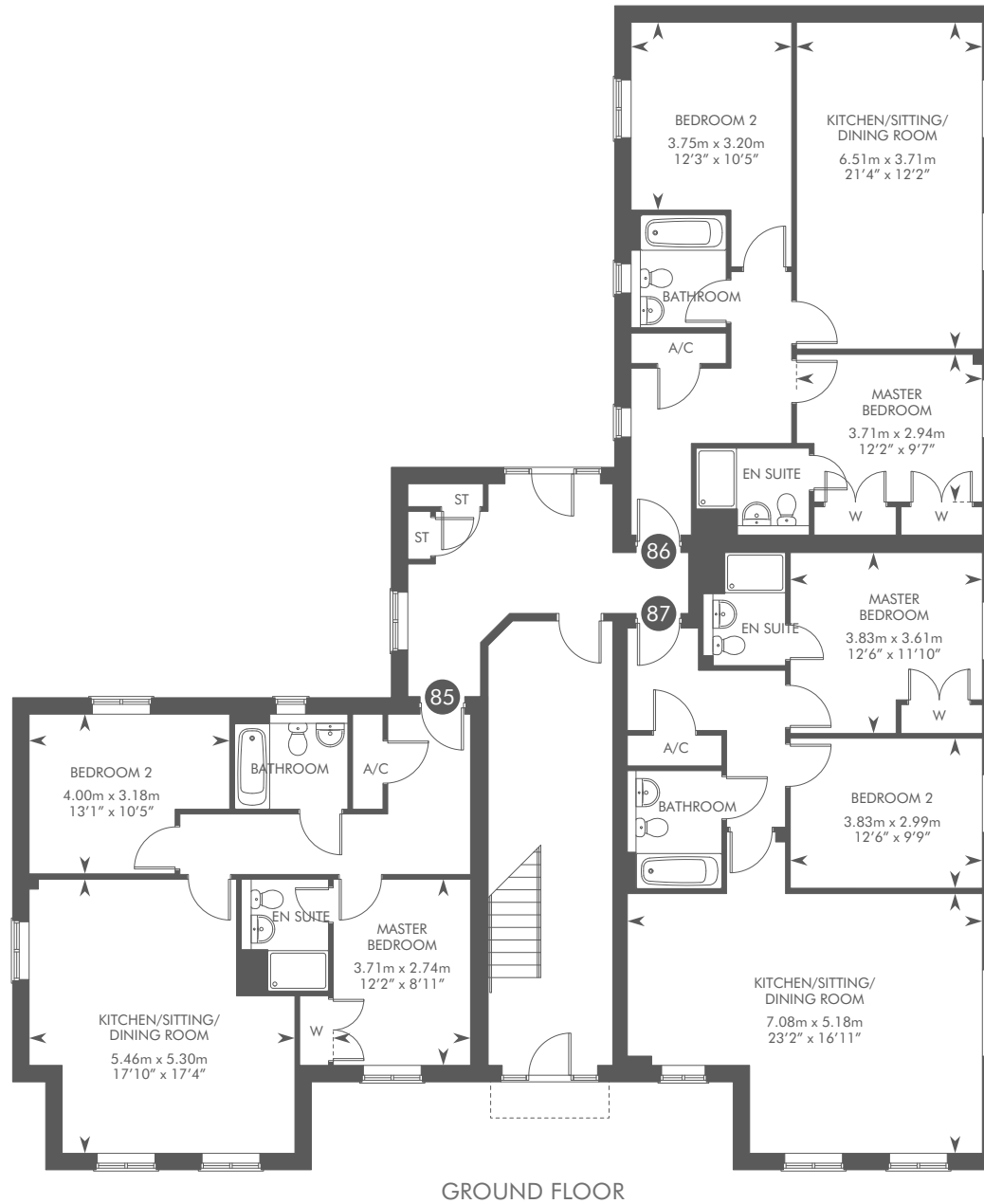


VIBURNUM HOUSE

1 & 2 BEDROOM APARTMENTS



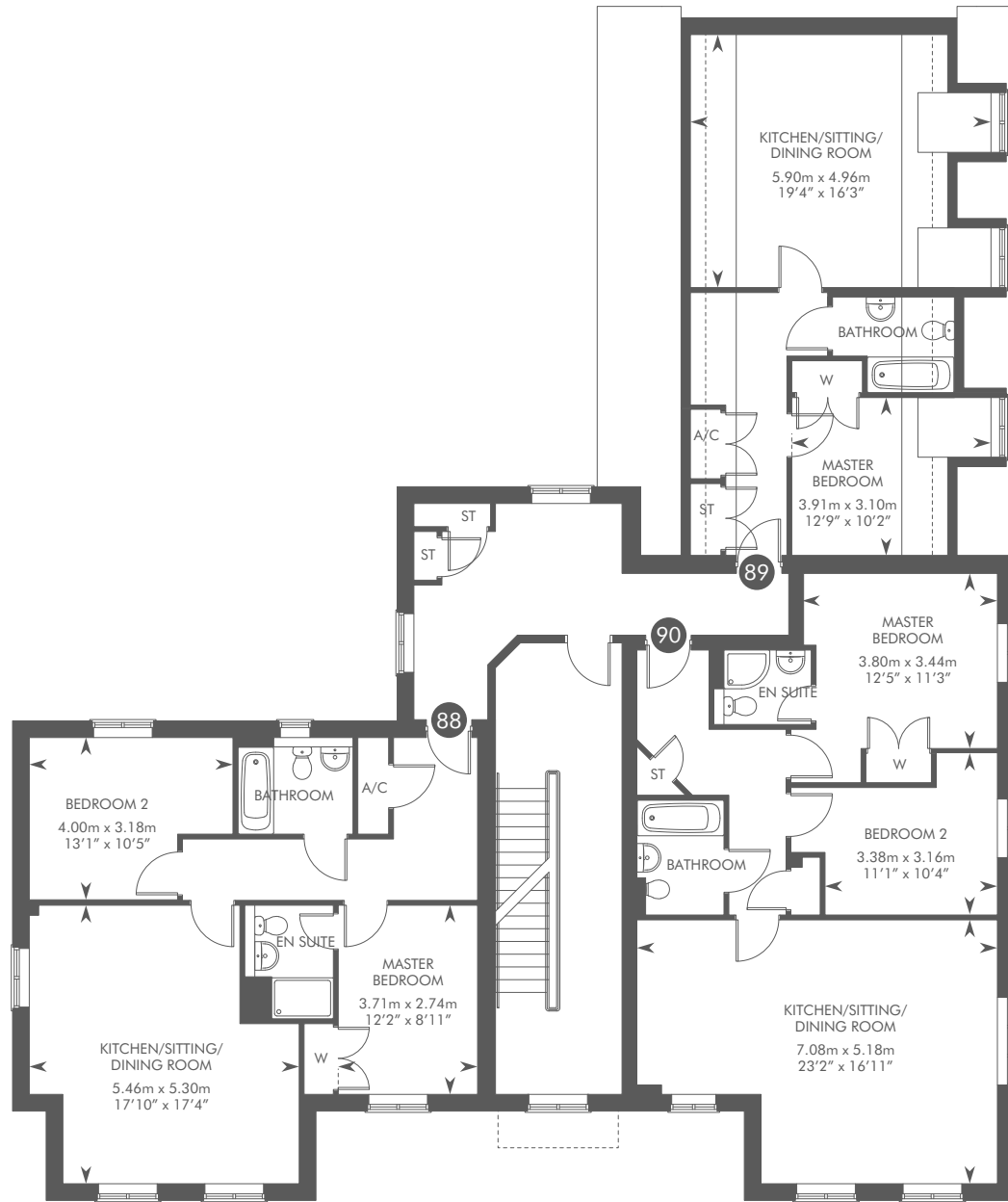
VIBURNUM HOUSE
 PLOTS 85, 86 & 87 – AS SHOWN



GROUND FLOOR

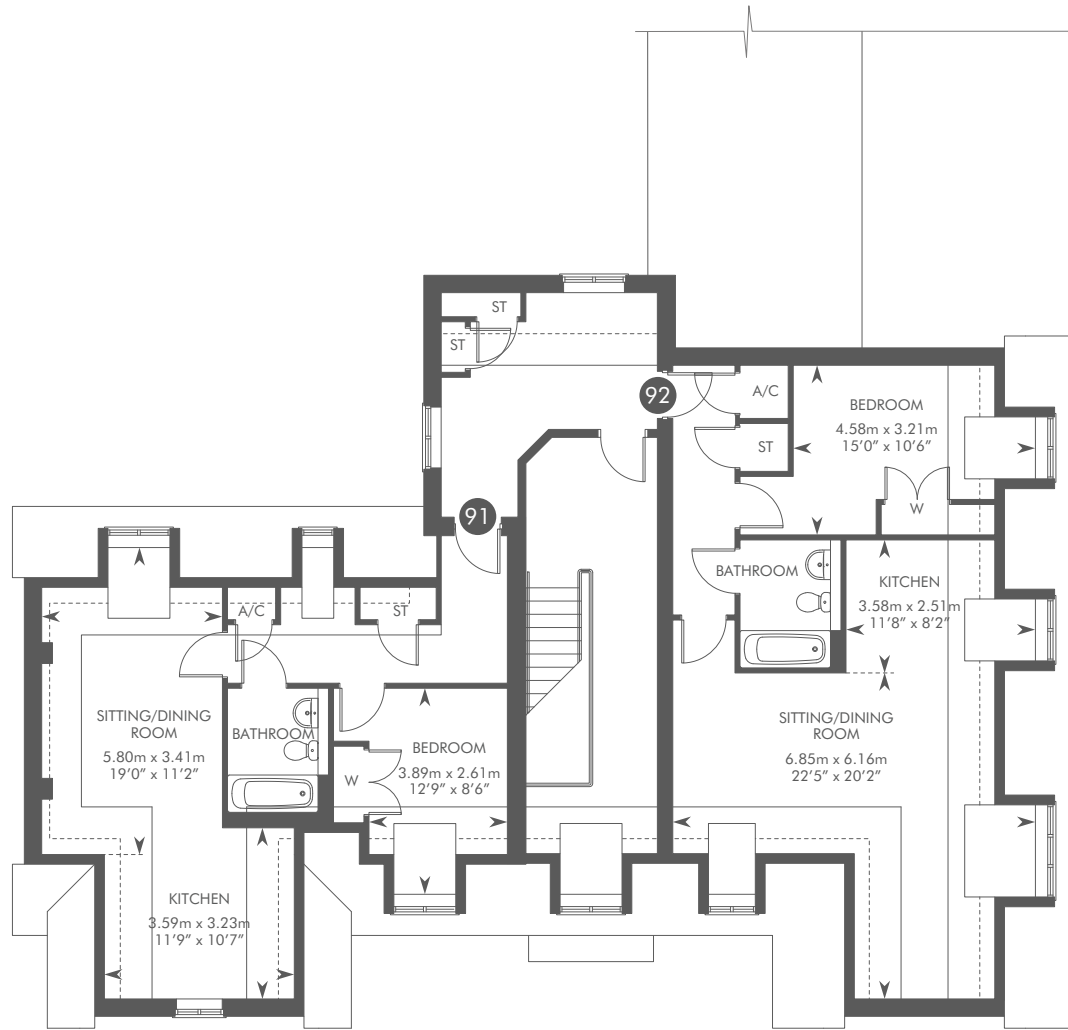
Dotted lines denote reduced head height or structure above and approximate position of 1800mm ceiling height. Solid thin line denotes extent of full height ceiling. Please ask your Sales Consultant for further details. ST: Store cupboard. W: Wardrobe.

