



Hyde
New Homes

Hyde New Homes at

SHOPWYKE LAKES

PLOTS 292 - 297

CHICHESTER PO20



Great homes for everyone

SHOPWYKE LAKES

Site Plan



Site Plan Key

- ▭ Site Boundary
- ▭ Shared Ownership Homes
- ▭ Local Area for Play
- ▭ Retail Premises
- ▭ Proposed Future Development

PLOTS 292 - 297

2 Bedroom Houses

Note: Plot 295, 296 and 297 are mirrored

Spacious 2 bedroom, 3 person terraced houses with allocated parking and a generously sized north west facing private gardens.

Dimensions	M	Ft
Kitchen	3.70 x 2.33	12'1" x 7'7"
Living / Dining Room	4.61 x 4.06	15'1" x 13'3"
Bedroom 1	4.61 x 3.13	15'1" x 10'3"
Bedroom 2	4.63 x 2.26	15'2" x 7'4"
Bathroom	2.22 x 1.91	7'3" x 6'3"
Gross Internal Area	73.8m ²	794.4ft ²

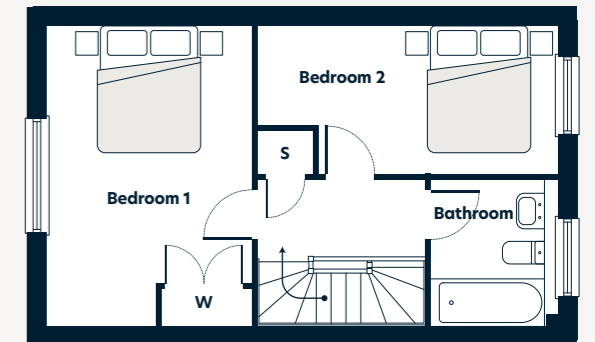
FLOORPLAN KEY

W Wardrobe S Storage B Boiler

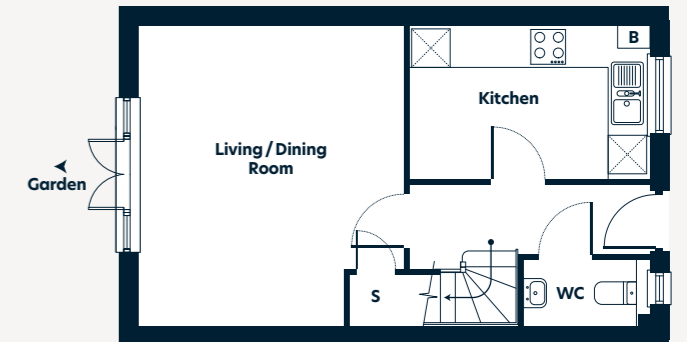
PLOT LOCATOR



FIRST FLOOR



GROUND FLOOR



SPECIFICATIONS

KITCHEN

- Quality fitted kitchen units
- Laminate worktops with matching up-stands
- Stainless steel splash-back to hob
- Stainless steel sink
- Chrome monobloc sink mixer taps
- Appliances: 4 burner built in hob, electric built under single fan oven, stainless steel cooker hood.
- Space for fridge freezer and washing machine
- Space provided for dishwasher*
- Vinyl flooring

BATHROOM

- Quality white bathroom suite
- Chrome taps to basin
- Thermostatic chrome bath shower mixer kit
- Ceramic tiling: half height over bath and end of bath, splash-back tiling over basin (and cill of window)
- Chrome plated heated towel rail
- Vinyl flooring

GENERAL

- Vinyl flooring fitted to living areas
- Neutral carpet fitted to bedrooms
- Walls painted white matt emulsion throughout

- Joinery painted with hard-wearing white satin throughout
- Built in wardrobe to master bedroom
- Pendant light fittings to living areas. Bar light fittings to kitchen, bathroom and cloakroom
- Wall mounted combi boiler
- 12 year NHBC builders warranty

* Please note a freestanding dishwasher can be installed if required by removing a kitchen cupboard unit

NOTE: Floorplans are not to scale and are indicative only. Location of windows, doors, kitchen units appliance spaces and bathroom fittings may differ. Doors may swing in the opposite direction to that shown on selected units. Windows may open differently or be fixed. All measurements have been prepared from preliminary plans and are intended to give a general indication of the proposed development and the size and layout of individual plots. Measurements shown are maximum room measurements. Total areas shown are maximum and may vary for each unit within a type. All dimensions are quoted in conformity with RICS (GIA EIFA) code of measuring practice (6th edition). The information in this document is indicative and is intended to act as a guide only as to the finished product. Accordingly, due to the Hyde New Homes policy of continuous improvement, the finished product may vary from the information provided. These particulars should not be relied upon as accurately describing any of the specific matters described by any order under the Consumer Protection From Unfair Trading regulations 2008. This information does not constitute a contract or warranty. The dimensions provided on plans are subject to variations and are not intended to be used for carpet sizes, appliance sizes or items of furniture. Specifications are subject to change.

