

SOUTHWICK, WEST SUSSEX



Pipit Mews



Kinsted

A fresh approach
to new homes.



Pipit Mews, Manor Hall Road, Southwick, BN42 4NF

Pipit Mews is where you can find yourself at home. Set in the vibrant town of Southwick just under 2 miles from the beach. With Brighton just a 10minute train ride away. Kinsted have applied their core principles to design a home around you that is not only great for storage but has aspirational bedrooms and living spaces. Not only can Pipit Mews be home but also provide you a sense of belonging in this tight knit community where greenery forms a heart of this unique development.

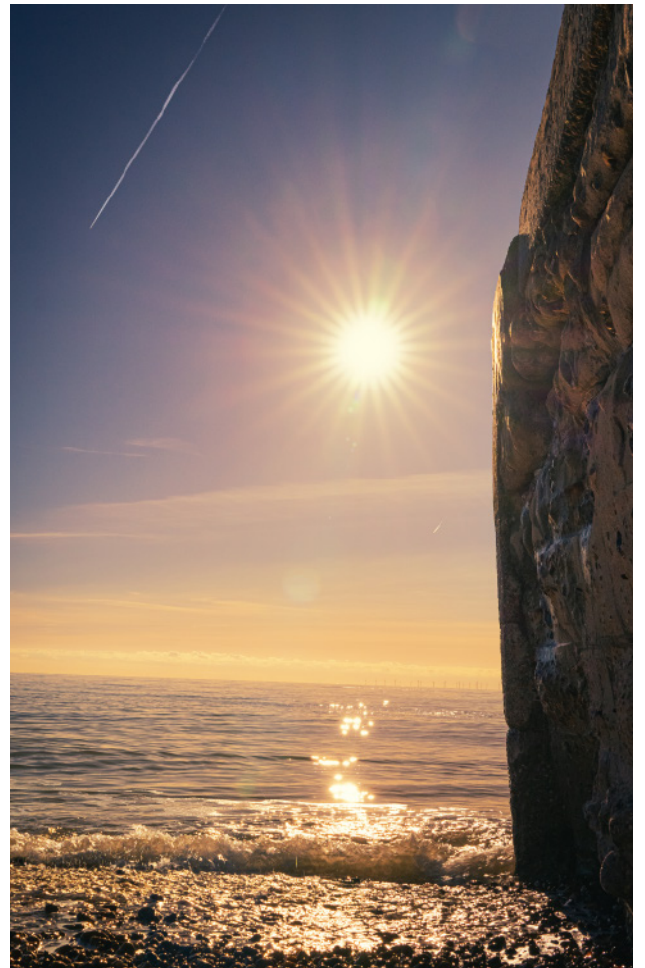




Discover the charming village of Southwick in West Sussex, where you will find a multitude of local amenities to suit all your needs. From quaint shops and cafes to historical landmarks and beautiful parks, Southwick has everything you need for a peaceful and enjoyable lifestyle.

Explore the local shops and boutiques in the village centre, where you can find unique gifts, clothing, and homeware items. Stop by one of the many cafes and restaurants to enjoy a delicious meal or a cup of coffee with friends.

For outdoor enthusiasts, Southwick offers scenic walking and cycling routes, as well as access to the stunning South Downs National Park. Take a leisurely stroll through one of the village's picturesque parks or gardens, or venture further afield for a day of hiking and exploring.





