



— The —
**TOWNHOUSE
COLLECTION**

*One Home, Three Storeys,
Endless Potential*



BROADACRES
SOUTHWATER
WEST SUSSEX

Berkeley
Designed for life



BROADACRES
SOUTHWATER
WEST SUSSEX

— *the* —
**TOWNHOUSE
COLLECTION**

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Specification

WELCOME TO

BROADACRES

SOUTHWATER
WEST SUSSEX

*A charming collection of
3 and 4 bedroom townhouses
in the welcoming village of Southwater.*

These stunning homes combine traditional architecture with sophisticated interiors. Set across three floors, with generously sized bedrooms, these fantastic homes offer flexible living for all of the family.

With a countryside location, large open spaces, beautiful landscaping and strong sense of community, Broadacres offers the very best of Sussex living.



3 BEDROOM HOME
— the —
HERON

PLOTS 302, 305, 322 & 343



PLOT 343



PLOT 322

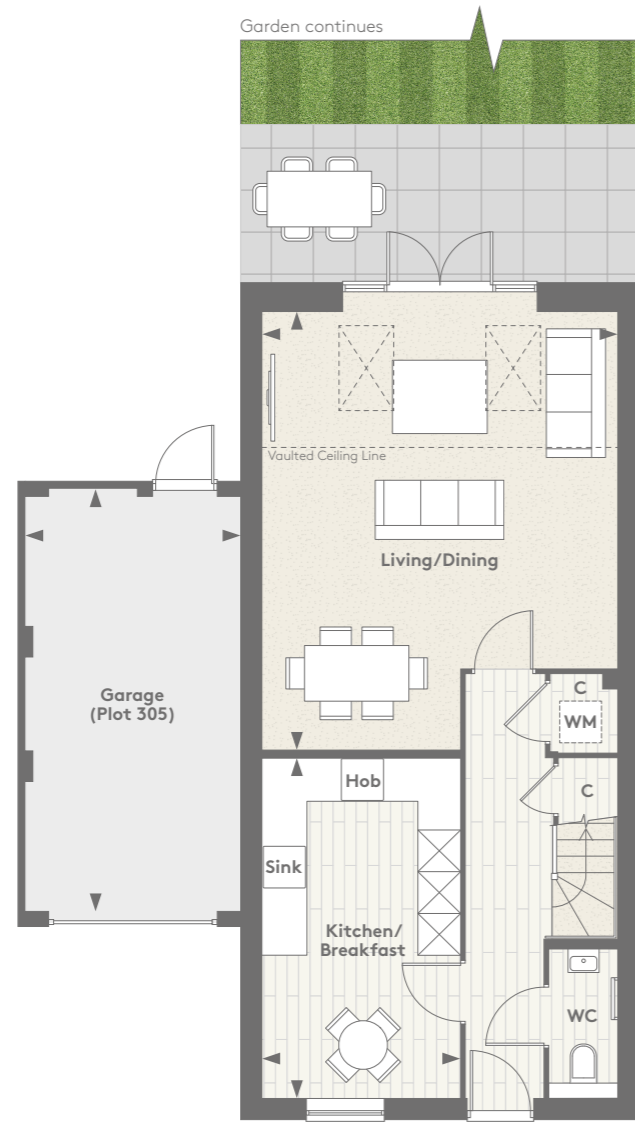


PLOTS 302 & 305

Computer generated images are indicative only

— the —
HERON

PLOTS 302* & 305 | 1449 SQ FT

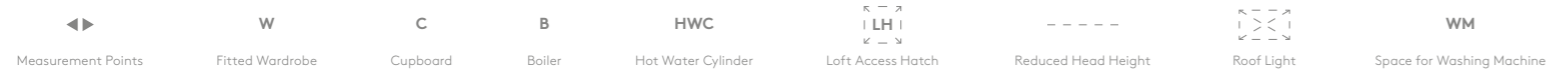


GROUND FLOOR

Living/Dining	5.07m [†] x 6.26m [†]	16' 8" x 20' 7" [†]
Kitchen/Breakfast	2.82m x 4.86m	9' 3" x 15' 11" [†]
Garage	6.08m x 3.01m	20' 0" x 10' 2"

[†]Maximum Measurement

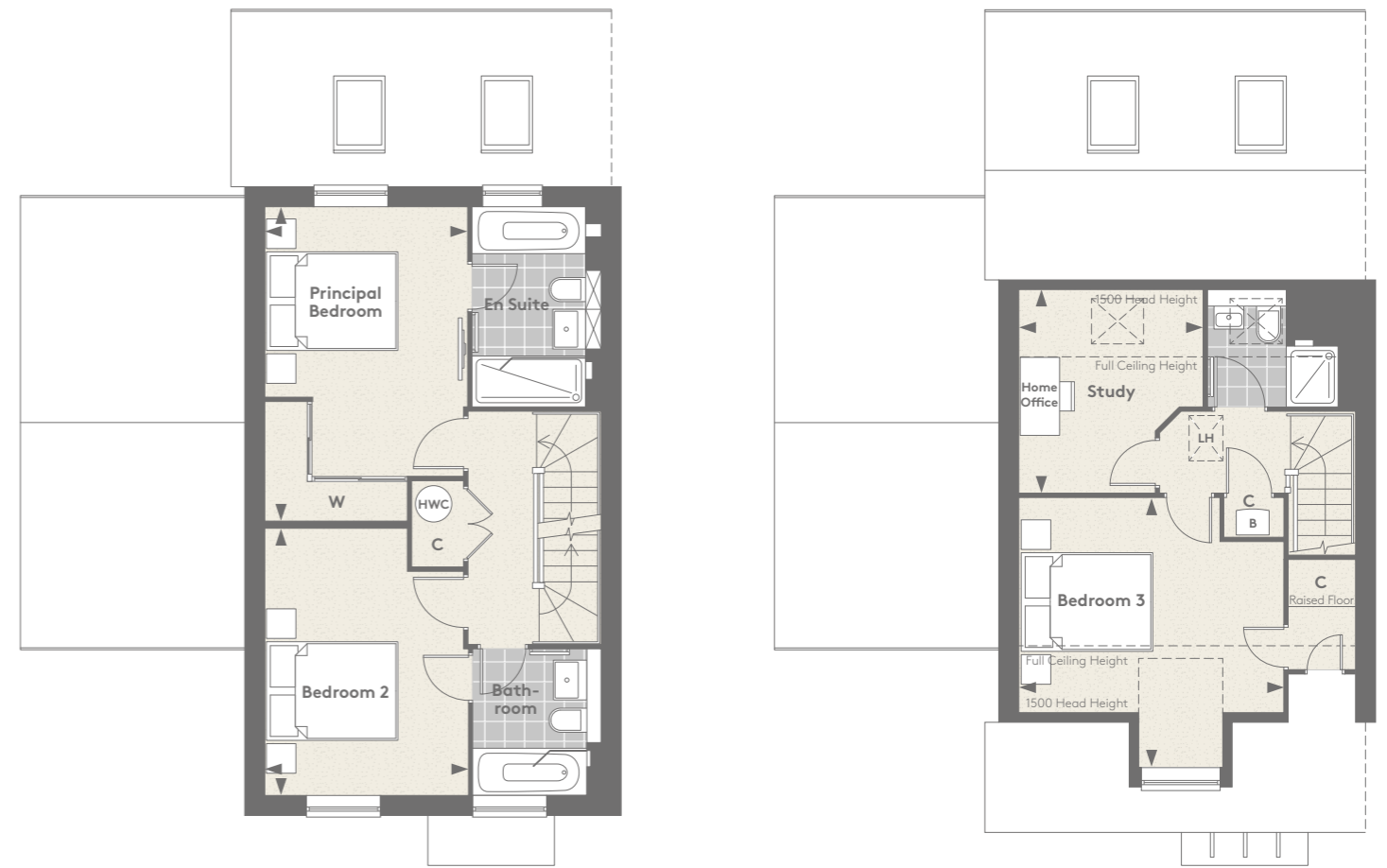
*Plot 302 is handed



Floorplans shown are for approximate measurements only. Exact layouts and sizes may vary. All measurements may vary within a tolerance of 5%. The dimensions are not intended to be used for carpet sizes, appliance sizes or items of furniture.

