



Summer Link

LITTLEHAMPTON

A collection of two, three
and four-bedroom family homes.



A fresh approach to new homes.



Summer Link

LITTLEHAMPTON



Each Kinsted home is crafted to feel bright and expansive, with high ceilings, beautifully considered layouts and private outdoor areas to enjoy.



Quiet streets, cycle paths and pedestrian routes create a welcoming setting for relaxed everyday living.



The homes at Summer Link form part of a thoughtfully planned, spacious development set alongside generous public open space.



An enviable location for the lifestyle you want

Perfectly placed on the West Sussex coast, Littlehampton blends relaxed seaside living with everyday convenience. From beautiful beaches and riverside walks to cafés, shops and quick links beyond, it's a place that makes life feel easy.

Life by the sea

Set between the South Downs and the sea, Littlehampton offers a lifestyle that balances fresh air with modern living. The town's well-regarded beach, recognised with Seaside Awards for its facilities and cleanliness, is a real draw, ideal for morning walks, paddle-boarding or laid-back weekends with friends. The River Arun adds another layer of appeal, winding through the town and creating peaceful waterside paths, picnic spots and a thriving marina feel.

Everything on your doorstep

Everyday life is well catered for, with a wide choice of supermarkets, independent shops, gyms and cafés close at hand. The town centre is lively and welcoming, with its own mix of shops, restaurants and amenities, while nearby Rustington and Arundel offer historic streets, cultural highlights and even more great places to eat and explore.

A great community

From riverside walks along the Arun and family-friendly parks to a thriving marina and local arts and cultural events, there's always something to do. Sports clubs, fitness classes and community groups bring people together, while seasonal festivals and markets add a lively, welcoming atmosphere, making it a town where there's always a sense of community and something new to explore.



From sea air and open skies to excellent connections and well-placed amenities, Littlehampton offers everything you need for 21st century living.

Clockwise from top: Climping Beach. Littlehampton High Street. Paddle into adventure. Littlehampton beach huts. Family fun at Littlehampton sea front. Littlehampton's East Beach Café. Discover scenic routes by bike.





Coast, countryside and culture

Further afield, Littlehampton enjoys easy access to coast, countryside and culture. From historic market towns and scenic villages to iconic views and big nights out.



Clockwise from top left: Brighton's famous Palace Pier. The impressive Seven Sisters cliffs. Perfectly placed for great nights out. Events at nearby Goodwood attract visitors from around the world.



London and Gatwick are both easily accessible, while Brighton & Hove’s vibrant culture, dining and entertainment are within easy reach.

Well connected

Littlehampton provides excellent connections by rail and road. The town’s railway station offers direct services to Brighton, Chichester and London, while local road networks make exploring the wider Sussex coastline and countryside a pleasure.

A world of choice

Nearby Chichester and Worthing offer artisan markets, independent shops and a thriving arts and cultural scene, while Brighton & Hove brings vibrant dining, entertainment and creative experiences within easy reach.

Outdoor escapes

From scenic river valleys and ancient woodlands to rolling hills and charming villages. Local highlights include award-winning vineyards, cosy country pubs and historic landmarks such as Arundel Castle and the renowned Goodwood Estate, home to world-famous events including the Festival of Speed, Goodwood Revival and Glorious Goodwood.

Something for everyone

With its blend of coast, countryside and culture, alongside excellent connections to London, Gatwick and Brighton, Littlehampton offers a lifestyle where modern living meets timeless English charm.

Getting around by road & rail



Minutes

Miles

By rail

Arundel	18	4
Chichester	25	14
Brighton	50	22
Gatwick Airport	73	40
London Victoria	105	63



