



Luker Place

BERSTED

DESIGNED BY LEADING ARCHITECTS 2, 3, & 4 BEDROOM HOMES IN THE HEART OF THE VILLAGE



Kinsted



Discover Bersted

North Bersted offers an inspiring blend of peaceful village charm and convenient modern living.

Close to the seaside's beaches as well as surrounded by beautiful countryside, it provides a tranquil setting for families, professionals, and active retirees alike. Residents enjoy easy access to the beach, scenic walking trails, parks, and open green spaces, making it ideal for outdoor enthusiasts and those who appreciate a close connection with nature.

Despite its serene atmosphere, North Bersted is well connected to key transport links. Just a distance away is Bognor Regis train station, providing direct routes to Brighton, London, and beyond. This makes commuting straightforward and opens up a wide range of employment and leisure opportunities. Local schools, shops, and healthcare facilities are also close at hand, ensuring everyday conveniences are never far away.

Community spirit thrives in North Bersted, with a variety of local events, clubs, and amenities that foster a welcoming and friendly environment. From traditional village halls to nearby cafés and pubs, there's a strong sense of belonging here. Whether you're looking for a quiet retreat or an active social life, North Bersted strikes a wonderful balance, making it one of West Sussex's most desirable places to call home.

A collection of just 20 beautiful homes nestled around a central green heart, a space where community can thrive, connections are made, and friendships grow. As the landscape matures and the seasons shift, this living, breathing green heart remains a signature of what makes Kinsted truly unique.





Computer generated image

-  **LINDFIELD**
2 Bed Semi-Detached
-  **CHILTINGTON**
2 Bed Semi-Detached
-  **MAPLEHURST**
3 Bed Detached
-  **PETWORTH**
4 Bed Detached
-  **STORRINGTON**
3 Bed Semi-Detached
-  **RUDGWICK**
3 Bed Detached
-  **PULBOROUGH**
3 Bed Detached Bungalow



Luker Place Site Plan



Key

- ◐ - Lampposts
- V - Visitor Parking Spaces
- ▩ - Communal Benches



Lindfield

2 Bedroom Semi Detached
Plots 1, 2, 3, 4



Computer generated image

Lindfield — Modern Living, Thoughtful Design

Welcome to the Lindfield, a stylish home where contemporary design and everyday comfort go hand in hand. Step through a bright entrance hall into a spacious living room, perfect for relaxing or entertaining in effortless style.

The Heart of the Home

At the centre of the Lindfield lies an open-plan kitchen and dining area, designed for both practicality and sociable living. This beautifully arranged space makes mealtimes a delight, whether it's family gatherings or evenings with friends.

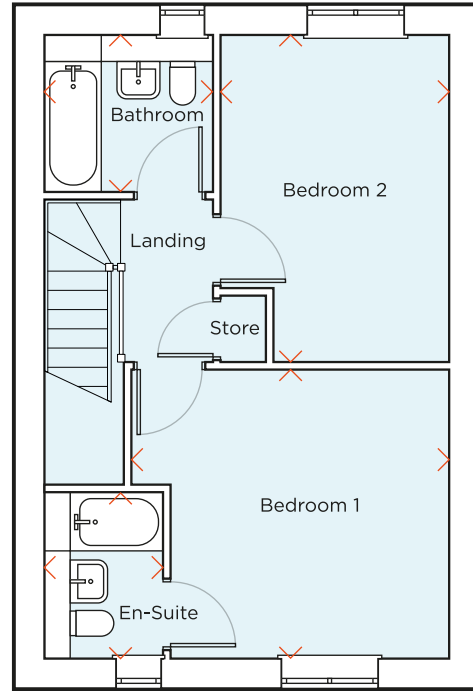
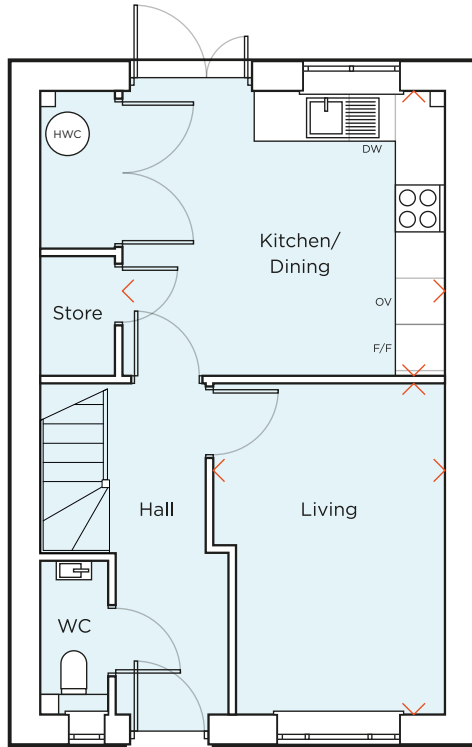
Peaceful Retreats Upstairs

Upstairs, two generously sized bedrooms offer calm retreats, with the main bedroom enjoying its own sleek en-suite. A modern family bathroom completes the first floor, providing comfort and convenience for busy mornings or leisurely evenings.

Quality, Sustainability and Smart Living

Throughout the Lindfield, clever storage, quality finishes and thoughtful touches elevate everyday life. With energy-efficient features, fibre broadband readiness and EV charging provision, this is a home built for modern lifestyles and a sustainable future.

83.32 SQM
896.85 SQFT



Ground Floor

Kitchen/Dining	4.15 x 3.65m	13' 7" x 11' 11"
Living	4.25 x 3.0m	13' 11" x 9' 10"

F/F - Fridge Freezer
 OV - Oven
 DW - Dishwasher
 HWC - Hot Water Cylinder

First Floor

Bedroom 1	3.7 x 4.1m	12' 1" x 13' 5"
En-suite	2.1 x 1.5m	6'10" x 4' 11"
Bedroom 2	2.95 x 4.2m	9' 8" x 13' 9"
Bathroom	2.0 x 2.2m	6' 6" x 7' 2"



Chiltington

2 Bedroom Semi Detached

Plots 5, 6, 7, 8, 9, 10



Computer generated image

Welcome to the Chiltington

The Chiltington is a charming two-bedroom semi-detached home designed for modern living. With a thoughtfully planned layout across two floors, this home combines functionality with a warm and welcoming atmosphere ideal for first-time buyers, young professionals or those looking to downsize with ease.