— the —
HERON

PLOTS 302* & 305 | 1449 SQ FT



FIRST FLOOR

Principal Bedroom	3.05m [†] x 4.74m [†]	10' 0" [†] x 15' 7" [†]
Bedroom 2	4.02m [†] x 3.06m [†]	13' 2" [†] x 10' 1" [†]

[†]Maximum Measurement

SECOND FLOOR

Bedroom 3	3.97m [†] x 3.99m [†]	13' 0" [†] x 13' 1" [†]
Study	3.06m [†] x 2.76m [†]	10' 1" [†] x 9' 1" [†]



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— the —
HERON

PLOTS 322 & 343 | 1454 SQ FT

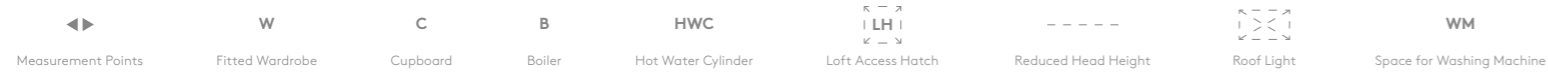


GROUND FLOOR

Living/Dining	5.07m [†] x 6.26m [†]	16' 8" x 20' 7" [†]
Kitchen/Breakfast	2.82m [†] x 4.86m [†]	9' 3" x 15' 11" [†]
Garage	6.08m x 3.01m	20' 0" x 10' 2"

[†]Maximum Measurement

*Plot 302 is handed



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— the —
HERON

PLOTS 322 & 343 | 1454 SQ FT



FIRST FLOOR

Principal Bedroom	3.05m [†] x 4.74m [†]	10' 0" [†] x 15' 7" [†]
Bedroom 2	4.02m [†] x 3.06m [†]	13' 2" [†] x 10' 1" [†]

[†]Maximum Measurement

SECOND FLOOR

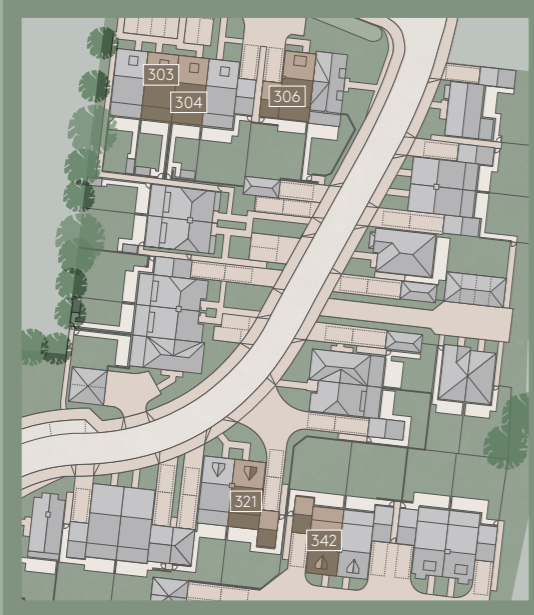
Bedroom 3	4.07m [†] x 3.99m [†]	13' 4" [†] x 13' 1" [†]
Study	3.06m [†] x 2.76m [†]	10' 1" [†] x 9' 1" [†]



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3 BEDROOM HOME
— the —
STARLING

PLOTS 303, 304, 306, 321 & 342



PLOTS 303 & 304



PLOT 306



Computer generated images are indicative only

PLOT 321



PLOT 342

— the —
STARLING

PLOTS 303*, 304 & 306 | 1449 SQ FT



GROUND FLOOR

Living/Dining	5.07m [†] x 5.12m [†]	16' 8" x 16' 9" [†]
Kitchen/Breakfast	2.81m [†] x 6.15m [†]	9' 3" [†] x 20' 2" [†]
Garage	6.08m x 3.01m	20' 0" x 10' 2"

[†]Maximum Measurement

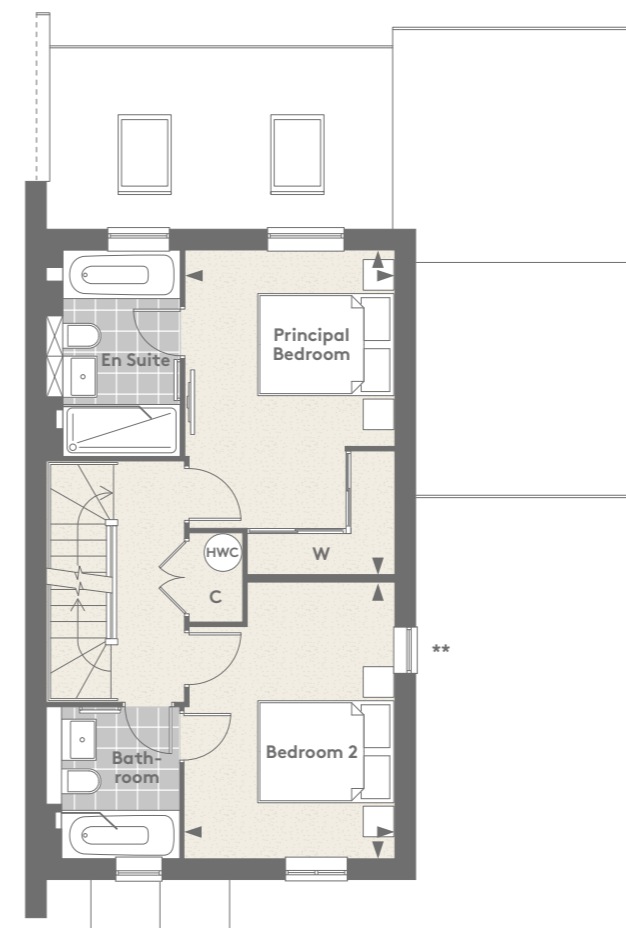
*Plot 303 is handed
**Additional windows to plot 306 only



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— the —
STARLING

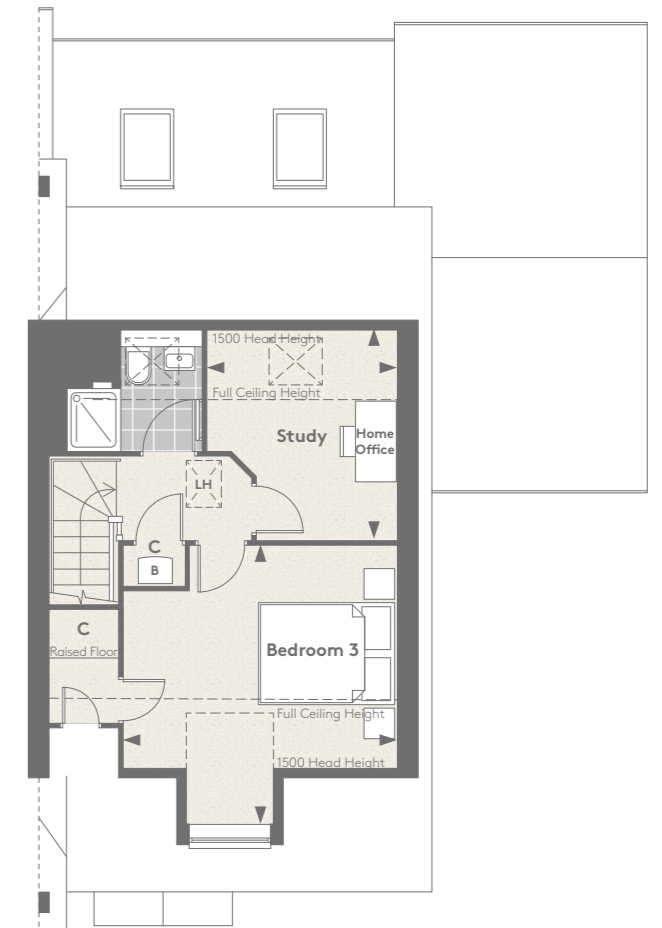
PLOTS 303*, 304 & 306 | 1449 SQ FT



FIRST FLOOR

Principal Bedroom	3.05m [†] x 4.78m [†]	10' 0" [†] x 15' 9" [†]
Bedroom 2	4.02m [†] x 3.06m [†]	13' 2" [†] x 10' 1" [†]

