



EASTERGATE LANE • EASTERGATE • P020 3SJ

Eastmere Paddocks Limited



EASTERGATE LANE, WEST SUSSEX PO20 3SJ

Where modern comfort meets rural character

An exciting development of nine individually designed 2, 3 & 4 bedroom homes
in Eastergate, West Sussex.

Live the dream at Hedger's Stables where inspirational design is matched with quality
craftsmanship, offering all the comforts for modern day living.



Eastmere Paddocks Limited

Close to home

Eastergate's Central Convenience Store caters for everyday shopping needs as well as The Co-Op in Fontwell Avenue, which both have Post Office counters. The village also has a GP practice. The hub of community social life is the village hall, which hosts regular events and celebrations, including coffee mornings, fitness classes and crafting sessions. As for educational establishments, St. Philip Howard Catholic High School, Eastergate Primary School and Ormiston Six Villages Academy are all in close proximity to Hedger's Stables.

Nearby Barnham has a Tesco Express and the family-run Trading Post for great-value, locally sourced products and a range of furniture. The village is also the location of the Windmill Shopping Village, which is home to a selection of small, independent shops and the Willow Tea Rooms for drinks, snacks and cream teas. Other village amenities include a pharmacy, hairdressers, opticians and takeaway food outlets. Barnham Mainline Station offers regular services to Chichester, Portsmouth, Southampton, Brighton & London Victoria.



RIGHT
Black Horse, Binsted

BELOW
Post Office & Stores, Eastergate



ABOVE
The Wilkes Head, Eastergate



LEFT
Arundel High Street

BELOW
Barnham Train Station



ABOVE
The Pig, South Downs

A number of traditional local pubs offer good food and a warm, welcoming atmosphere. The Grade II listed Wilkes Head in Eastergate has been an inn for over two centuries. Experience the charm of The Black Horse, Binsted where culinary excellence meets traditional hospitality. Escape to The Pig in the South Downs just two miles North of Hedger's Stables and discover kitchen garden feasts & local English wine.

Eastergate Cricket Club is located at the village's sports pavilion and playing field, and the Barnham Trojans youth football club is based at the nearby Aldingbourne Community Sports Centre.

Further afield

From Hedger's Stables it's just over seven miles to the cathedral city of Chichester, which dates back to Roman times and has many fine, historic buildings. The city's elegant Georgian streets and pedestrianised centre provide a superb shopping experience. Popular High Street names rub shoulders with an eclectic mix of independent stores.

Chichester also has a wide range of pubs, bars, cafés and restaurants, as well as a lively arts, culture and entertainment scene. Chichester Festival Theatre is one of the most highly-respected and creatively ambitious regional entertainment venues in the country. You can also catch the latest blockbuster at Cineworld or an arthouse classic at the independent Chichester Cinema.



TOP
Fontwell Racecourse

BOTTOM
Chichester Festival Theatre

RIGHT
South Downs

BOTTOM
West Wittering Beach



LEFT
Chichester Cathedral

RIGHT
Chichester City Centre



ABOVE
Goodwood Park Racecourse

For a fun day at the seaside, it's just a short drive to the South Coast. West Wittering Beach is a stunning Blue Flag stretch of coastline renowned for its unspoilt natural beauty and relaxed, family-friendly vibe. Littlehampton is a popular destination for all ages, with two award-winning beaches, the beautiful River Arun, a large seafront green and an amusement park.

If you fancy a flutter, head to Goodwood Park Racecourse, a unique sporting estate famous for its horse racing festivals and motorsport events. Alternatively, it's a short drive to Fontwell Racecourse set in spectacular surroundings, it stages race meets throughout the year, including themed race days and family events.

Living at Hedger's Stables also means having easy access to the great outdoors. There are acres and acres of glorious, rolling countryside to explore, including the South Downs National Park.