VIBURNUM HOUSE
PLOTS 88, 89 & 90 – AS SHOWN



FIRST FLOOR





SECOND FLOOR

Dotted lines denote reduced head height or structure above and approximate position of 1800mm ceiling height. Solid thin line denotes extent of full height ceiling. Please ask your Sales Consultant for further details. ST: Store cupboard. W: Wardrobe.

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CURRENT RELEASES AT THE AVENUE, CRESSWELL PARK

PHASE 1
THE PROMENADE



PHASE 2 - THE BOULEVARD

CENTRAL GREEN

	THE PACKINGTON 5 BEDROOM DETACHED HOME		THE LARCHFORD 4 BEDROOM DETACHED HOME		THE NICHOLSON A 4 BEDROOM SEMI-DETACHED HOME		THE HARRIDGE 3 BEDROOM TERRACED HOME		THE GILMORE 3 BEDROOM END OF TERRACE HOME		ACACIA COURT 1 & 2 BEDROOM APARTMENTS
	THE PARKLEY 5 BEDROOM DETACHED HOME		THE MCINTYRE 4 BEDROOM DETACHED HOME		THE NICHOLSON B 4 BEDROOM DETACHED HOME		THE HENBURY 3 BEDROOM SEMI-DETACHED/TERRACED HOME		THE DANEBURY 2 BEDROOM SEMI-DETACHED/TERRACED HOME		SHARED OWNERSHIP/ SAXON WEALD HOUSING

The above development layout is not drawn to scale and is for general guidance only. Road layouts, pathways and external treatments may differ. Landscaping is indicative only. Please confirm the most up-to-date details with our Sales Consultant prior to reservation.

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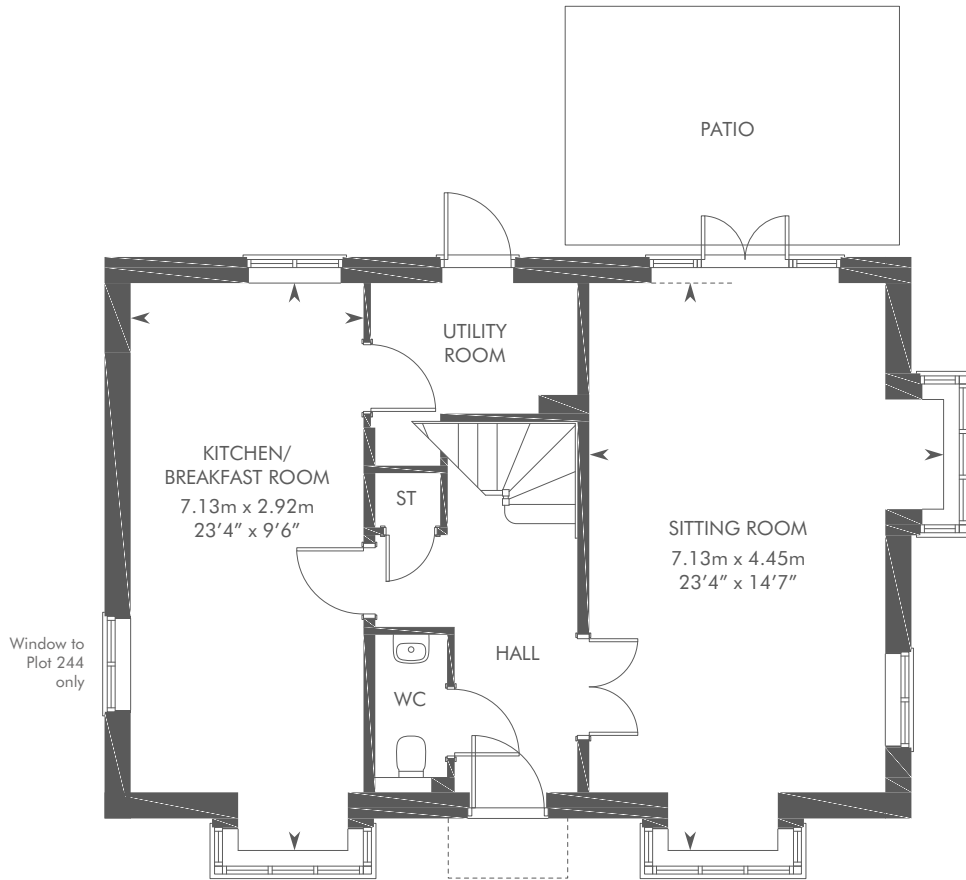


THE PACKINGTON

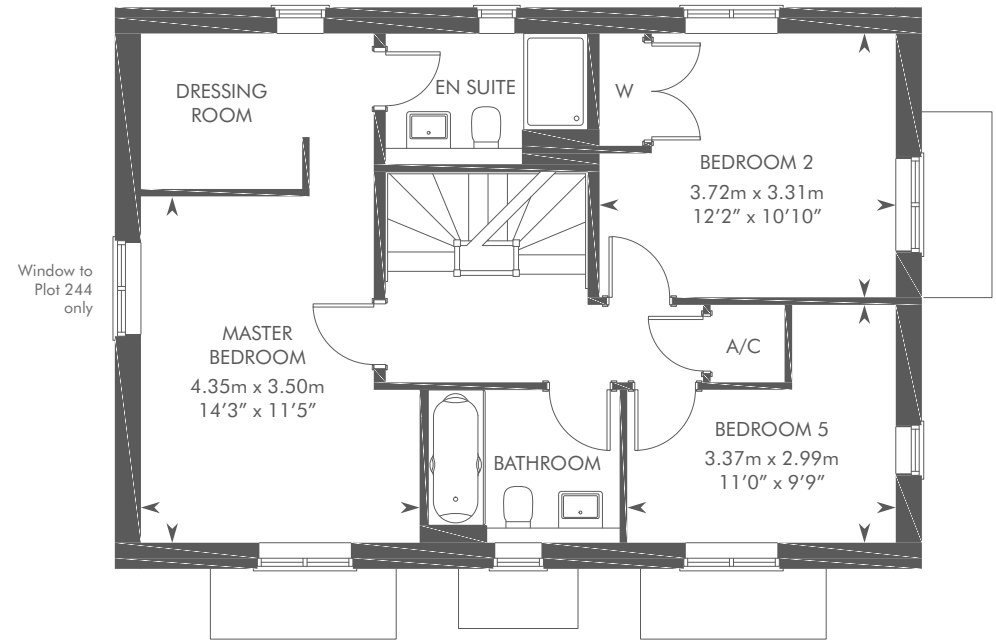
5 BEDROOM DETACHED HOME



THE PACKINGTON
 PLOTS 224, 225 & 296 – AS SHOWN

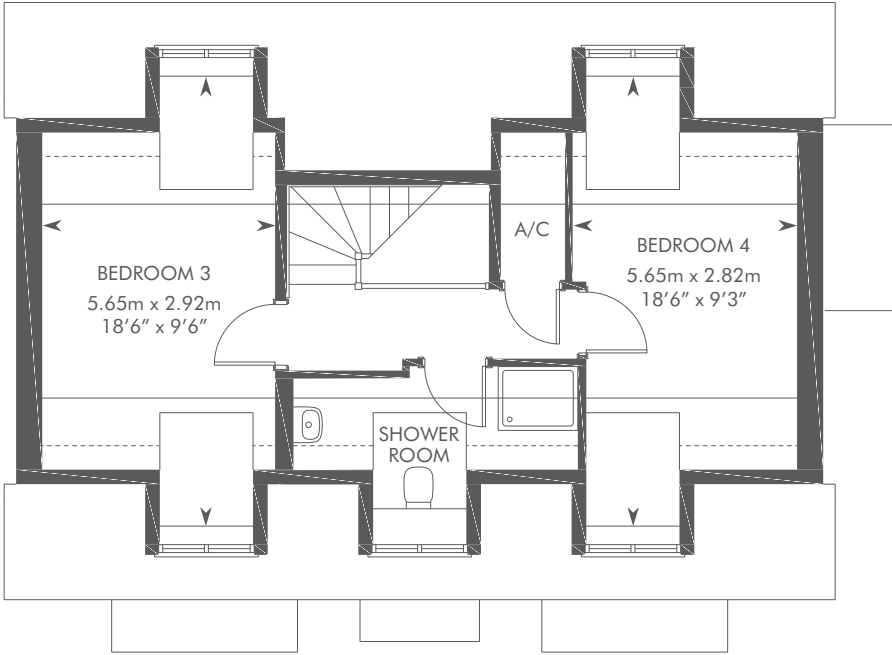


GROUND FLOOR

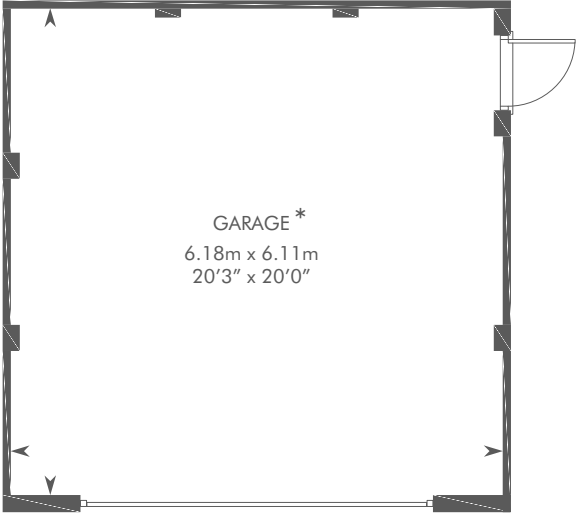


FIRST FLOOR

Dotted lines denote reduced head height or structure above and approximate position of 1800mm ceiling height to second floor. Solid thin line denotes extent of full height ceiling. Patio sizes are indicative.
 *Attached garage to plot 296 only. See site layout for location. Please ask your sales consultant for further details. A/C: Airing Cupboard. ST: Store cupboard. W: Wardrobe.