[†]Maximum Measurement



SECOND FLOOR

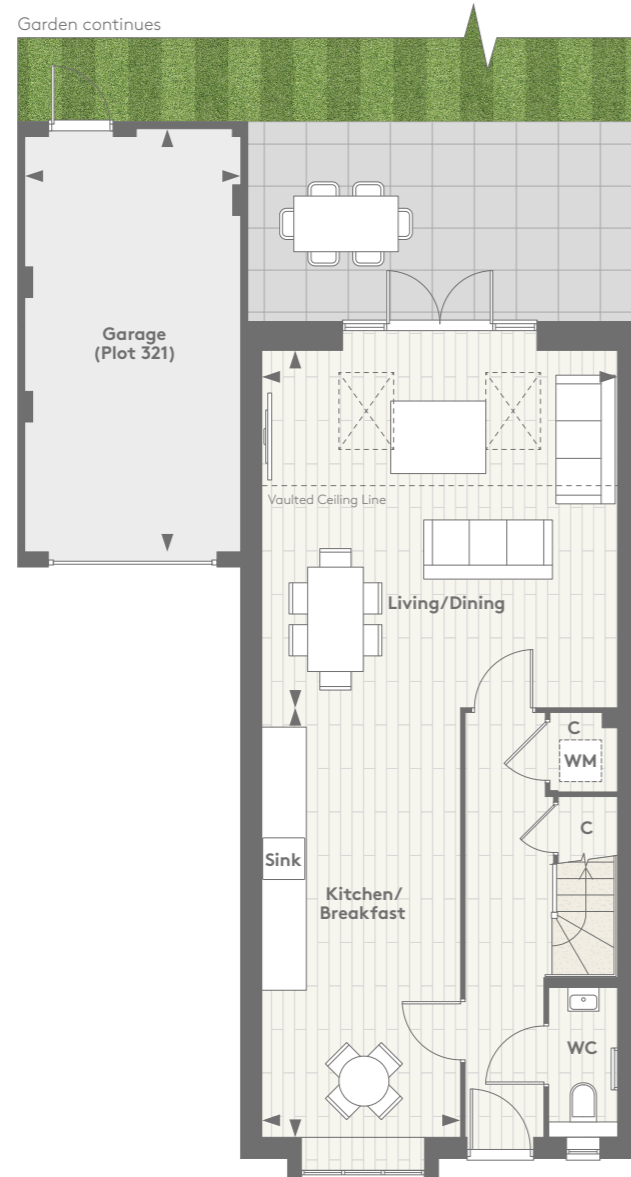
Study	3.06m [†] x 2.76m [†]	10' 1" [†] x 9' 1" [†]
Bedroom 3	3.96m [†] x 3.99m [†]	13' 0" [†] x 13' 1" [†]



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— the —
STARLING

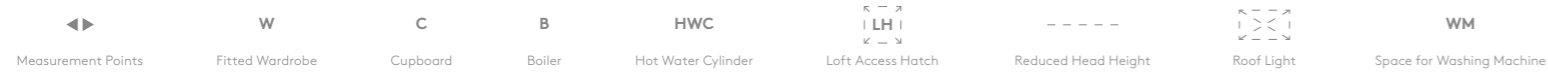
PLOTS 321 & 342 | 1454 SQ FT



GROUND FLOOR

Living/Dining	5.07m [†] x 5.12m [†]	16' 8" x 16' 9"†
Kitchen/Breakfast	2.81m [†] x 6.15m [†]	9' 3"† x 20' 2"†
Garage	6.08m x 3.01m	20' 0" x 10' 2"

†Maximum Measurement



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— the —
STARLING

PLOTS 321 & 342 | 1454 SQ FT



FIRST FLOOR

Principal Bedroom	3.05m [†] x 4.74m [†]	10' 0"† x 15' 9"†
Bedroom 2	4.02m [†] x 3.06m [†]	13' 2"† x 10' 1"†

†Maximum Measurement

SECOND FLOOR

Study	3.06m [†] x 2.76m [†]	10' 1"† x 9' 1"†
Bedroom 3	4.07m [†] x 3.99m [†]	13' 4"† x 13' 1"†



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3 BEDROOM HOME

— the —
JAY

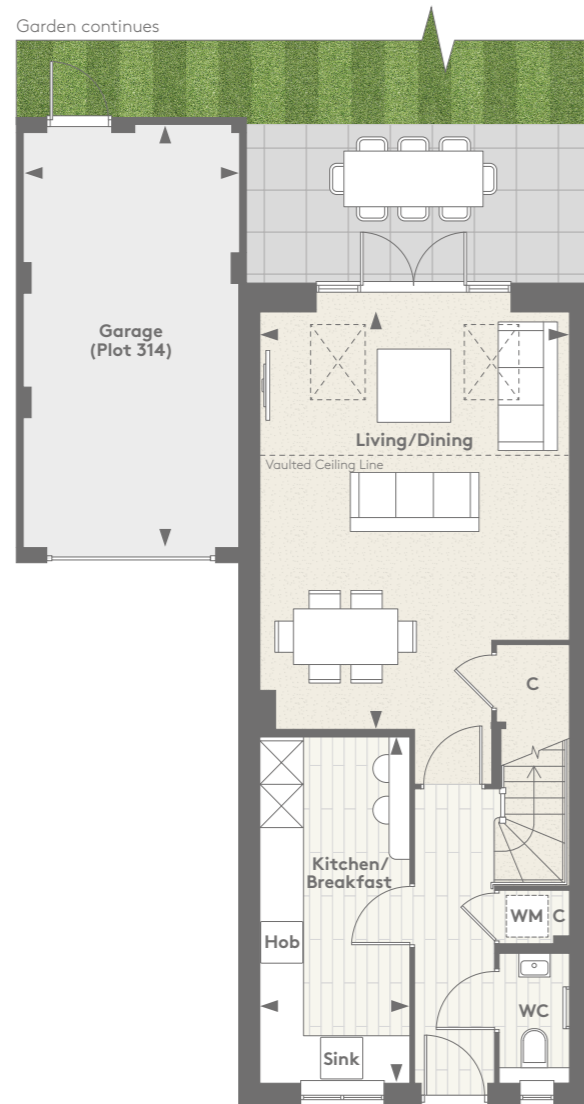
PLOTS 314 & 315



Computer generated image is indicative only

— the —
J A Y

PLOTS 314 & 315* | 1296 SQ FT

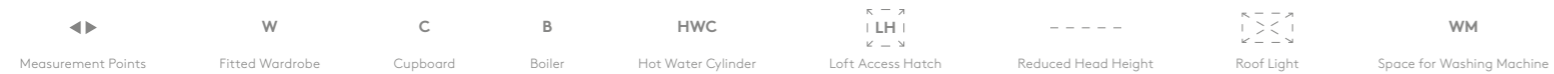


GROUND FLOOR

Living/Dining	6.01m [†] x 4.40m	19' 9" [†] x 14' 5"
Kitchen/Breakfast	4.94m x 2.11m	16' 2" x 6' 11"
Garage	6.08m [†] x 3.01m [†]	20' 0" [†] x 10' 2" [†]

[†]Maximum Measurement

*Plot 315 is handed



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— the —
J A Y

PLOTS 314 & 315* | 1296 SQ FT



FIRST FLOOR

Bedroom 2	3.50m [†] x 4.40m [†]	11' 6" [†] x 14' 5" [†]
Bedroom 3	2.73m [†] x 4.40m [†]	9' 0" [†] x 14' 5" [†]

[†]Maximum Measurement

SECOND FLOOR

Principal Bedroom	3.73m [†] x 4.40m	12' 3" [†] x 14' 5"
Dressing	1.83m [†] x 3.29m [†]	6' 0" [†] x 10' 10" [†]



