



THE COURTYARD

at



BONHAM'S FIELD

YAPTON

A distinctive development of 2 & 3 bedroom
bungalows in a courtyard setting




Seaward
Homes

THE PERFECT PLACE TO LIVE

Village life with excellent connections to the coast, Arundel, Chichester and beyond! The perfect location to enjoy your life and welcome your family and friends.

Yapton is a friendly rural village and, with its selection of local shops, convenience stores and a popular traditional butcher, it's the perfect location for your new home. The large village hall is a great local resource, offering a wide range of activities for everyone in the local community. The mainline railway station at Barnham is within easy reach and there is a good local bus service, with the recent introduction on a two year trial basis of the 500 bus route between Littlehampton and Chichester stopping immediately outside the Bonham's Field development.

The surrounding area offers excellent opportunities for leisure. The historic town of Arundel is within easy reach with its impressive castle, fascinating antique and specialist shops, restaurants and cafés. The Wildfowl and Wetlands nature reserve and the peaceful Swanbourne Lake are just outside Arundel town centre. There is a golf course at Avisford park and a bowling club in Arundel.

The quiet rural beach at Climping is less than three miles from The Courtyard and Chichester Harbour, so popular with sailors, is within easy reach and offers miles of fabulous walks and interesting wildlife. Chichester itself has a wide range of shops to meet everyone's tastes as well as the renowned Chichester Festival Theatre and Pallant House Gallery.







THE COURTYARD

The Courtyard is a charming collection of fifteen 2 and 3-bedroom bungalows in a self-contained courtyard setting, forming part of the Bonham's Field development. The properties have attractive elevations of brick and flint with grey slate roofs.

Each home has its own garden and these vary in size, giving you the opportunity to select a home with exactly the garden you want, whether it's a quiet space to relax in or somewhere to use your horticultural skills.



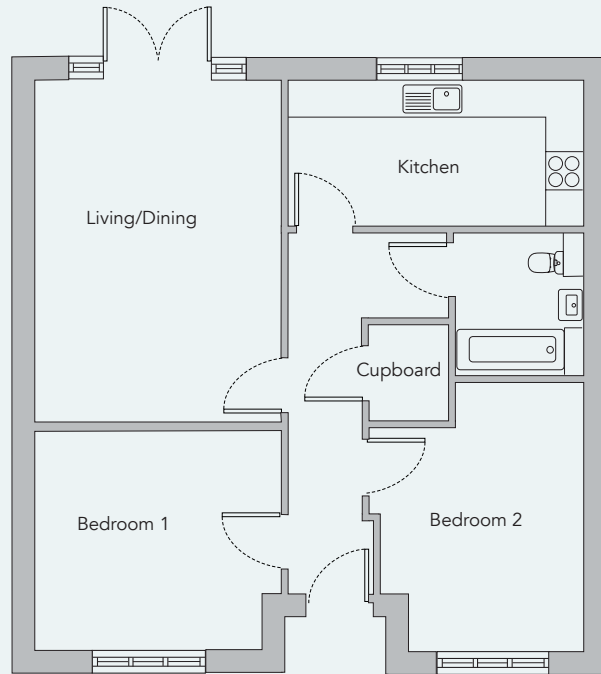


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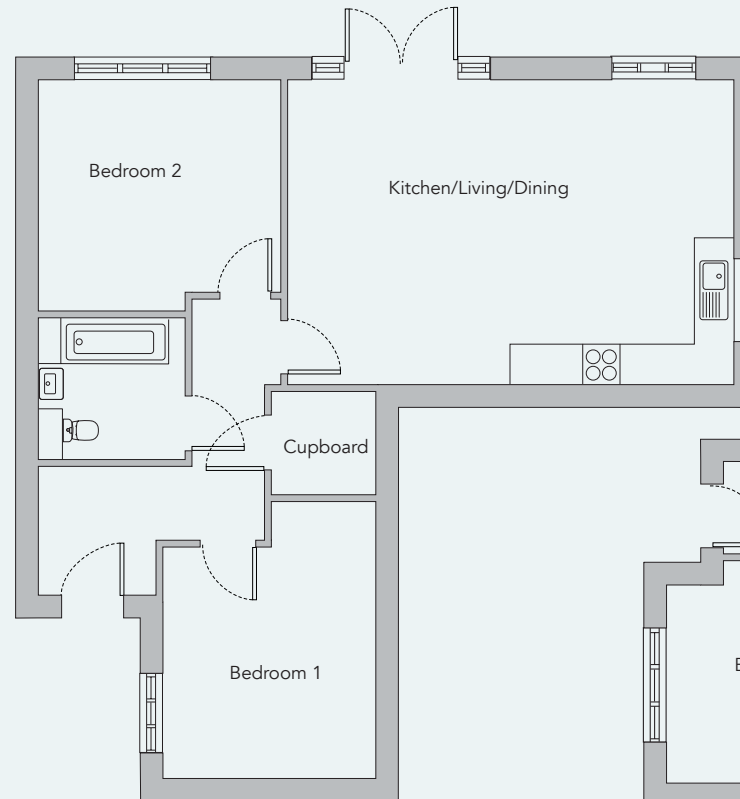
FLOOR PLANS