Effortless Everyday Living

A welcoming lounge to the front of the Chiltington provides a relaxing respite to come home to. To the rear a generous kitchen dining area provides a great space for entertaining with doors leading out to

the garden giving a seamless connection to the outdoors for summer evenings and entertainment.

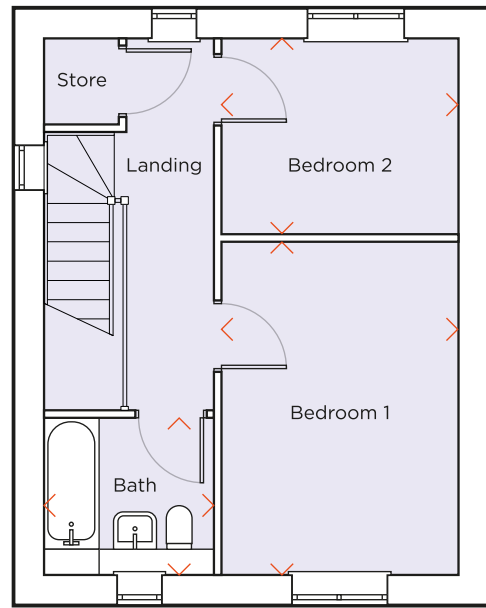
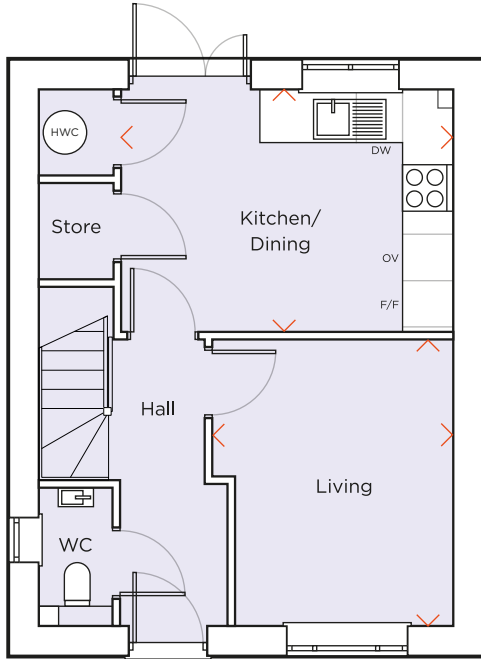
Calm and Comfort Upstairs

Upstairs, two well-proportioned double bedrooms provide flexible space for sleeping, working, or unwinding. The family bathroom is finished to a high standard, while a handy storage cupboard on the landing keeps life neat and organised.

A Home to Grow Into

Whether you're stepping onto the property ladder or moving to a home that's just the right size, the Chiltington offers the ideal balance of style, practicality, and long-term comfort wrapped up in the quality and care you'd expect from Kinsted Homes.

73.13 SQM
787.17 SQFT



Ground Floor

Kitchen/Dining	4.3 x 3.1m	14' 1" x 10' 2"
Living	3.7 x 3.1m	12' 1" x 10' 2"

F/F - Fridge Freezer
 OV - Oven
 DW - Dishwasher
 HWC - Hot Water Cylinder

First Floor

Bedroom 1	4.3 x 3.0m	14' 1" x 9' 10"
Bedroom 2	2.5 x 3.0m	8' 2" x 9' 10"
Bathroom	2.0 x 2.2m	6' 6" x 7' 2"



Maplehurst

3 Bedroom Detached

Plot 11



Computer generated image

Welcome to Maplehurst a Contemporary Haven

Step inside Maplehurst and discover a beautifully designed detached home where light, space, and style come together effortlessly. The inviting entrance hall leads into a generous living area, perfect for relaxing evenings or hosting friends. To the rear, an open-plan kitchen and dining space promises modern living at its best, seamlessly connecting cooking, dining, and family time.

Thoughtful Design for Modern Life

Every detail in Maplehurst has been thoughtfully considered to create a practical yet elegant home. A handy utility room keeps everyday chores discreetly tucked away,

while a convenient ground-floor WC adds a touch of ease for busy households. Large windows flood the living spaces with natural light, creating an uplifting atmosphere throughout.

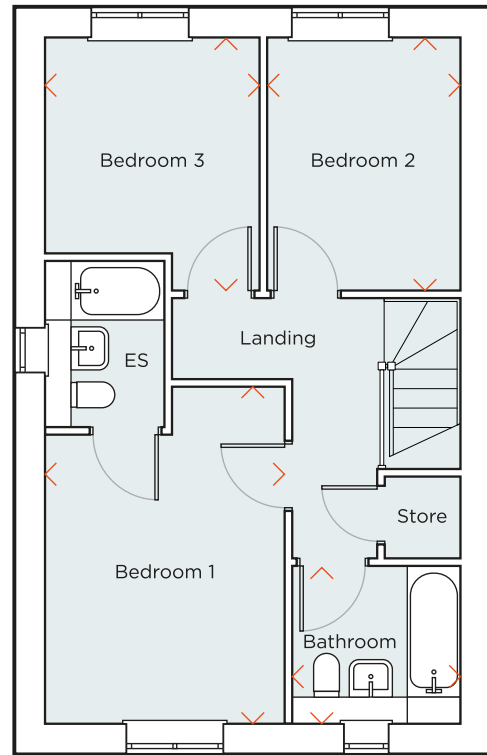
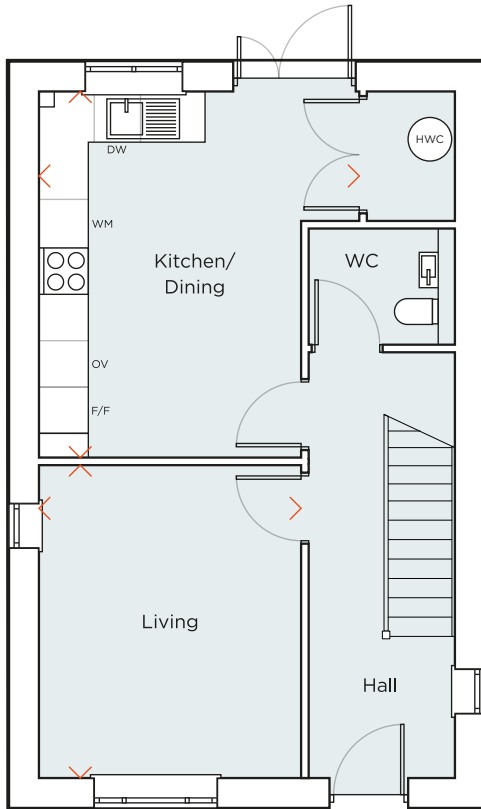
A Peaceful Retreat Upstairs