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3 BEDROOM HOME

— the —
WREN

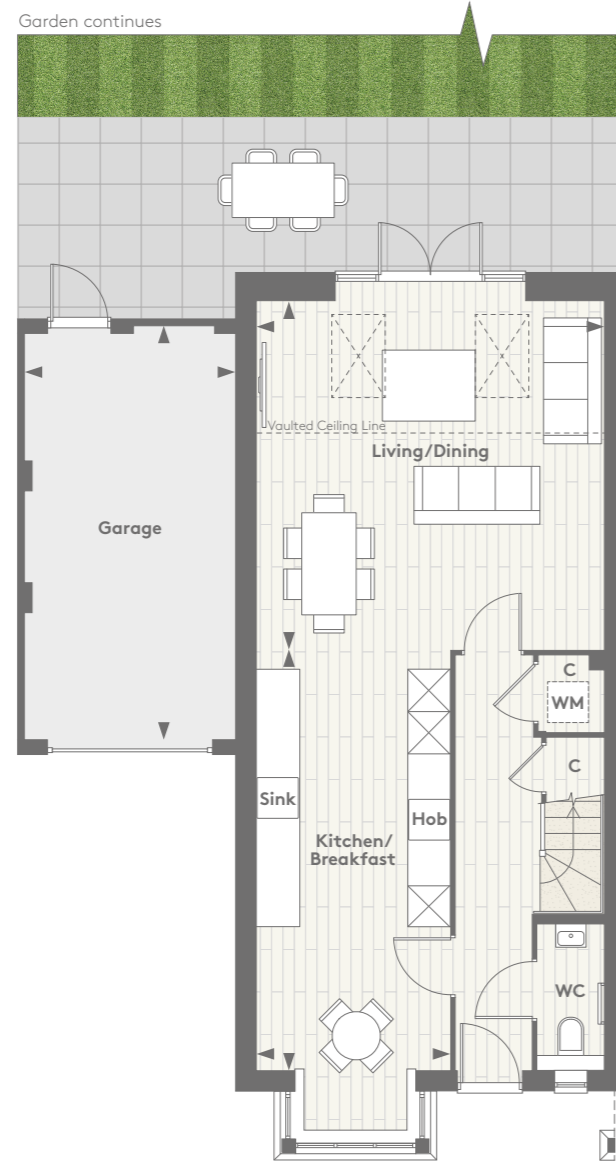
PLOT 344



Computer generated image is indicative only

— the —
W R E N

PLOT 344 | 1470 SQ FT



GROUND FLOOR

Living/Dining	5.07m [†] x 5.12m [†]	16' 8" [†] x 16' 9" [†]
Kitchen/Breakfast	2.81m [†] x 7.05m [†]	9' 3" [†] x 23' 2" [†]
Garage	6.08m x 3.01m	20' 0" x 10' 2"

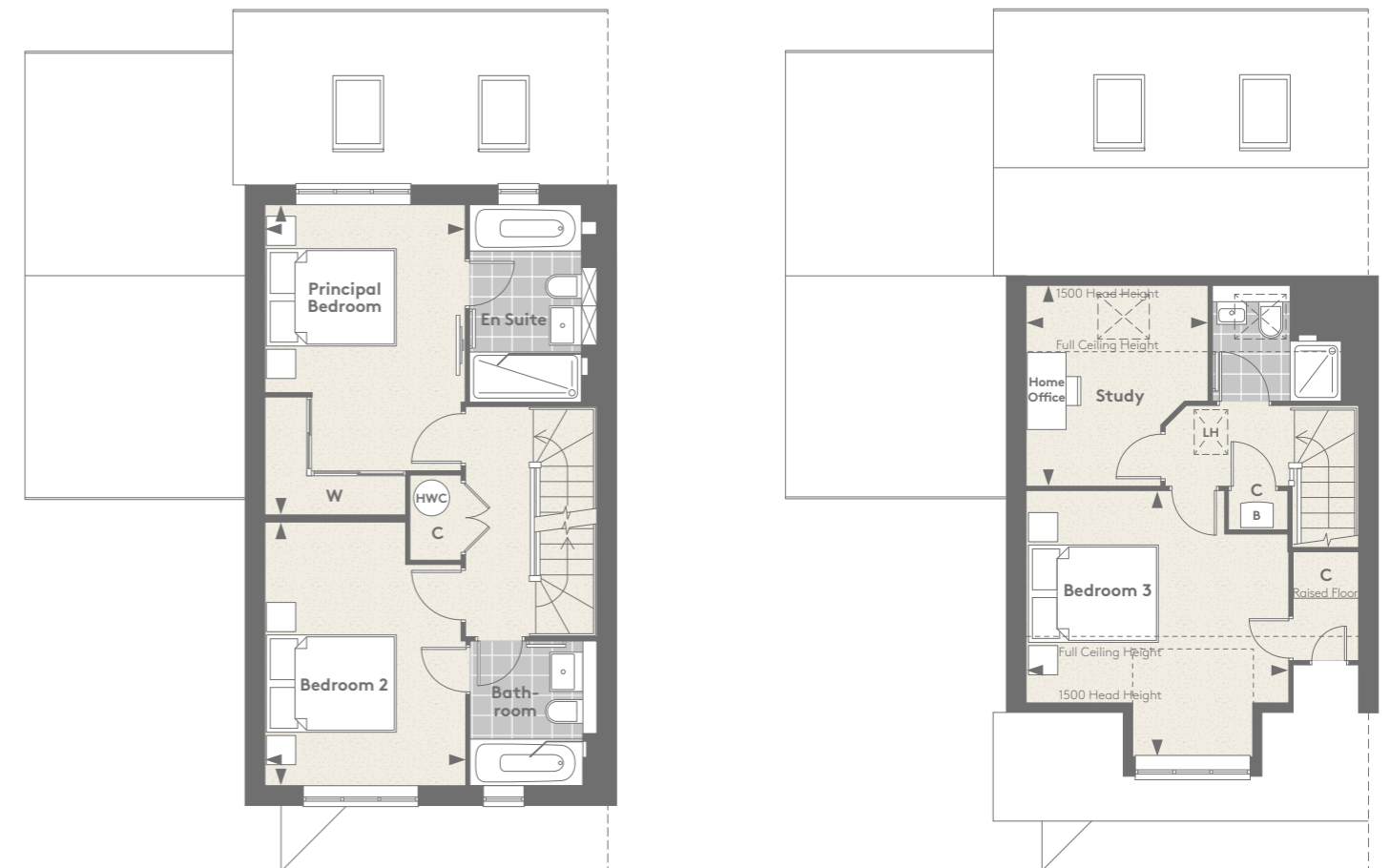
[†]Maximum Measurement



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— the —
W R E N

PLOT 344 | 1470 SQ FT



FIRST FLOOR

Principal Bedroom	3.05m [†] x 4.78m [†]	10' 0" [†] x 15' 9" [†]
Bedroom 2	4.02m [†] x 3.06m [†]	13' 2" [†] x 10' 1" [†]

[†]Maximum Measurement

SECOND FLOOR

Bedroom 3	4.07m [†] x 3.99m [†]	13' 4" [†] x 13' 1" [†]
Study	3.06m [†] x 2.76m [†]	10' 1" [†] x 9' 1" [†]



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3 BEDROOM HOME
— the —
BLACKBIRD

