



BONHAM'S FIELD

YAPTON

An exciting development of new homes in Yapton, West Sussex



THE GRAFFHAM (PLOT 28)

An attractive detached 3-bedroom home with spacious living room and separate kitchen/dining room. The property benefits from an ensuite shower room to Bedroom 1 and a family bathroom.



Seaward
Homes



BONHAM'S FIELD

An exciting collection of 2, 3 and 4 bedroom homes



THE DEVELOPMENT

Bonham's Field is an exciting development of 2, 3 and 4 bedroom properties in Yapton, West Sussex. The development includes an attractive courtyard of 2 and 3 bedroom bungalows.



THE PERFECT PLACE TO LIVE

Yapton is a friendly rural village and, with its selection of local shops, convenience stores and popular traditional butcher, it's the perfect location for your new home.

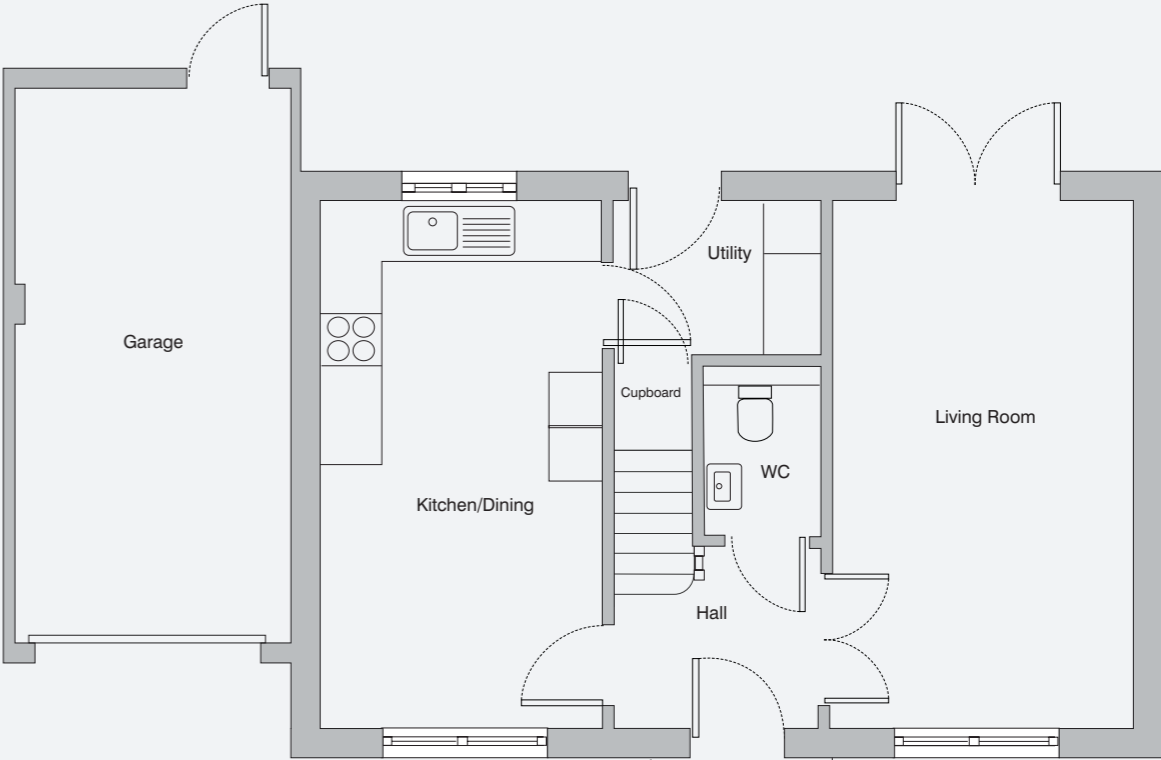
The large village hall offers a wide range of activities, there are two primary schools and a secondary school within easy reach and the surrounding area offers excellent opportunities for leisure for everyone.