Upstairs, Maplehurst offers three well-proportioned bedrooms, ensuring comfort for all. The principal bedroom enjoys its own en-suite shower room, providing a private sanctuary to unwind. A sleek family bathroom serves the remaining bedrooms, designed with contemporary finishes for a touch of luxury every day.

Space, Comfort, and Quality Craftsmanship

From the high-quality finishes to the intelligent use of space, Maplehurst embodies the trusted craftsmanship of Kinsted Homes. Modern insulation, robust wall structures, and thoughtful layouts ensure both energy efficiency and quiet comfort. Maplehurst isn't just a house, it's a place to call home, where lasting memories are waiting to be made.

92.93 SQM
1000.29 SQFT



Ground Floor

Kitchen / Dining	4.7 x 4.1m	15' 5" x 13' 5"
Living	4.0 x 3.35m	13' 1" x 10' 12"

F/F - Fridge Freezer
 OV - Oven
 DW - Dishwasher
 HWC - Hot Water Cylinder

First Floor

Bedroom 1	4.35 x 3.1m	14' 3" x 10' 2"
En-suite	2.1 x 1.5m	6'10" x 4' 11"
Bedroom 2	3.2 x 2.5m	10' 6" x 8' 2"
Bedroom 3	3.25 x 2.75m	10' 8" x 9' 0"
Bathroom	2.0 x 2.2m	6' 6" x 7' 2"



Petworth

4 Bedroom Detached

Plot 12



Computer generated image

Welcome to the Petworth

Discover the Petworth, a beautifully designed four-bedroom detached home offering around 126.85 square metres of versatile living space. This contemporary residence combines modern elegance with everyday practicality, perfect for families seeking both comfort and style in the heart of North Bersted.

Light-Filled Living

Step inside to an inviting entrance hall that leads to a spacious living room filled with natural light and ideal for both lively gatherings and quiet relaxation. The stylish kitchen and dining room offers plenty of

room for cooking and entertaining, while dedicated storage and a practical utility area keep daily life effortlessly organised.

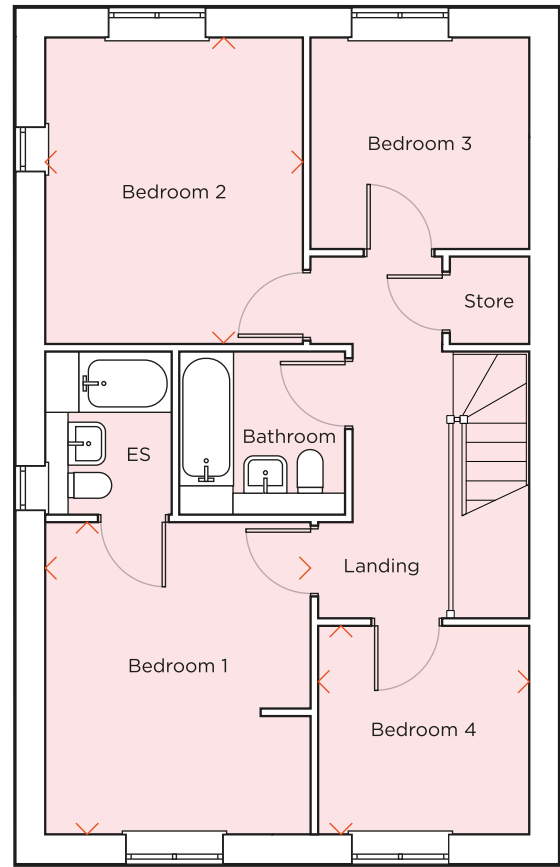
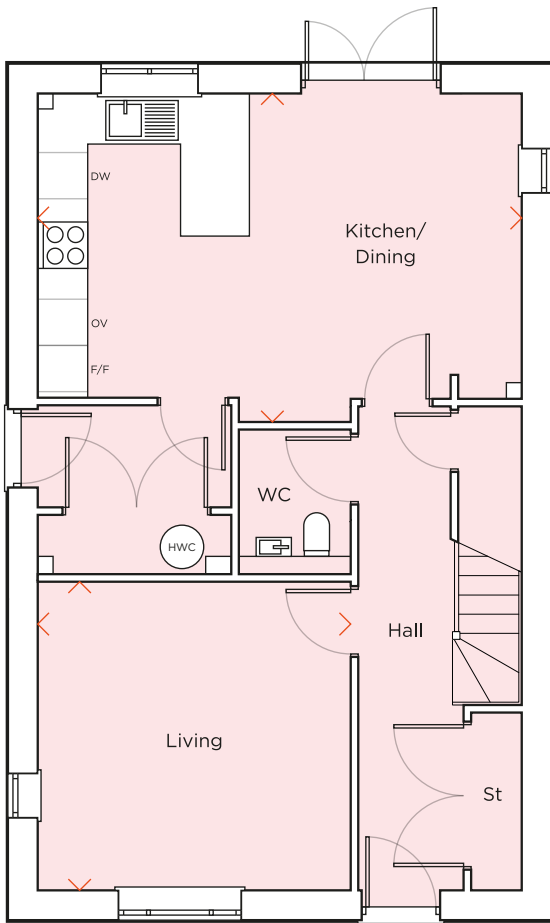
Space to Retreat

Upstairs, the Petworth features four generously sized bedrooms, including a serene principal suite complete with a private en-suite. The remaining bedrooms offer flexible space for family, guests, or home working, complemented by a contemporary family bathroom designed for relaxation and ease.