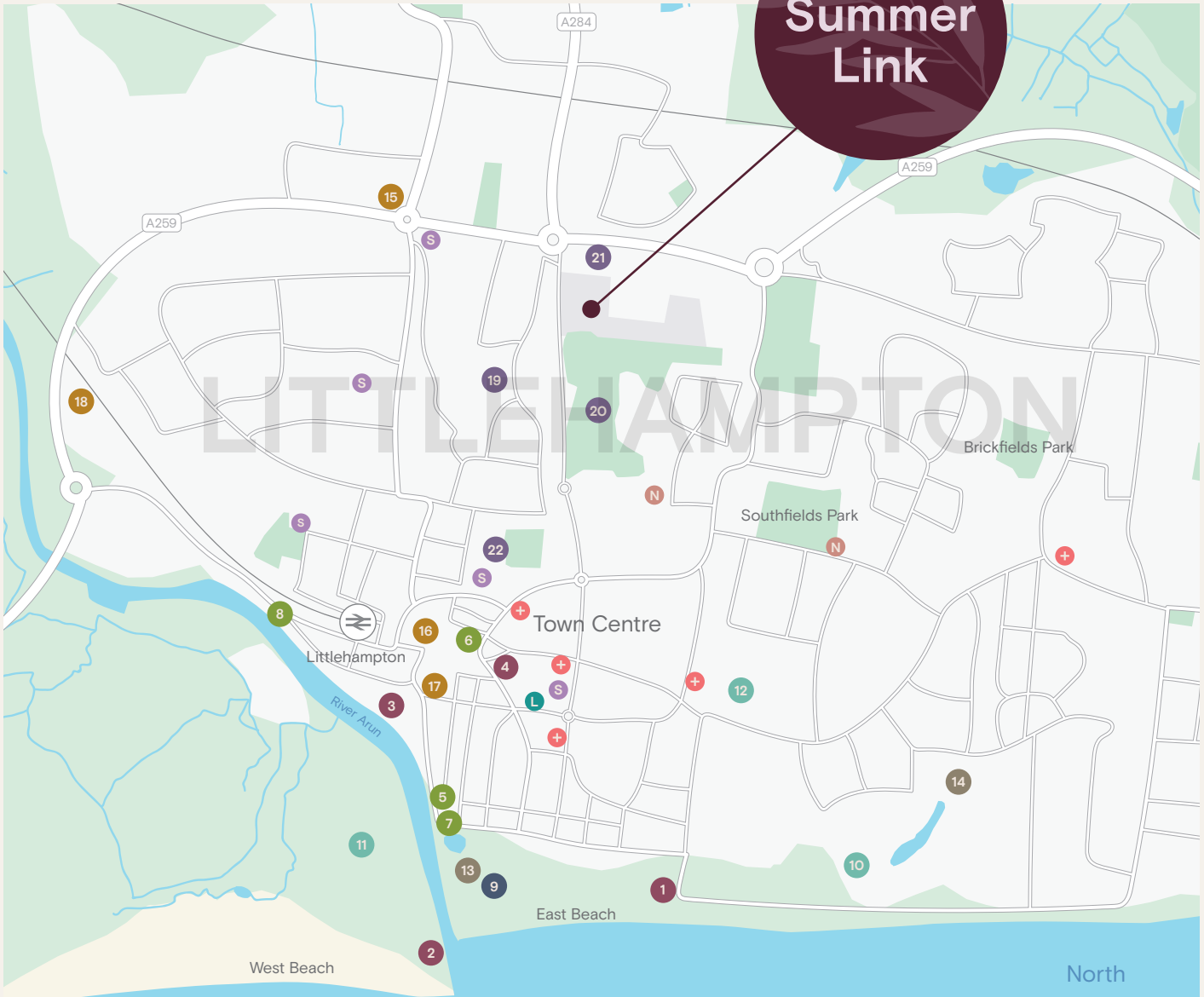
By road

A27	9	3
Bognor Regis	18	8
Worthing	20	9
Brighton	45	22

Source: Google maps. TheTrainline.com



Summer Link



Cafés & casual

- 1 East Beach Café
- 2 West Beach Café
- 3 Harbour Lights Café
- 4 Soshi Café

Restaurants & pubs

- 5 47 Mussel Row
- 6 The Menu
- 7 Soul Kitchen & Bar
- 8 Arun View Inn

Entertainment

- 9 Windmill Centre

Leisure & sports

- 10 Littlehampton Wave
- 11 Littlehampton Golf Club
- 12 Sports fields

Family & outdoor fun

- 13 Harbour Park
- 14 Mewsbrook Park

Shops

- 15 Morrisons
- 16 Sainsbury's
- 17 Lidl
- 18 Tesco

Education

- 19 St Catherine's Catholic Primary School
- 20 The Littlehampton Academy
- 21 Cornfield School (SEN)
- 22 River Beach Primary School

Amenities

- N Nursery
- S School
- + Medical
- L Library

200m



At the heart of everyday living

With great connections, schools, places to eat and leisure options, Littlehampton has everything you need, all within easy reach.

Convenience



Minutes from the essentials

Littlehampton makes everyday life effortless, with the town centre just a 10-minute walk, the train station 20 minutes and the beach around 28 minutes on foot. Supermarkets, shops and local amenities are all close by, making errands and everyday essentials simple to reach.