The Development

Our Homes

- 1 The Shetland
- 2 The Shire
- 3 The Friesian
- 4 The Morgan
- 5 The Morgan
- 6 The Clydesdale
- 7 The Clydesdale
- 8 The Morgan
- 9 The Shetland



The Shetland

3 bedroom detached home

Plot 1 as shown, plot 9 is handed

Total Floor Area: 126.24m² / 1358.82ft²

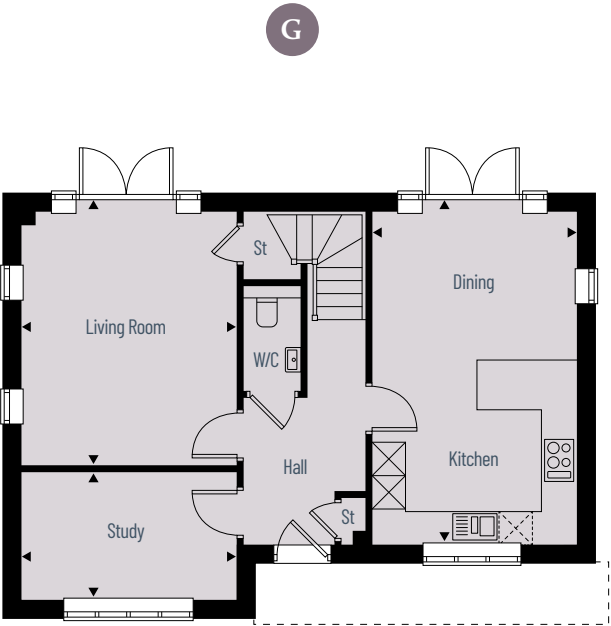

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All images and floor plans are for illustrative purposes only and may be changed.

Dimensions are indicative and are not to be used for carpet sizes, appliance spaces or items of furniture.

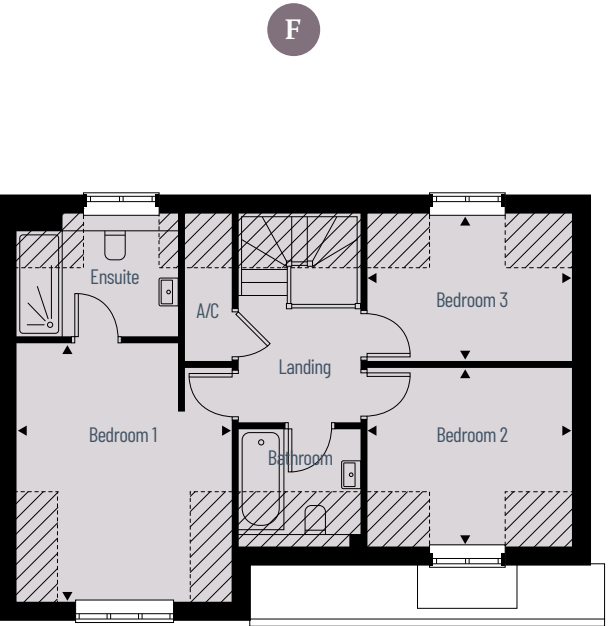


Ground Floor

Living Room	4.62m x 3.85m	15'2" x 12'7"
Kitchen / Dining	5.99m x 3.69m	19'8" x 12'1"
Study	2.23m x 3.85m	7'4" x 12'7"

KEY

St Store Cupboard A/C Airing Cupboard W Wardrobe



First Floor

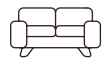
Bedroom 1	4.67m x 3.85m	15'4" x 12'7"
Bedroom 2	3.16m x 3.69m	10'5" x 12'1"
Bedroom 3	2.70m x 3.69m	8'10" x 12'1"