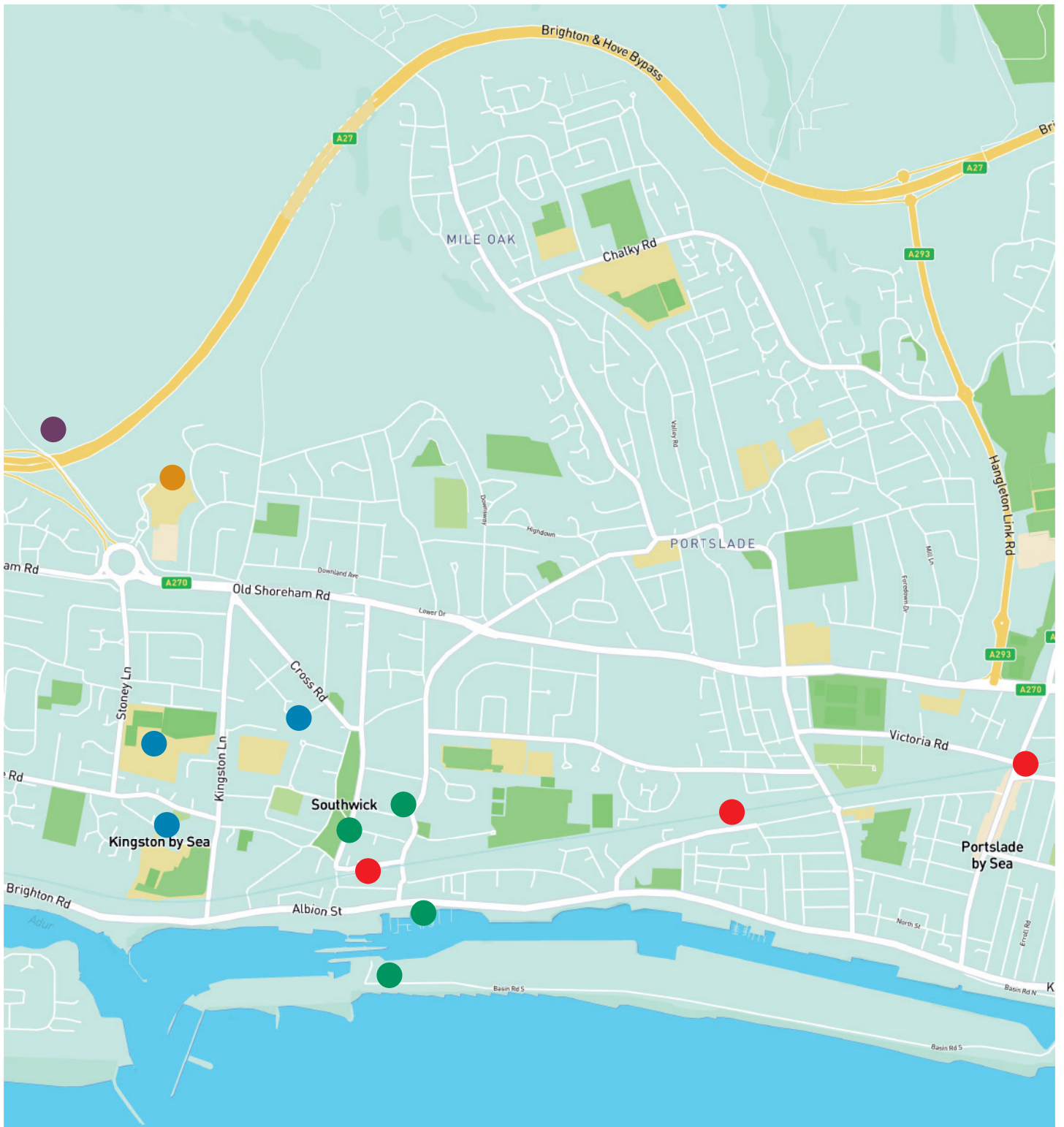
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History buffs will appreciate Southwick's rich heritage, with historic buildings dating back centuries and fascinating museums showcasing the village's past. Learn about Southwick's role in World War II at the Southwick D-Day Museum, or visit the stunning Southwick House, a Grade II listed building with beautiful gardens.

No matter what you're looking for, Southwick in West Sussex has it all. Come and experience the charm and beauty of this vibrant village and make it your home away from home.





Amenities

- Train Stations
Southwick
Fishersgate
Portslade

- Schools
Glebe Primary School
Shoreham Academy
Shoreham College

- Holbush Shopping
Centre (M&S / Tesco /
eateries / Next)

- Access onto the A27

- Pubs & Eateries –
The Cricketers
La Tavola
Carats Café & bar
The New Port Arms



Transport/Attractions

- 19 mins to central Brighton (5.1 miles) – 11 mins on a train.
- 11 mins to Southwick Train Station (0.6 miles)
- 16 mins to Brighton Amex Stadium (9.2 miles)
- 23 mins to Brighton Marina (6.6 miles)
- 46 mins from Southwick Train station to Gatwick Airport
- 1hr 20 mins from Southwick Train station to London Victoria

Education/ Nearby Schools

- Glebe Primary School
- Hérons Dale Primary School
- Kings School (Secondary)
- Shoreham Academy (Secondary)
- Shoreham College