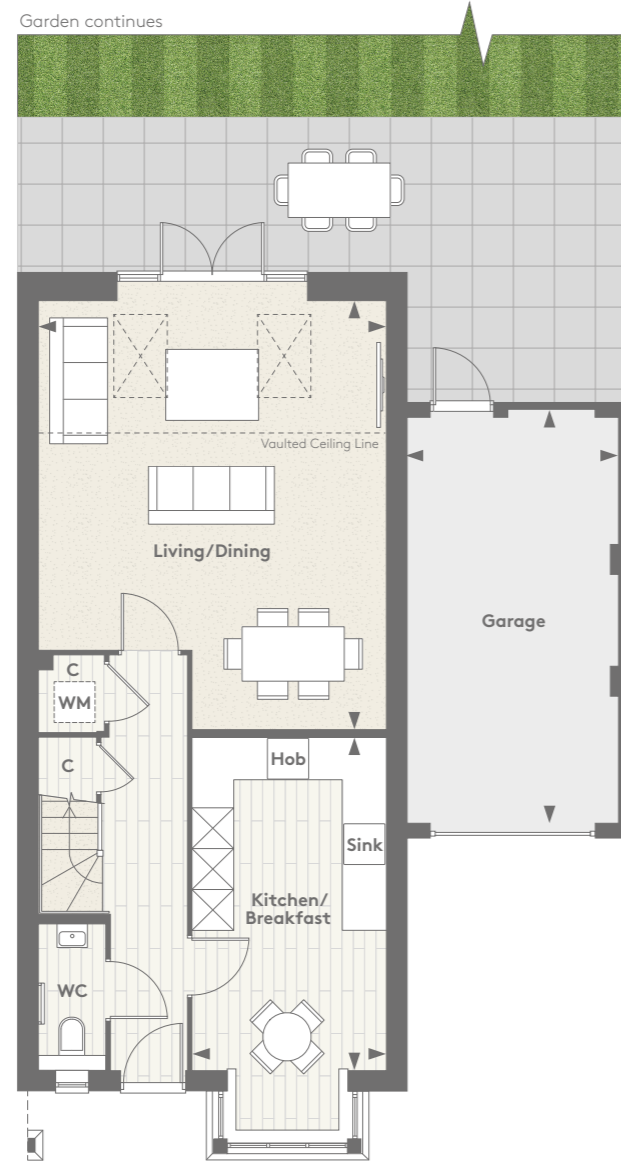
PLOT 345



Computer generated image is indicative only

— the —
BLACKBIRD

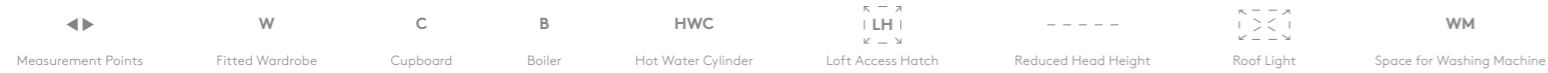
PLOT 345 | 1470 SQ FT



GROUND FLOOR

Living/Dining	5.07m x 6.26m†	16' 8"† x 20' 7"†
Kitchen/Breakfast	2.82m x 5.76m†	9' 3"† x 18' 11"†
Garage	6.08m x 3.01m	20' 0" x 10' 2"

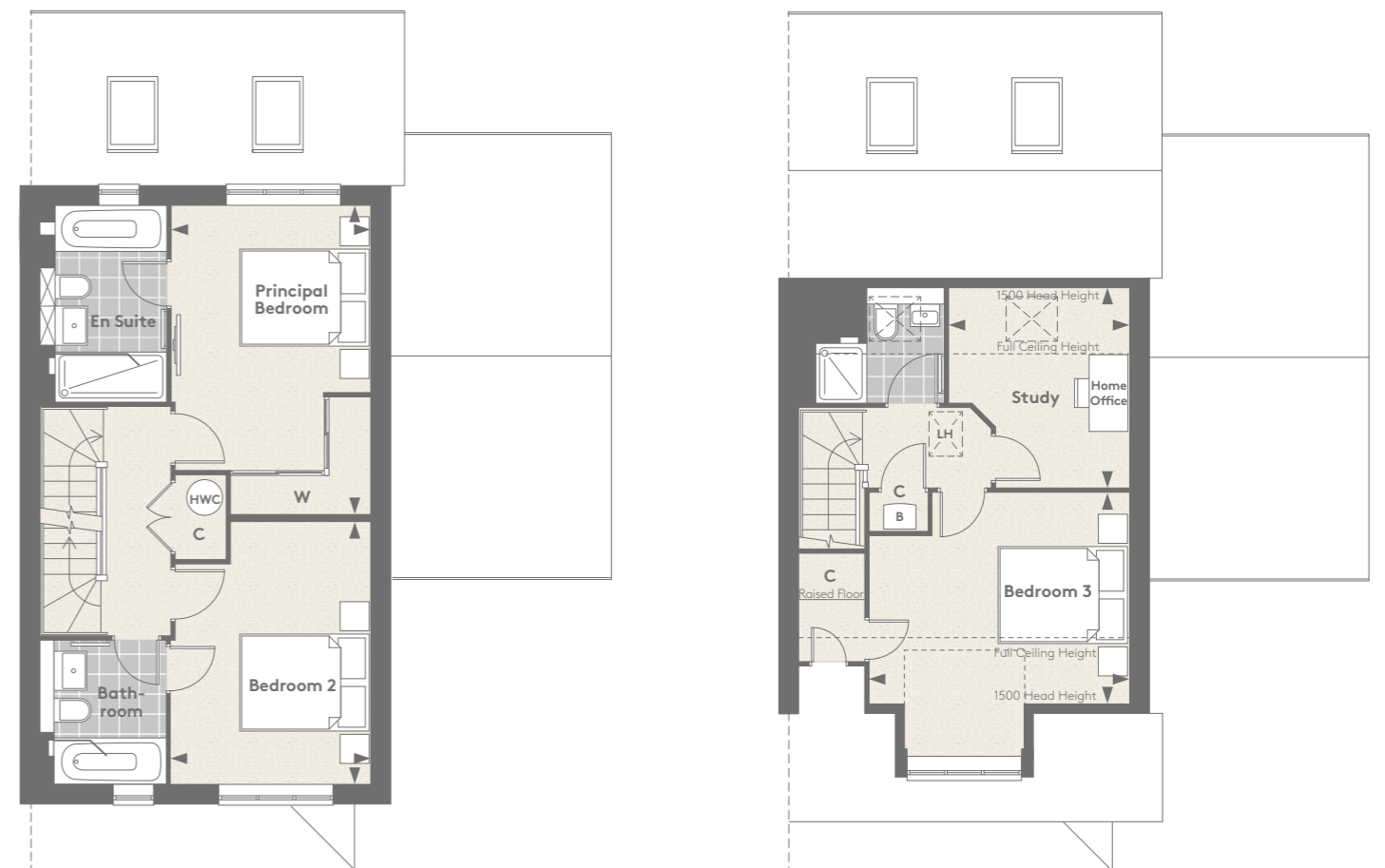
†Maximum Measurement



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— the —
BLACKBIRD

PLOT 345 | 1470 SQ FT



FIRST FLOOR

Principal Bedroom	3.05m† x 4.74m†	10' 0"† x 15' 7"†
Bedroom 2	4.02m† x 3.06m†	13' 2"† x 10' 1"†

†Maximum Measurement

SECOND FLOOR

Bedroom 3	4.07m† x 3.99m†	13' 4"† x 13' 1"†
Study Second	3.06m† x 2.76m†	10' 1"† x 9' 1"†



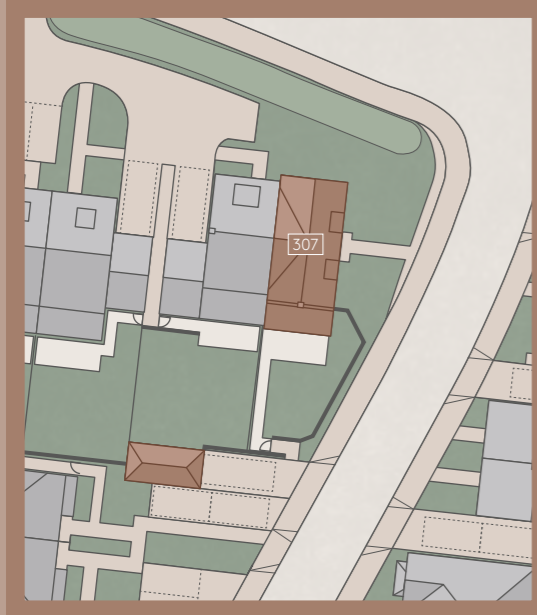
Floorplans shown are for approximate measurements only. Exact layouts and sizes may vary. All measurements may vary within a tolerance of 5%. The dimensions are not intended to be used for carpet sizes, appliance sizes or items of furniture.