The Shire

2 bedroom detached bungalow
study / bedroom 3

Plot 2 as shown

Total Floor Area: 151.93m² / 1635.37ft²

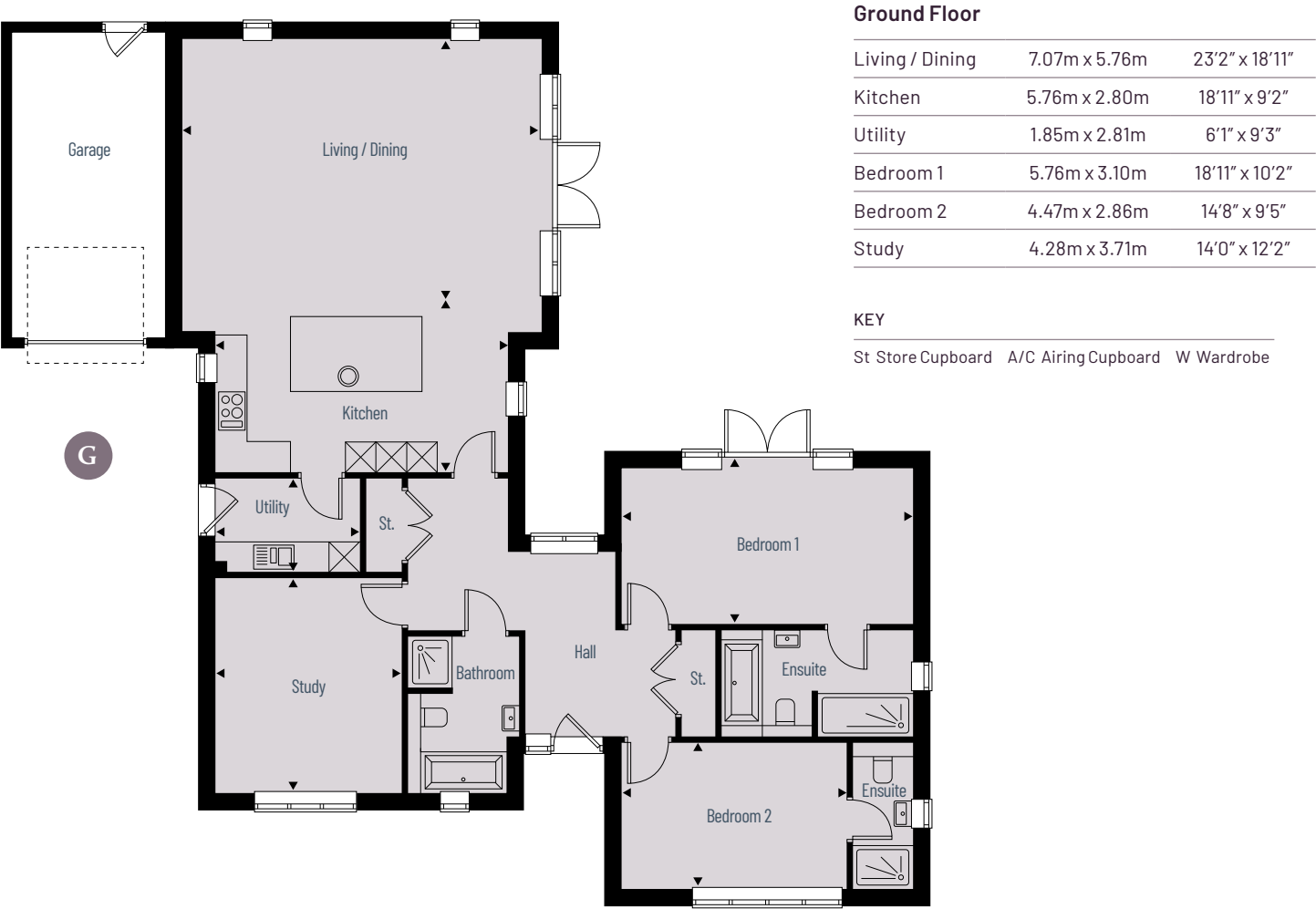

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The Friesian

3 bedroom detached bungalow
plus study / bedroom 4

Plot 3 as shown

Total Floor Area: 170.95m² / 1840.11ft²


2


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Ground Floor

Living / Dining	7.07m x 5.76m	23'2" x 18'11"
Kitchen	5.76m x 2.80m	18'11" x 9'2"
Utility	1.85m x 2.81m	6'1" x 9'3"
Bedroom 1	5.76m x 3.10m	18'11" x 10'2"
Bedroom 2	4.47m x 2.86m	14'8" x 9'5"
Study	4.28m x 3.71m	14'0" x 12'2"

