

# St. Winefrides Road

Littlehampton

New build homes with traditional quality and plot size

A stunning selection of only 4 luxury 4 bedroom family homes  
*Price on application*



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A superb collection of just four traditionally built four bedroom detached family homes with no social housing by the award winning MJH Property Developments Ltd. Known for their high standards of specification and finish.

The properties are ideally situated a stones throw from the river Arun and beach that boasts the UK's longest bench at 1000 ft long. Plenty of local amenities in the local town that is a short stroll away. These new homes are far from your typical with open fire places with lined chimneys, over 80ft west facing gardens, large drives for 4-5 cars and detached garages. The unique facades ensure all tastes are catered for with clay hung tile, flint and red brick finishes making St. Winefrides the perfect choice for you.

### Situation

St. Winefrides is perfectly located near to river Arun and Littlehampton seaside that is often a blue flag award contender with UK's largest bench at a giant 1000ft! Plenty of facilities a modern promenade, amusements, theme park and beautifully maintained seafront gardens. The local high street is only a short walk away, with cafe's, supermarkets and local business. Great transport links, mainline station is within a 15 min walk plenty of bus routes nearby and is a less than 20 minutes to Worthing heading east and 25 minutes to Chichester due West.

### Important Note

The illustrations included in this brochure are artist impressions and the finished product may vary in respect of appearance, materials and landscape. Individual fittings and fixtures may be amended or changed to meet the needs of construction and availability of materials. If you are in any doubt contact sole selling agents.

### Property Misdescription act 1991

1. These particulars were prepared by Open House Worthing in May 2014 in good faith for the guidance of purchasers.
2. The descriptions, measurements and distances within these particulars were taken by Open House Worthing or taken from the information supplied by the vendor, but should only be relied on as approximations and not as statements or representations of fact.
3. Open House Worthing offers no warranty as to the condition of the property, services or appliances. Purchasers should satisfy themselves to such condition.

# Preliminary Specification

## Kitchen

- Stylish undermount fitted units with inset Rangemaster 1 1/2 bowl sink unit with drainer and mixer tap
- Integrated appliances including fan assisted AEG range style electric oven with 5 ring gas hob and AEG fridge/freezer
- AEG extractor integrated in chimney hood to complement kitchen cabinets
- Porcelain floor tiling
- Silestone granite worktops with upstand
- Super efficient Glow Worm condensing boilers

## Bathroom

- Contemporary white bathroom suites
- Feature thermostatic luxury high performance showers with glazed shower screen and ceramic tiled walls
- Heated towel rails to en-suite shower room and family bathroom
- Mirrors to be fitted to en-suite shower room and family bathroom
- Fitted shaver point
- Chrome tap and fittings
- Quality Bristan fittings

## Heating and Insulation Systems

- Gas central heating with thermostatically controlled radiators to all rooms with electronic programming for separate heating and hot water systems
- High standard of insulation and uPVC double glazed windows
- Oso hot water storage system providing mains pressure
- All copper plumbing system to entire property

## Electrical & Home Entertainment

- Low voltage recessed down lighting in the kitchen, bathroom and en-suite shower room
- TV aerial points in living room master bedroom and kitchen
- Telephone points in entrance hall, kitchen, living/dining room, master bedroom and bedroom three
- Circuit breakers fitted to all power circuit units

# Preliminary Specification

## Security

- High quality prefinished Oak front door in white frame with four hinges for added security
- Five-lever mortise lock and chain to front door
- Security locks to be incorporated to all windows
- Security locks to rear patio doors
- Mains powered smoke detectors in entrance hall and landing fitted to building regulation requirements
- Double glazed doors and windows, fitted with Pilkington K glass
- External light fittings to the front and rear, downlighting in porches

## Interior Decoration & Finishing Touches

- Traditional class 1 chimney with open fireplace to accommodate log burner or open fire with limestone surround
- Quality contemporary, pre finished oak doors with chrome door handles
- Fitted wardrobes to all bedrooms
- Contemporary styled skirting's and architraves
- Internal woodwork in white gloss finish
- Part coved, smooth finished ceilings in matt white emulsion
- White UPVC double-glazed windows and patio doors.
- Smooth plastered walls finished in modern light grey emulsion.

## External

- The property will have the benefit of its own front garden to be lightly landscaped to the edge
- Rear gardens to be lightly landscaped including a mixture of part paving, riven effect paving stones, turf and boundary fencing
- Individual patio area.
- Lighting to front and rear porch
- Down lighting in porch
- Outside water tap
- Block paved driveway for 4-5 cars

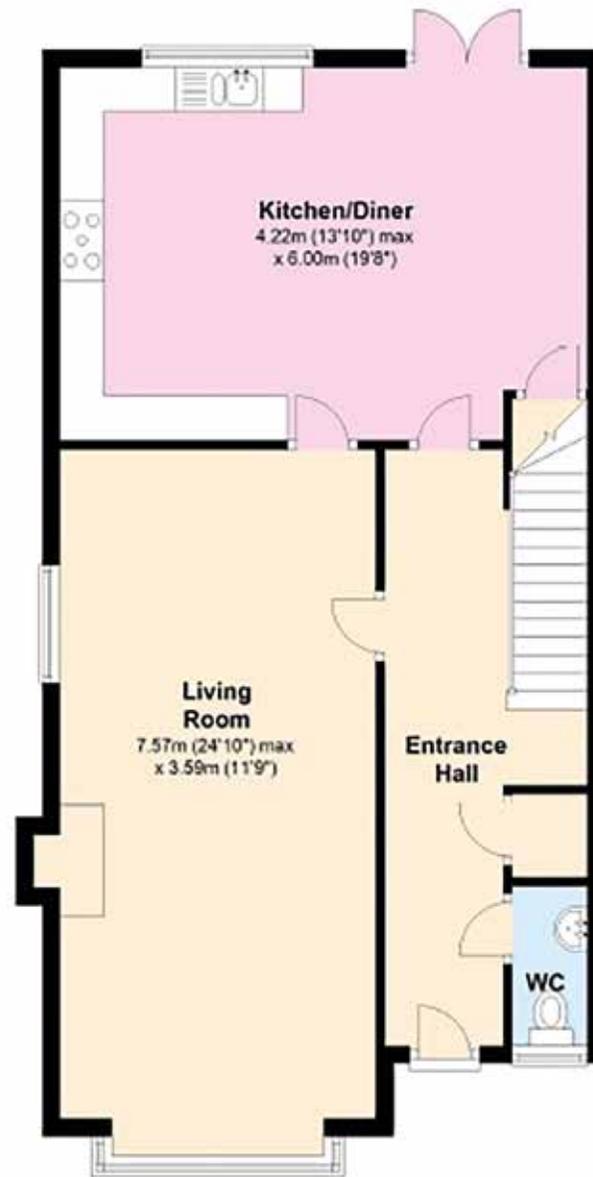
## Garage

- Fully Powered
- Mains strip lighting

## 10 YEAR GUARANTEE

- Your limited edition MJH home has the benefit of a 10 year NHBC warranty

## Ground Floor



# First Floor



# Site Plan



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