Please note that the layout of some plots will be handed or mirrored from the plan shown.
The sales team will be able to provide specific details.



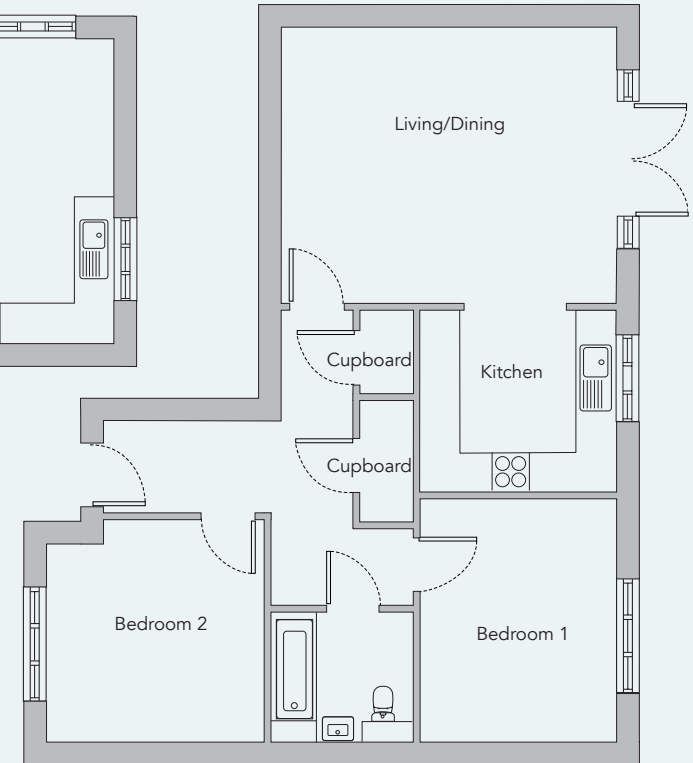
The Bilsham - Plots 43, 46-49 and 54-56

Living/Dining Room	3840 x 5360
Kitchen	4640 x 2270
Bedroom 1	3840 x 3440
Bedroom 2	3370 x 4180



The Etchingam - Plots 45, 50, 53

Kitchen/Living/Dining Room	6960 x 4750
Bedroom 1	3350 x 4330
Bedroom 2	3750 x 3600

