



LIFE IN SUSSEX

Situated on the south coast of England with around 90 miles of shoreline, this sunny county offers an exceptional quality of life

South facing slopes and a warm dry climate makes Sussex a prime spot for vineyards to produce world-class sparkling wine

Nyetimber Vineyard,
West Chiltington

Ridgeview Wine Estate,
Ditchling Common

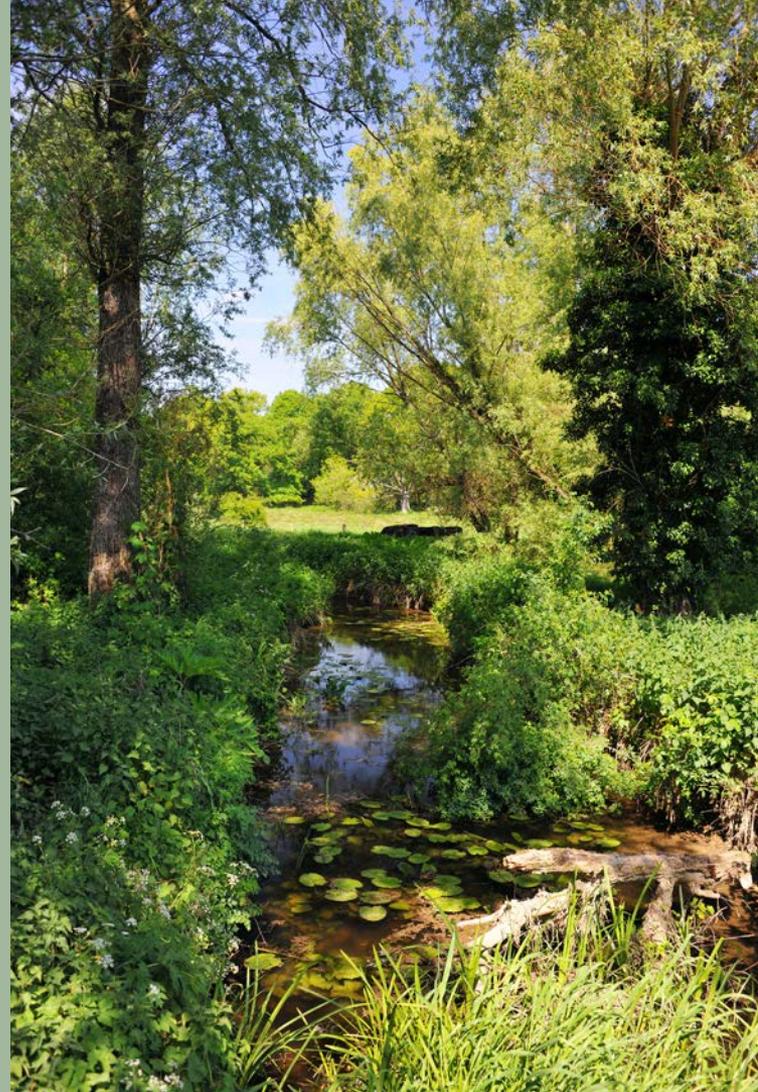
A brief history of Sussex

The name 'Sussex' is derived from the Old English Suth-Seaxe, meaning '(land or people) of the South Saxons'. In 1974, the Lord-Lieutenant of Sussex was replaced with one each for East and West Sussex, which became separate ceremonial counties



QUINTESSENTIAL ENGLAND

*Inland Sussex is a county of country lanes,
sleepy villages, woods, fields and downs.
Moving out along the coast you will find some
of the sunniest seaside resorts in England*



Rich heritage

Arundel Castle

Beautiful countryside

River Arun

Seaside resorts

Worthing



Beaches & water sports

West Wittering Beach



Village pubs

The George, Eartham

CAR PARK
→

The culture

Martlet Sword and Morris dancers

The coast

*The coastline of Sussex is full of hidden
gems waiting to be discovered*

► **Chichester Harbour** is a large natural harbour surrounded by picturesque villages. The massive stretch of tidal flats and saltings are an Area of Outstanding Natural Beauty and ecological significance



Chichester Harbour



Eastbourne



Worthing

▲ **Worthing** is a lively seaside town for shopping, eating, entertainment and family fun at the beach or on the Art Deco pier