Restaurants

Pubs & Eateries

- The Cricketers – shown on map
- La Tavola – Italian Eatery
- Carats Café & bar on the beach
- The New Port Arms





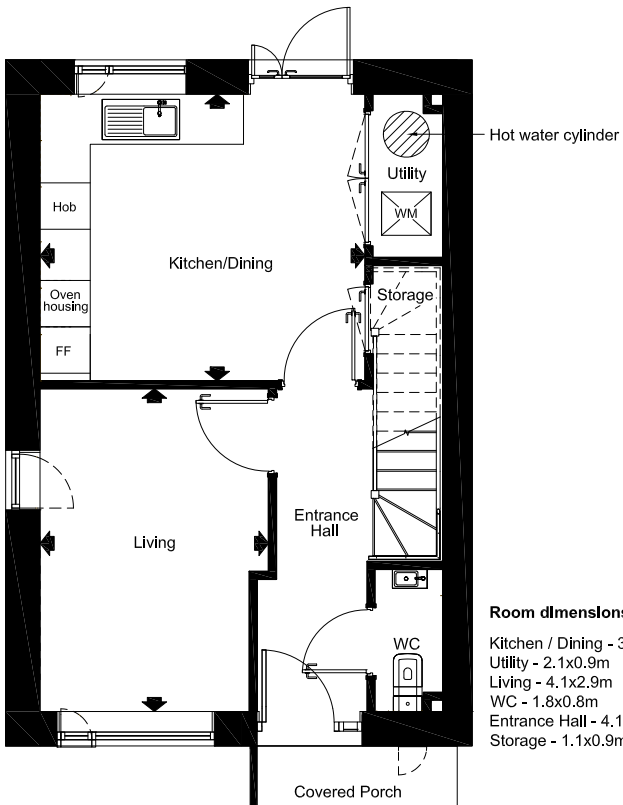
1	Amberley	End Terrace House	3
2	Amberley	Mid Terrace House	3
3	Amberley	Mid Terrace House	3
4	Amberley	Shared Ownership	3
5	Amberley	Affordable Rent	3
6	Merden	Shared Ownership	

7	Merden	Semi Detached House	2
8	Merden	Semi Detached House	2
9	Merden	Affordable Rent	2
10	Merden	Affordable Rent	2
11	Merden	Affordable Rent	2
12	Merden	Affordable Rent	2



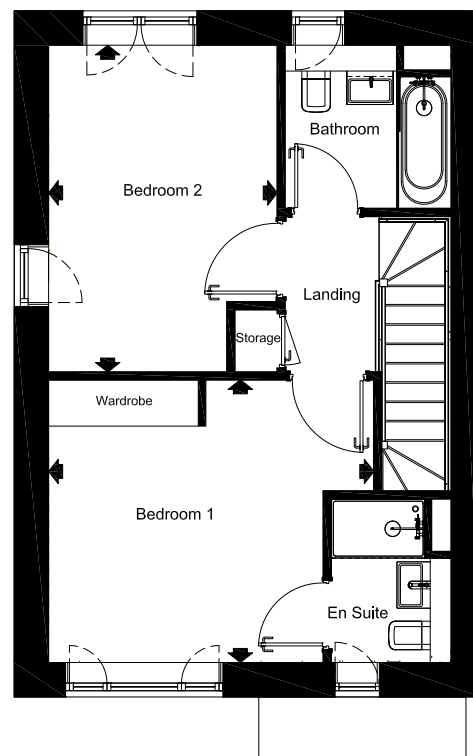
13	Amberley	Semi Detached House	3
14	Amberley	Semi Detached House	3
15	Amberley	Semi Detached House	3
16	Amberley	Semi Detached House	3
17	Merden	Semi Detached House	2
18	Merden	Semi Detached House	2

19	Arundel	Link Detached House	4
20	Arundel	Link Detached House	4
21	Merden	Semi Detached House	2
22	Merden	Semi Detached House	2



Room dimensions:
 Kitchen / Dining - 3.7x4.2m
 Utility - 2.1x0.9m
 Living - 4.1x2.9m
 WC - 1.8x0.8m
 Entrance Hall - 4.1x1.1m
 Storage - 1.1x0.9m

GROUND FLOOR PLAN



Room dimensions:
 Bedroom 1 - 4.2x3.6m
 En Suite - 2.1x1.5m
 Bedroom 2 - 4.2x2.9m
 Bathroom - 2.1x2.1m
 Landing - 2x1.1m
 Storage - 0.5x0.8m

FIRST FLOOR PLAN

Welcome to the Merden: Your Perfect Coastal Home

Welcome to the Merden, a well-proportioned two-bedroom home designed with you in mind. Situated on the stunning West Sussex coast, this fabulous home embodies the Kinsted design ethos, ensuring you have everything you need to enjoy a comfortable and stylish lifestyle.