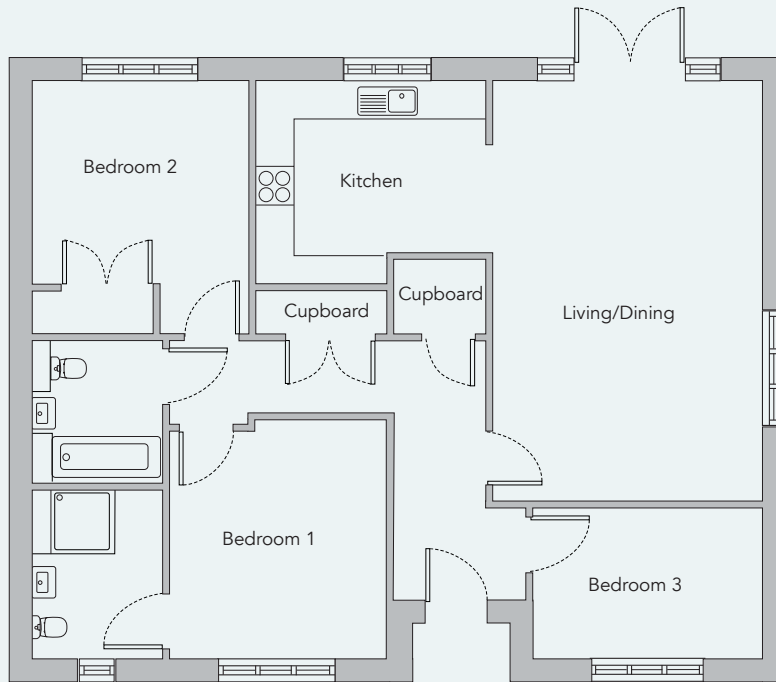


The Ryebank - Plot 44

Living/Dining Room	5240 x 4350
Kitchen	3060 x 2820
Bedroom 1	3060 x 3800
Bedroom 2	3400 x 3480

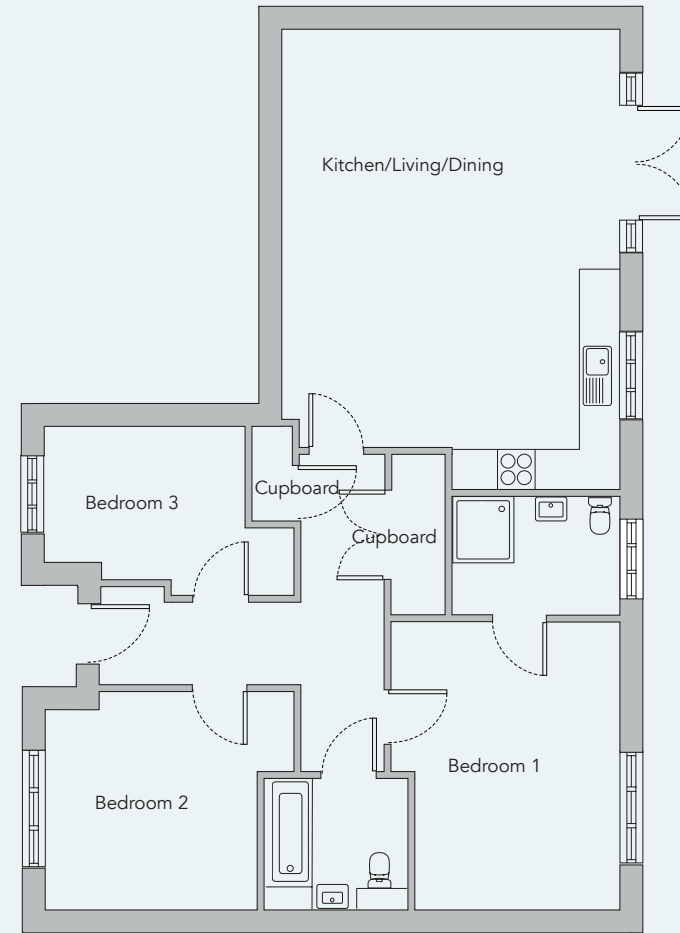
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The Madehurst - Plots 42

Living/Dining Room	4160 x 6490
Kitchen	3520 x 3290
Bedroom 1	3330 x 3650
Bedroom 2	3340 x 3890
Bedroom 3	3540 x 2300



The Grevatt - Plots 51, 52

Kitchen/Living/Dining Room	5240 x 7190
Bedroom 1	3510 x 4450
Bedroom 2	3850 x 3370
Bedroom 3	3850 x 2630

SPECIFICATION

General Construction

- Properties are traditionally built with quality stock bricks with flint to front elevations under slate roofs.
- High quality UPVC double glazed windows.

Kitchens

- Stylish, contemporary kitchen by Sylvarna Kitchen Design Studio. Neff electric oven, gas hob and extractor. Fridge/freezer, dishwasher and washer/dryer
- Soft close cupboard doors and drawers.
- Laminate worktops
- Vinyl Flooring

Bathrooms & Ensuites

- Contemporary Roca sanitaryware in white with chrome fittings.
- Ceramic wall tiles by Porcelanosa.
- Vinyl flooring
- Heated chrome towel rails.