KEY

St Store Cupboard A/C Airing Cupboard W Wardrobe



The Morgan

3 bedroom detached home
plus study / bedroom 4

Plot 4 as shown, plots 5 & 8 are handed

Total Floor Area: 170.95m² / 1840.06ft²


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Ground Floor		
Living	5.39m x 3.96m	17'8" x 13'0"
Dining	3.96m x 2.93m	13'0" x 9'7"
Family / Kitchen	6.77m x 3.94m	22'3" x 12'11"
Utility	3.27m x 1.75m	10'9" x 5'9"

KEY
St Store Cupboard A/C Airing Cupboard W Wardrobe

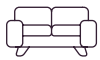
First Floor		
Bedroom 1	3.49m x 4.37m	11'5" x 14'4"
Bedroom 2	3.74m x 3.30m	12'3" x 10'10"
Bedroom 3	3.69m x 2.99m	12'1" x 9'10"
Study	3.06m x 2.62m	10'1" x 8'7"

The Clydesdale

4 bedroom detached home

Plot 6 as shown, plot 7 is handed

Total Floor Area: 193.45m² / 2082.26ft²

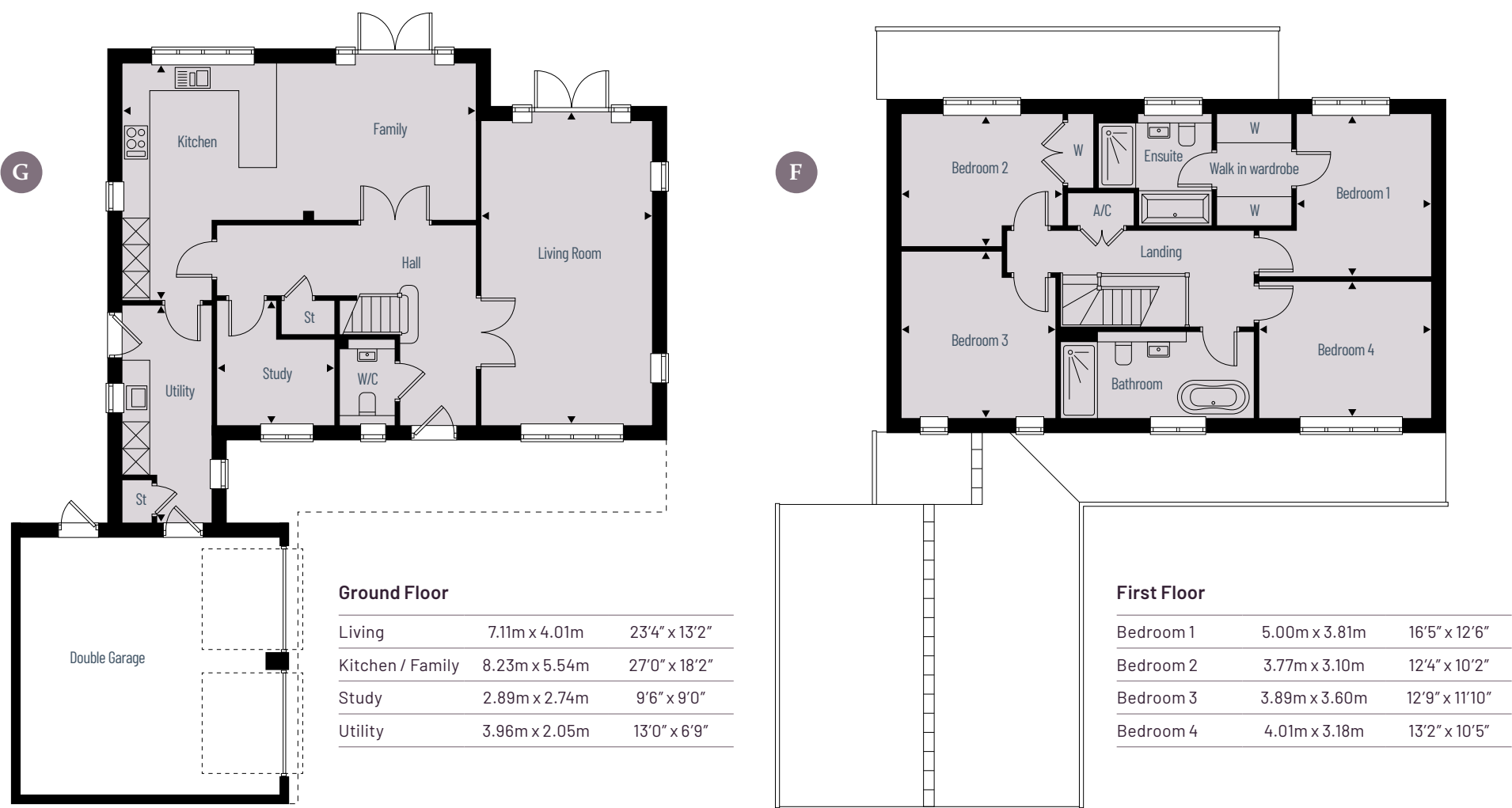

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KEY

St Store Cupboard A/C Airing Cupboard W Wardrobe

Specification

Highly considered to the very last detail, all of the homes at Hedger’s Stables are finished to a high standard with contemporary interiors and modern fittings throughout.

Kitchen

- High-quality BV Projects Italian manufactured kitchens throughout.
- Contemporary kitchen design with coordinated worktops, splashbacks and finishes.
- Integrated white goods/appliances provided to all plots.
- Soft-close doors and drawers.
- Stainless steel sink with contemporary mixer tap.
- LED task lighting to kitchen worktop areas where applicable.
- LED downlights to kitchens.
- Extract ventilation to kitchens in accordance with Building Regulations.
- Flooring:
 - Plots 1 & 9: LVT flooring laid in a herringbone pattern to kitchen areas.
 - Plots 2, 3, 4, 5, 6, 7 & 8: Tiled communal/living areas.
 - Hallways excluded from tiled areas and finished in straight-lay LVT.
- Floor finishes to be installed complete with appropriate trims, thresholds and transition details.
- Kitchen/joinery interfaces to be neatly detailed.

Utility Room

- Where provided, coordinated cabinetry and worktops.
- Space and connections for washing machine and tumble dryer as appropriate.
- Sink and mixer tap where shown.
- Flooring selected for durability and moisture resistance.
- Heating and electrical provision coordinated with the main dwelling specification.
- Neat detailing and making good at all interfaces and service connections.



Bathrooms & Ensuites

- Contemporary sanitaryware throughout.
- Contemporary WC and basin arrangements.
- Full-height wall tiling to all wet rooms.
- Tile Flair 1200 x 600mm floor tiles to wet rooms.
- Coordinated wall tiles to complement floor tile selection.
- Chrome or complementary contemporary brassware.
- Thermostatic showers.
- Shower screens/enclosures as appropriate.
- Heated towel rails where specified.
- Mirrors to principal bathroom/en-suite areas.
- Shaver sockets to appropriate bathroom/en-suite locations.
- LED downlights to bathrooms and en-suites.
- Extract ventilation to bathrooms and WCs in accordance with Building Regulations.
- Silicone, trims and finishes coordinated with tile selection.
- Particular attention to be given to tile setting-out and alignment.
- Contemporary privacy locks to bathrooms and WCs.