Spacious and Inviting

As you step into the Merden, a wide and welcoming hallway greets you, guiding you through this thoughtfully designed home. The cosy lounge provides the perfect space to relax and unwind, while the generous kitchen/dining area is ideal for both everyday living and entertaining guests. Our fully equipped kitchen comes with high-quality appliances, eliminating the need for any additional purchases and ensuring you can start cooking up a storm from day one.

Comfort and Convenience Upstairs

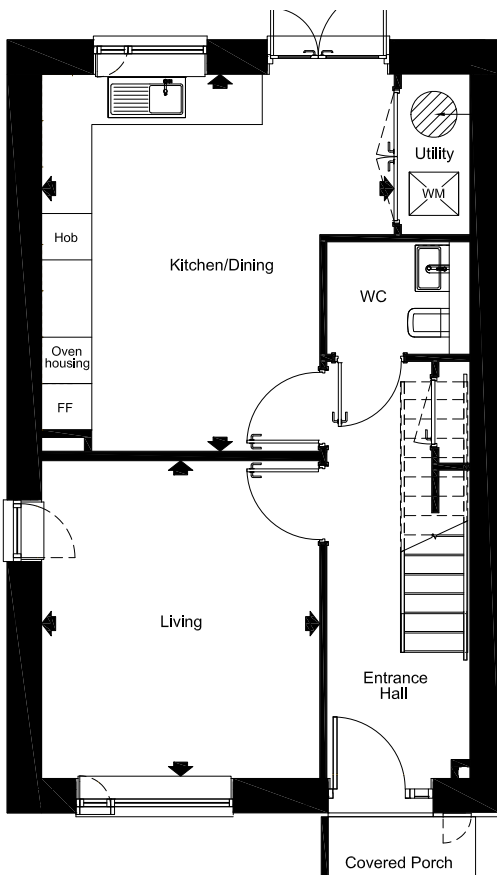
Upstairs, you'll find two generously sized bedrooms, each designed to offer a perfect blend of cosy comfort and ample storage space. The family bathroom is well-appointed, catering to all your needs. The master bedroom, a true retreat, features its own dedicated ensuite, providing you with a private oasis to relax and recharge.

Experience the Kinsted Difference

The Merden is more than just a house; it's a home crafted with care and attention to detail. With its ideal location on the West Sussex coast, you'll have easy access to stunning beaches, vibrant local communities, and all the amenities you need for a comfortable and enjoyable lifestyle.

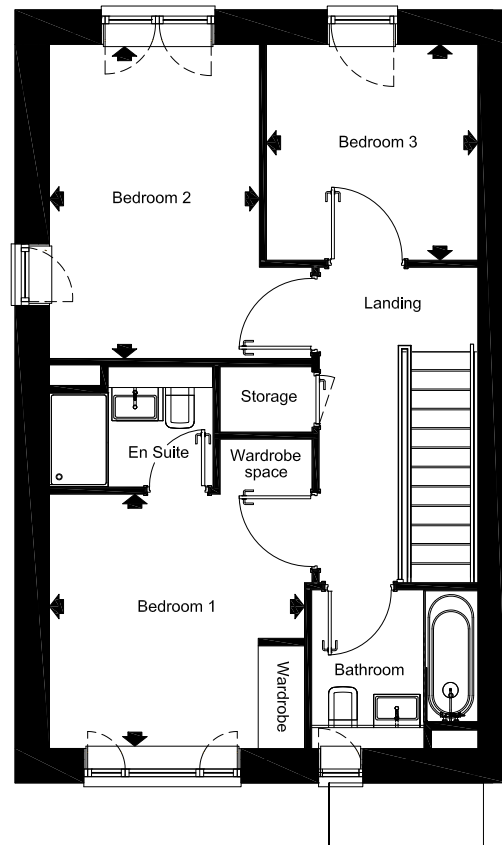
Discover Your New Home Today

Experience the perfect balance of comfort, style, and convenience in the Merden. Contact us today to learn more about this exceptional home and to arrange a viewing. We look forward to welcoming you to your new home on the beautiful West Sussex coast.



