PADDOCK VIEW

YAPTON, WEST SUSSEX

dandara

WELCOME TO

PADDOCK VIEW

Tucked away in a quiet location set amongst surrounding countryside in the pretty village of Yapton, this superb new collection of 2, 3 and 4 bedroom homes is designed to deliver the style, comfort and quality that you deserve - now and in the future.

THE BEST OF

BOTH WORLDS

Known locally as ‘the village that never closes its doors’, Yapton is a friendly rural community which lies west of Arundel on the coastal plain between the South Downs and the sea.

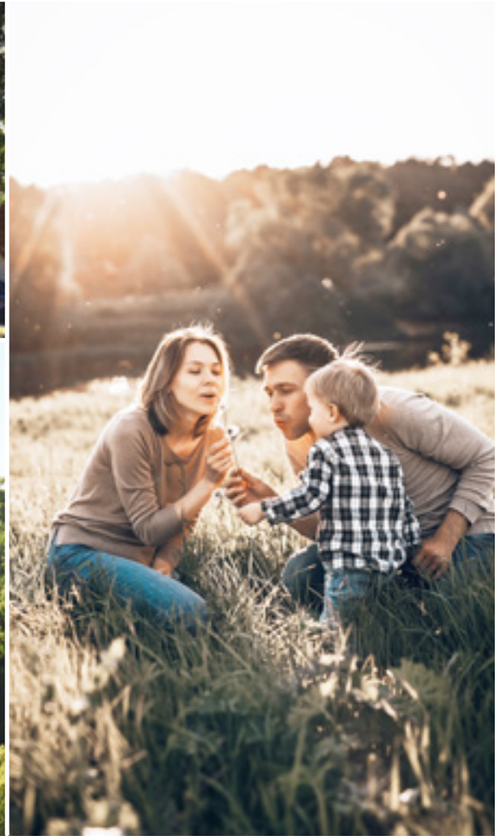
Yapton grew up around the former Chichester and Arundel Canal and is home to many historic buildings such as the 13th century St. Mary’s Church, and amenities including the local brewery, village shop, GP’s surgery, skatepark and schools are all within easy reach.

It’s a friendly rural community with an active social calendar, which centres around the village hall. Organised walks take place throughout the year, and the village also has a summer and autumn fair.