Shoreham

▲ **Shoreham-by-Sea** sits in a spectacular position on the Sussex Coast, at the mouth of the River Adur and with the beautiful South Downs as a backdrop



West Wittering

▲ **Eastbourne** is known as one of the sunniest locations in the UK and hosts the famous pre-Wimbledon international tennis tournament

◀ **West Wittering** beach is a beautiful expanse of golden sand just eight miles south of Chichester, a perfect place for the beach, walks or watersports



Brighton



Brighton sits in the heart of Sussex and is well-known for being a welcoming and diverse city with a passion for culture, creativity and sustainability as well as its historic landmarks including the iconic Royal Pavilion and famous piers



Towns & villages

*From bustling coastal locations
to quieter countryside jewels*



Chichester

▲ **Chichester** is the only city in West Sussex. It was both a Roman and Anglo-Saxon settlement and a major market town from those times through to the present day. The city combines all the attractions of a thriving urban centre with the remains of Roman streets, walls and gateways

► **Chichester Theatre** is famed across the south for hosting many pre-West End shows



Chichester Theatre

Worthing offers an interesting history from a fishing village, to a smugglers route and finally establishing as a genteel seaside resort from the 1750s onwards. Today this town has much to offer set between the beach and the South Downs ▼



Worthing

Horsham is a famous market town with good shops, restaurants, pubs and more. Hiking and cycling are popular in the nearby countryside and a short distance away is Warnham Nature Reserve where over 100 species of bird may be found ▼



Horsham

Lurgashall



▲ **Lurgashall** is one of the most beautiful places to play cricket in West Sussex. The quaint village has been ranked as the ninth most beautiful in UK and Ireland by Condé Nast Traveller



East Grinstead

▲ **East Grinstead** is a highly popular location on the edge of the Ashdown Forest. A traditional market town it offers a quality lifestyle and great activities in the surrounding countryside

Heritage

*Home to historic houses, castles and gardens,
Sussex is steeped in history and heritage*

▶ **Petworth House** displays one of the finest art collections in the care of the National Trust. Immerse yourself in the grandeur of the state rooms containing works by JMW Turner, Van Dyck, Reynolds and Blake. Outside, explore the 700-acre Deer Park and woodland walks



Petworth House

NATIONAL TRUST



Arundel Castle



NATIONAL TRUST

Fishbourne Roman Palace

▲ **Fishbourne Roman Palace** is the largest residential Roman building in Britain and features the largest collection of mosaics in situ in the UK



Goodwood

▲ **Goodwood** The world famous five-day festival, affectionately known as 'Glorious Goodwood', attracts the best equine athletes and offers exclusive hospitality packages for memorable days out



West Dean Gardens

▲ **Arundel Castle** was built at the end of the 11th Century. Set high on a hill, this great Castle commands the landscape with magnificent views across the South Downs and the River Arun

▶ Nestled at the foot of the South Downs, **West Dean Gardens** is one of the greatest restored gardens with a rich creative and social heritage

Rural countryside

Away from the coast, much of Sussex remains rural in character, with national trails, winding lanes and woodland



South Downs

▲ **South Downs National Park** has been designated an Area of Outstanding Natural Beauty and is considered by many to be the most attractive part of south east England. The South Downs encompass a wide range of landscapes, from dramatic chalk cliffs to rolling hills in the countryside with charming villages and historic towns



Nymans

NATIONAL TRUST

Halnaker Windmill, perched on the hilltop with lovely views, is a Grade 2 Listed building, once a World War 2 Observation Post and also a Neolithic Earthworks ▼



Halnaker Windmill

◀ **Nymans** is a ruined Gothic styled Great Hall, that has been reimagined as a garden and is a beautiful oasis of calm and tranquillity

Harting Down is both a biological Site of Special Scientific Interest and a popular place for dog walkers and horse-riders with its views and network of trails ▼



Harting Down

NATIONAL TRUST



Slindon Estate

▲ **Slindon** is a very pretty village of flint and brick cottages surrounded by the **Slindon Estate** which covers 1400 hectares of woodland, downland, farmland, and parkland

A large white commercial airplane is the central focus, parked on a tarmac. The scene is set during sunset, with a warm orange and yellow glow in the sky. Ground crew members in high-visibility vests are visible around the aircraft, and various ground support equipment like tugs and service vehicles are positioned nearby. The overall atmosphere is one of active airport operations.