Modern Living Made Easy

With thoughtful details like acoustic insulation, energy-efficient design, an EV charging point, and provisions for an air source heat pump, the Petworth is built for modern living. It's more than just a house, it's a place to call home, blending style, comfort, and future-ready features in a vibrant community setting.

126.85 SQM
1365.40 SQFT



Ground Floor

Kitchen/Dining	4.25 x 6.25m	13' 11" x 20' 6"
Living	3.95 x 4.05m	12' 11" x 13' 3"

F/F - Fridge Freezer
 OV - Oven
 DW - Dishwasher
 HWC - Hot Water Cylinder

First Floor

Bedroom 1	4.0 x 3.4m	13' 1" x 11' 2"
En-suite	2.1 x 1.6m	6' 10" x 5' 3"
Bedroom 2	3.95 x 3.3m	12' 11" x 10' 10"
Bedroom 3	2.7 x 2.8m	8' 10" x 9' 2"
Bedroom 4	2.65 x 2.7m	8' 8" x 8' 10"
Bathroom	2.1 x 2.1m	6' 10" x 6' 10"



Storrington

3 Bedroom Semi Detached
Plots 13, 14, 15, 16, 17, 18



A Warm Welcome Home

Step into Storrington, where modern living meets thoughtful design. The welcoming entrance hall leads you effortlessly through the heart of the home, unveiling a spacious lounge that's designed as much for lively gatherings as for quiet, cosy evenings.

Space to Live and Entertain

The generous kitchen and dining area forms the hub of daily life, offering seamless flow and flexibility for family moments or entertaining friends. Details such as dedicated utility space ensure a home that's as practical as it is beautiful,

while the integrated layout maintains a sense of openness and connection.

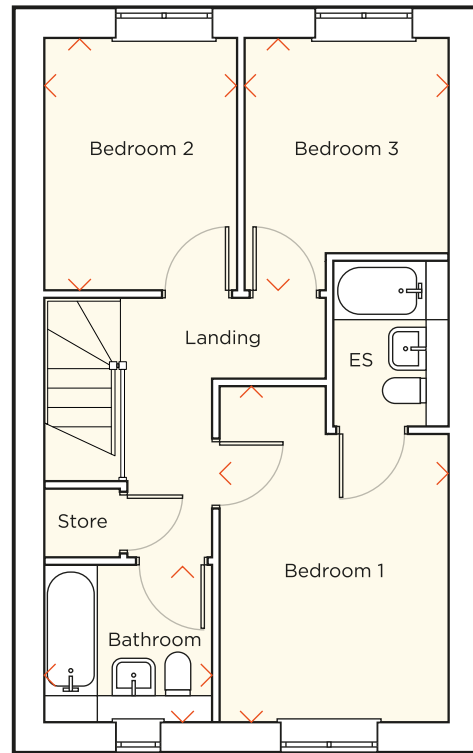
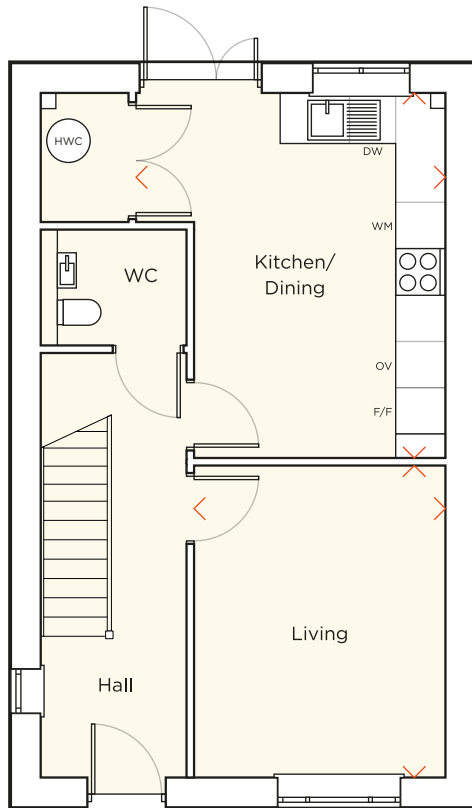
Your Private Haven

Upstairs, Storrington provides three well-proportioned bedrooms, perfect for family life or versatile enough for a home office or guest suite. The principal bedroom enjoys the luxury of an en suite, while large windows fill each room with light, creating inviting spaces to relax and unwind.

Modern Comforts, Thoughtfully Designed

From quality internal finishes to features like level thresholds and carefully considered layouts, Storrington is crafted to suit modern lifestyles. Located within a vibrant new community, this home blends convenience with comfort, offering a place where every detail has been designed with you in mind.

91.53 SQM
985.22 SQFT



Ground Floor

Kitchen/Dining	4.7 x 4.0m	15' 5" x 13' 1"
Living	4.0 x 3.25m	13' 1" x 10' 8"

F/F - Fridge Freezer
OV - Oven
DW - Dishwasher
HWC - Hot Water Cylinder

First Floor

Bedroom 1	4.35 x 2.95m	14' 3" x 9' 8"
En-suite	2.1 x 1.5m	6'10" x 4' 11"
Bedroom 2	3.2 x 2.5m	10' 6" x 8' 2"
Bedroom 3	3.25 x 2.6m	10' 8" x 8' 6"
Bathroom	2.0 x 2.2m	6' 6" x 7' 2"



Rudgwick

3 Bedroom Detached

Plot 19



Computer generated image

Its Home

Step into Rudgwick, a stylish three-bedroom detached home offering 92.93m² of thoughtfully designed living space. The entrance hall welcomes you into a light-filled living room, perfect for unwinding or hosting friends, with generous windows that bring in natural light and a sense of openness throughout the ground floor.

Where your Heart is

At the heart of the home lies a contemporary kitchen and dining area, beautifully finished and ideal for everything from busy family breakfasts to relaxed evening dinners. A practical utility

room and discreet WC add everyday convenience, keeping life organised and clutter-free.