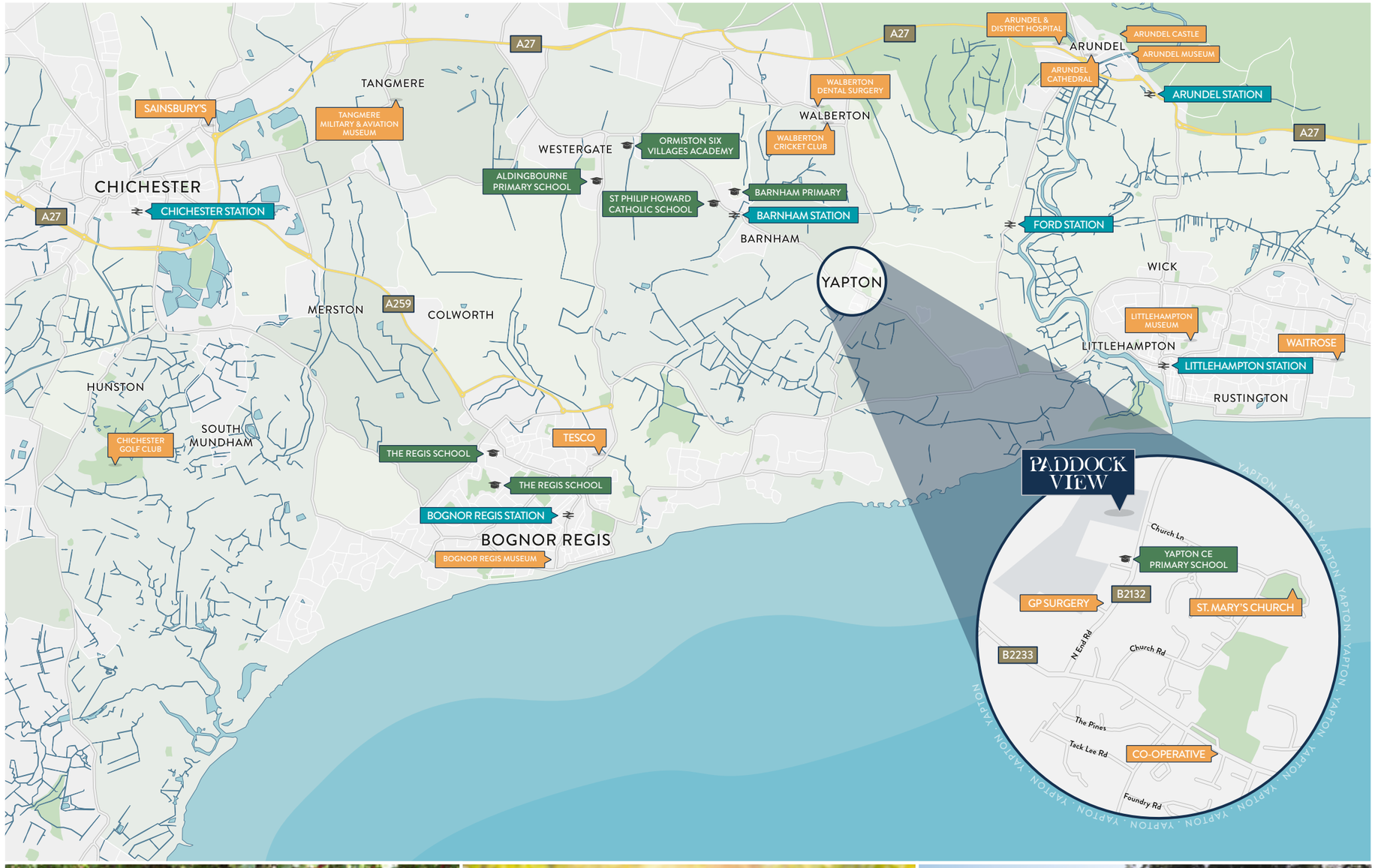
The spectacular, scenic South Downs National Park lies to the north, and there are many places of local interest all within five miles of the village, such as historic Arundel, which boasts a museum, cathedral and a castle.

Perfectly positioned for living, learning and working, Yapton combines all the lifestyle benefits of a tranquil countryside setting, with the convenience of great commuting links to Bognor Regis, Arundel, Brighton and beyond.

It’s the perfect place to call home.



This Computer Generated Image of Paddock View is indicative only



THE PERFECT LOCATION

Just over a mile from the nearest train station and convenient links to major road networks, Yapton provides the ideal combination of a rural lifestyle within easy reach of all local amenities and commuting links.

EDUCATION

Yapton CE Primary School	0.1 miles
St Philip Howard Catholic School	1.8 miles
Barnham Primary School	1.9 miles
Orminston Six Villages Academy	3.0 miles
Aldingbourne Primary School	3.6 miles
The Regis School	6.3 miles

LOCAL AMENITIES

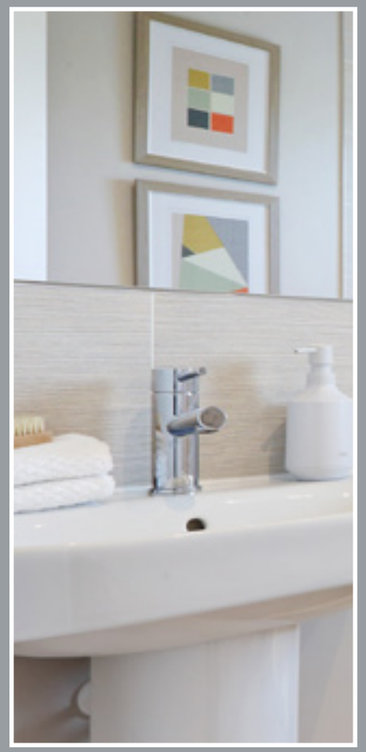
GP's Surgery	0.6 miles
Co-operative Barnham	1.6 miles
Walberton Dental Surgery	1.8 miles
Walberton Cricket Club	1.9 miles
Arundel & District Hospital	4.1 miles
Bognor Regis Beach	5.5 miles
Tesco Bognor Regis	5.6 miles
Waitrose Rustington	6.0 miles
Sainsburys Chichester	9.1 miles
West Witterings Beach	18.4 miles