Easy connections

*A rural location with excellent
transport connections for both
business and leisure*

CONNECTIONS



*Portsmouth Ferry
Terminal*

In just 50 minutes, you can reach more ferry routes than any other UK ferry port, serving popular destinations in France, Spain and the Channel Islands



*Gatwick
Airport*

London Gatwick has two terminals, North & South which see over 46 million passengers pass through each year to around 230 destinations in 70 countries

CONNECTIONS



*Good connections
to London and across
the south of England*

Excellent rail links to the Capital
and beyond in under 1 hour. Trains from
Brighton to Gatwick in 26 mins

Travel times taken from nationalrail.co.uk



*Good connections
across the south
of England*

The A23/M23 offer direct links to
London and M25. Major A roads
offer fantastic connections
across the county and wider area

MAJOR EMPLOYERS IN SUSSEX

Nestlé
Crawley

Natures Way Foods
Chichester

Virgin Holidays
Crawley

Thales
Crawley

Gatwick Airport
Crawley

TUI Travel
Crawley

Colgate
Crawley

Royal Mail
Crawley

Brilliant futures

*An array of exemplary schooling options
and some excellent universities*

EDUCATION



Berkeley Southern Counties developments are located within close proximity to some of the country's leading schools and universities. Including some of the oldest and most historic establishments in the region

Grammar Schools

Grammar schools play a prominent role in the UK education system and historically, have their roots tracing back to the 16th century. These include Steyning Grammar School in West Sussex and Lewes Old Grammar School in East Sussex

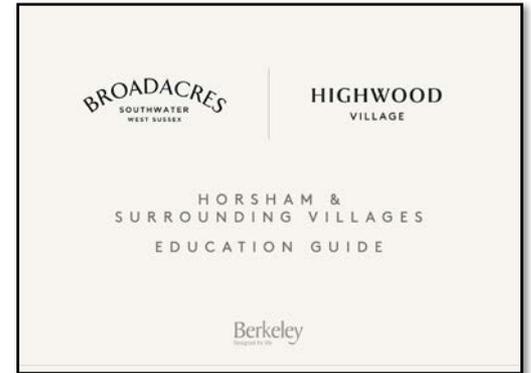
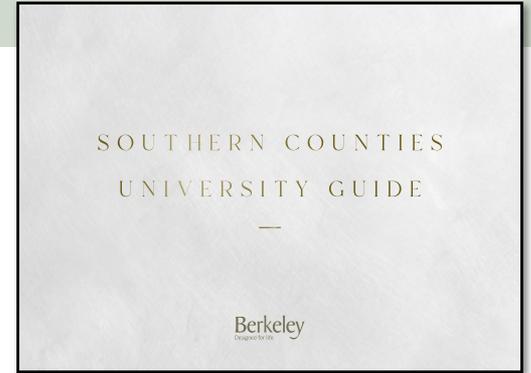
Private Schools

Sussex has some of the finest independent schools in the country, including the renowned Christ's Hospital, one of the oldest schools in the United Kingdom and Brighton College, which regularly features at the top of the independent school rankings

Universities

Sussex has easy transport links to London's top class universities as well as a choice of leading universities nearby; University of Sussex, University of Brighton, University of Chichester, University of Portsmouth, Royal Holloway and the University of the Creative Arts are all on the doorstep

[CLICK EDUCATION GUIDES FOR MORE INFORMATION](#)



OVERVIEW

From Country to Coast



Sussex offers a fantastic range of days out from market towns to scenic coastline and stunning countryside including the famous South Downs

Connections to London



Excellent transport connections into London with many journey in under one hour*

*Travel times taken from nationalrail.co.uk

Culture



Immersed in culture, Sussex hosts a range of music and arts festivals as well as world-renowned motor sport events

Ancient History



Many medieval monuments nestle within Sussex with Roman influences in Arundel castle and ancient Saxon elements embedded in Chichester

Exceptional for Education



Sussex has 62 private schools and numerous state schools delivering high standards of education

Sunshine



Sussex is the sunniest county in the United Kingdom, according to Met Office records

DEVELOPMENTS

At Berkeley Group, we're proud to offer a range of property options across Sussex



