

Empress Gardens Barnham

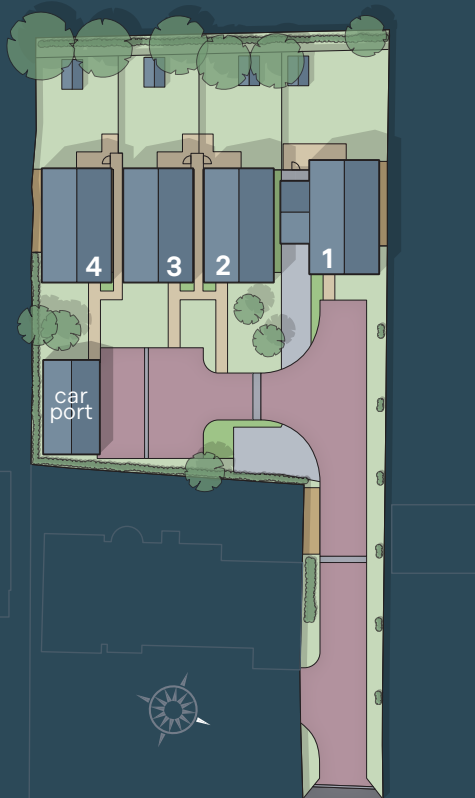
A small and exclusive development of just
4 three bedroom detached homes



BRIARSGATE
HOMES



Stunning new homes between the South Downs and the sea



BARNHAM ROAD



Barnham Windmill

Welcome to Empress Gardens, a striking development of four detached homes in Barnham, a short drive from the coast. The distinctive houses are well spaced around a private driveway with allocated covered parking. On the ground floor you'll find a large

front-facing living room and a spacious designer kitchen/dining room area to the rear, with energy efficient underfloor heating zones throughout. Upstairs there are three evenly sized bedrooms (one en-suite) and a stylish bathroom.

Whether you're looking for your next family home or downsizing into something easier to manage, Empress Gardens is sure to impress.

The local area has plenty to recommend it too. You'll find a choice of useful shops within walking distance, including a Tesco Express and Co-op Food store, along with a GP surgery, a pharmacy, several takeaways and Barnham's mainline train station. There are several primary schools within a two mile radius and a well-equipped children's Play Park in Farnhurst Road.



Chichester



The south coast

A vibrant village in an exceptional location

Barnham is an attractive village in the parish of Barnham and Eastergate with plenty of historic charm and a strong sense of community.

The local pub (The Murrell Arms) is located in an 18th century farmhouse while The Windmill Shopping Village (next to Barnham's landmark Grade II listed Windmill) is home to a selection of quirky shops and the Willow Tea Rooms. For everyday shopping, the Barnham Trading Post has fresh local produce, a Post Office counter and a popular café (The Watering Hole) open seven days a week. The Barnham Community Hall is a well-used social hub, with a schedule of weekly classes and a children's playground and multi-use games area in the vast green space alongside it.

When you're ready for a day out, the beautiful south coast is right on your

doorstep. So kick back on a sandy beach, watch the world go by from a street-front café, enjoy locally caught fish at seaside restaurants or boost your step count as you explore the many riches along the coastline.