HISTORIC ATTRACTIONS

St Marys Church	0.4 miles
Arundel Cathedral	3.3 miles
Littlehampton Museum	3.3 miles
Arundel Castle	3.5 miles
Arundel Museum	3.6 miles
Bognor Regis Museum	3.9 miles
Tangmere Military & Aviation Trust	5.0 miles

TRAVEL

Barnham Station	1.5 miles
Littlehampton Station	3.9 miles
Arundel	4.3 miles
Arundel Station	4.8 miles
Bognor Regis	5.4 miles
Chichester	9.9 miles
Brighton	26.2 miles
Gatwick Airport	45.0 miles



AWARD WINNING SPECIFICATION

At Dandara, we believe the difference between simply building a house and creating a home is attention to detail. From the initial design stage, right through to the final finishing touches, quality is built-in as standard.

SPECIFICATION DETAILS

KITCHENS
Choice of quality fully fitted contemporary kitchens with stylish laminate worktops.* Equipped with appliances including: stainless steel extractor hood, integrated single oven, ceramic hob with glass splashback and a stainless steel 1 $^{1}/_{2}$ bowl sink with chrome tap. Stainless steel single bowl sink with chrome mixer tap in utility room (where applicable).

BATHROOMS
Quality white suite comprising bath,** pedestal basin, WC and radiator. Ceramic wall tiles.

EN-SUITES
The stylish en-suites feature contemporary white pedestal basin with polished chrome taps, enclosed thermostatically controlled shower with polished chrome fittings, WC and radiator. Ceramic wall tiles.

WC
All feature quality white sanitary ware comprising WC, basin with tiled splash back and polished chrome taps.

INTERNAL JOINERY
White panelled internal doors with contemporary chrome door handles.

INTERNAL FINISH & DECORATION
Walls and ceilings painted with emulsion. All woodwork is finished in white satin finish.

WARDROBES
Homes include stylish fitted wardrobes in bedroom one.

HEATING & HOT WATER
Provided by gas fired combi-boiler and domestic hot water storage cylinder.** Steel panel radiators with thermostatic radiator valves.

ELECTRICAL
White sockets and switches throughout. Telephone and data sockets in lounge and study (where applicable). TV/Satellite outlets to lounge, kitchen/dining and bedroom one.**

LIGHTING
Recessed LED down lighting to kitchen/dining, bathrooms, en-suites and WC. Pendants to lounge, dining area, bedrooms, hallway, landing and study (where applicable).

WINDOWS AND DOORS
Pre-finished front and back door set complete with multi-point locking mechanism and chrome door lever. Double-glazed uPVC casement windows.

EXTERNAL
Paved slabs to paths and patios. Sensor controlled external lights to front entrance and rear patio doors. Fencing to rear gardens. Front gardens laid to lawn with landscaping. Pre-finished garage door (where applicable). Turf to rear garden.

* Subject to build stage. ** Subject to house type and plot.

WHY BUY NEW?

'Old vs new' is a long-running debate. But with a Dandara home, you'll find all the benefits of new beats an older home every time. Because then you can look forward to less maintenance and lower running costs, improved safety and security and not having the hassle of being in a chain. And don't forget, you'll have an entire blank canvas to put your own stamp on.

EVERY NEW DANDARA HOME INCLUDES

A 10 year guarantee for your peace of mind, provided by a third party

WE INCLUDE THE EXTRAS AS STANDARD

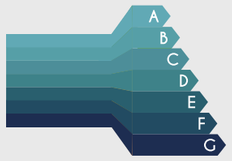
All Dandara homes come complete with quality fitted kitchens with brand new appliances and stylish contemporary bathrooms

THEY CAN HELP YOU SAVE MONEY

New-build homes are up to 57% CHEAPER to run than a Victorian property - which means you and your family could save up to £1,400 year on your energy bills[1]

THEY CAN HELP THE ENVIRONMENT

84% of new build homes are rated A-B for energy efficiency[2] and they use up to 30% LESS WATER than older properties[3]



IT'S LOWER MAINTENANCE

From higher building standards to improved energy efficiency, we invest in quality so you can enjoy lower maintenance living.