SECOND FLOOR



Plot 296 - Attached garage
Plot 224 - Handed Detached garage
Plot 225 - Detached garage

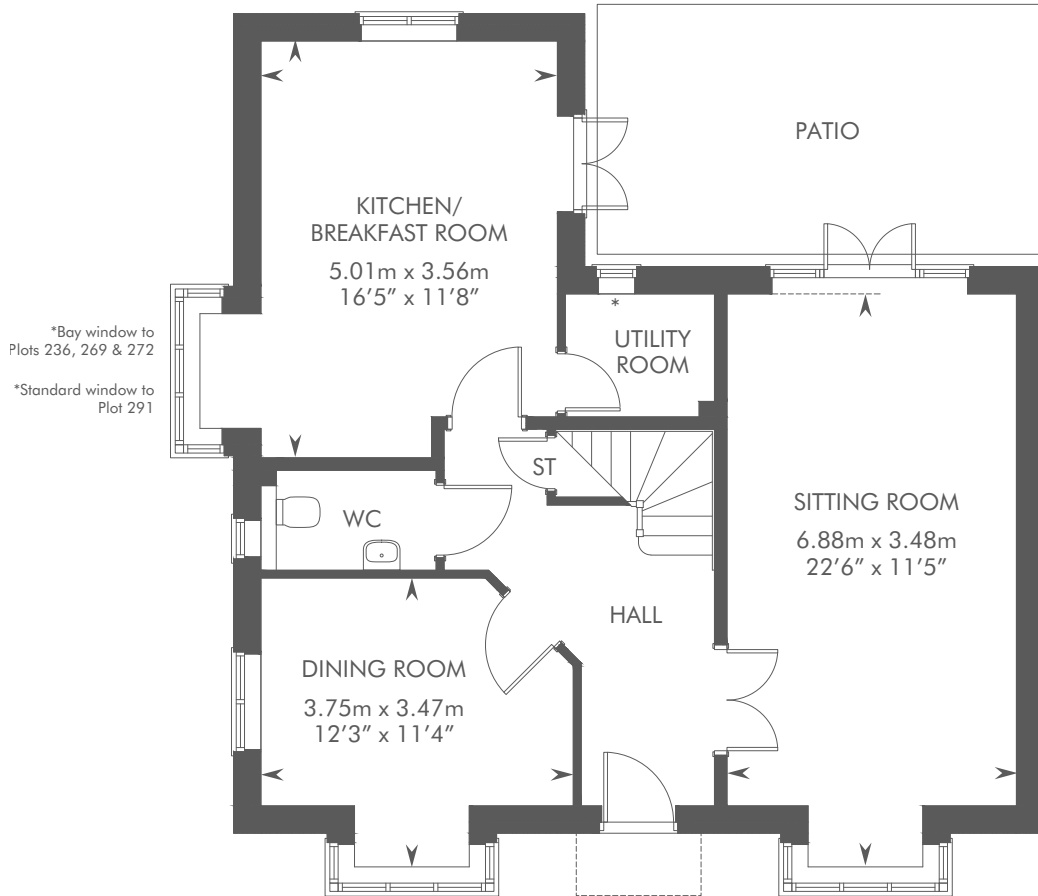


THE PARKLEY

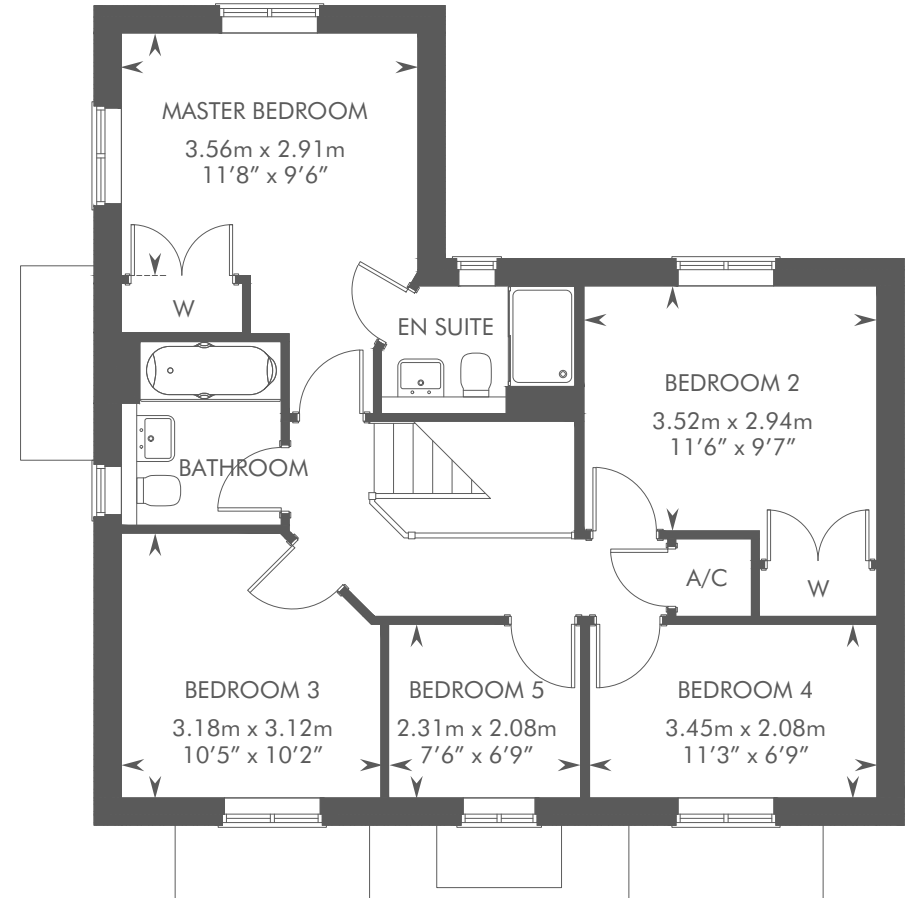
5 BEDROOM DETACHED HOME



THE PARKLEY
 PLOTS 269 & 291 – AS SHOWN
 PLOTS 236 & 272 – HANDED



GROUND FLOOR

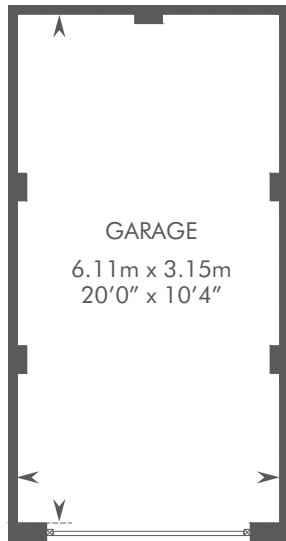


FIRST FLOOR

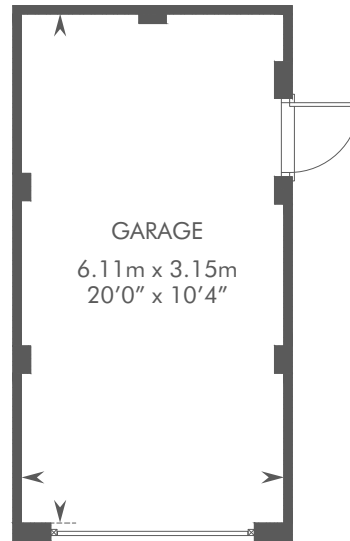
*False window to utility room. Kitchen/breakfast room bay window to plots 236, 269 & 272 only; plot 291 to have standard 1200mm wide window in this location. Pitched porch roof canopy to plot 272. Patio sizes are indicative. Please ask your Sales Consultant for further details. A/C: Airing cupboard. ST: Store cupboard. W: Wardrobe.



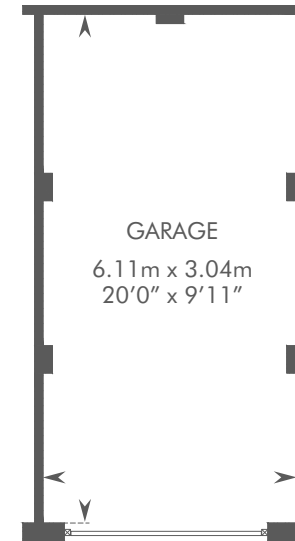
THE PARKLEY
PLOTS 236, 269 & 272 – DETACHED SINGLE GARAGE
PLOT 291 – DETACHED LINKED SINGLE GARAGE



PLOT 236 & 272 GARAGE



PLOT 269 GARAGE



PLOT 291 GARAGE



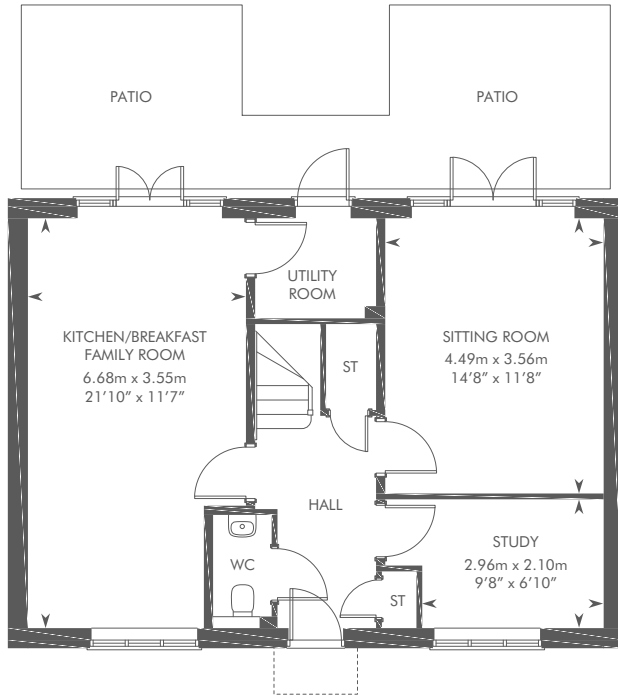
Computer generated image - The Larchford