Local links, scenic routes

Regular buses provide convenient links to schools, leisure destinations and attractions across the town, while scenic streets, riverside paths and nearby parks make every journey a pleasant one, whether you're commuting, shopping or heading out to explore.

Lifestyle



Food & drink

Littlehampton boasts a lively dining scene, with options ranging from casual cafés and family-friendly eateries to welcoming pubs and more refined restaurants. Nearby Arundel and Rustington add even more choice, offering stylish dining experiences, gastropubs and charming spots to enjoy a leisurely meal.

Entertainment & leisure

From cinemas and live performance venues to seaside amusements, scenic parks, golf and watersports, Littlehampton offers a diverse mix of leisure opportunities for all ages, making it easy to enjoy every day by the coast.

Education



Schools & nurseries

Families will find a strong choice of highly-rated nurseries and schools close to home. For younger children, River Beach Primary School and St Catherine's Catholic Primary provide excellent foundations, while Cornfield School offers specialist support for children with additional needs.

Older students can benefit from The Littlehampton Academy, located just next door, which offers a broad curriculum and supportive learning environment.

Further education

Post-16 options are well catered for, with A Levels and vocational courses available at the local sixth form. A range of academic and technical pathways can also be pursued at nearby colleges, giving students a smooth transition into higher education or the workplace.



The Littlehampton Academy

Site plan

2-bedrooms



Chiltington

Semi-detached house with parking for 2 vehicles.



Lindfield

Semi-detached house with parking for 2 vehicles.

3-bedrooms



Amberley

Semi-detached house with parking for 2 vehicles.



Maplehurst

Semi-detached house with parking for 2 vehicles.



Rustington

Detached bungalow with parking for 2 vehicles.



Tangmere

Detached house with parking for 2 vehicles.

4-bedrooms



Arundel

Semi-detached house with carport and parking for 3 vehicles.



Rent & Shared Ownership



Our range of contemporary, energy-efficient homes offer a choice of 2, 3 or 4-bedrooms. Each home benefits from private parking and rear garden, underfloor heating, air source heat pump and EV charge point.



Key

FH - First Home

CP - Carport

V - Visitor parking space

P - Pumping station

This layout has been prepared for guidance only and may be revised over time, for instance to reflect site conditions or technical and planning considerations. The trees, landscaping and areas of public open space are shown for general illustration and their quantity and placement may differ in the completed development. This drawing is not contractual and does not constitute any form of warranty or agreement. Please speak with a Sales Executive for more detailed information.



Our homes



Computer Generated Image. Indicative and for illustration purposes only.



FIRST HOME



Chiltington

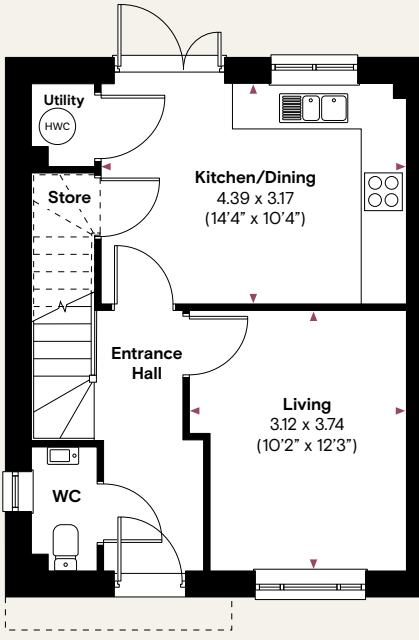
2 bedroom semi-detached house

Plots: 37, 38*, 100 & 101*

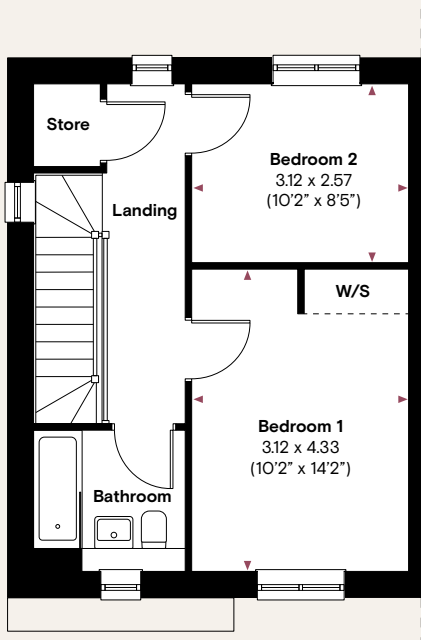
See site plan for plot locations.

*Handed plots.