Photos shown are from a previous NJS development.

Internal Doors & Ironmongery

- High-quality contemporary internal doors throughout.
- Coordinated door linings, architraves and skirting.
- Quality lever handles and matching ironmongery.
- Privacy locks to bathrooms and WCs.
- Door stops provided where required.
- Fire-rated doors and associated ironmongery where required by Building Regulations and the approved fire strategy.

Joinery & Carpentry

- Contemporary skirting and architraves throughout.
- Painted finish to internal joinery unless otherwise specified.
- Purpose-made boxing and access panels to concealed services where required.
- Door, architrave and skirting junctions to be neatly detailed.

Wardrobes & Storage

- Built-in/fitted wardrobes to principal bedrooms where shown on the approved drawings/specification.
- Internally fitted with hanging rails and shelving.
- Coordinated doors and handles to complement the overall internal design.
- Dedicated storage cupboards incorporated where shown on drawings.

Photos shown are from a previous NJS development.



Stairs & Balustrades

- Staircase design appropriate to each individual house type.
- Contemporary handrail and balustrade treatment.
- Painted/timber finishes coordinated with the overall internal specification.
- Stair finishes to integrate with adjoining floor finishes.
- Handrails and balustrades installed in accordance with the approved design and Building Regulations.

Flooring & General Finish

- LVT flooring to all hallways in a straight-lay pattern.
- Plots 1 & 9: Herringbone LVT to kitchen areas.
- Plots 2–8: Tiled communal/living areas.
- Hallways excluded from tiled areas and finished in straight-lay LVT.
- Floor finishes complete with appropriate trims, thresholds and transition details.
- All dwellings to achieve a consistent, high-quality contemporary finish throughout.
- Fixtures, fittings, junctions and interfaces between different materials to be neatly detailed.
- Particular attention to be given to flooring transitions and thresholds.
- Silicone and sealant finishes to be neatly executed.
- Final making good and decoration to be completed throughout.
- Completed properties to be fully cleaned, commissioned and ready for occupation.

Decoration

- Walls and ceilings fully prepared and professionally decorated.
- Contemporary neutral colour palette throughout.
- Ceilings finished in white.
- Woodwork prepared and finished in durable paint.
- Feature colours/finishes only where identified within the agreed interior design scheme.
- All decorating completed to a high-quality residential finish.



External Finishes

- External lighting points to entrances and private external areas where applicable.
- External weatherproof electrical sockets where specified.
- EV charging provision to each dwelling where required by the approved design and Building Regulations.
- Charging equipment/location coordinated with individual plot parking arrangements.