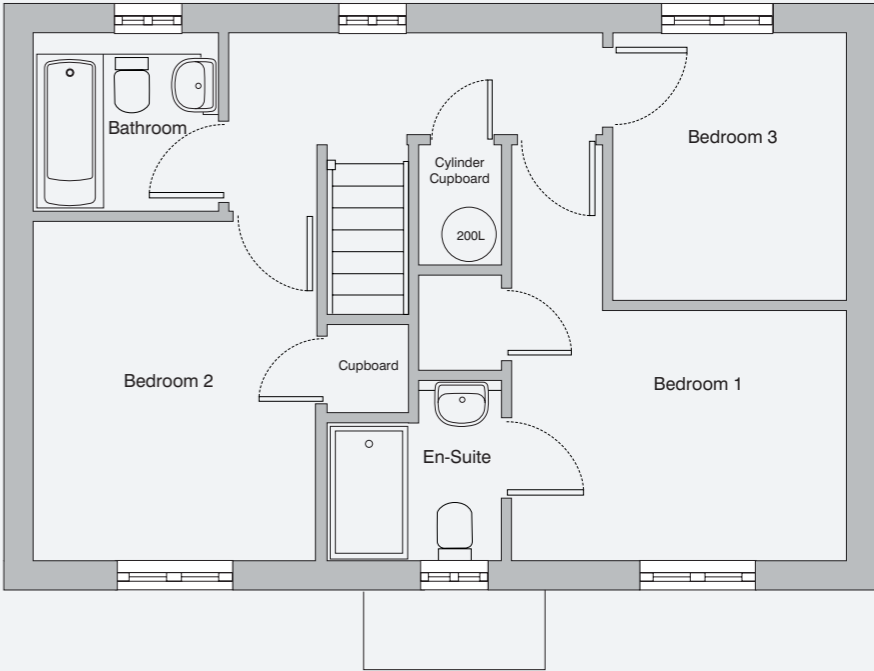
The historic town of Arundel is within easy reach with its impressive castle, fascinating antique and specialist shops, restaurants and cafés. The Wildfowl and Wetlands nature reserve and the peaceful Swanbourne Lake are just outside Arundel town centre.

The quiet rural beach at Climping is less than three miles from Bonham's Field 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 GRAFFHAM (PLOT 28)



GROUND FLOOR



FIRST FLOOR

Ground floor		First floor	
Living Room	3270 x 5680	Bedroom 1	3660 x 4530 max
Kitchen/Dining Room	3050 x 5680	Bedroom 2	3090 x 3680
Utility Room	2210 x 1620	Bedroom 3	2540 x 2880

Some plots will be handed

SPECIFICATION

General Construction

- The property is traditionally built with brick elevations under a clay tile roof.
- High quality UPVC double glazed windows.

Kitchens

- Stylish contemporary kitchens by Sylvarna Kitchen Design Studio.
- Soft close cupboard doors and drawers.
- Laminate worktops.
- High quality integrated Neff electric oven, hob and extractor, dishwasher, washer/dryer and fridge/freezer
- 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.

Flooring

- Fitted carpets to hall, living room, stairs, landing and bedrooms.

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

- Air source heat pump powered central heating system with water cylinder. Underfloor heating to ground floor, radiators to first floor
- High levels of insulation to floors, walls, windows and roof to meet Premier Guarantee standards.

Security & Peace of Mind

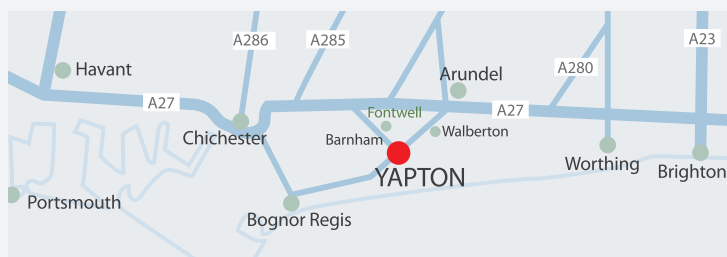
- High security lock to front doors meeting British Standards with multipoint locking.
- Mains operated smoke detector with battery backup.
- Carbon Monoxide detector.
- External lighting at front of property.

Outside & Gardens

- Single garage.
- Turfed rear garden.
- Car charging point.
- Outside tap.

Warranty

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



Travelling East from Chichester
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) 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, Bonham's Field is a further 200 metres on the right.

BONHAM'S FIELD

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

Please note the information included in this brochure was correct at the time of going to press. Floor plans, dimensions and kitchen layouts are taken from architectural drawings and are illustrative only. Photography included depicts the surrounding area, show home, previous Seaward developments and library images. Computer Generated Images are not to scale and any trees and landscaping are illustrative only. Finishes and materials may vary from those shown. This brochure does not constitute any part of a contract. Seaward reserves the right to make alterations to the specification at any time during the course of the construction without prior notice. Seaward gives notice to prospective purchasers that none of the materials issued or visual depictions of any kind made on behalf of the Company can be relied on as accurately describing any proposed housing development of the Company, whether in relation to the Consumer Protection from Unfair Trading Regulations 2008, the Business Protection from Misleading Marketing Regulations 2008 or otherwise.