Ground floor



First floor



HWC - Hot water cylinder W/S - wardrobe space

Total internal area: 76m² / 818ft²

Customers should note the computer-generated images shown are an illustration of each house type. Image shows Chiltington Type B. Chiltington Type A has a different exterior brick treatment. External finishes, landscaping, roofing and configuration may vary from plot to plot. Materials used may also differ from plot to plot including brick colour and front door finish. Dimensions stated are within 50mm (2") but should not be used as a basis for furnishings, furniture or appliance spaces etc. Dimensions for such purposes must be verified against actual site measurements. Please note the handing of plots, door and window positions & sizes may vary from the floor plans shown. Please check individual plot details with our sales team.

FIRST HOME



Lindfield

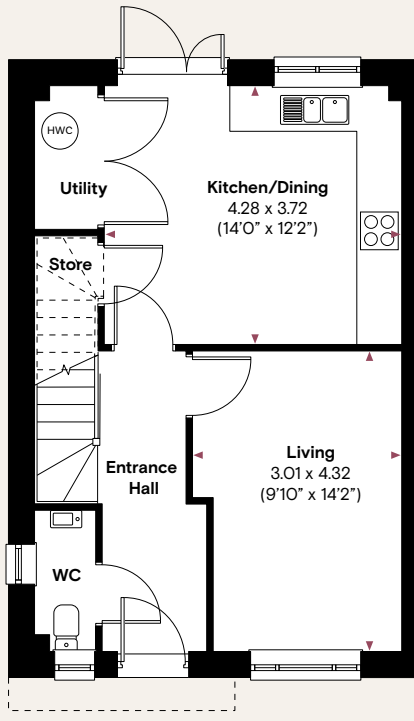
2 bedroom semi-detached house

Plots: 31, 32*, 33 & 34*

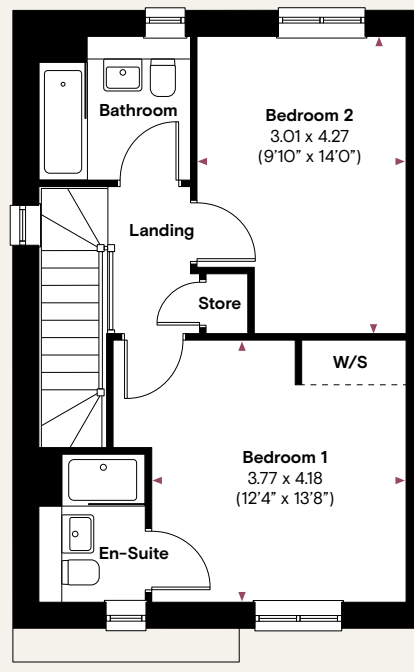
See separate site plan for plot locations.

*Handed plots.

Ground floor



First floor



HWC - Hot water cylinder W/S - wardrobe space

Total internal area: 85.8m² / 923.5ft²

Customers should note the computer-generated images shown are an illustration of each house type. External finishes, landscaping, roofing and configuration may vary from plot to plot. Materials used may also differ from plot to plot including brick colour and front door finish. Dimensions stated are within 50mm (2") but should not be used as a basis for furnishings, furniture or appliance spaces etc. Dimensions for such purposes must be verified against actual site measurements. Please note the handing of plots, door and window positions & sizes may vary from the floor plans shown. Please check individual plot details with our sales team.