Room dimensions:
 Kitchen / Dining - 4.9x4.5m
 Utility - 2x0.9m
 Living - 4x4.6m
 WC - 1.8x1.4m
 Entrance Hall - 5.3x1.8m
 Storage - 1.3x0.4m

GROUND FLOOR PLAN



Room dimensions:
 Bedroom 1 - 3.3x3.2m
 En Suite - 2.1x1.5m
 Bedroom 2 - 4x2.7m
 Bathroom - 2.7x2.7m
 Landing - 2x4m
 Storage - 1.1x0.8m

FIRST FLOOR PLAN

Welcome to the Amberley: A Beautiful 3-Bedroom Home on the West Sussex Coast

Discover the Amberley, a meticulously designed three-bedroom home that combines comfort, style, and functionality. Embrace the Kinsted design ethos as you experience the perfect blend of modern living and coastal charm in West Sussex.

Inviting Ground Floor Spaces

Step into the Amberley through a generous hallway that sets the tone for the spacious and inviting atmosphere throughout. The well-proportioned lounge is ideal for cosy evenings or lively movie nights, offering the perfect space to relax and entertain.

At the end of the hallway, you'll find a convenient ground floor WC with ample space for hanging coats, or simply enjoying the open space. The generous kitchen/dining area is designed for family gatherings and creative culinary adventures. It's the heart of the home where you can enjoy meal times together or let the little ones get creative at the dining table. The adjoining utility space houses your washing machine and an efficient water cylinder powered by an air source heat pump, ensuring both practicality and energy efficiency.

Elegant Upstairs Living

Ascend the stairs to a landing that features additional storage with a linen cupboard, and an essential family bathroom luxuriously fitted with a bath over shower and a vanity cupboard to the basin.

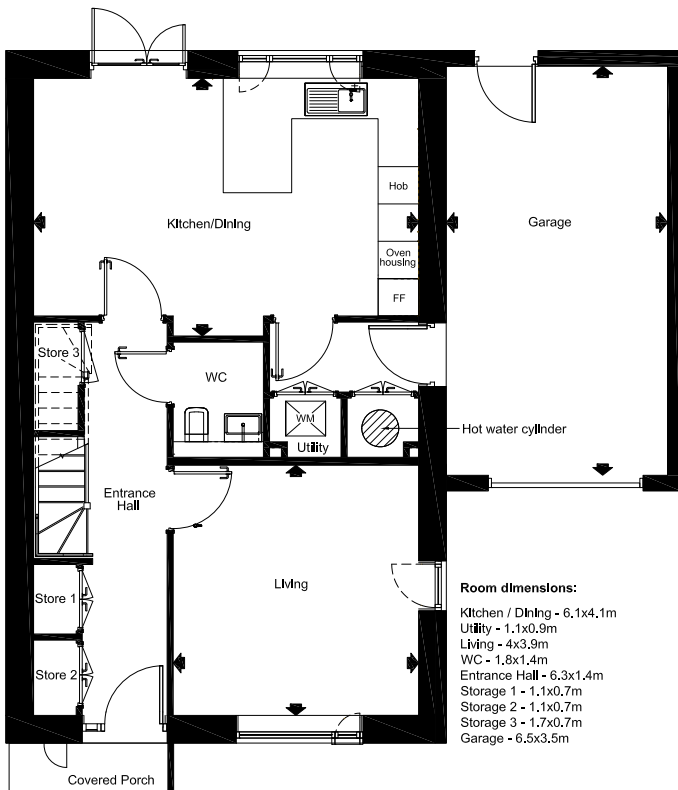
The master suite is a true sanctuary, complete with a built-in wardrobe and a dedicated ensuite, providing you with a private retreat from the rest of the home. Bedroom 2 is generously sized with ample storage space, and you have the option to choose from our range of fitted wardrobes. The third bedroom is versatile and well-sized, making it perfect as a child's room or a hobby space if you only need two bedrooms.