IT'S BRAND NEW AND READY FOR YOU

From the day you move in, everything in your new Dandara home is bright and brand new - ready for you just to add your own personality and style.

1. According to new analysis by NHBC and Zero Carbon Hub on projected energy emissions published in September 2017 by the Department of Energy and Climate Change (DECC.).
2. According to Energy Performance Certificate (EPC) data for the second quarter of 2017. 3. Figure taken www.new-homes.co.uk/new-is-greener-and-cheaper.

HERE TO HELP

Buying a new home is an exciting time, however it can be stressful too. But with Dandara there's no need to worry. Our dedicated sales consultants and customer care teams are on hand to help you every step of the way. From your initial enquiry, up to the day you move and beyond.

ASSISTED MOVE

Found your perfect new Dandara home, but need to sell your current home first? That's where Assisted Move is for you. We'll help arrange to sell your existing home so you can get moving sooner.*

Help to Buy
Backed by HM Government

HELP TO BUY

Looking to buy your first home? Talk to us about Help to Buy. You could buy one of our new homes with just a 5% deposit and 75% mortgage.

Speak to us for more details.

REFER A FRIEND

It's a real compliment when you recommend us to people you know, and we'd like to say 'thank you'. When your colleagues, friends or family buy a new Dandara home, you'll both receive £500.*

*Terms and Conditions apply, please ask for details.

CUSTOMER SERVICE

At Dandara we're committed to putting our customers first. From the first interaction with our sales team, to the day you move in, we're dedicated to providing the best possible service. But it doesn't end there, even after you've moved in, we will still be on hand to answer any questions you may have. In fact, over 90% of our customers would recommend us to friends and family which has earned us 5 stars for customer service from the Home Builders Federation's annual New Homes Survey. We will keep you updated with the progress of your property and invite you to visit and attend a home demonstration so our on-site team can explain how various aspects of your new home will work.

We will also ensure move in day runs as smoothly as possible and will provide you with a comprehensive information pack that details all the working aspects of your new home. Our Customer Service team will be in touch to see how you have settled in and answer any questions you may have. You can find out more in our Customer Charter which describes our commitment to our customers and outlines the warranties and guarantees we provide with every home we build. Please visit our website for further information.

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5 STAR HOME BUILDER CUSTOMER SATISFACTION HBF 2021 HOME BUILDERS FEDERATION

CONSUMER CODE FOR HOME BUILDERS
www.consumercode.co.uk

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PADDOCK VIEW

YAPTON, WEST SUSSEX

The Vyne
2 Bed

The Farringford
3 Bed

The Farringford Plus
3 Bed

The Frogmore
3 Bed

The Kelmscott
3 Bed

The Upnor plus
3 Bed

The Windsor
4 Bed

Affordable Housing

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PADDOCK VIEW

YAPTON, WEST SUSSEX

The Vyne

TWO BEDROOM HOME

This Computer Generated Image is indicative only to give an impression of the house design, it is not plot specific.

An idyllic two bedroom home featuring an open-plan living area, with understairs storage and a separate W.C.

Upstairs, there are two double bedrooms and a stylish family bathroom. Bedroom one includes fitted wardrobes and additional storage provision.

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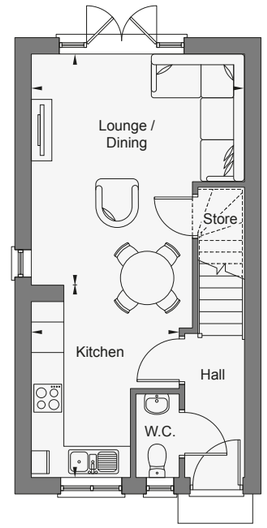
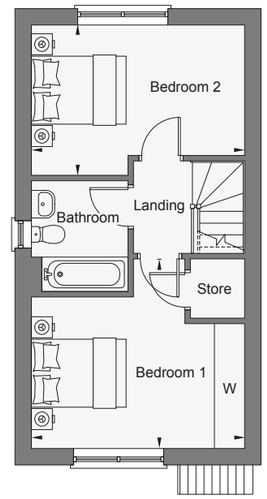
PADDOCK VIEW

YAPTON, WEST SUSSEX

The Vyne

TWO BEDROOM HOME





GROUND FLOOR

Kitchen	2.93m x 3.77m	9'7" x 12'4"
Lounge/Dining	4.23m x 4.57m	13'11" x 15'0"

FIRST FLOOR

Bedroom 1	4.23m x 3.73m	13'11" x 12'3"
Bedroom 2	4.23m x 2.95m	13'11" x 9'8"

*Plot 37 is detached with a detached garage.
Please ask your sales consultant for full details.