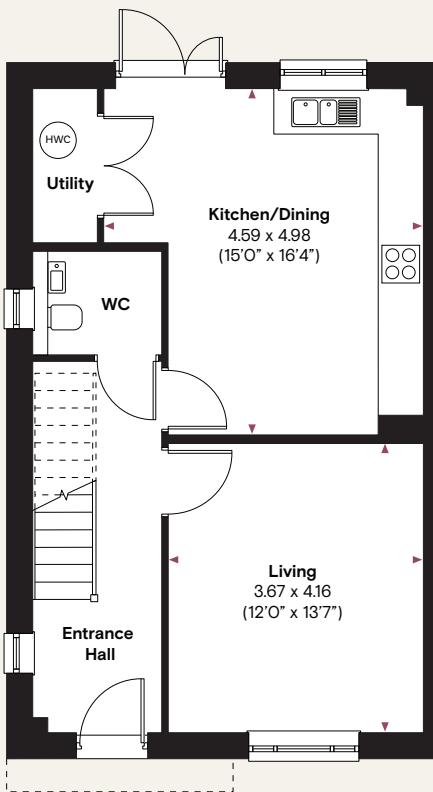
Amberley

3 bedroom semi-detached house

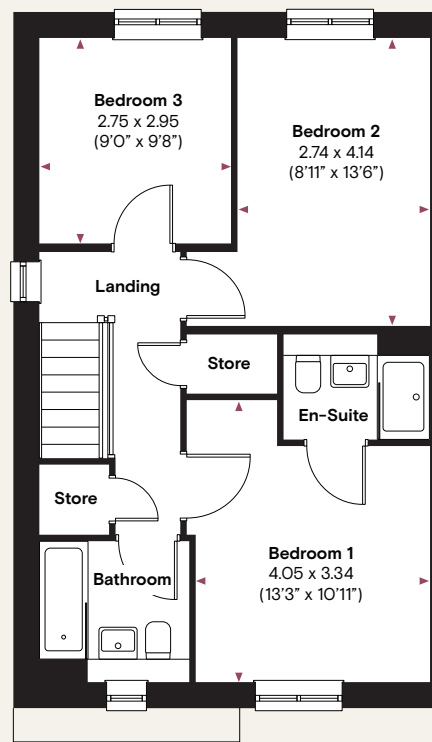
Plots: 5, 6*, 7, 8*, 48, 49*, 52, 53*, 54, 55*, 58, 59*, 63, 64*, 67, 68*, 71, 72*, 85, 86*, 89, 90*, 93 & 94*

See site plan for plot locations.
*Handed plots.

Ground floor



First floor



HWC - Hot water cylinder

Total internal area: 103.8m² / 1,117.2ft²

Customers should note the computer-generated images shown are an illustration of each house type. Image shows Amberley Type A. Amberley Type B has a different exterior brick treatment. External finishes, landscaping, roofing and configuration may vary from plot to plot. Materials used may also differ from plot to plot including brick colour and front door finish. Dimensions stated are within 50mm (2") but should not be used as a basis for furnishings, furniture or appliance spaces etc. Dimensions for such purposes must be verified against actual site measurements. Please note the handing of plots, door and window positions & sizes may vary from the floor plans shown. Please check individual plot details with our sales team.



Maplehurst

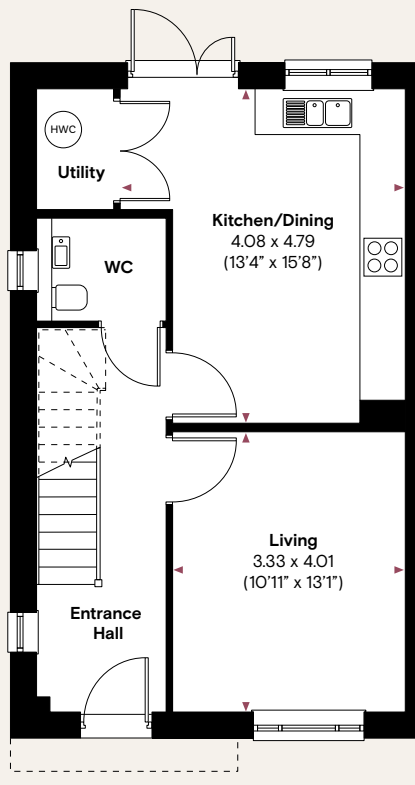
3 bedroom semi-detached house

Plots: 9, 10*, 21, 22*, 23, 24*, 25, 26*, 65 & 66*

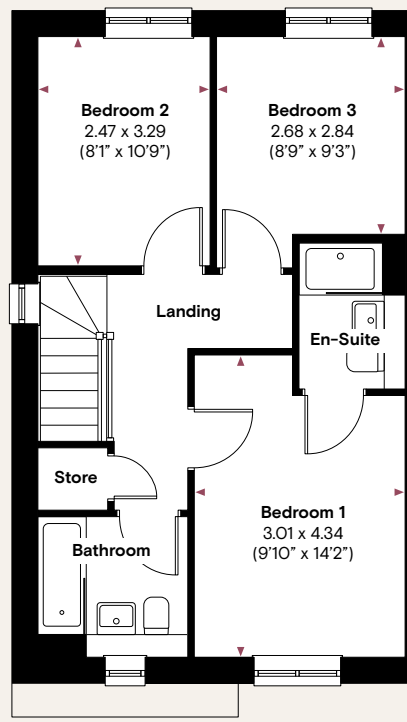
See site plan for plot locations.

*Handed plots.