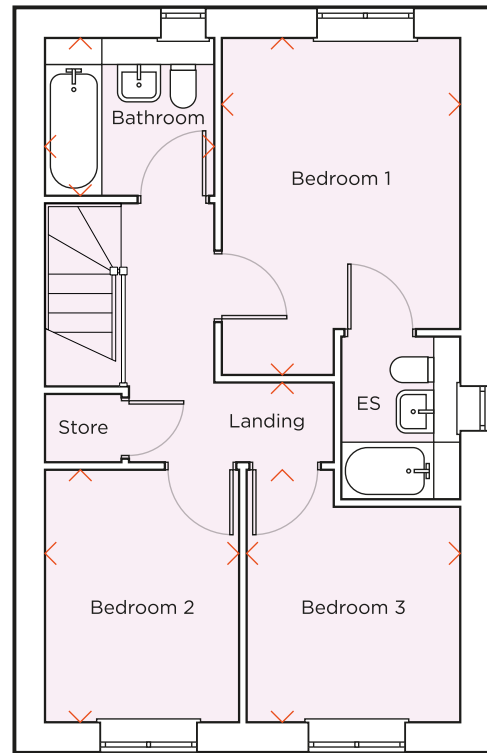
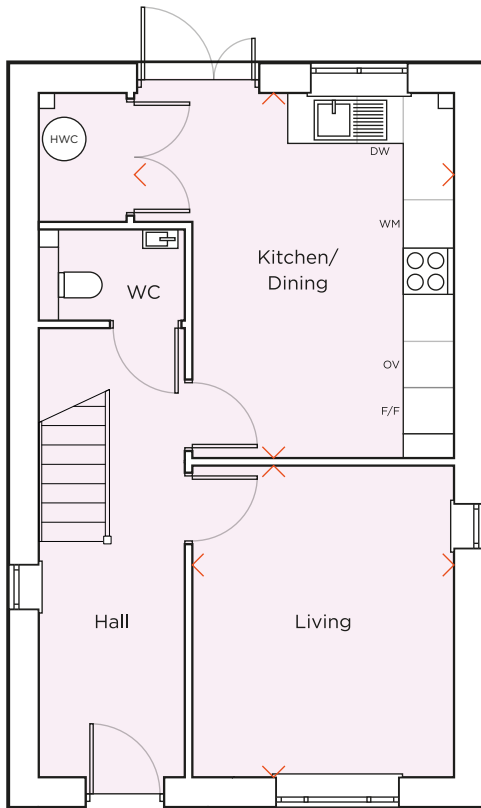
And so to bed

Upstairs, three well-proportioned bedrooms provide peaceful retreats for every member of the family. The principal bedroom benefits from its own en-suite, while the main bathroom serves bedrooms two and three, ensuring comfort and privacy for all.

Building Better

Rudgwick reflects Kinsted Homes' commitment to quality and modern living, with excellent insulation, robust construction, and elegant finishes throughout. This is a home where style meets functionality, offering both energy efficiency and a beautiful space you'll be proud to call your own.

92.93 SQM
1000.29 SQFT



Ground Floor

Kitchen/Dining	4.7 x 4.1m	15' 5" x 13' 5"
Living	4.0 x 3.35m	13' 1" x 10' 12"

F/F - Fridge Freezer
 OV - Oven
 DW - Dishwasher
 HWC - Hot Water Cylinder

First Floor

Bedroom 1	4.35 x 3.05m	14' 3" x 10' 0"
En-suite	2.1 x 1.5m	6' 10" x 4' 11"
Bedroom 2	3.2 x 2.5m	10' 6" x 8' 2"
Bedroom 3	3.25 x 2.75m	10' 8" x 9' 0"
Bathroom	2.0 x 2.2m	6' 6" x 7' 2"



Pulborough

3 Bedroom Detached Bungalow
Plot 20



Computer generated image

Modern Living Perfected

Step into the Pulborough and discover a beautifully crafted detached home offering contemporary elegance and thoughtful design. With a generous footprint of 90.82 square metres, this inviting three-bedroom residence combines practical spaces with stylish finishes, perfect for modern family life. Light-filled interiors and seamless transitions between rooms create an atmosphere of openness and warmth.

A Spacious Heart of the Home

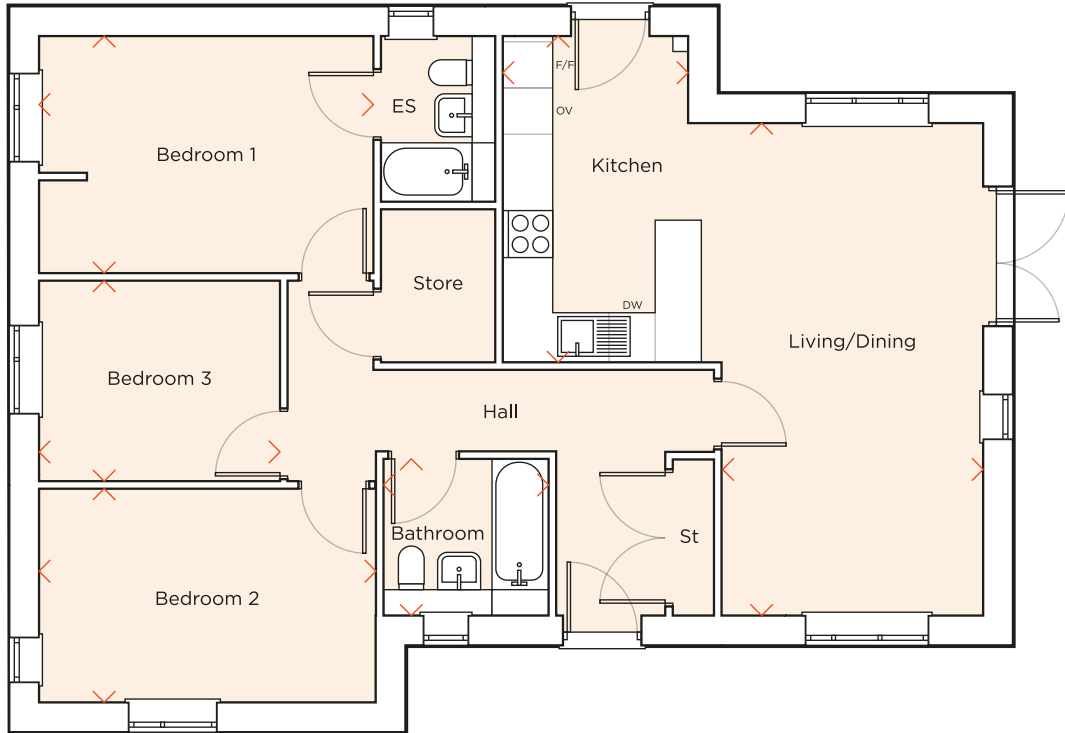
At the core of the Pulborough lies a spacious open-plan living and dining area, designed for both relaxation and entertaining. Large windows flood the

space with natural light, while sleek lines and modern details provide a sophisticated backdrop for your personal style. The well-appointed kitchen is positioned to keep you connected to family and guests, making every gathering feel special.