THE LARCHFORD

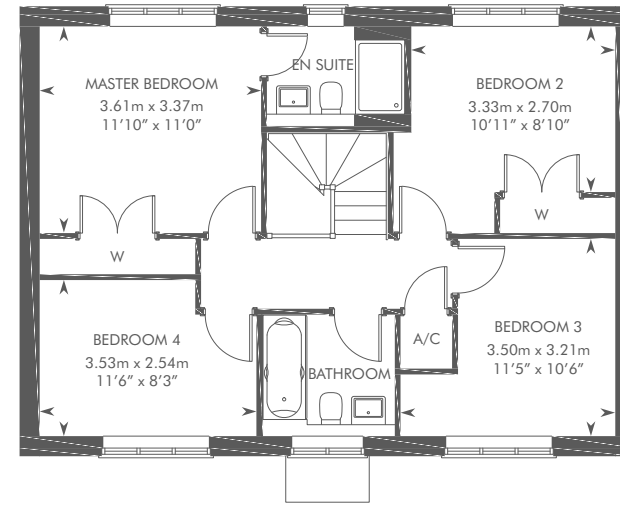
4 BEDROOM DETACHED HOME



THE LARCHFORD
 PLOTS 238, 270 & 271 – AS SHOWN
 PLOTS 237 & 273 – HANDED

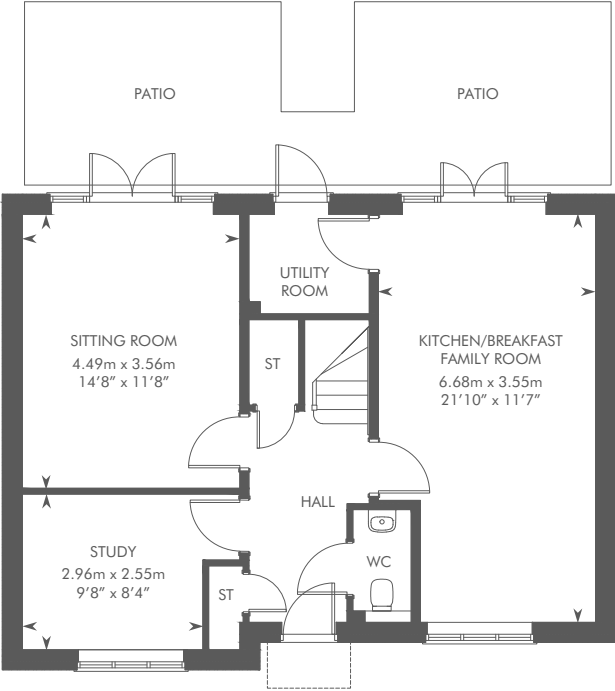


GROUND FLOOR

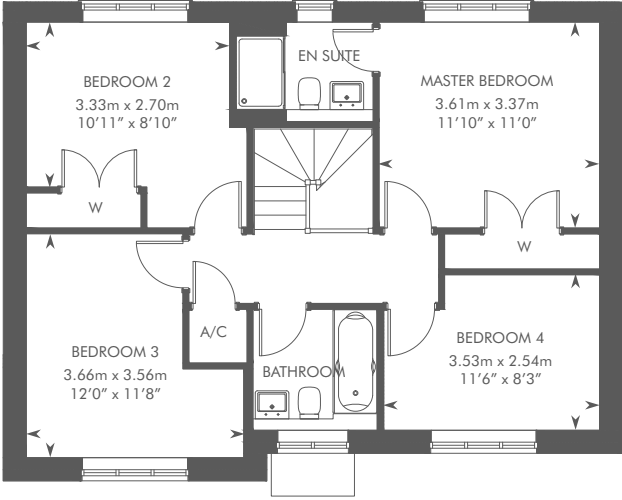


FIRST FLOOR

THE LARCHFORD
PLOTS 275 & 276 – AS SHOWN



GROUND FLOOR



FIRST FLOOR

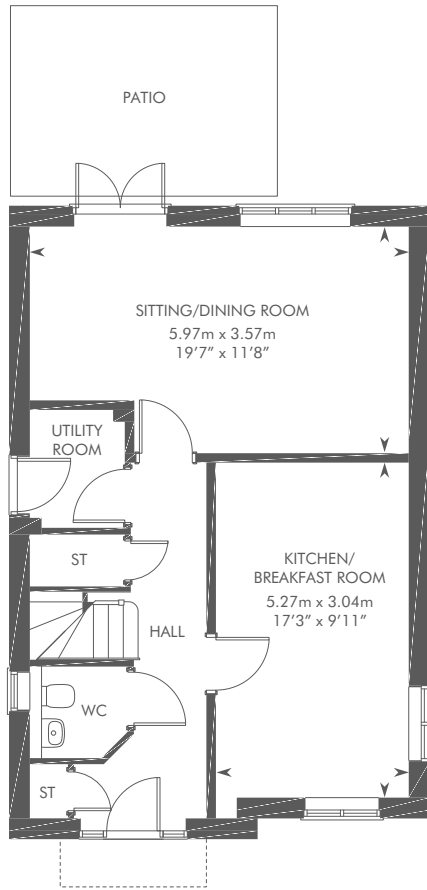


THE MCINTYRE

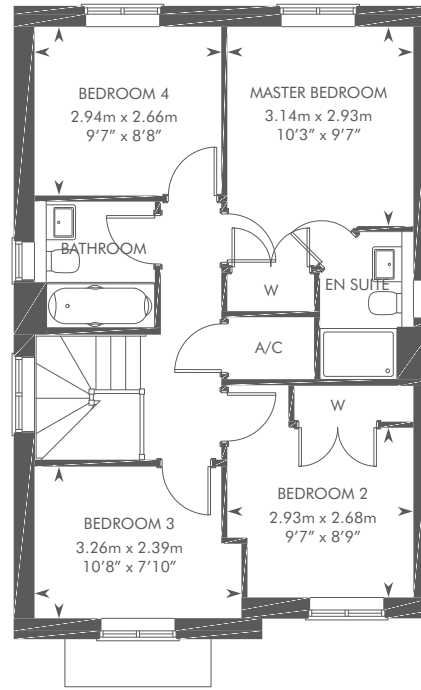
4 BEDROOM DETACHED HOME



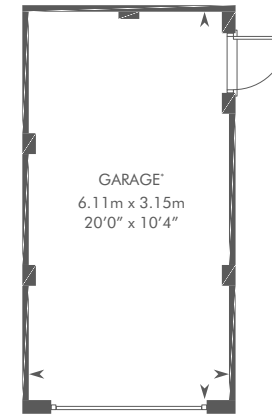
THE MCINTYRE
 PLOT 239 – AS SHOWN
 PLOT 274 – HANDED



GROUND FLOOR



FIRST FLOOR



Please ask your Sales Consultant for further details. Patio sizes are indicative. A/C: Airing cupboard. ST: Store cupboard. W: Wardrobe.
 *Detached garage. See site layout for location.

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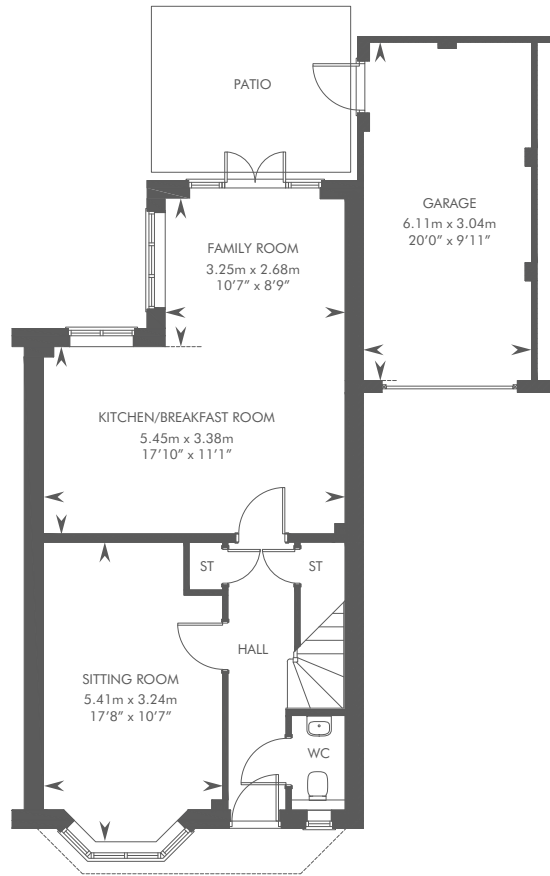
Photography of The Nicholson A

THE NICHOLSON A

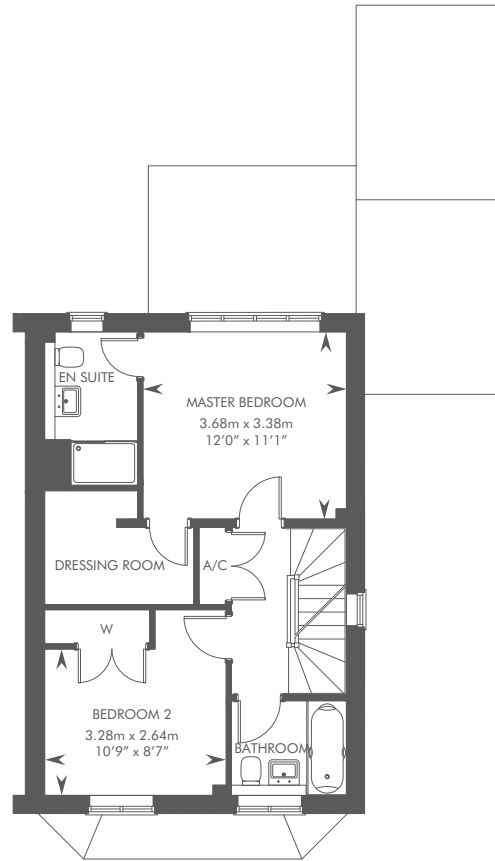
4 BEDROOM SEMI-DETACHED HOME



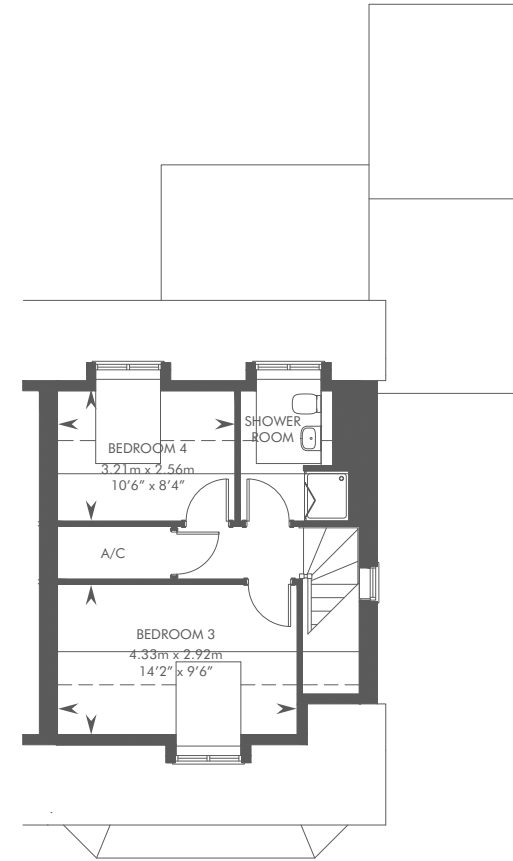
THE NICHOLSON A
 PLOT 246 – AS SHOWN
 PLOT 247 – HANDED



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

Dotted lines denote reduced head height and approximate position of 1800mm ceiling height to second floor. Solid thin line denotes extent of full height ceiling. Patio sizes are indicative.
 A/C: Airing cupboard. ST: Store cupboard. W: Wardrobe. Please consult your Sales Consultant for further details.

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Computer generated image - The Nicholson B

THE NICHOLSON B

4 BEDROOM DETACHED HOME



THE NICHOLSON B
 PLOTS 222, 223, 229, 235, 248, 292, 293, 294 & 295 – AS SHOWN
 PLOTS 221, 226, 227, 228 & 245 – HANDED



Dotted lines denote reduced head height and approximate position of 1800mm ceiling height to second floor. Solid thin line denotes extent of full height ceiling. Patio sizes are indicative. A/C: Airing cupboard. ST: Store cupboard.
 W: Wardrobe. Please consult your Sales Consultant for further details. See site plan for garage positions.