Ground floor



First floor



HWC - Hot water cylinder

Total internal area: 94m² / 1,011.8ft²

Customers should note the computer-generated images shown are an illustration of each house type. Image shows Maplehurst Type B. Maplehurst Type A has a different exterior brick treatment. External finishes, landscaping, roofing and configuration may vary from plot to plot. Materials used may also differ from plot to plot including brick colour and front door finish. Dimensions stated are within 50mm (2") but should not be used as a basis for furnishings, furniture or appliance spaces etc. Dimensions for such purposes must be verified against actual site measurements. Please note the handing of plots, door and window positions & sizes may vary from the floor plans shown. Please check individual plot details with our sales team.



Rustington

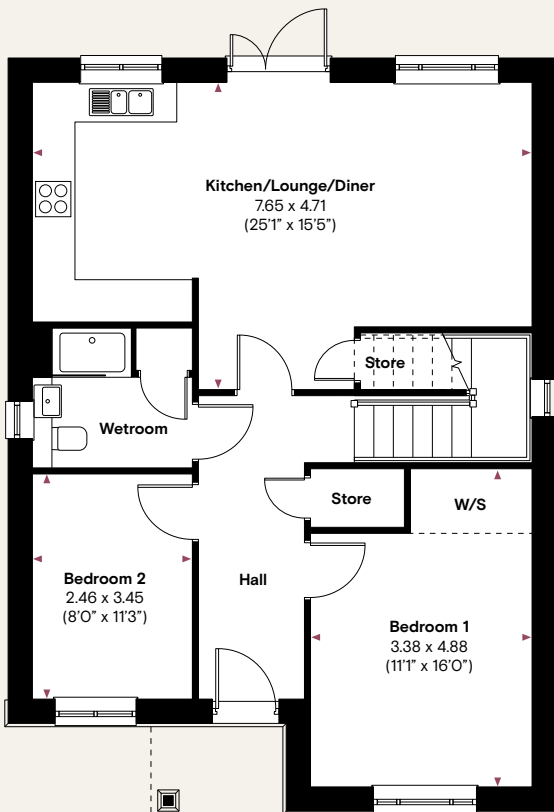
3 bedroom detached bungalow

Plots: 17, 18*, 19, 20*, 27, 28*, 29 & 30*

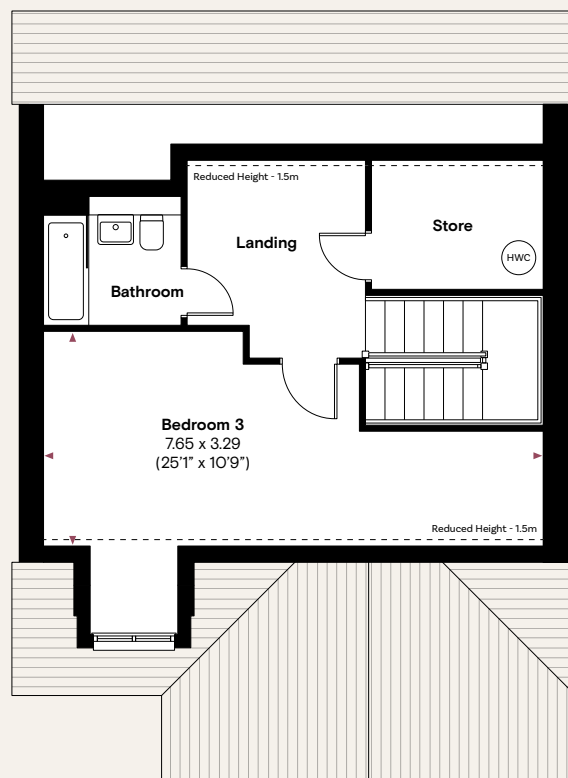
See site plan for plot locations.

*Handed plots.

Ground floor



First floor



HWC - Hot water cylinder W/S - wardrobe space

Total internal area: 123m² / 1,323.9ft²

Customers should note the computer-generated images shown are an illustration of each house type. External finishes, landscaping, roofing and configuration may vary from plot to plot. Materials used may also differ from plot to plot including brick colour and front door finish. Dimensions stated are within 50mm (2") but should not be used as a basis for furnishings, furniture or appliance spaces etc. Dimensions for such purposes must be verified against actual site measurements. Please note the handing of plots, door and window positions & sizes may vary from the floor plans shown. Please check individual plot details with our sales team.