Restful Retreats for Everyone

Each of the three bedrooms in the Pulborough has been thoughtfully arranged to maximise comfort and privacy. The principal bedroom enjoys the luxury of an en-suite bathroom, creating a tranquil retreat at the end of the day. Two additional bedrooms provide flexible space for family, guests, or a dedicated home office, catering to the diverse demands of modern living.

90.82 SQM
977.58 SQFT



A Home Ready for the Future

Practical touches abound in the Pulborough, from dedicated storage solutions to energy-efficient features such as an Air Source Heat Pump riser and EV charging capability. Built to meet Part M4(2) accessibility standards, this home ensures adaptability for the years ahead. With Kinsted Homes' renowned attention to quality and detail, the Pulborough offers an inspiring place to call home in the thriving community of North Bersted.

Ground Floor

Living/Dining	6.35 x 3.4m	20' 10" x 11' 2"
Kitchen	4.2 x 2.4m	12' 11" x 7' 10"
Bedroom 1	3.05 x 4.3m	10' 0" x 14' 1"
En-suite	2.1 x 1.5m	6' 10" x 4' 11"
Bedroom 2	2.75 x 4.35m	9' 0" x 14' 3"
Bedroom 3	2.6 x 3.1m	8' 6" x 10' 2"
Bathroom	2.0 x 2.1m	6' 6" x 6' 10"

F/F - Fridge Freezer
 OV - Oven
 DW - Dishwasher
 HWC - Hot Water Cylinder

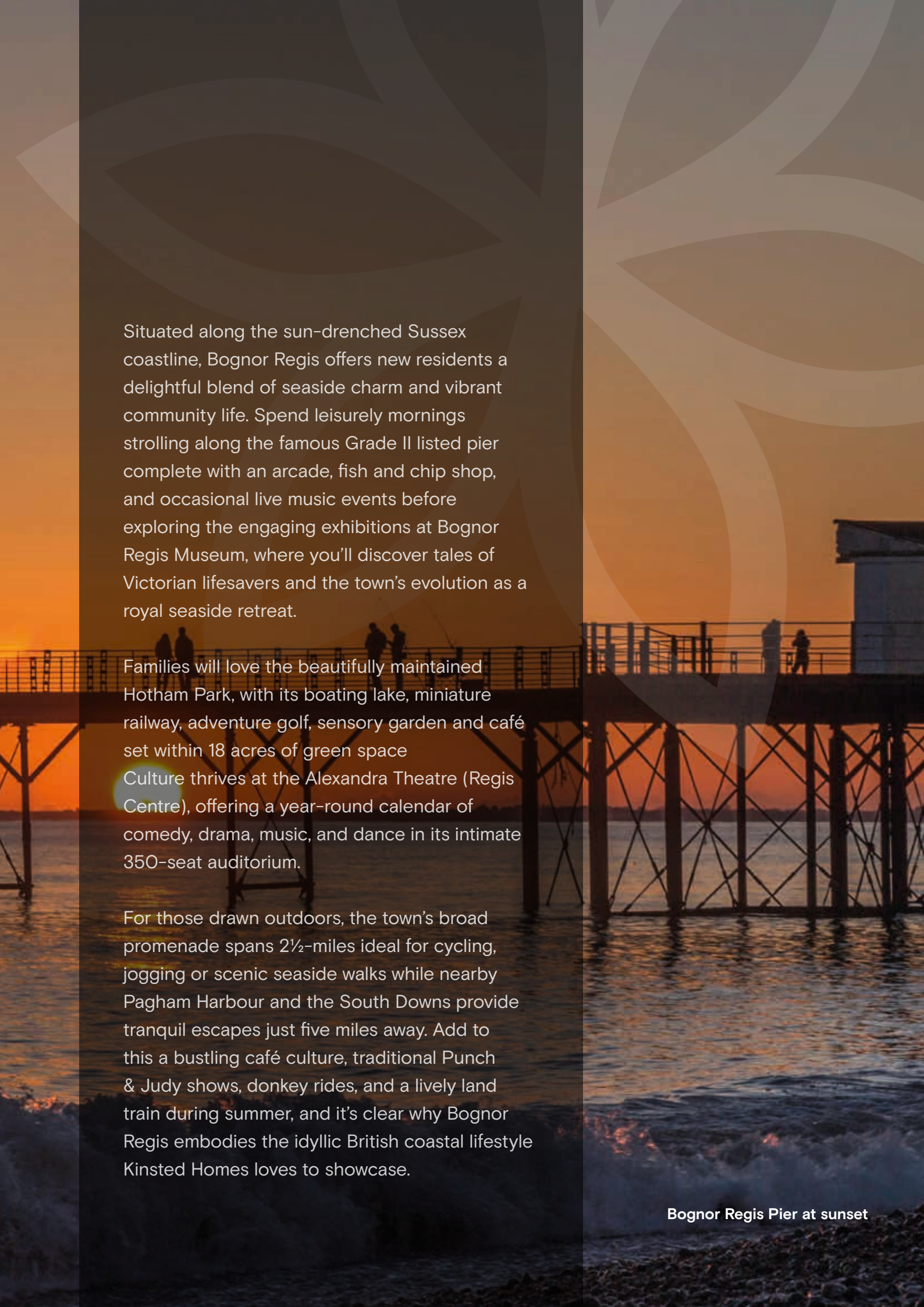


Discover Life in West Sussex

Nestled between the rolling hills of the South Downs and the stunning coastline of the English Channel, West Sussex offers the perfect balance of countryside charm and modern convenience. Whether you're seeking the tranquillity of village life or the vibrancy of bustling market towns, this beautiful county has something for everyone. Enjoy leisurely walks or cycling in the South Downs National Park, a haven for nature lovers and outdoor enthusiasts. Explore historic landmarks such as Arundel Castle or Petworth House, and spend weekends browsing independent shops, artisan markets, and cosy cafés in towns like Chichester, Horsham, and Midhurst. For families, West Sussex boasts an excellent selection of schools and family-friendly attractions including fish and chips by the sea in Worthing or wildlife adventures at Tilgate Park in Crawley.