BERKELEY'S THREE DEVELOPMENTS

*Within Sussex are Broadacres in Southwater,
Highwood Village in Horsham and a forthcoming
development in Worthing*



WHY BUY IN SUSSEX

BROADACRES

SOUTHWATER
WEST SUSSEX





BROADACRES

SOUTHWATER
WEST SUSSEX

Beautifully designed 2, 3, 4 & 5 bedroom houses combining elegant façades and contemporary interiors, Broadacres is a stunning development situated in the village of Southwater, West Sussex

Prices From £415,000

- 10 minutes* from Horsham station with easy links to London Gatwick Airport and the south coast
- Direct trains to London in under 50 minutes*
- Unique and characterful homes
- Charming village location
- Sports pavilion, football pitches, tennis courts and cricket pitch
- Surrounded by parkland, minutes from Southwater Country Park and the South Downs
- Close to excellent schools, shops and local amenities



*Journey times are approximate only. Sources: tfl.co.uk and Google Maps



Broadacres

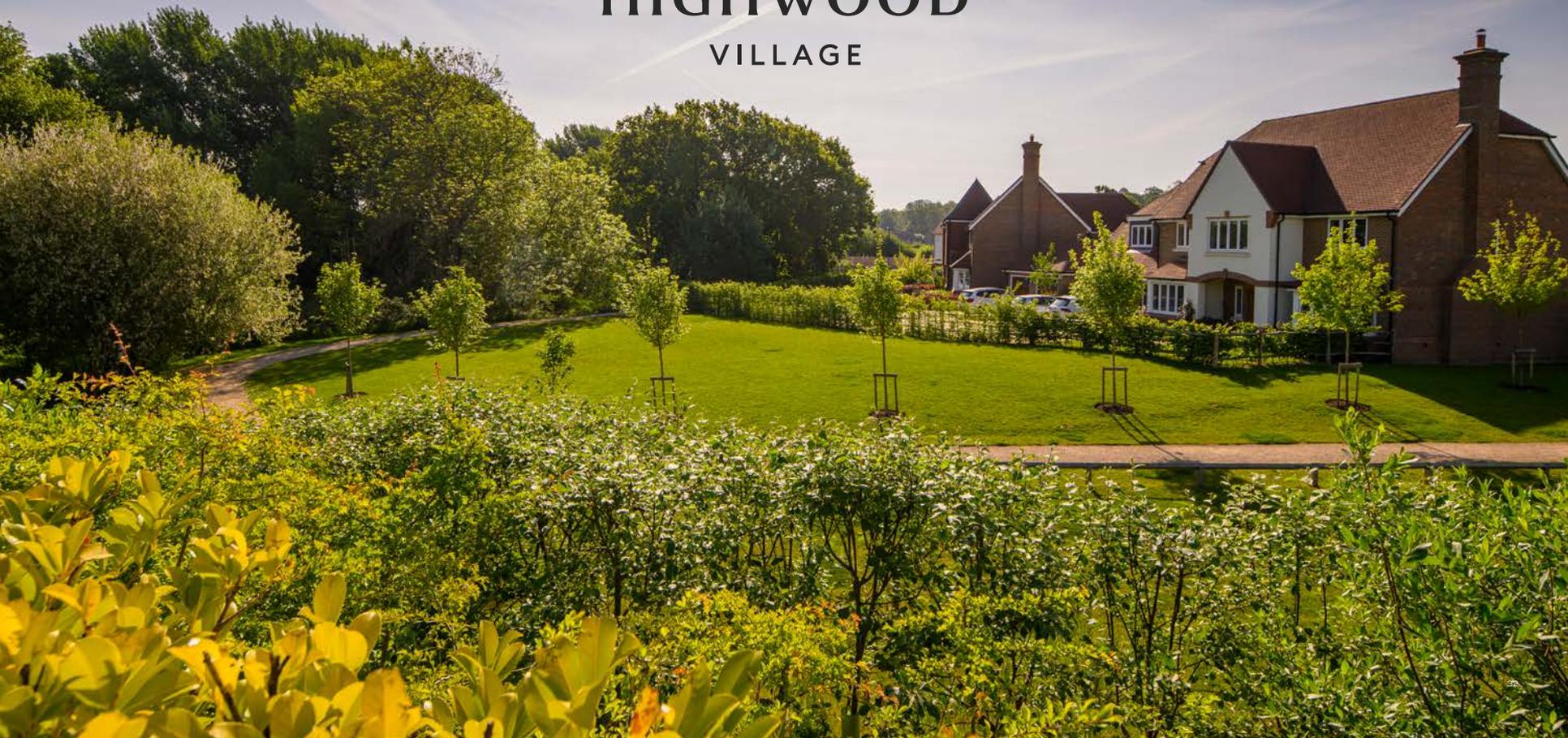


Broadacres offers many open spaces to relax and play - catering for all ages. A children's play area, sports pavilion overlooking cricket and football pitches and a village green at the heart of the community



WHY BUY IN SUSSEX

HIGHWOOD VILLAGE



HIGHWOOD VILLAGE

Highwood Village is a stunning development of beautifully styled 2, 3, 4 & 5 bedroom houses and 2 bedroom apartments in traditional architectural styles. Tree-lined avenues and tranquil open spaces create a real sense of community and belonging

Prices From £345,000

HIGHLIGHTS

- Within walking distance of Horsham's large range of shops, restaurants and cultural amenities
- Beautiful landscaped gardens and open areas with riverside walks
- Excellent selection of schools close by
- On-site facilities including sports pitches, allotments, BMX track and community centre
- Great transport links to London, London Gatwick Airport and the south coast





WORTHING (FORTHCOMING)

A sophisticated collection of studio, 1, 2 & 3 bedroom apartments situated around a central garden square and within walking distance of the beach

- 7 minutes* walk to the seafront
- Less than 10 minutes* walk to the town centre
- 2 minutes* walk to Beach House Park
- 12 minutes* walk to Worthing station, with services to London Victoria and Brighton

WHAT OUR CUSTOMERS ARE SAYING

Rasmus, Rikke and Family
Highwood Village

“The house at Highwood Village was the first one we viewed that we felt met all of our criteria and, as it was a new build, we could get all the specifications that we wanted without having to do a thing ourselves! We wanted a house that would bring togetherness for the whole family, with open space where the children can do their homework and we can do the cooking whilst still spending time together. This was difficult to find in a typical English house, but we found it with Berkeley Homes.”