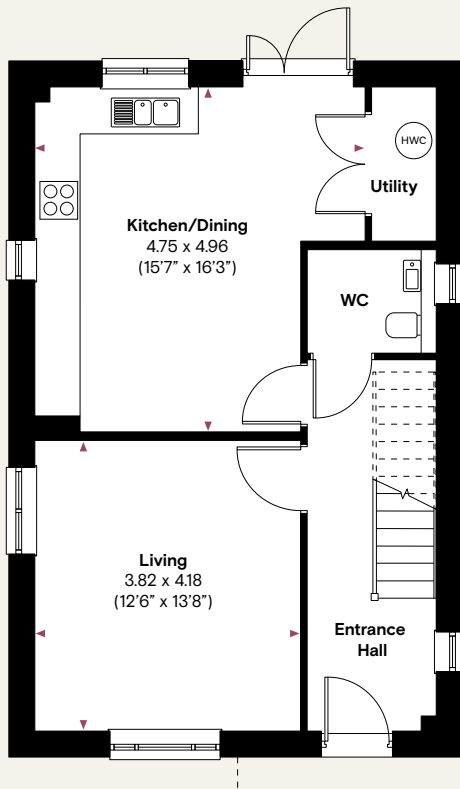
Tangmere

3 bedroom detached house

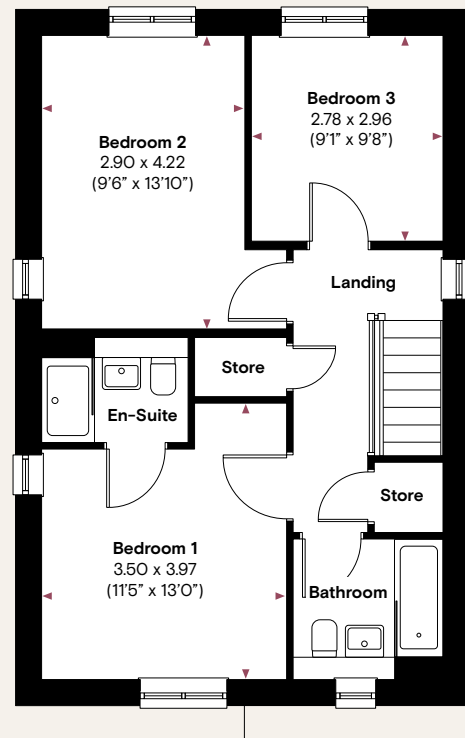
Plot: 47

See site plan for plot location.

Ground floor



First floor



HWC - Hot water cylinder

Total internal area: 106.8m² / 1,149.5ft²

Customers should note the computer-generated images shown are an illustration of each house type. External finishes, landscaping, roofing and configuration may vary from plot to plot. Materials used may also differ from plot to plot including brick colour and front door finish. Dimensions stated are within 50mm (2") but should not be used as a basis for furnishings, furniture or appliance spaces etc. Dimensions for such purposes must be verified against actual site measurements. Please note the handing of plots, door and window positions & sizes may vary from the floor plans shown. Please check individual plot details with our sales team.