Embrace Coastal Living with Kinsted

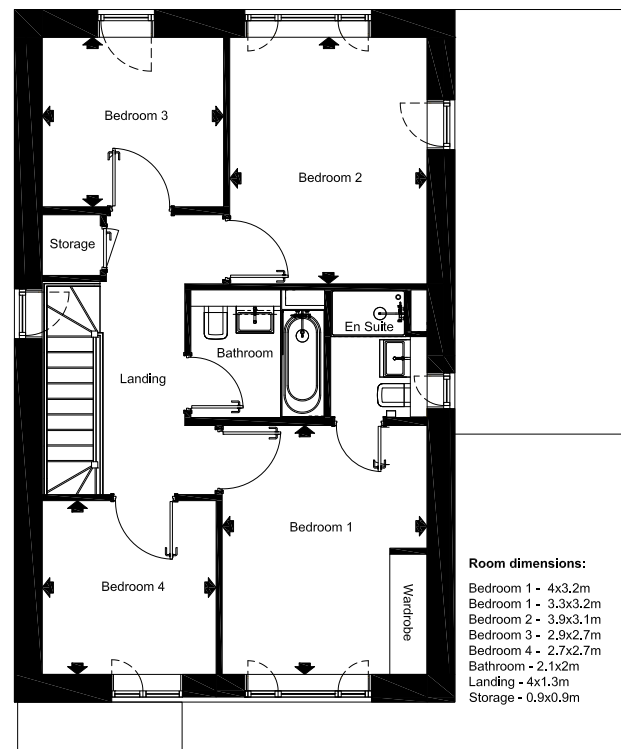
Living in the Amberley means enjoying the best of the West Sussex coast while being wrapped in the comfort and quality of a Kinsted home. Every detail has been thoughtfully considered to provide you with a home that meets your needs and exceeds your expectations.

Discover Your Dream Home Today

The Amberley is more than just a house; it's a lifestyle. Contact us today to learn more about this exceptional home and to arrange a viewing. Experience the elegance, comfort, and coastal charm of the Amberley, your perfect home on the beautiful West Sussex coast.



GROUND FLOOR PLAN



FIRST FLOOR PLAN

Welcome to the Arundel:

A Spacious 4-Bedroom Haven Inspired by Timeless Elegance

Introducing the Arundel, a stunning four-bedroom home that captures the grandeur and generosity of the famous castle from which it takes its name. This beautiful home offers abundant space and thoughtful design, ensuring your family enjoys comfort and luxury on the picturesque West Sussex coast.

Generous Ground Floor Layout

Begin your journey in the Arundel's open hallway, featuring two sizeable storage cupboards perfect for stowing away your family's essentials. Opposite the elegant kite winding stairs, you'll find a well-proportioned, square-shaped lounge, providing a versatile central space for relaxation and entertainment.

Continue through the hallway to discover an additional storage cupboard and a generously sized WC. At the heart of the home lies a perfect kitchen/dining space, equipped with top-of-the-line Kinsted appliances. The peninsula breakfast bar allows you to keep an eye on the little ones while you go about your tasks, while the generous dining area is ideal for hosting guests and family gatherings.

A door leads to a utility area with a dedicated laundry cupboard and ample hot water storage provided by the air source heat pump, ensuring efficient and comfortable living. The adjacent garage features wider-than-normal wall-to-wall spaces and a pedestrian door to the rear, offering easy access to your landscaping tools and outdoor equipment.

Elegant Upstairs Living

Ascend the kite winding stairs to a well-considered landing space, where the family bathroom awaits, fully fitted to meet all your family's needs. The master suite is a spacious retreat, complete with an ensuite bathroom, built-in wardrobe, and ample room for a king-sized bed.

Bedroom 2 is a spacious double room with dual aspect windows, providing plenty of natural light and space for older children or two little ones. Bedrooms 3 and 4 offer versatile spaces, perfect for children, guests, or as a home office, adapting to your family's changing needs.

A Haven for Your Family

The Arundel provides a much-needed haven at the end of a busy day, offering comfort and tranquility for your whole family. With its generous spaces, thoughtful design, and luxurious touches, the Arundel ensures you enjoy the best of coastal living.

Discover Your Dream Home Today

Experience the elegance, comfort, and spaciousness of the Arundel. Contact us today to learn more about this exceptional home and to arrange a viewing. Let the Arundel be your perfect family sanctuary on the beautiful West Sussex coast.