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PADDOCK VIEW

YAPTON, WEST SUSSEX

The Farringford

THREE BEDROOM DETACHED HOME

This Computer Generated Image is indicative only to give an impression of the house design, it is not plot specific.

This attractive three bedroom double fronted home features a spacious lounge with French doors and an open-plan kitchen-dining room with bay window. There is also a separate utility room, store and W.C. on the ground floor.

Upstairs, bedroom one has its own ensuite shower room and includes fitted wardrobes. There are two further bedrooms and a stylish family bathroom.

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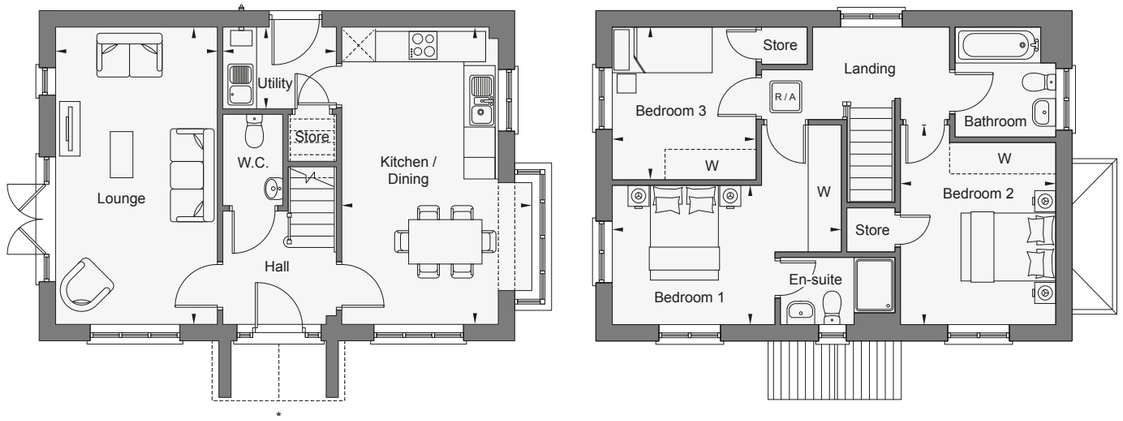
PADDOCK VIEW

YAPTON, WEST SUSSEX

The Farringford

THREE BEDROOM DETACHED HOME



GROUND FLOOR

Lounge	3.21m x 5.87m	10'6" x 19'3"
Kitchen/Dining	3.77m x 5.87m	12'4" x 19'3"
Utility	2.20m x 1.60m	7'3" x 5'3"

FIRST FLOOR

Bedroom 1	4.53m x 2.74m	14'10" x 9'0"
Bedroom 2	3.09m x 3.93m	10'2" x 12'11"
Bedroom 3	2.84m x 3.02m	9'4" x 9'11"

* Bay window may vary.
Plots 2, 14, 23, 30, 31 & 33 have a detached garage.
Please ask your sales consultant for full details.

W - suggested space for wardrobe

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PADDOCK VIEW

YAPTON, WEST SUSSEX

The Farringford Plus

THREE BEDROOM DETACHED HOME

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This attractive three bedroom double fronted home features a spacious lounge with French doors and an open-plan kitchen-dining room. There is also a separate utility room, store and W.C. on the ground floor.

Upstairs, bedroom one has its own ensuite shower room and includes fitted wardrobes. There are two further bedrooms and a stylish family bathroom.