Doors

- White internal doors throughout with chrome door furniture, hinges and door stops. Some internal doors may have glazed panels.

Internal Joinery & Decoration

- Contemporary skirting and architraves finished in white satinwood.
- Walls painted in matt emulsion in a neutral off-white shade.
- Smooth finished ceilings in Brilliant White matt emulsion.

Electrical & Lighting

- Homes are fitted with a combination of white LED downlights and pendants.
- White sockets and light switches to living and bedroom areas, brushed stainless steel fittings to kitchen. Sockets are USB compatible in some rooms.

Home Entertainment & Communication

- Properties are wired for standalone terrestrial TV to be received in living room and bedrooms.
- Cat5 media installed in hall cupboard only.

Heating, Water & Insulation

- Gas fired central heating system.
- High levels of insulation to floors, walls, windows and roof to meet Premier Guarantee standards.

Security & Peace of Mind

- High security lock to front doors meeting British Standards with multipoint locking.
- Mains operated smoke detector with battery backup.
- Carbon Monoxide detector.
- External lighting at front of property.

Outside & Gardens

- Allocated parking space/s.
- Turfed rear garden
- Communal car charging point.

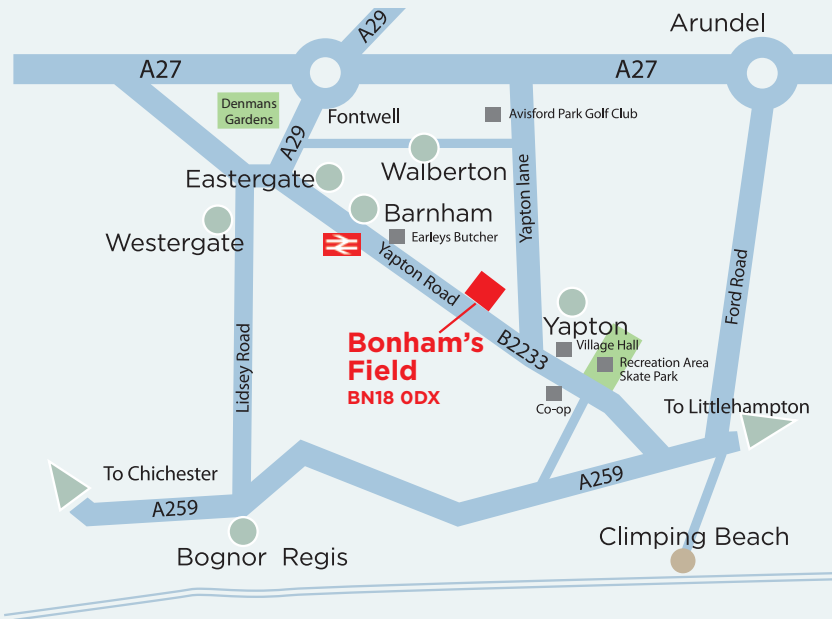
Warranty

- Each home is inspected at the critical stages of construction by Premier and comes with a 10 year warranty.



Images from Bonham's Field showhome





Travelling East from Chichester toward Arundel on the A27. After the Tangmere roundabout, move into the right hand lane to Easthampnett exit junction (B2233). Follow the road through Barnham (under the railway bridge) on towards Yapton, When you reach the double bend (Welcome to Yapton sign) The Courtyard at Bonham's Field is a further 200 metres on the left.

Travelling West from Arundel on the A27. 3 miles from Arundel take the left (B2132 Walberton/Yapton) after 4.3 miles at the junction turn right towards Barnham, The Courtyard at Bonham's Field is a further 200 metres on the right.



AN OUTSTANDING LOCATION

With the railway station close by at Barnham, and regular bus services to Bognor Regis and Chichester, Yapton is conveniently located for travel in every direction

Chichester	8.7 miles
Barnham Station	1.3 miles
Arundel	4.5 miles
Climping Beach	2.7 miles
Bognor Regis	5.2 miles
Brighton	26 miles
Gatwick Airport	44 miles



About Seaward Homes



Seaward Homes have been designers and builders of award winning, high quality homes in the region for 50 years. We strive to achieve the highest levels of quality and workmanship resulting in a reputation for excellence.




Seaward
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