Specification

Kitchens

Symphony Kitchens:

- Induction hob
- Extractor
- Integrated dishwasher
- Integrated fridge freezer
- Single oven (1/2 bed homes)
- Single oven and combi microwave(3/4 bed homes)
- Washing machine
- Under pelmet lighting
- Laminate worktops and upstands to 2/3 bedroom homes
- Quartz worktops and upstands to 4 bedroom homes

Bathrooms

Bathrooms with beautiful Ideal Standard Sanitaryware including:

- Ensuite showers with riser kit
- Low Level shower tray to ensuite
- Concealed fittings and cisterns (wherever these have been possible to fit)
- Vanity units to bathroom and ensuite
- Showers over baths with glass screens
- Combined thermostatic shower and bath filler
- Low profile WC's with soft close seats

Heating

- Vallaint Air Source heat pump located externally with water cylinder in dedicated location helping you to reduce your energy bills
- Chrome towel rails to bathrooms and ensuites

Tiling

Beautiful range of Porcelanosa tiling to:

- Splashback above basin in WC
- Ensuites with full height tiling to shower walls with half height behind WC and basin
- Bathroom with full height tiling to bath walls with half height behind WC and basin

Flooring

- Stunning but practical Karndean luxury vinyl flooring to ground floor area, except lounges
- Cormar Sensation Carpets to lounge, stairs landing and bedrooms
- Bathrooms and ensuites have Porcelanosa tiling to floors

Electrical

- Well finished white accessories with hidden fixings
- Integrated USB-B sockets in useful locations throughout the home
- Downlights to kitchens bathrooms, hallway, stairs, landing and WC
- Shaver socket to bathrooms/ensuites

Woodwork

Carefully selected and beautiful timber work including:

- Paint finish vertical groove cottage style doors
- Painted handrails and balustrades to stairs
- Square Edge skirtings and architraves
- Fitted sliding robes to Bed 1

Externally

- Lighting to front porch and rear doors
- Secure locking to front and rear doors
- Aluminum and timber composite external windows and doors.
- Turf to front and rear gardens (where applicable)
- Composite French doors to all plots
- Rear patio doors and generous rear patios with dedicated timber bin and bike storage

Enhancements Available – talk to your sales advisor:

- Fitted Wardrobes



Our team have considered how the homes will be lived in, and provided practical solutions. This has not been at the cost of design however and our houses feel like home. With high ceilings to the ground floor, cosy underfloor heating carefully designed kitchens and aspirational bathrooms – you'll want to make a Kinsted House your home.



Each new home will overlook a green heart, a focal point at the centre of the development, a signature of Kinsted developments. This area is for the community to enjoy and thrive, whether it's a place to relax in the sunshine or sit in the comfort of knowing that children have a safe area to play.



All About Kinshed

Kinshed was established through a Joint Venture Partnership between Lovell Partnerships and West Sussex County Council. Together, we bring forward high quality homes across the county – places where people can lay down roots and build a future.

A commitment to our communities

Being a responsible business is at the heart of everything we do, we have a long-term commitment to West Sussex, and we care about its communities, economy, environment, and our customers.

The importance of creating new communities, while also integrating into existing communities, underpins our sense of strong social value. We are committed to building better futures for people, changing lives, and leaving a lasting legacy wherever we work.

A responsible business

Environmental matters, are at the forefront of all our activities. We measure the environmental impact of everything we do – including how we build homes and what impact our development has on the surrounding area. Through Lovell construction, all of our sustainability reporting and auditing is conducted independently, so our customers and partners have reassurance that our methods genuinely are making a positive difference.

We pride ourselves on exceeding standards by making sure our homes are fit for the future. Each of our homes will be energy efficient, include low-carbon heating and be constructed so they can be adapted to achieve net zero in the future.

The neighbourhoods we are creating are gas free, and the homes are powered by air source heat pumps – meaning their carbon footprint will be cut significantly compared to standard new build homes. We have chosen renewable energy sources, and each home will have underfloor heating which creates an energy efficient, ambient heat.



Genuinely making a difference: The Kinshed team redecorate the Southwick Community Centre



Work.
Live.
Play.
Family.
Home.
Kinsted



#KinshedLiving



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1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, Home Report or, under former legislation a Home Information Pack, is held for this property, it is available for inspection at the branch by appointment. If you require a printed version, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either verbal or written on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