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Computer generated image - The Harridge

THE HARRIDGE

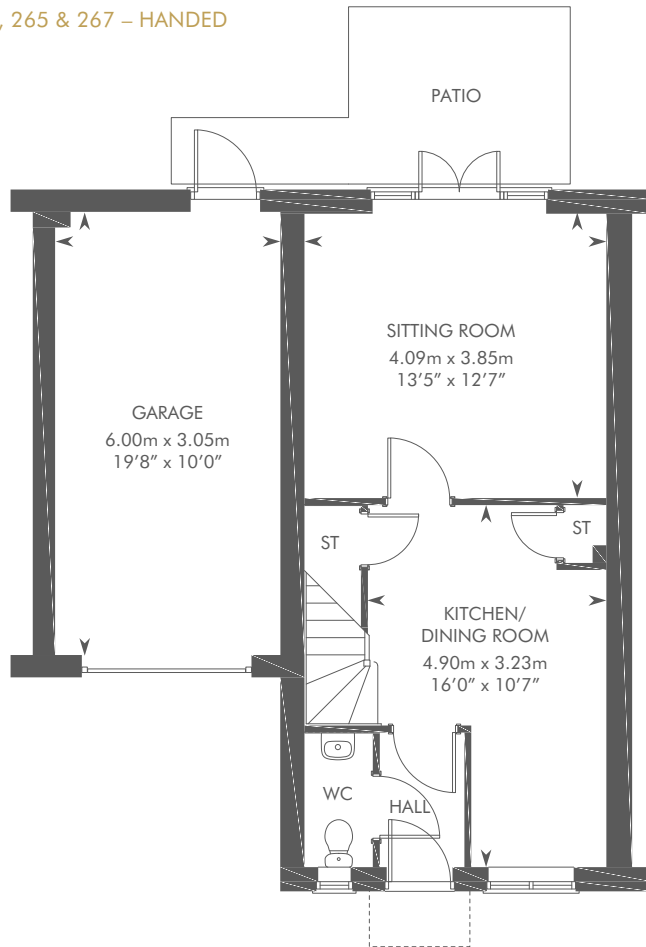
3 BEDROOM TERRACED HOME



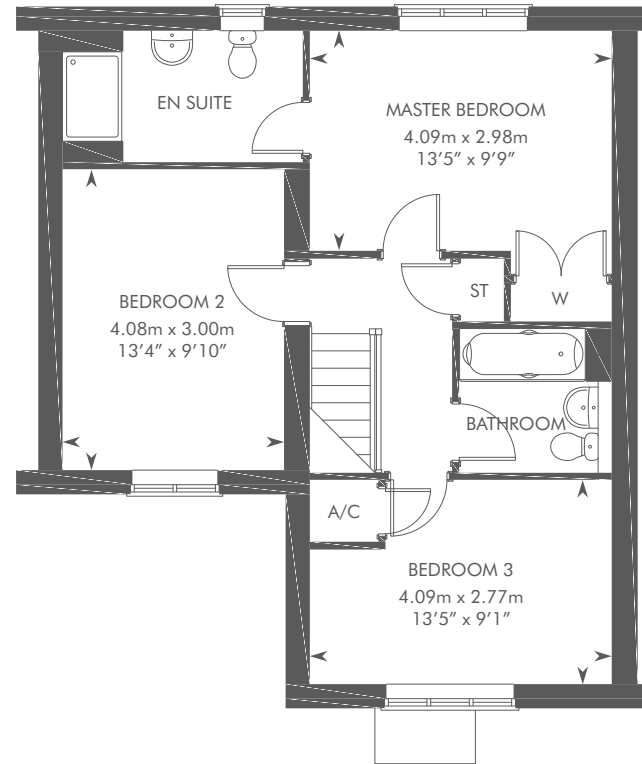
THE HARRIDGE

PLOTS 250, 252, 264 & 266 – AS SHOWN

PLOTS 249, 251, 253, 263, 265 & 267 – HANDED



GROUND FLOOR



FIRST FLOOR

Please ask your Sales Consultant for further details. Patio sizes are indicative. A/C: Airing cupboard. ST: Store cupboard. W: Wardrobe.

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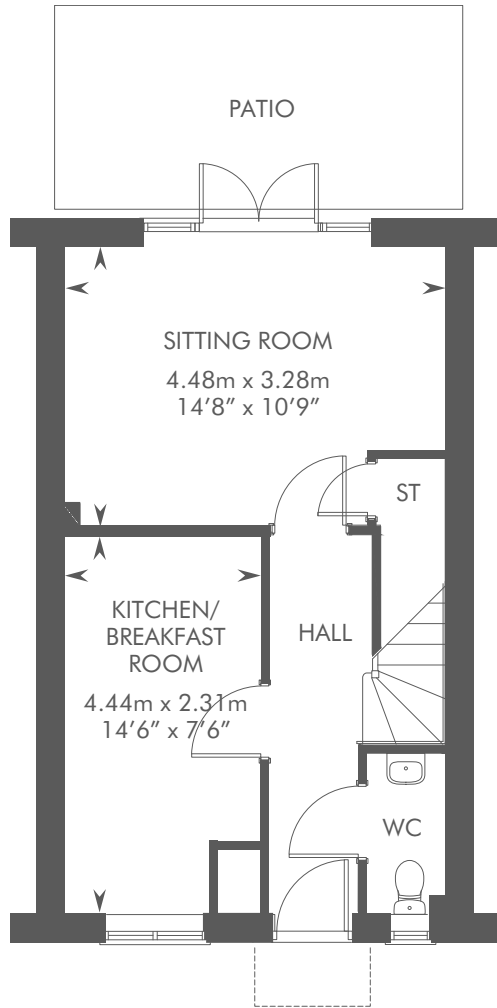


THE HENBURY

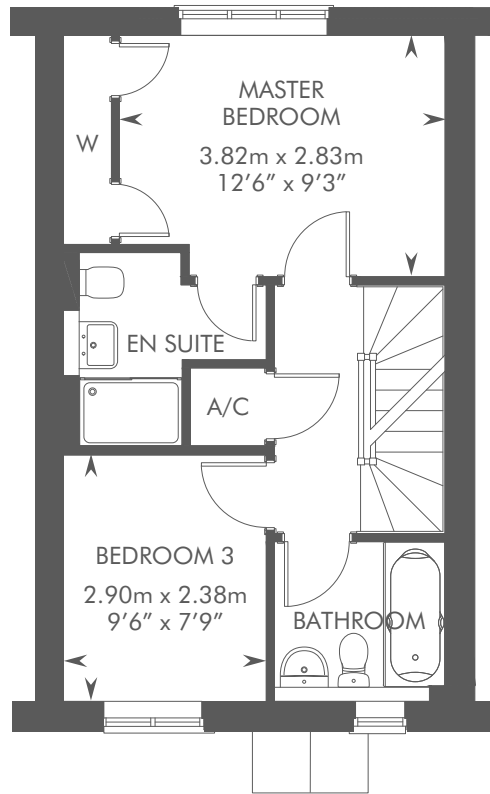
3 BEDROOM SEMI-DETACHED AND TERRACED HOME



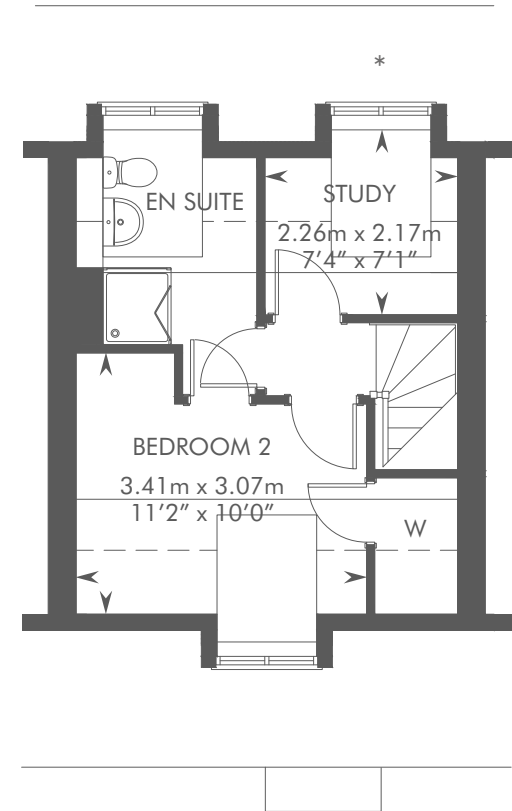
THE HENBURY
 PLOTS 217, 242, 290 & 307 – AS SHOWN
 PLOTS 216, 218, 219, 220, 243, 289, 305 & 306 – HANDED



GROUND FLOOR



FIRST FLOOR

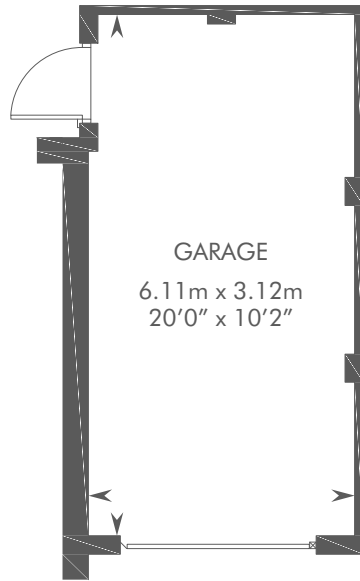


SECOND FLOOR

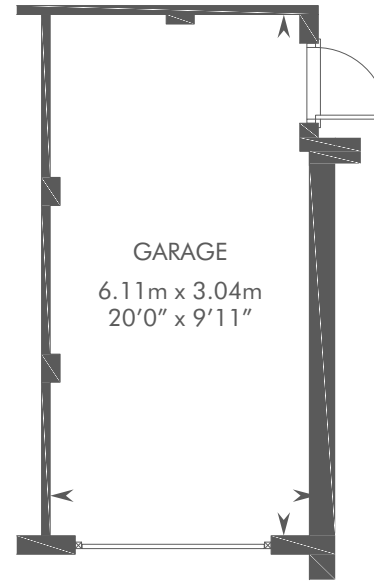
*Dormer window to study and bedroom 2 to be slightly narrower to plots 242 & 243 only. Flat porch roof to plots 242, 243, 305-307. Please ask your Sales Consultant for further details.
 Dotted lines denote reduced head height or structure above and approximate position of 1800mm ceiling height to second floor. Solid thin line denotes extent of full height ceiling.
 Patio sizes are indicative. A/C: Airing cupboard. ST: Store cupboard. W: Wardrobe.



THE HENBURY
PLOT 216 ATTACHED SINGLE GARAGE
PLOTS 217 & 242 – ATTACHED LINKED SINGLE GARAGE (AS SHOWN)
PLOTS 218 & 243 – ATTACHED LINKED SINGLE GARAGE (HANDLED)
SEE SITE LAYOUT FOR POSITION