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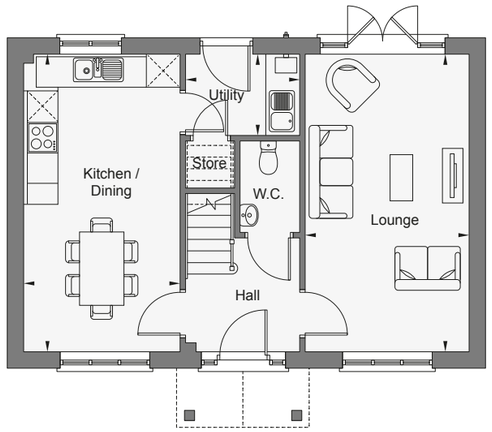
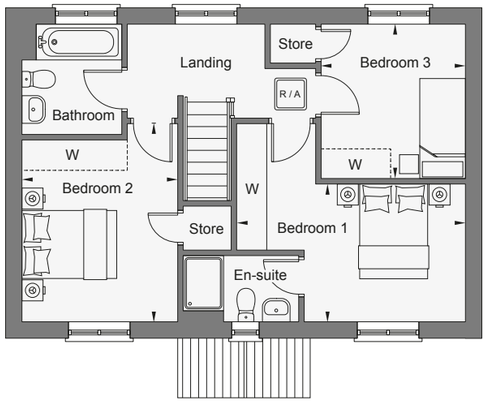
PADDOCK VIEW

YAPTON, WEST SUSSEX

The Farringford Plus

THREE BEDROOM DETACHED HOME





GROUND FLOOR

Lounge	3.21m x 5.87m	10'6" x 19'3"
Kitchen/Dining	3.07m x 5.87m	10'1" x 19'3"
Utility	2.20m x 1.60m	7'3" x 5'3"

FIRST FLOOR

Bedroom 1	4.53m x 2.74m	14'10" x 9'0"
Bedroom 2	3.09m x 3.93m	10'2" x 12'11"
Bedroom 3	2.84m x 3.02m	9'4" x 9'11"

* Plot 24 has a detached garage.
Please ask your sales consultant for full details.

W - suggested space for wardrobe

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PADDOCK VIEW

YAPTON, WEST SUSSEX

The Frogmore

THREE BEDROOM DETACHED HOME

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The Frogmore is an attractive three bedroom detached home.

The ground floor features a generous living area and an open-plan kitchen-dining room with French doors to access the rear garden. There's also a separate utility room and downstairs W.C.

Upstairs there are three bedrooms, a stylish family bathroom and a store cupboard. Bedroom one benefits from its own ensuite shower room and fitted wardrobes.

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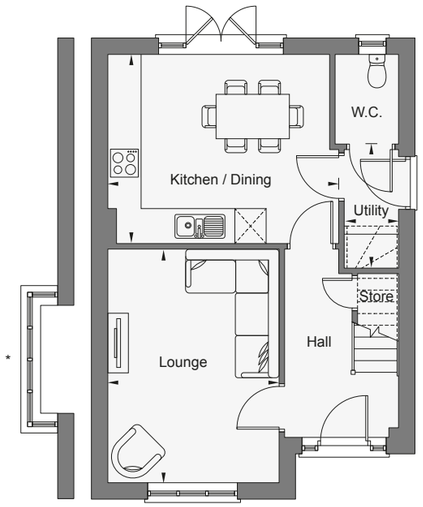
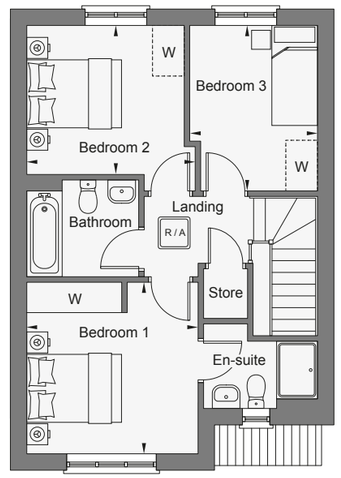
PADDOCK VIEW

YAPTON, WEST SUSSEX

The Frogmore

THREE BEDROOM DETACHED HOME





GROUND FLOOR

Lounge	3.40m x 4.58m	11'2" x 15'0"
Kitchen/Dining	4.57m x 3.73m	15'0" x 12'3"
Utility	1.08m x 2.34m	3'7" x 7'8"

FIRST FLOOR

Bedroom 1	3.40m x 3.39m	11'2" x 11'1"
Bedroom 2	3.36m x 2.92m	11'0" x 9'7"
Bedroom 3	2.51m x 3.27m	8'3" x 10'9"

* Plot 20 has a detached garage.
Please ask your sales consultant for full details.