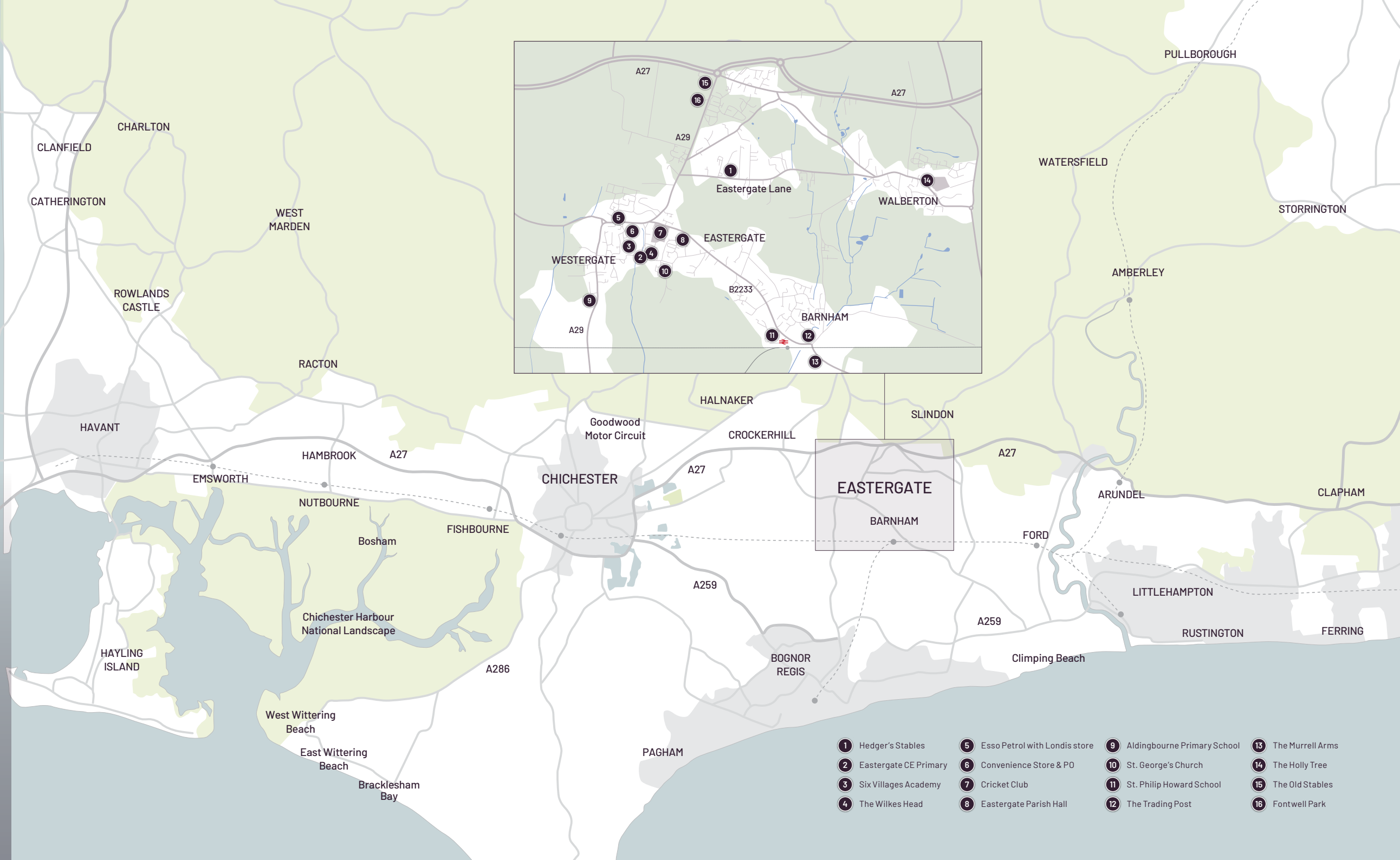


Hedger's Stables

'Exploring brand new horizons'



HEDGER'S STABLES



About us

Eastmere Paddocks Ltd brings together the experience, expertise and shared commitment to quality of Seaward and NJS, two established names within the West Sussex property and construction industry.

Working in conjunction, the partnership combines Seaward's more than 50 years of housebuilding and development experience with the extensive construction knowledge and delivery expertise of NJS. Seaward has an established reputation for creating distinctive, thoughtfully designed homes across Chichester and the wider South of England, having delivered more than 1,600 homes since 1972. NJS complements this with a wealth of practical construction experience and a longstanding commitment to quality workmanship. Eastmere Paddocks represents the coming together of these strengths – creating individually considered homes that combine character, contemporary living and a high-quality specification.

Our approach is simple: to create homes that we are proud to put our name to. From the architecture and choice of materials through to kitchens, bathrooms, finishes and landscaping, careful consideration is given to every detail. Eastmere Paddocks is the beginning of an exciting collaboration, drawing upon a proven history of successful housebuilding while looking ahead to a pipeline of further high-quality residential developments across West Sussex and the surrounding area.

Built on experience. Designed for today. Created to last.





Eastmere Paddocks Limited
Built in collaboration with Seaward and NJS

Crafting luxury new build homes in prime
locations across the Home Counties

www.eastmerepaddocks.com

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