With its excellent transport links to London, Brighton, and the South Coast, as well as a strong sense of community and outstanding local amenities, West Sussex is the ideal place to put down roots. At Kinsted Homes, we create thoughtfully designed developments that blend seamlessly into this exceptional setting, places you'll be proud to call home.





Situated along the sun-drenched Sussex coastline, Bognor Regis offers new residents a delightful blend of seaside charm and vibrant community life. Spend leisurely mornings strolling along the famous Grade II listed pier complete with an arcade, fish and chip shop, and occasional live music events before exploring the engaging exhibitions at Bognor Regis Museum, where you'll discover tales of Victorian lifesavers and the town's evolution as a royal seaside retreat.

Families will love the beautifully maintained Hotham Park, with its boating lake, miniature railway, adventure golf, sensory garden and café set within 18 acres of green space

Culture thrives at the Alexandra Theatre (Regis Centre), offering a year-round calendar of comedy, drama, music, and dance in its intimate 350-seat auditorium.

For those drawn outdoors, the town's broad promenade spans 2½-miles ideal for cycling, jogging or scenic seaside walks while nearby Pagham Harbour and the South Downs provide tranquil escapes just five miles away. Add to this a bustling café culture, traditional Punch & Judy shows, donkey rides, and a lively land train during summer, and it's clear why Bognor Regis embodies the idyllic British coastal lifestyle Kinsted Homes loves to showcase.

Kinsted Lounges

Step into your brand-new Kinsted Home and discover a lounge that feels ready to embrace you from day one. Being a brand new home you have a light-filled space that just needs you to create your own cosy retreat. What's your cosy look? Well that's up to you, whether that means plush sofas and soft throws, or bright pops of colour and cherished artwork to reflect your family. You can create a place of warmth enhanced by modern construction, a place you'll want to linger.





Computer generated image

**Discover culinary delight
in the Symphony Kitchen by
Kinsted Homes**

Complete with built in appliances, from the induction hob and electric oven to the dishwasher and a roomy fridge freezer, this kitchen is engineered for effortless entertaining and everyday excellence. Unlike many developers that treat premium fixtures as optional upgrades (adding to your cost), Kinsted Homes includes this thoughtfully curated, at no additional charge.

**It's not just a kitchen; it's our
commitment to giving you more
beautiful, functional, ready to move
into, without the surprise price tag.**





Computer generated image

Kinsted Bedrooms

In your new Kinsted Home, the bedroom is more than just a place to sleep, it's a restful sanctuary designed for pure comfort. With soft natural light, generous proportions, and a calm, uncluttered backdrop, it offers the perfect setting to create a space that's entirely yours. Whether you envision serene neutral tones, rich, dramatic hues, or layers of texture for ultimate cosiness, the choice is yours. And for a truly tailored touch, you can opt for beautifully crafted bedroom furniture by Hammonds, designed to maximise storage while enhancing style. It's the perfect blend of modern new-build luxury and personal expression, a private retreat that reflects you.





Computer generated image

Kinsted Bathrooms

Indulge in everyday luxury with Kinsted Homes' beautifully appointed bathrooms, where craftsmanship meets contemporary elegance. Featuring Hansgrohe brassware, renowned for its precision engineering and timeless design, and Geberit sanitary ware, celebrated for its sleek aesthetics and exceptional reliability, these spaces are designed to elevate your daily routine. Together with Porcelanosa tiles and soft Luxury Vinyl tiled floors these well designed spaces that are as durable as they are beautiful.





Computer generated image



< Chichester
5.3 mi

< Selsea
12.1 mi

< West Wittering Beach
12.6 mi

Colworth

Lagness

Pagham

Bognor Regis



Transport Links

For commuters, Bognor Regis Train Station offers direct connections to Portsmouth, Chichester, Southampton, Brighton, and London Victoria via Gatwick Airport just over an hour away.



Amenities

1. Luker Place
2. Bognor Train Station - 1.4 mile
3. Butlin's Bognor Regis Resort - 1.9 miles
4. Tesco Superstore - 1 mile
5. M&S & Sainsburys - 1.4 miles
6. Bognor Regis Beach - 2 miles
7. The Regis School - 0.9 miles
8. Southway Primary School - 0.7 miles
9. Bognor Lawn Tennis and Bowling Club - 1.4 miles
10. The Arena Sports Centre - 1 mile

An Ideal Coastal Setting

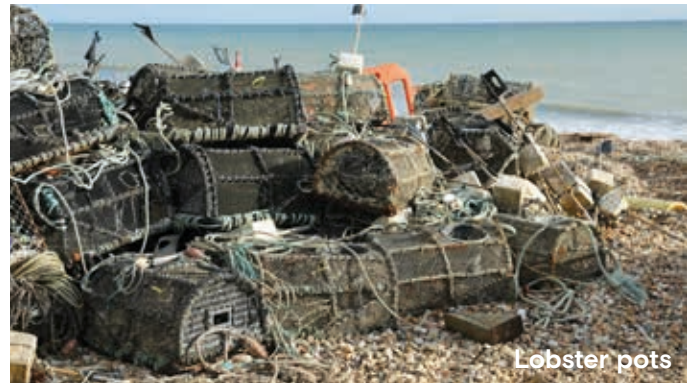
Nestled in the vibrant seaside town of Bognor Regis, Luker Place offers the charm of coastal living just south of Chichester and near the popular town of Littlehampton. It's a fantastic spot for families, with a variety of well-rated nurseries, schools, and sixth forms all close by. There's no shortage of ways to keep the kids entertained either—from beach days to adventures in nearby national parks.