WHY WE ARE DEVELOPING IN SUSSEX

*Strong local market and
railway connection into
central London for commuters*



*Opportunity to provide
unique, high quality and
exclusive developments set
within landscaped grounds*



*Support from Local
Authority to deliver much
needed housing*



*Attractive coast
and countryside
setting*



THE BERKELEY DIFFERENCE



Designed for Life

At Berkeley, we are committed to creating great places where people love to live, work and relax. Where the homes are light filled, adaptable and finished to very high standards. Where carefully planned public areas enhance wellbeing and quality of life for residents and visitors. Where people feel a sense of community

Exceptional Customer Service

As a first-class business we place the highest priority on customer service and will help and support you throughout the buying process and beyond. Our levels of customer service exceed that of other premium brands, recently receiving a Gold Award by In-house Research



High Specification

British Individually designed kitchens with high quality appliances and a carefully selected range of luxury choices and finishes allow you to personalise your home. Quality comes as standard in all our homes

Placemaking

We are renowned for our commitment to quality and it starts with choosing desirable locations, be that the city, village or countryside. Each development is different. We partner with world-leading architects to devise a wide choice of individually-designed homes, and with interiors specialists to create beautiful rooms using quality materials

THE BERKELEY DIFFERENCE



Attention to Detail

With 40 years of experience, our expertise shines through in everything we do. From fitted wardrobes and underfloor heating, to selecting the style of the kitchen cabinets and handles, our attention to detail is where we make a difference

Award Winning

With a richly deserved reputation, the Berkeley Group has won a number of prestigious awards including the UK's highest accolade for business success - Britain's most admired companies 2020 - and the Investor in Customers Gold Award

10-Year Premier Warranty

For your peace of mind, our homes benefit from a 10-Year Premier Warranty or NHBC. This is complemented by a warranty from Berkeley for the first two years and a dedicated Customer Service Team on hand

Sustainability

Our homes are designed for the future, and include features to encourage sustainable living such as dual-flush WCs, recycling bins and energy efficient white goods to create a more sustainable, eco-friendly way of life for you and the environment