PLOT 216 GARAGE



PLOTS 217, 218, 242 & 243
GARAGE

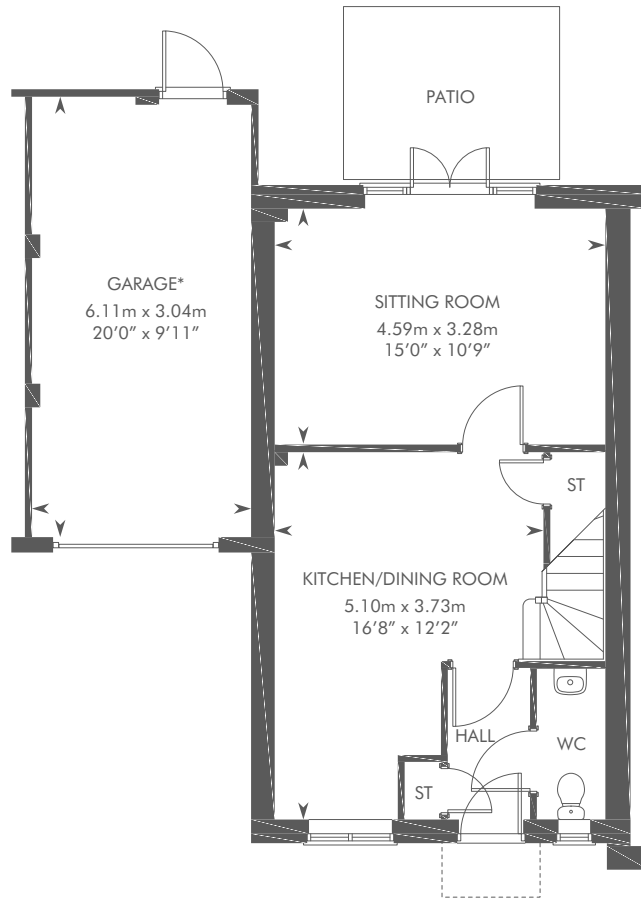


THE GILMORE

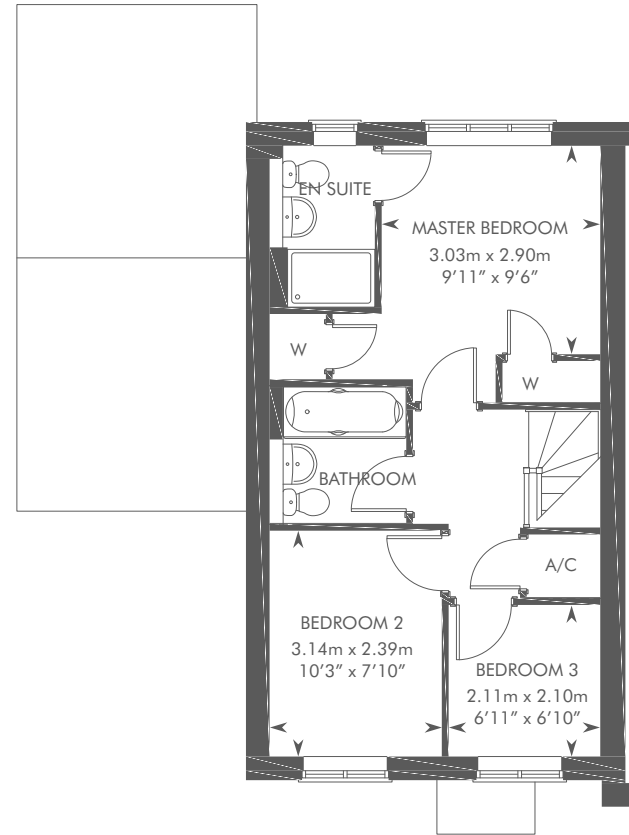
3 BEDROOM END OF TERRACE HOME



THE GILMORE
PLOTS 254 & 268 – AS SHOWN



GROUND FLOOR



FIRST FLOOR

Please ask your Sales Consultant for further details. Patio sizes are indicative. A/C: Airing cupboard. ST: Store cupboard. W: Wardrobe.
*Attached garage to plot 254 only.

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THE DANEBURY

THE DANEBURY

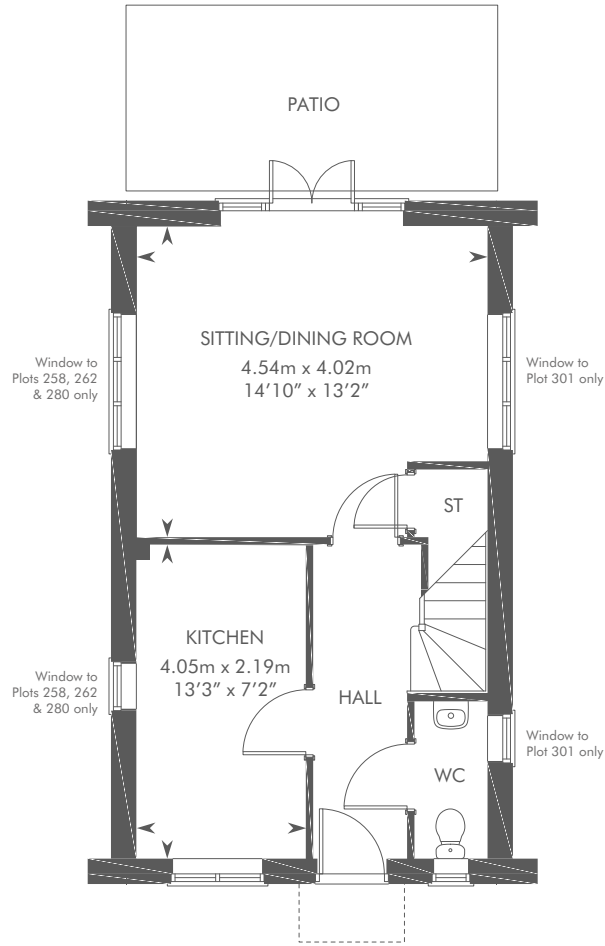
2 BEDROOM SEMI-DETACHED OR TERRACED HOME



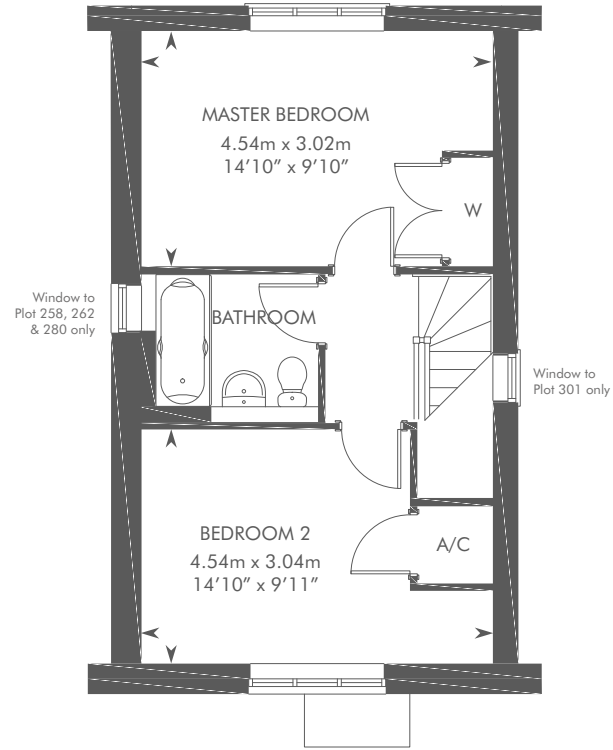
THE DANEBURY

PLOTS 256, 258, 260, 262, 278, 280, 298, 300, 302 & 304 – AS SHOWN

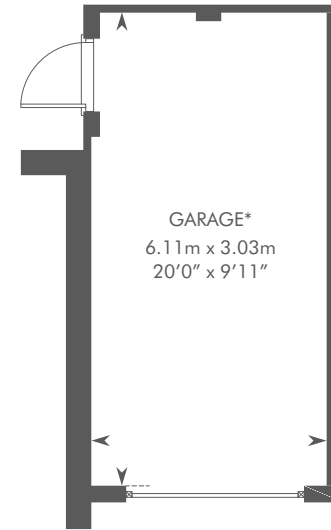
PLOTS 255, 257, 259, 261, 297, 299, 301 & 303 – HANDED



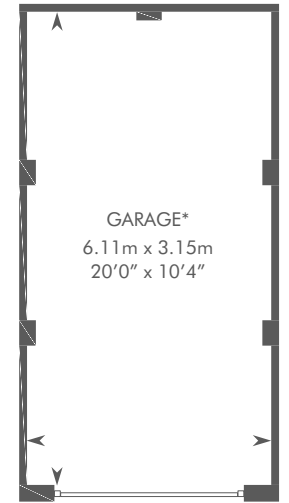
GROUND FLOOR



FIRST FLOOR

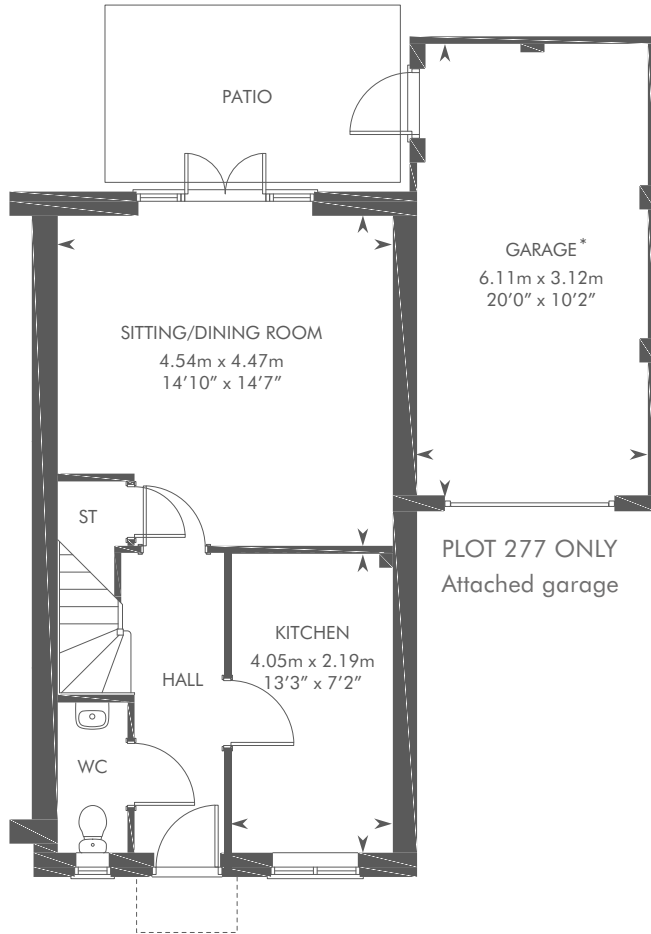


PLOT 255 ONLY
Attached garage

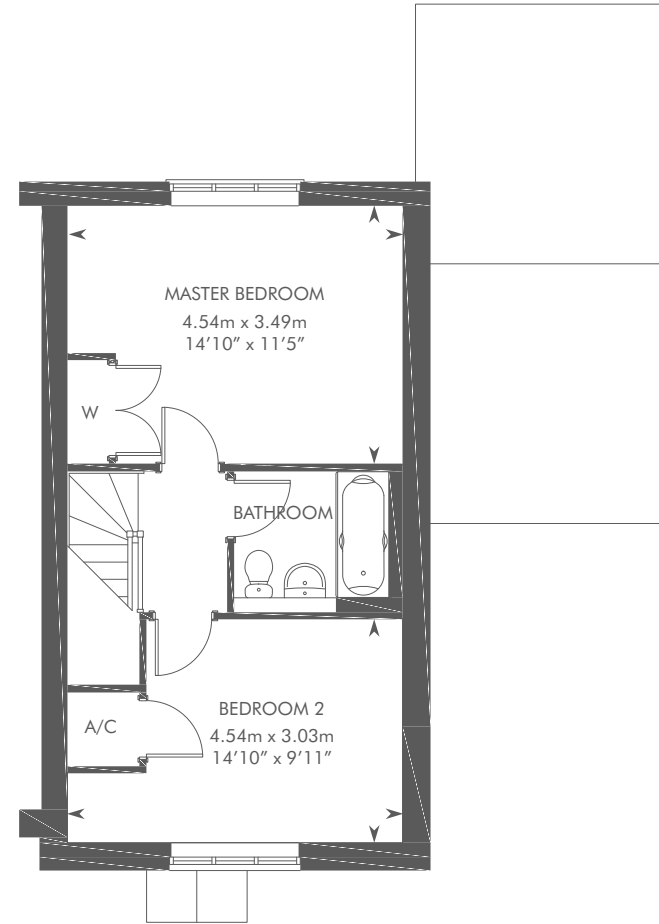


PLOT 280 ONLY
Detached garage

Patio sizes are indicative. A/C: Airing cupboard. ST: Store cupboard. W: Wardrobe. Please consult your Sales Consultant for further details.
Pitched porch canopy to plots 278, 280, 297 & 28. Garages to plots 255, 277 & 280 only.