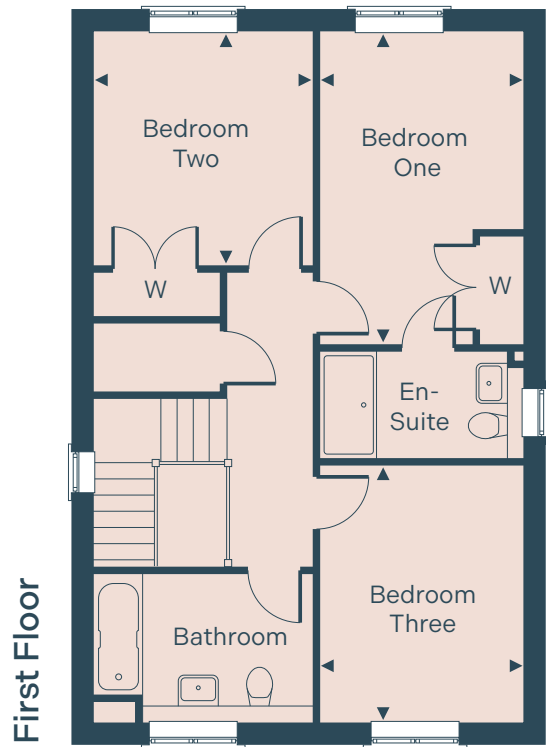
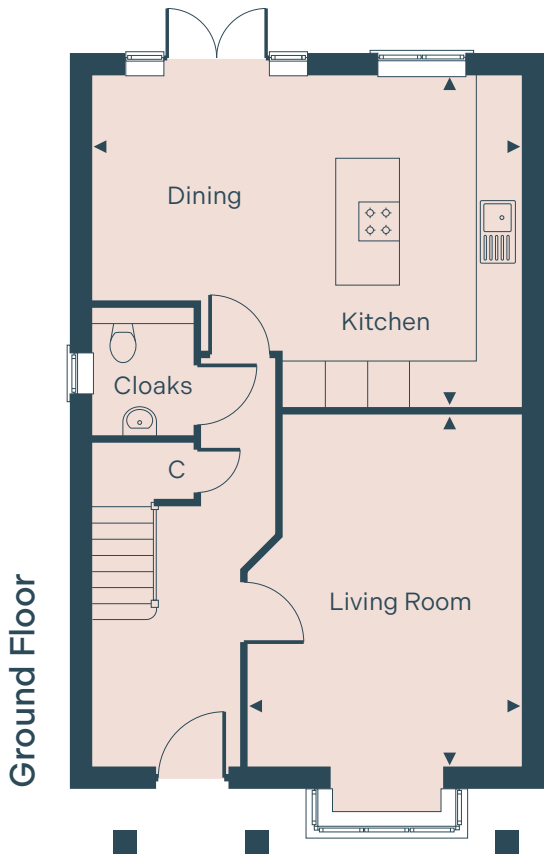
Arundel is a cultural hotspot with its choice of contemporary art galleries and independent shops, while Chichester's many attractions include groundbreaking theatre at the CFT, cinemas, museums and more. For more sporting pursuits, you're a 15 minute drive from Goodwood with its annual calendar of horseracing and motorsports.

Barnham is very well placed for transport links, with a network of local A-roads leading along the south coast and north over the South Downs. If you want to leave the car at home, Barnham mainline station offers direct routes to Bognor Regis (7 mins), Chichester (8 mins), Brighton (45 mins) and London Victoria (1hr 40mins).



St Mary's church, Barnham





Plots 1 and 2 shown, plots 3 and 4 are handed.

PLOTS 1, 2, 3 & 4 EMPRESS GARDENS BARNHAM

Dimensions

Living Room	16'5 x 12'9	4995 x 3887
Kitchen/Dining	20'0 x 15'5	6103 x 4704
Bedroom One	14'6 x 9'5	4434 x 2873
En-Suite	9'6 x 4'10	2873 x 1480
Bedroom Two	10'10 x 10'2	3312 x 3110
Bedroom Three	11'11 x 9'5	3644 x 2873
Bathroom	10'2 x 6'10	3110 x 2090

Dimensions and floor areas are to designed layouts and are subject to construction tolerances..

The computer generated image of the kitchen is an artist's impression and the specification may vary from that shown.



A superior specification

Kitchens

- Koncept Designer Kitchens
- Single oven, additional single oven/combi-microwave with warmer drawer underneath
- Induction hob
- Contemporary style hidden extractor hood
- Integrated dishwasher
- Space for integrated washer dryer
- Modern worktops with matching splashbacks

Bathrooms & En-suites

- Roca Gap sanitaryware
- Integrated sink and vanity unit to ground floor W/C, bathroom and en-suite
- Porcelanosa half-height tiling to the bathroom with shower and bath area fully tiled
- Porcelanosa splashback tiling to downstairs W/C

Heating & Insulation

- Daikin monobloc air source heat pump zoned underfloor heating to the ground floor
- Low temperature, thermostatically controlled radiators to first floor
- Predicted Energy Assessment "B"

Lighting & Electrical

- LED downlights to kitchen, bathroom and en-suite
- External lights to front and rear
- Electric car charging point to Plot 1, future provision for charging point for Plots 2, 3 & 4
- CAT 5 cable to data points

Internals

- White doors with chrome ironmongery
- Fitted wardrobe to bedrooms 1 and 2
- Porcelanosa floor tiles to the entrance, kitchen, cloakroom, bathroom and en-suite

Externals

- Low U value, UPVC double-glazed windows and composite front door
- Patio and turf to rear garden, outside tap

The Briarsgate commitment to quality extends beyond the walls of our homes.