4 BEDROOM HOME

— the —

BULLFINCH

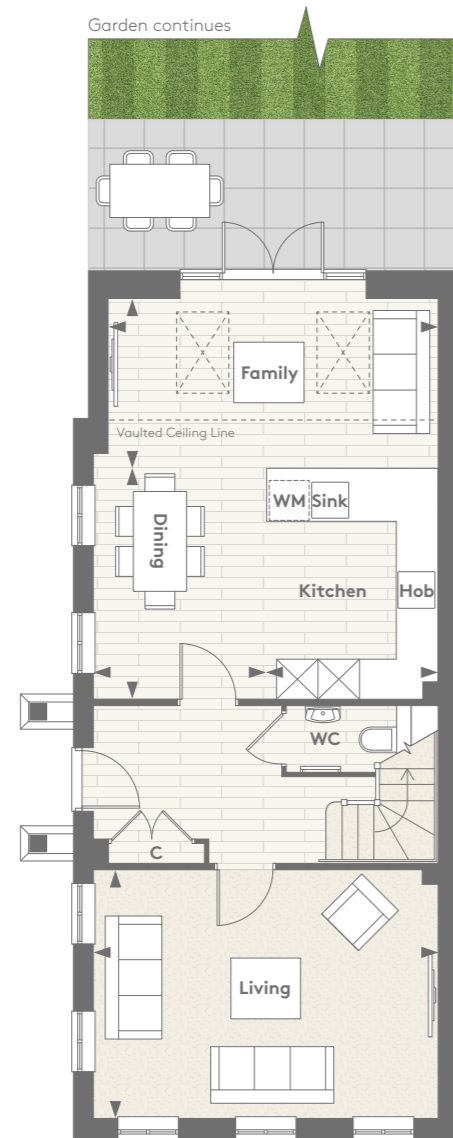
PLOT 307



Computer generated image is indicative only

— the —
BULLFINCH

PLOT 307 | 1655 SQ FT



GROUND FLOOR

Living	5.13m x 3.68m	16' 10" x 12' 1"
Dining	2.57m x 3.44m	8' 5" x 11' 4"
Kitchen	2.55m x 3.44m	8' 5" x 11' 4"
Family	4.90m x 2.52m	16' 1" x 8' 3"

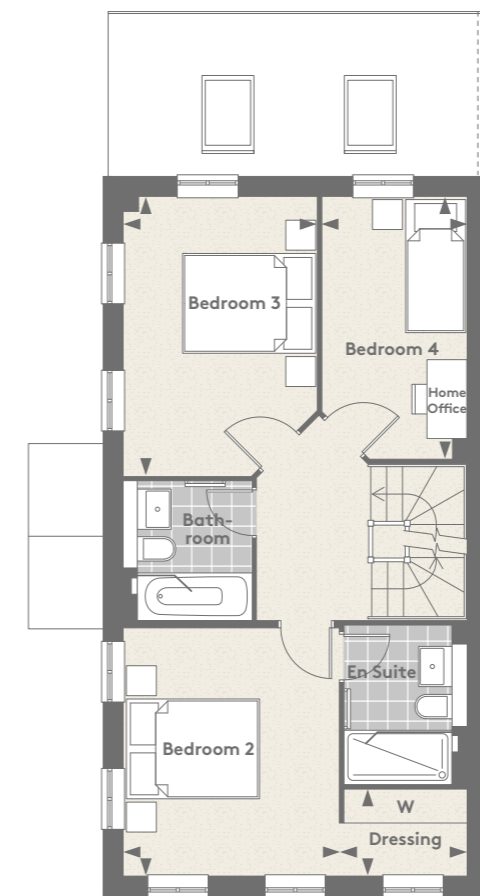
† Maximum Measurement



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— the —
BULLFINCH

PLOT 307 | 1655 SQ FT



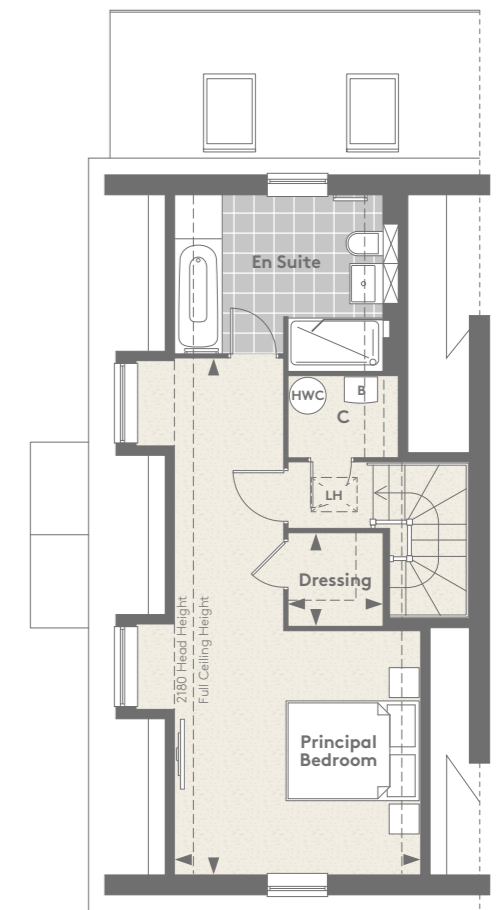
FIRST FLOOR

Bedroom 2	3.22m x 3.69m	10' 7" x 12' 1"
Dressing	1.90m x 1.27m	6' 3" x 4' 2"
Bedroom 3	2.88m† x 4.16m†	9' 5"† x 13' 8"†
Bedroom 4	7.73m† x 3.67m†	25' 4"† x 12' 0"†

† Maximum Measurement



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SECOND FLOOR

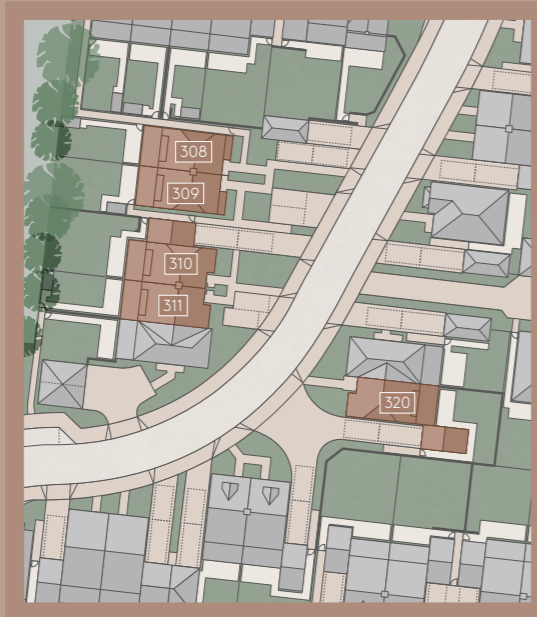
Principal Bedroom	3.67m† x 3.64m†	12' 0"† x 12' 0"†
Dressing	1.44m x 1.38m	4' 9" x 4' 6"

4 BEDROOM HOME

— *the* —

GUILLEMOT

PLOTS 308, 309, 310, 311 & 320



PLOTS 308 & 309

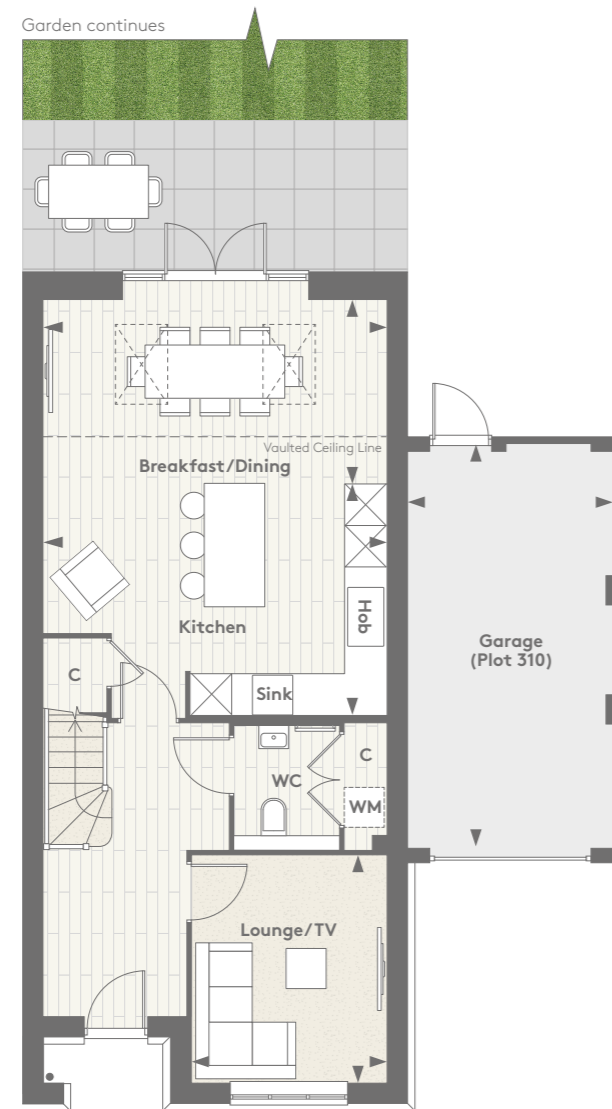


Computer generated images are indicative only

PLOTS 310 & 311

— the —
GUILLEMOT

PLOTS 308, 309*, 310, 311* & 320 | 1658 SQ FT



GROUND FLOOR

Lounge/TV	2.91m x 3.39m	9' 7" x 11' 2"
Breakfast/Dining	5.13m x 2.74m [†]	16' 10" x 9' 0" [†]
Kitchen	5.13m [†] x 3.46m [†]	16' 10" [†] x 11' 4" [†]
Garage	6.08m x 3.01m	20' 0" x 10' 2"