GROUND FLOOR



FIRST FLOOR



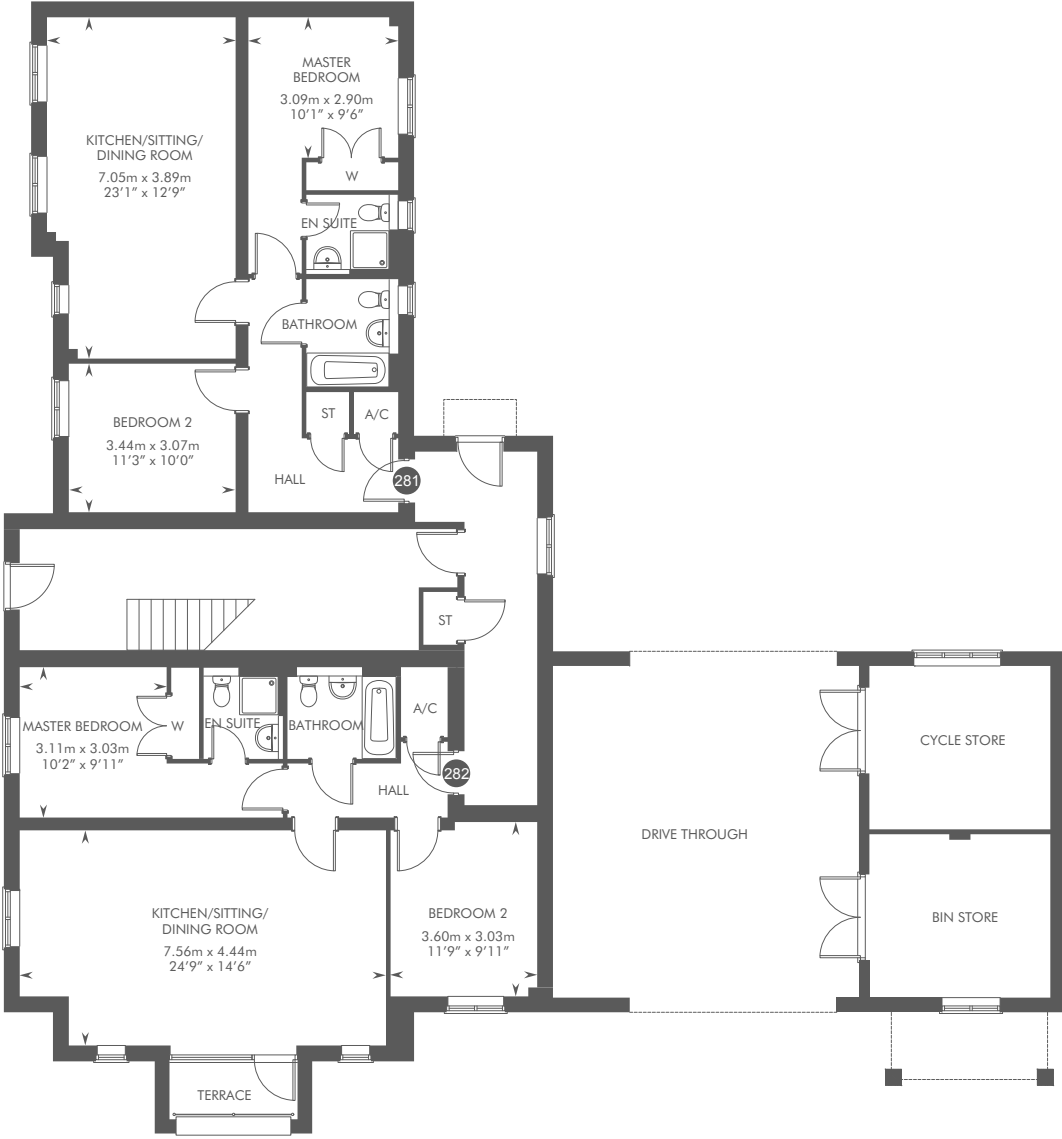
Computer generated image - Acacia Court

ACACIA COURT

1 & 2 BEDROOM APARTMENTS



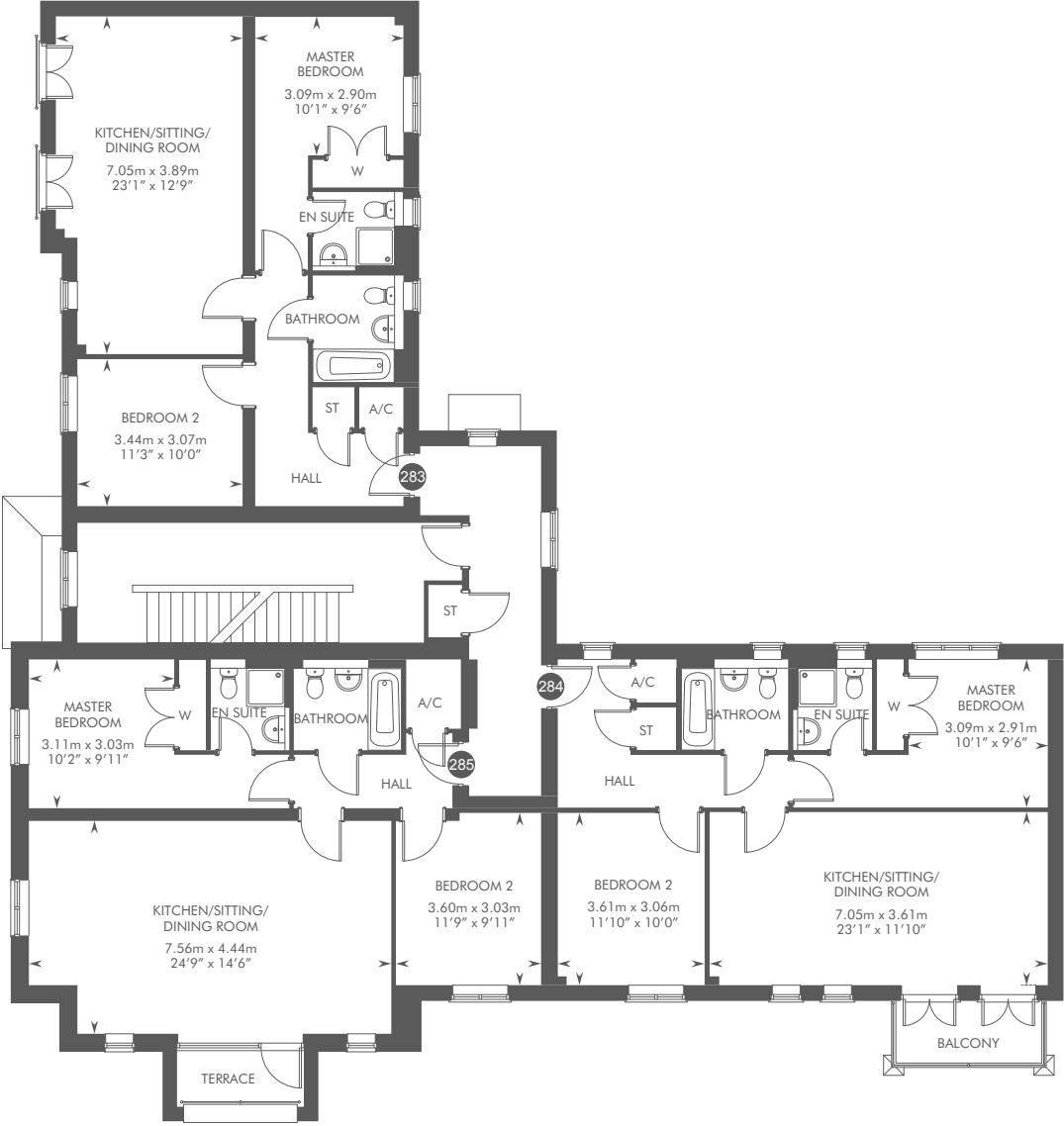
ACACIA COURT
PLOTS 281 & 282 – AS SHOWN



GROUND FLOOR

Please ask your Sales Consultant for further details. A/C: Airing cupboard. ST: Store cupboard. W: Wardrobe.

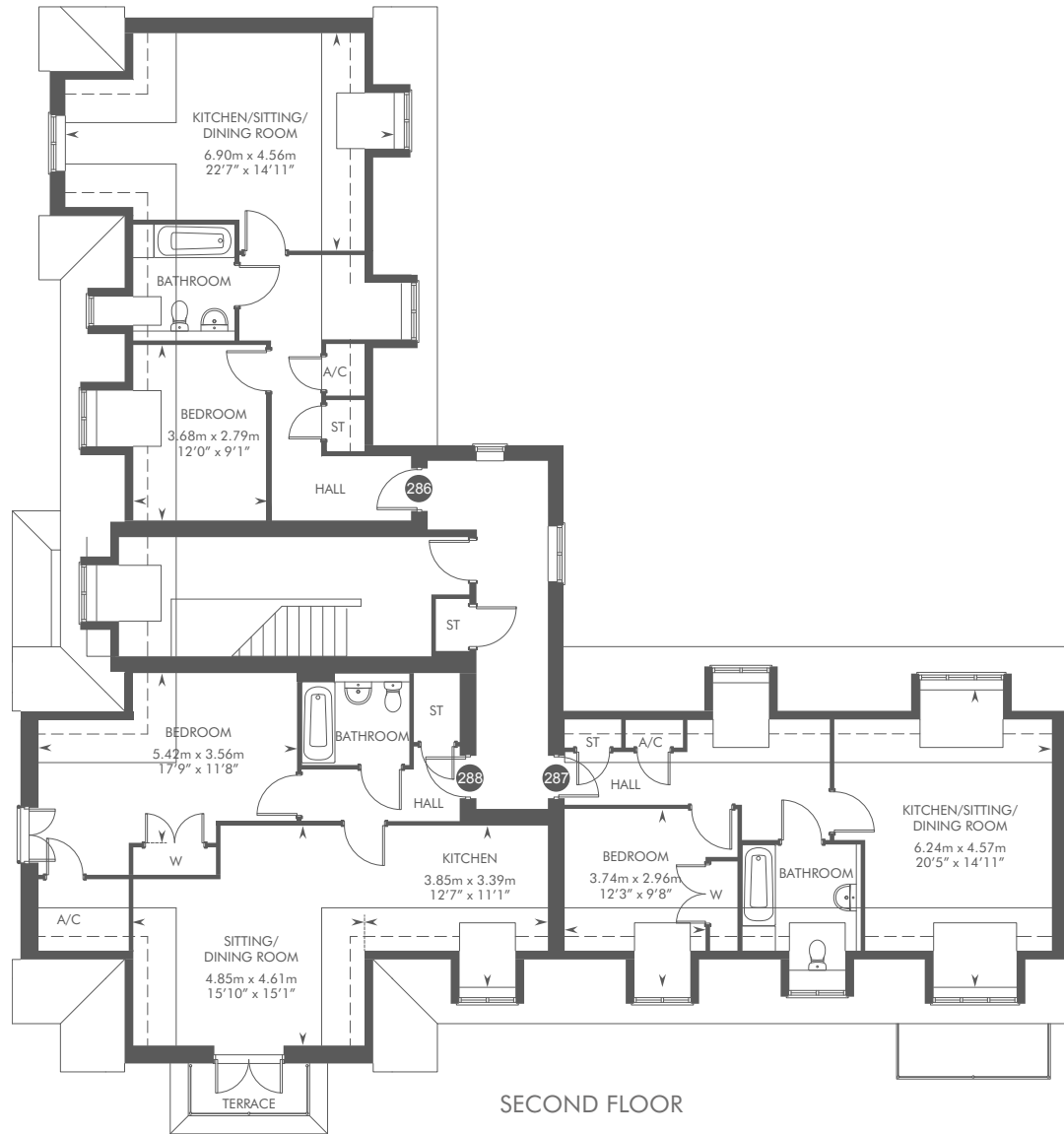
ACACIA COURT
PLOTS 283, 284 & 285 – AS SHOWN



FIRST FLOOR



ACACIA COURT
PLOTS 286, 287 & 288 – AS SHOWN



Dotted lines denote reduced head height or structure above and approximate position of 1800mm ceiling height. Solid thin line denotes extent of full height ceiling. Please ask your Sales Consultant for further details. A/C: Airing cupboard. ST: Store cupboard. W: Wardrobe.