W - suggested space for wardrobe

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PADDOCK VIEW

YAPTON, WEST SUSSEX

The Kelmscott

THREE BEDROOM DETACHED HOME

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The Kelmscott is a three bedroom detached home.

The ground floor features a spacious open-plan living area with French doors to access the rear garden and a feature bay window to the side of the home. There's also a store and downstairs W.C.

There are three bedrooms and a stylish family bathroom upstairs.
Bedroom one benefits from its own ensuite shower room and fitted wardrobes.

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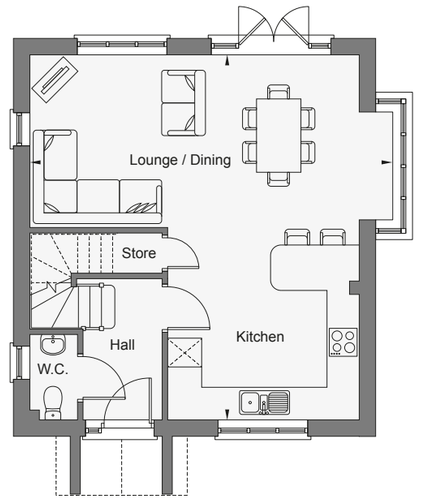
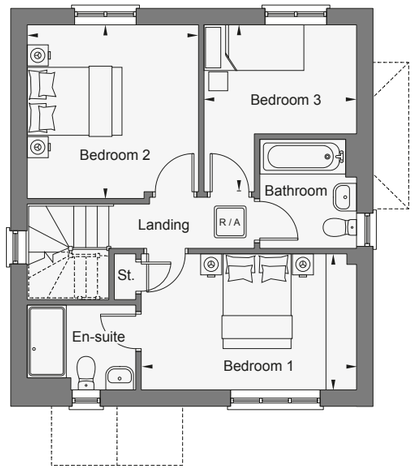
PADDOCK VIEW

YAPTON, WEST SUSSEX

The Kelmscott

THREE BEDROOM DETACHED HOME





GROUND FLOOR

Lounge / Kitchen/Dining	7.20m x 7.22m	23'7" x 23'8"

FIRST FLOOR

Bedroom 1	4.27m x 2.70m	14'0" x 8'10"
Bedroom 2	3.42m x 3.42m	11'3" x 11'3"
Bedroom 3	3.02m x 3.28m	9'11" x 10'9"

* Plots 1 & 38 have a detached garage.
Please ask your sales consultant for full details.

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PADDOCK VIEW

YAPTON, WEST SUSSEX

The Upnor Plus

THREE BEDROOM DETACHED OR SEMI-DETACHED HOME

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This charming three bedroom home features a spacious lounge at the front of the property and a stylish open-plan kitchen-dining room at the rear with French doors to access the garden. There is also a downstairs W.C.

Upstairs, there are three double bedrooms, a study and a stylish family bathroom. Bedroom one includes fitted wardrobes and has its own ensuite shower room. There is also a store on the landing.

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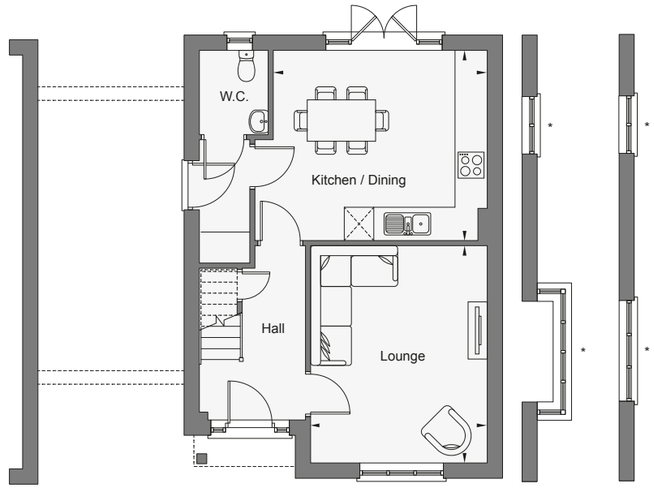
PADDOCK VIEW