[†] Maximum Measurement

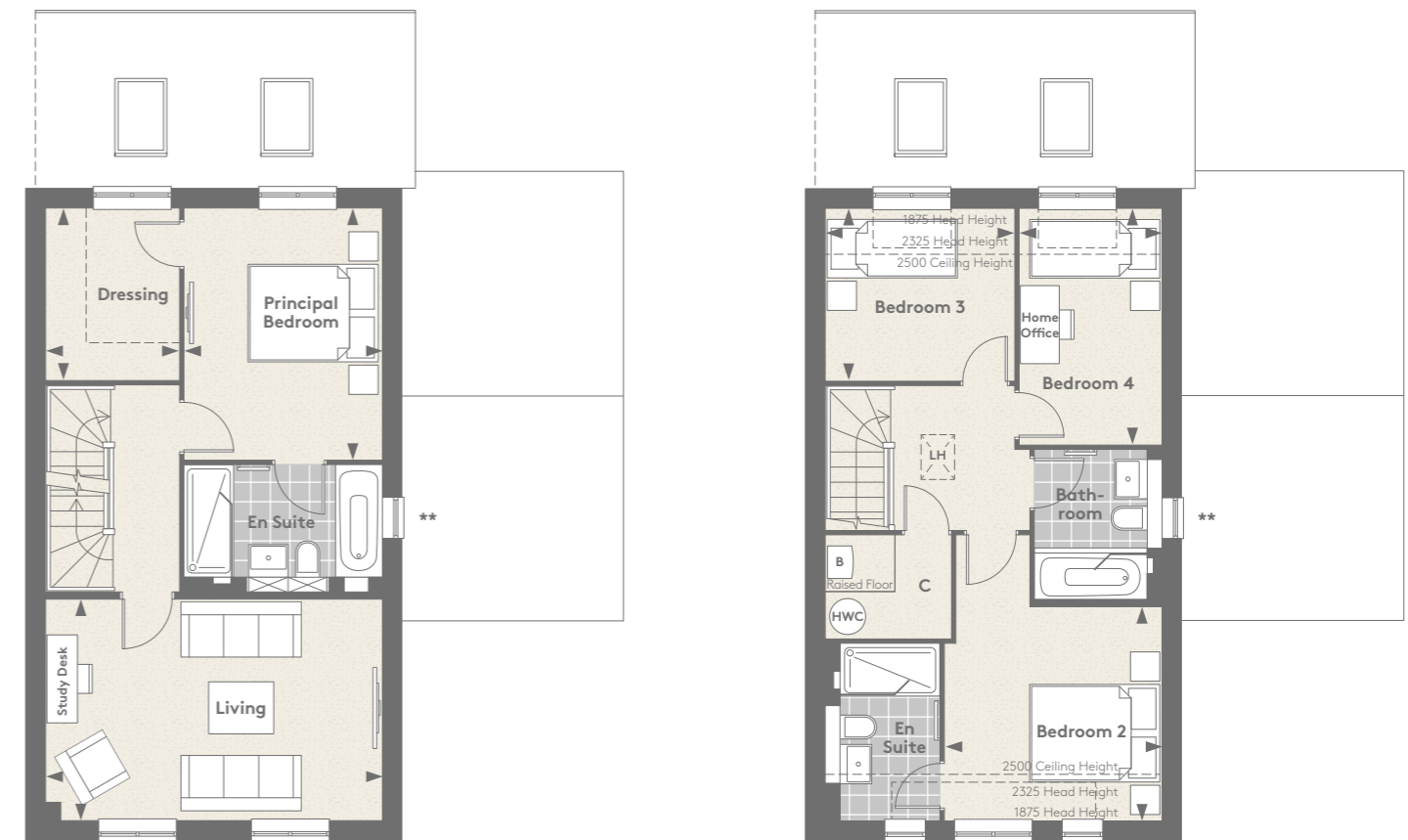
*Plots 309 & 311 are handed
**Window not included on plot 311



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— the —
GUILLEMOT

PLOTS 308, 309*, 310, 311* & 320 | 1658 SQ FT



FIRST FLOOR

Living	5.13m x 3.36m	16' 10" x 11' 0"
Principal Bedroom	3.00m x 3.84m	9' 10" x 12' 7"
Dressing Room	2.03m x 2.62m	6' 8" x 8' 7"

[†] Maximum Measurement

SECOND FLOOR

Bedroom 2	3.32m x 3.24m	10' 11" x 10' 8"
Bedroom 3	2.87m x 2.62m	9' 5" x 8' 7"
Bedroom 4	2.16m [†] x 3.61m	7' 1" x 11' 10"



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4 BEDROOM HOME

— the —
O W L

PLOTS 312 & 319



PLOT 312

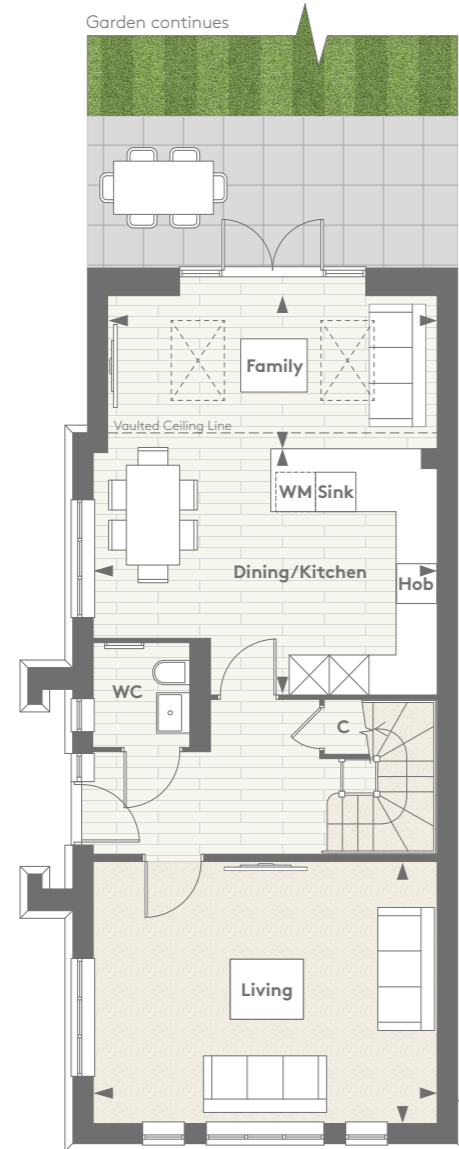


Computer generated images are indicative only

PLOT 319

— the —
O W L

PLOTS 312 & 319 | 1830 SQ FT



GROUND FLOOR

Living	5.13m x 3.90m	16' 10" x 12' 10"
Family	4.90m x 2.28m†	16' 1" x 7' 6"
Dining/Kitchen	5.13m x 3.68m†	16' 10" x 12' 1"