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SPECIFICATION

KITCHEN*

- Professionally designed contemporary kitchen, with laminate work surfaces to all plots except in The Packington and The Parkley housetypes, which will have granite work surfaces
- Stainless steel 1 ½ bowl sink with drainer and mixer tap
- Built-in stainless steel single oven, gas hob and extractor hood to 2 and 3 bedroom homes
- Built-in stainless steel double oven, gas hob and extractor hood to 4 and 5 bedroom homes
- Integrated fridge/freezer
- Integrated dishwasher
- Stainless steel splashback to hob area
- Integrated washer/dryer to properties where no utility is provided

FAMILY BATHROOM AND EN SUITE AND CLOAKROOM*

- White Roca sanitaryware with Vado chrome fittings
- Thermostatic shower to all en suites
- Mixer tap with shower handset to all baths
- Stylish wall-hung vanity unit in some 3 and all 4 and 5 bedroom homes
- Heated towel rails to all bath/shower rooms and en suites^

MEDIA AND COMMUNICATIONS

- Pre-wiring and fittings for TV/FM/DAB satellite to sitting room with a distribution loop to remaining rooms with TV socket
- TV/FM/DAB sockets at high level to kitchen, reception rooms and all bedrooms
- Telephone sockets to kitchen, sitting room, study^ and master bedroom

HEATING, LIGHTING AND INTERNAL FINISHES

- Recessed downlights to kitchen, bathroom and en suites. Pendant light fittings to hall and all other rooms
- Traditional gas central heating
- Double-glazed uPVC windows
- Solid floors to ground floor with timber engineered joists to first and second^ floors
- Power and light to loft spaces
- Amtico flooring to kitchen, utility room^, cloakroom, family bathroom and en suite^
- Ceramic wall tiles to full height around shower and half height around bath and to appliance walls in family bathroom and en suite



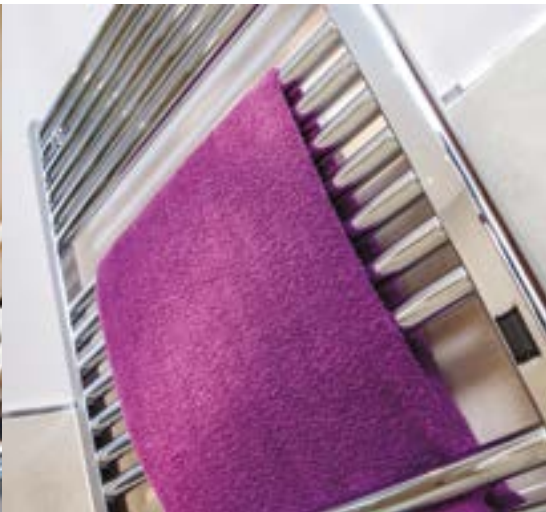
Photography from a previous CALA development

*Design subject to change, please consult your Sales Advisor for further information.

^ Selected plots only. †Not all domestic appliances have an EU energy label.

Please refer to Sales Advisor for further details. ††Proportions may vary, please refer to Sales Advisor for further information.

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ENVIRONMENTAL DETAILS

- Energy efficient and thermostatically controlled gas central heating and A-rated boiler to minimise gas usage
- Double-glazed uPVC windows providing a high level of thermal insulation and reduced heat loss
- A or B-rated kitchen appliances to reduce water and energy use†
- Real time energy monitor installed to help track energy usage, reducing bills and environmental impact
- Dual flush mechanisms to toilets to reduce water use
- High levels of insulation within roof spaces and external wall cavities to limit heat loss in the winter and reduce heat gain in the summer
- Dusk-to-dawn sensors to external lighting to reduce electricity usage
- A significant proportion of low energy lighting to all homes††
- Significant amounts of recycling of waste materials and packaging during the construction of each home to reduce the environmental impact of the development

SECURITY

- Outside lighting to front door with motion sensor allowing dusk-to-dawn operation
- External street lighting, where shown, with dusk-to-dawn sensors
- Multi-point locking system to front door
- Power spur for future fitting of alarm

EXTERNAL DETAILS

- Outside water tap
- Landscaped front garden, rear garden finished with top soil
- Outside lighting to front, side^ and rear doors.
- Power and light to garage^

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SPECIFICATION

KITCHEN*

- Professionally designed contemporary kitchen, with laminate work surfaces
- Stainless steel 1 ½ bowl sink with drainer and mixer tap
- Built-in stainless steel single oven, gas hob and extractor hood
- Integrated fridge/freezer
- Integrated dishwasher
- Stainless steel splashback to hob area
- Integrated washer dryer

BATHROOM AND EN SUITE*

- White Roca sanitaryware with Vado chrome fittings
- Thermostatic showers to all en suites
- Mixer tap to all baths
- Heated towel rails to all bath/shower rooms and en suites

MEDIA AND COMMUNICATIONS

- Pre-wiring and fittings for TV/FM/DAB satellite to sitting room with a distribution loop to remaining rooms with TV socket
- TV/FM/DAB sockets at high level to kitchen, sitting room and master bedroom
- Telephone sockets to kitchen, sitting room and master bedroom

HEATING, LIGHTING AND INTERNAL FINISHES

- Recessed downlights to kitchen, bathroom and en suite. Pendant light fittings to hall and all other rooms
- Traditional gas central heating
- Double-glazed uPVC windows
- Solid floors
- Amtico flooring to kitchen, bathroom and en suite[^]
- Ceramic wall tiling to bathroom and en suite



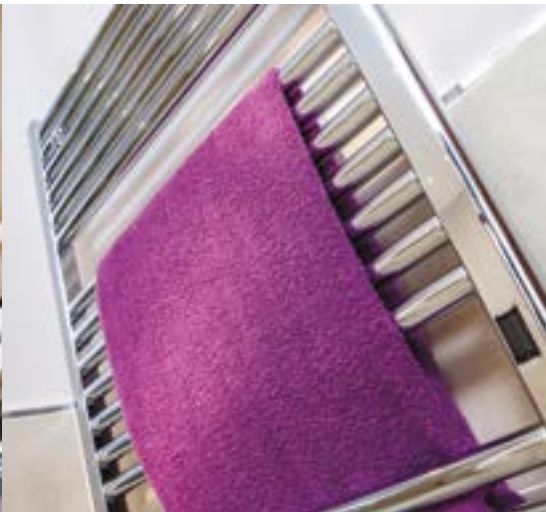
Photography from a previous CALA development

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Please refer to Sales Consultant for further details. ^{††}Proportions may vary, please refer to Sales Consultant for further information.

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ENVIRONMENTAL DETAILS

- Energy efficient and thermostatically controlled gas central heating and A-rated boiler to minimise gas usage
- Double-glazed uPVC windows providing a high level of thermal insulation and reduced heat loss
- A or B-rated kitchen appliances to reduce water and energy use†
- Real time energy monitor installed to help track energy usage, reducing bills and environmental impact
- Dual flush mechanisms to toilets to reduce water use
- High levels of insulation within roof spaces and external wall cavities to limit heat loss in the winter and reduce heat gain in the summer
- A significant proportion of low energy lighting to all apartments††
- Significant amounts of recycling of waste materials and packaging during the construction of each apartment to reduce the environmental impact of the development

SECURITY

- Outside lighting with motion sensor allowing dusk-to-dawn operation
- External street lighting with dusk-to-dawn sensors
- Multi-point locking system to front door
- Intercom entry system

EXTERNAL DETAILS

- Cycle store
- Communal gardens

MANAGEMENT SERVICES

- CALA Homes will appoint a professional managing agent who will be a member of the Association of Residential Managing Agents to provide on going management services. Please refer to your sales consultant for further details.

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Photography from a previous CALA development



Photography from a previous CALA development

PERFECTLY LOCATED

Cresswell Park, Roundstone Lane, Angmering, West Sussex, BN16 4AY



REGIONAL MAP



LOCAL AREA MAP

WHAT'S NEAR



ON FOOT

- Haskins Garden Centre – 0.5 mile
- The Spotted Cow – 0.5 mile
- Angmering Village Centre – 0.8 mile
- Angmering Train Station – 0.9 mile
- The Angmering School – 1 mile
- St Margaret's CofE Primary School – 1.5 miles
- Highdown Hill viewpoint – 2 miles



BY CAR

- Ham Manor Golf Club – 1.7 miles
- Waitrose (Rustington) – 2 miles
- Littlehampton – 3.6 miles
- Worthing – 5.6 miles
- Arundel – 7.5 miles



BY RAIL (FROM ANGMERING)

- Chichester – 17 mins
- Brighton – 32 mins
- Portsmouth – 51 mins
- Gatwick Airport – 55 mins
- London Victoria – 1 hr 28 mins

CALA HOMES – THE UK’S MOST UPMARKET MAJOR HOMEBUILDER

CALA Homes has a long track record of success, from incorporation as a land management and collection company in 1875, to today’s thriving national housebuilder.

We’re passionate about providing exceptionally well designed, beautifully constructed new homes in which people aspire to live. Throughout Scotland, the Midlands and the South East of England we build premium homes with sensitivity and consideration, in desirable locations. We take great pride not just in our product, but also in the outstanding levels of service we deliver to our homebuyers.

We continually strive to innovate in design and construction techniques to ensure that every home we build meets its owner’s expectations, is sympathetic to its local community, and complies with or exceeds the latest, environmental and sustainability regulations.

From contemporary apartments to luxury family homes, creating beautiful places to live and providing the utmost customer care are at the heart of everything CALA does.



**CONSUMER
CODE FOR
HOME BUILDERS**

www.consumercode.co.uk



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