YAPTON, WEST SUSSEX

The Upnor Plus

FIRST FLOOR

Bedroom 1	3.73m	x 3.18m	12'3" x 10'5"
Bedroom 2	3.09m	x 5.67m	10'2" x 18'7"
Bedroom 3	3.62m	x 3.33m	11'11" x 10'11"
Study	2.37m	x 2.13m	7'9" x 7'0"



GROUND FLOOR

Lounge	3.73m	x 4.58m	12'3" x 15'0"
Kitchen / Dining	4.53m	x 4.01m	14'10" x 13'2"

* Floorplans differ for plot 32 with a bay window.
Floorplans differ for plot 25 with an alternative window arrangement.
Plots 9, 10, 25, 26, 27, 28, 32 & 36 have a detached garage.
Please ask your sales consultant for full details.

W - suggested space for wardrobe

dandara

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PADDOCK VIEW

YAPTON, WEST SUSSEX

The Windsor

FOUR BEDROOM DETACHED HOME WITH GARAGE

This Computer Generated Image is indicative only to give an impression of the house design, it is not plot specific.

This attractive four bedroom detached home features a generous lounge to the front of the property, with a superb open-plan kitchen-dining area to the rear with French doors to the garden. There is also a separate utility room, W.C. and two storage cupboards in the hall.

Upstairs, bedroom one benefits from its own ensuite shower room.
There are two further double bedrooms, a single bedroom and a stylish family bathroom.

dandara

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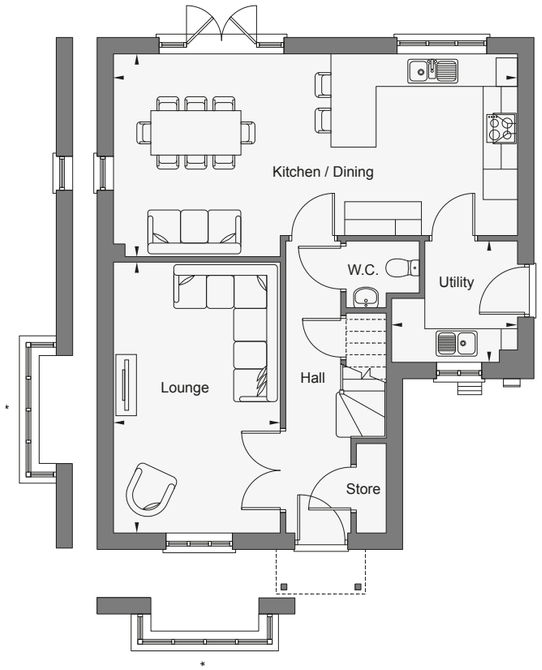
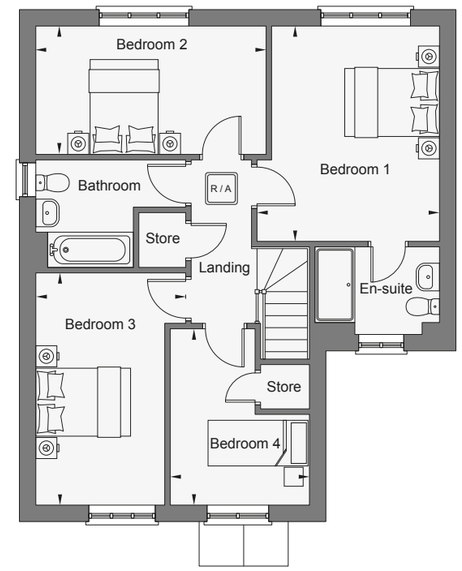
PADDOCK VIEW

YAPTON, WEST SUSSEX

The Windsor

FOUR BEDROOM DETACHED HOME WITH GARAGE





GROUND FLOOR

Lounge	3.29m x 5.33m	10'10" x 17'6"
Kitchen / Dining	8.00m x 3.99m	26'3" x 13'1"
Utility	2.47m x 2.37m	8'1" x 7'9"

FIRST FLOOR

Bedroom 1	3.61m x 4.25m	11'10" x 13'11"
Bedroom 2	4.57m x 2.55m	15'0" x 8'4"
Bedroom 3	2.97m x 4.56m	9'9" x 15'0"
Bedroom 4	2.75m x 3.47m	9'0" x 11'5"

* Floorplans differ for plots 29, 34 & 35 with a side bay window.
Please ask your sales consultant for full details.

dandara

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