Founded in 2020, Briarsgate Homes was established by a management team that has over 50 years of combined experience, delivering quality housing schemes across the south coast.

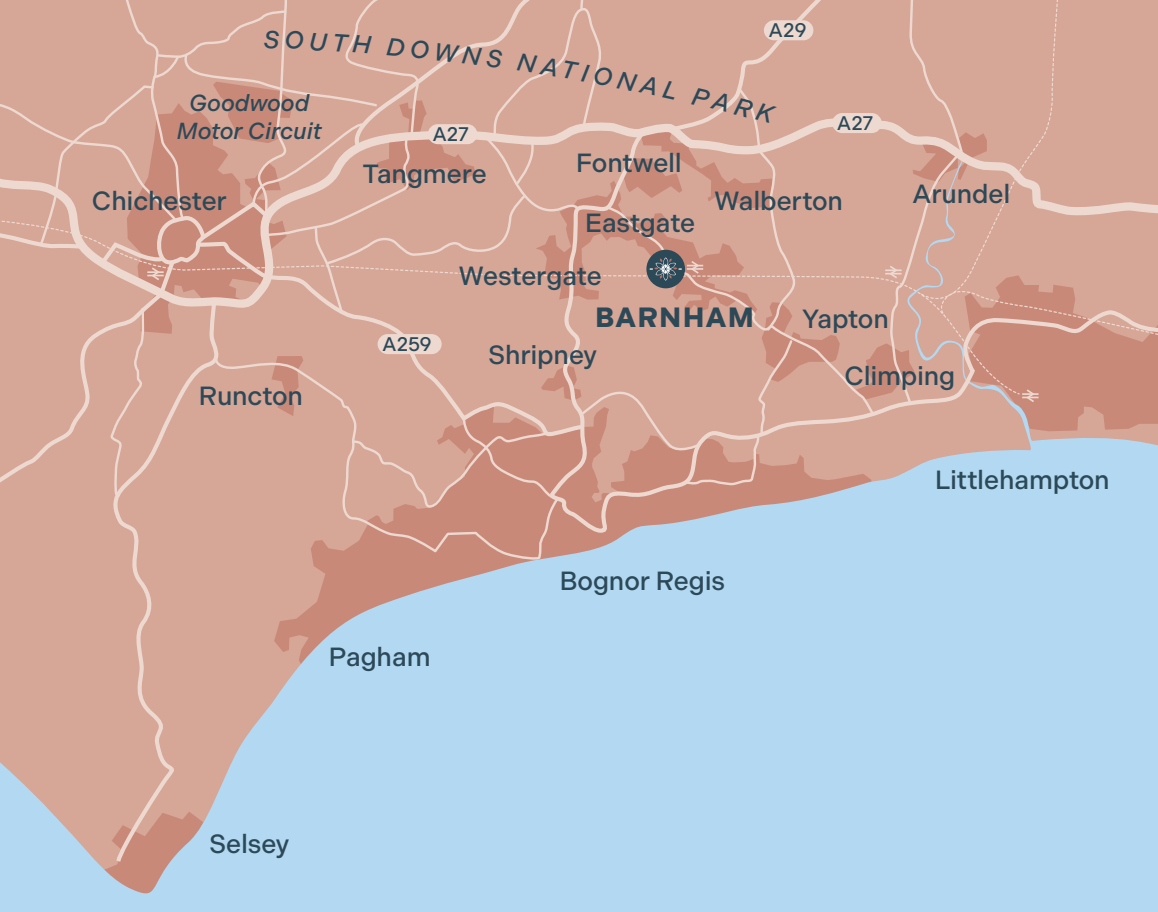
With an award winning team of experienced and skilled staff, our mission is to create homes that exceed customer expectations.

We have a passion for creating vibrant and sustainable communities, with aspirational homes that bring a sense of place to an area, through high-quality design and meticulous attention to detail. This approach means our homes are well designed with excellent build quality and a specification to truly impress.

At Briarsgate Homes, sustainability is at the heart of everything we do. From our choice of materials to our construction practices, we strive to minimize our environmental impact.



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The computer generated illustration is an artist's impression, landscaping shows how the site may look when mature. Finishes and treatments may vary from those shown. All measurements have been taken from plans, and whilst every effort has been made to ensure accuracy, this cannot be guaranteed. This brochure does not constitute an offer or contract and Briarsgate Homes reserve the right to change any specifications of the homes at any time during the course of construction without notice. Brochure: fruitful.studio