Arundel

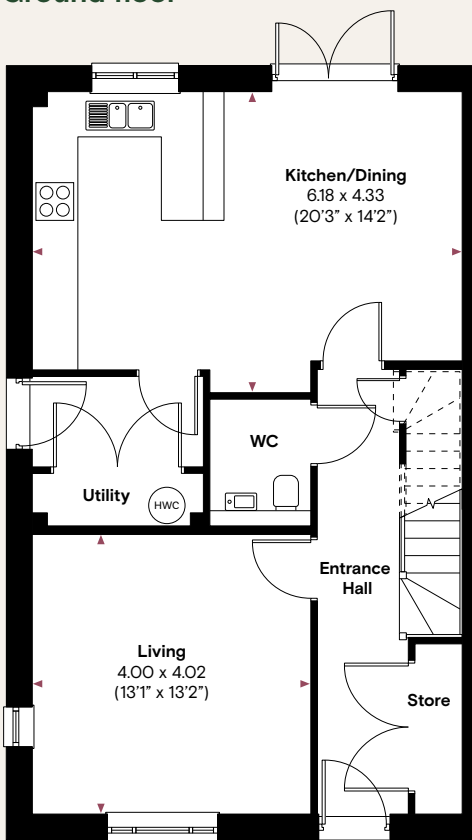
4 bedroom semi-detached house

Plots: 41, 42*, 43, 44*, 45, 46*, 50* & 51

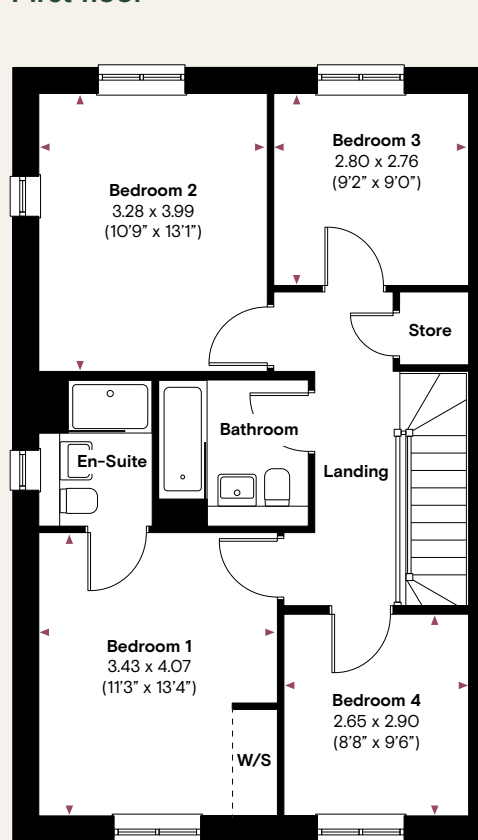
See site plan for plot locations.

*Handed plots.

Ground floor



First floor



HWC - Hot water cylinder W/S - wardrobe space

Total internal area: 128.2m² / 1,379.9ft²

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Specification



Kitchens by Symphony

- Soft close kitchen units, incorporating a choice of door*
- Laminate work surface with matching up-stand
- Bosch integrated single oven (2 & 3 bedroom homes)
- Bosch integrated mid-level double oven (4-bedroom homes)
- Bosch induction hob
- Bosch chimney extractor hood
- Plumbing and space for washing machine in utility / understairs cupboard
- Integrated fridge/freezer
- Integrated dishwasher
- Under wall cabinet lighting
- Stainless steel one and a half bowl sink with mixer tap

Bathrooms, en-suites & cloakrooms

- Contemporary styled bathrooms with white sanitaryware and chrome fittings
- Basin with vanity cabinet to bathroom, en-suite, and downstairs cloakrooms^
- Shower enclosure with sliding glass door, fixed head and hand-held shower attachment, to en-suites
- Bath with thermostatic shower and screen to bathrooms
- Heated towel rail to all bathrooms and en-suites
- WC with dual flush plate, concealed cistern and soft close seat to bathroom & en-suite
- Closed coupled WC and cistern to downstairs cloakroom
- Porcelanosa ceramic wall tiles to selected areas

Heating, electrical & lighting

- White finished switches and sockets
- USB charging point, TV point and telephone point provided to living room and principal bedroom
- Cat-6 network wiring
- Shaver socket to bathroom & en-suite
- LED downlights to hall, landing, kitchen, downstairs cloakroom, bathroom and en-suite
- Pendant lighting to living room and all bedrooms
- Mechanical extract ventilation to kitchen, bathroom, utility cupboards and en-suite
- Underfloor heating to ground floor
- Radiators to first floor
- Air source heat pump and cylinder in dedicated location
- Mains wired heat and smoke detectors with battery back up



Make it yours

Upgrade options are available. Ask your Sales Advisor for details.



Interior finishes

- Paint finished vertical groove cottage style internal doors
- Oak handrails and painted balustrades to stairs
- Torus profile skirting and architraves
- Karndean flooring to hall, downstairs cloakroom, and kitchen/diner
- Porcelanosa ceramic tiled floor to bathroom and en-suite
- Fitted Cormar Sensations carpets to living room, stairs, landing and all bedrooms

External finishes

- Lighting to front porch area and rear doors
- Secure multipoint locking to front and rear doors
- High performance uPVC external windows and patio doors
- Composite front doors
- EV charger
- Dedicated bike storage
- External tap



Warranty

Each property comes with a 10-year Premier Guarantee warranty. A Premier Guarantee handbook and certificate will be given to the purchaser on completion of contracts. Full details are available on request.

* Door choice subject to build stage. * Except The Rustington which has a semi-recessed basin to the downstairs shower room. Photography shows previous Kinced developments.



About Kinshed

Kinshed was established through a Joint Venture Partnership between West Sussex County Council and Lovell Partnerships. 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.



IN PARTNERSHIP WITH

LOVELL

**Work.
Live.
Play.
Family.
Home.
Kinsted.**

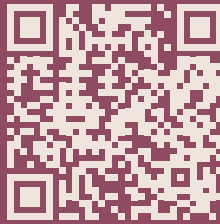




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How to find us

Summer Link is located off Fitzalan Road, between
The Littlehampton Academy and Worthing Road (A259).

Nearest postcode (Sat Nav): BN17 6FE

///reds.trips.wells

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www.consumercode.co.uk



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