Everything You Need, Close By

From daily essentials to local conveniences, Luker Place is well-positioned with everything you need, including a doctor's surgery, vets, and hairdressers, all just a short drive away.



Bogner Regis Pier and fishermans boat



Lobster pots



Picturedrome Cinema



Bognor Regis Pier



Fun fishing

The West Sussex coast
has so much to offer...

Why Buy New?

Looking to Downsize: Why Choose New When You're Downsizing?

Downsizing isn't just about moving to a smaller home, it's about simplifying life, reducing maintenance, and enjoying more of what matters. Choosing a brand-new home from Kinsted Homes gives you exactly that peace of mind. Unlike older properties that may come with hidden repair costs, dated interiors, or inefficient heating systems, our homes are designed for modern living with energy-efficient appliances, excellent insulation, and minimal upkeep. You'll spend less time fixing and more time enjoying your next chapter.

Designed for Comfort, Built for the Future

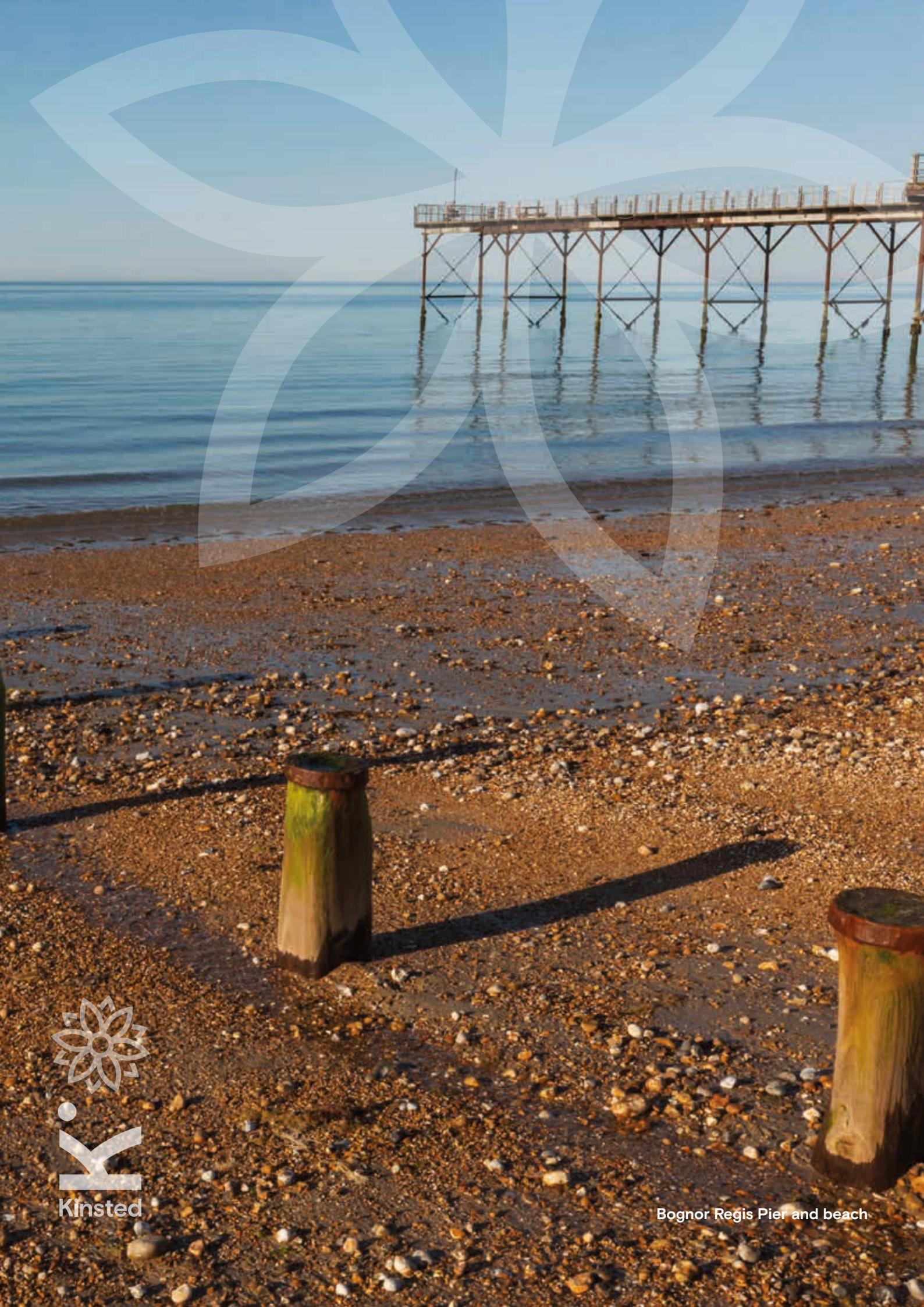
Our homes are crafted with today's lifestyles in mind—spacious layouts, open-plan living areas, and thoughtful touches like ground-floor master bedrooms and low-threshold showers, ideal for long-term comfort. You'll also benefit from the latest building standards for security, sustainability, and accessibility. And with everything

brand new and under warranty, you can move in and relax from day one, no need to worry about renovations or hidden surprises. For downsizers looking to invest wisely in both lifestyle and long-term value, a new Kinsted home is a smart and satisfying choice.

First Time Buyer?

A Smart Start for First-Time Buyers

Buying your first home is a big step and choosing new makes it a whole lot easier. At Kinsted Homes, our properties are built with first-time buyers in mind: energy-efficient, low-maintenance, and ready to move into from day one. There's no need to worry about costly renovations or outdated wiring, everything is fresh, modern, and under warranty. Plus, our thoughtfully designed layouts offer smart storage, open-plan living, and flexible spaces that adapt as your lifestyle grows. With a range of incentives and support available, owning your first home is more achievable and more exciting than ever.



Kinsted

Bognor Regis Pier and beach



Call: **01243 346 036**

for all sales enquiries

or email us at:

lukerplace@kinsted.co.uk

www.kinstedhomes.co.uk/new-homes-in-bersted

Luker Place

Romney Broadwalk, North Bersted, West Sussex, PO22 9BD



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