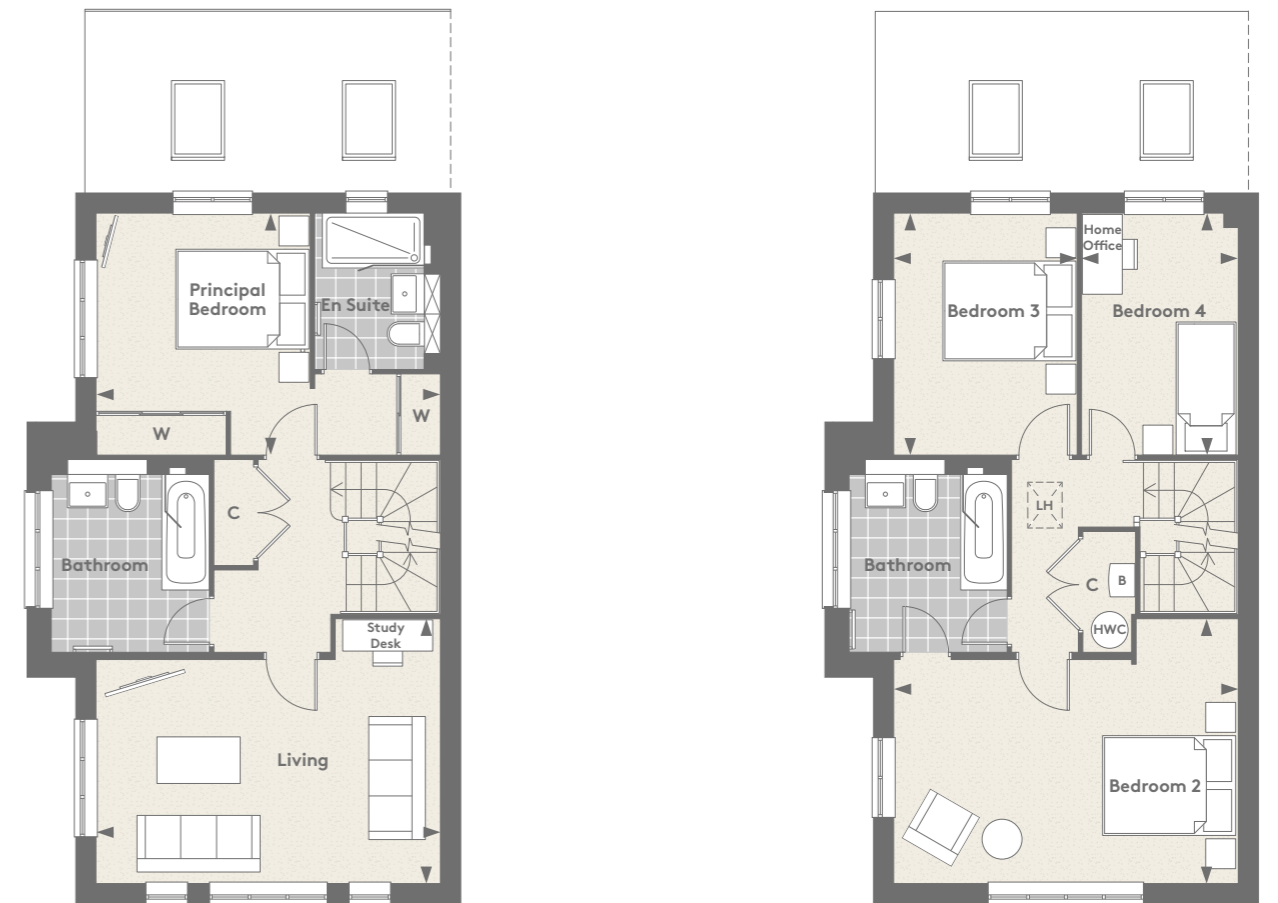
†Maximum Measurement



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— the —
O W L

PLOTS 312 & 319 | 1830 SQ FT



FIRST FLOOR

Principal Bedroom	4.49m† x 3.60m	14' 9"† x 11' 10"
Living	5.13m x 3.94m†	16' 10" x 12' 11"†

†Maximum Measurement

SECOND FLOOR

Bedroom 2	5.13m x 3.94m†	16' 10" x 12' 11"†
Bedroom 3	2.72m x 3.60m	8' 11" x 11' 10"
Bedroom 4	2.32m x 3.60m	7' 7" x 11' 10"



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SPECIFICATION

INDIVIDUALLY DESIGNED KITCHENS

- Individually styled kitchen incorporating a choice of door with Karonia Mistral worktop and fully tiled splashback
- Bosch Multifunctional Stainless steel fan assisted oven
- Bosch Stainless steel combination oven to 3 and 4 bedroom homes
- Bosch Stainless steel microwave to 2 bedroom homes
- Bosch Induction hob with touch controls and integrated extractor to 2 and 3 bedroom homes
- Bosch Induction hob with touch controls and canopy extractor hood to 4 bedroom homes
- Bosch Integrated fridge/freezer
- Bosch Integrated dishwasher
- Provision for freestanding washer/dryer within utility cupboard
- Integrated washer/dryer provided when within the kitchen
- Integrated wine cooler to 4 bedroom homes
- Stainless steel one and a half bowl sink with chrome mixer tap
- LED under wall unit lighting
- Chrome power sockets above worktops

UTILITY (WHERE APPLICABLE)

- Utility furniture incorporating laminate worktop and tiled splashback
- Space and plumbing for separate washing machine and condenser dryer
- Stainless steel single bowl sink with chrome mixer tap (where applicable)

QUALITY BATHROOMS

- Contemporary styled bathrooms incorporating Laufen suite with Hans Grohe chrome taps
- Bespoke vanity unit to bathroom
- Inset mirrored cabinet to principal en suite – subject to window position
- Fully recessed mirror with designated lighting to bathrooms
- Walk-in shower to en suite
- Bath with shower and screen to bathroom
- WC with chrome dual flush plate, concealed cistern and soft close seat
- Chrome heated towel rail to cloaks and all bathrooms
- Ceramic wall tiles to selected areas
- Ceramic floor tiles with tiled skirting to all bathrooms

HEATING, ELECTRICAL & LIGHTING

- Energy efficient gas fired central heating and hot water system with central programmer
- Radiators with individual thermostatic control to all rooms except where room thermostat fitted
- Fireplace opening with gas point provided to living room to selected plots
- White finished switches and sockets
- Master light switch
- LED Downlights to hall/landing, kitchen/breakfast, all bathrooms and cloakroom
- Power and light to loft with ladder access

HOME ENTERTAINMENT & COMMUNICATIONS

- TV points to living room/area, breakfast or family area (as applicable), bedrooms (as per electrical drawing) and dining room when separate to kitchen
- Satellite dish provided and wired for Sky Q to living room/area
- Telephone points to living room/area and principal bedroom
- Cat 6 pre-wired Home Network points to living room/area, breakfast or family area (as applicable), dining room when separate and all bedrooms
- USB Charging Points provided to kitchen and all bedrooms
- Bedroom home office includes media plate with power points, LAN cable and telephone point

Your attention is drawn to the fact that in rare circumstances it may not be possible to obtain the exact products or materials referred to in the specification. Berkeley reserves the right to alter, amend or update the specification, which may include changes in the colour, material and/or brand specified. In such cases, a similar alternative will be provided. Berkeley reserves the right to make these changes as required. A number of choices and options are available to personalise your home. Choices and options are subject to timeframes, availability and change.

INTERIOR FINISHES

- Painted 2 panel internal doors and chrome finish door furniture
- Painted staircase with oak handrail
- Full height wardrobe with sliding doors to principal bedroom
- Satin paint finish to all internal joinery
- Wood effect flooring to hall, kitchen, cloakroom and all bathrooms
- Fitted carpets to the remainder of the property

EXTERNAL

- Feature entrance door with chrome door furniture
- PVCu windows and casement doors
- Garage with power and light provided to selected plots. Garage includes 32 volt electric supply for future electric vehicle charger
- Parking spaces(s) provided
- Landscaped front garden and turf to rear gardens
- Textured garden paving to paths and patio areas
- External tap provided
- Water butt provided

SECURITY & PEACE OF MIND

- High security front entrance door with multi point locking system
- External light with PIR control to front door
- Facility for future wireless alarm system
- Mains fed smoke detector with battery back up, fitted to hall and landing
- 10 Year LABC warranty and 2 year Berkeley warranty



Photography of showhome is indicative only

Berkeley
Designed for life