Buying your new home

Our in-house team of sales consultants are dedicated to providing exceptional service to our customers and we aim to make the experience of buying your new home with us as smooth, enjoyable and straightforward as possible. From your initial enquiry, through to handing you the keys to your new home, our friendly and knowledgeable team are available both in person and online, to answer your questions and help you find the home buying option that's right for you.

Shared ownership

Shared ownership is a government-backed scheme designed to enable buyers to purchase a percentage of the equity, which is affordable to them, in a new home. The buyer then pays a subsidised rent on the unsold equity and a monthly service charge to Hyde. This means that the initial deposit required is also smaller than when you buy your home outright. We ensure we provide the same high-quality product with the same specification as buying outright.



To find out more about the home buying options we offer visit hydenewhomes.co.uk

My Hyde

Set up an account online and personalise your home buying journey with us:

- ✓ Save and share your searches, favourite properties and developments
- ✓ Create and keep track of your shared ownership application
- ✓ Manage your appointments
- ✓ Follow your sales progression in real time

Great homes for everyone

Call 0345 606 1221

www.hydenewhomes.co.uk

Why Hyde New Homes?

Hyde New Homes is part of the Hyde Group, one of England's largest housing associations. We are proud of the homes we build and bring home ownership within reach of many more people than could otherwise afford one. To find out more about the Hyde Group, visit hyde-housing.co.uk.

Gold standard service

Our ambition is to be a truly customer-driven housing provider. This means communicating clearly and listening to you throughout your home buying journey, from the initial viewing to when you move into your new home. Through the use of technology, you can view, secure and complete your purchase from the comfort of your sofa. Our aim is to make your experience smooth and enjoyable. We also work hard to ensure you settle in comfortably and we will be in touch with you regularly over the first few months. During this time, we engage an independent research company called In-house to conduct feedback surveys on our behalf. Over 90% of customers have said they would recommend us to friends and family. We are delighted that, as a result, we have been granted the In-house Gold Award accolade for the eighth year running.

The Hyde Difference

- Over 90% customer satisfaction for eight consecutive years
- High specification as standard
- 999 year lease
- Quality fitted flooring included
- Contemporary kitchens with integrated appliances
- Turfed gardens (where applicable)



91.9% of our customers would recommend us to a friend

What our customers say

"As a first time buyer my sales consultant single handedly helped and guided me, what she promised, she did. She was considerate and a good time keeper which is very important."

Purchaser at Hyde Village, London N7

**CONSUMER
CODE FOR
HOME BUILDERS**

www.consumercode.co.uk

Welcome To SHOPWYKE LAKES

Situated on the outskirts of the cathedral city of Chichester in a tranquil lakeside setting, Shopwyke Lakes is an established development of well appointed contemporary homes.

Encompassing two lakes and landscaped wooded parklands, the development offers residents the

perfect balance of rural living with all of the amenities of a thriving and vibrant city just a mile to the west. With both outdoor and urban lifestyles well-catered for, Shopwyke Lakes truly is a home for all seasons.



Chichester Cathedral



Beach huts at West Wittering



The South Downs National Park

Connections

BY TRAIN (from Chichester Station)

Portsmouth	20 mins
Brighton	49 mins
Southampton	51 mins
Gatwick airport	55 mins
London Victoria	1 h 28 mins
London Waterloo	1 h 37 mins

BY ROAD (from Shopwyke Lakes)

Chichester City Centre	8 mins
Pagham	13 mins
Arundel Park	15 mins
West Wittering	16 mins
Portsmouth	23 mins
Brighton	51 mins

Directions to Shopwyke Lakes



SAT NAV ADDRESS

Shopwyke Road, Chichester PO20 2AA

Directions from the centre of Chichester by car:
A286, A259, B1244

- Take the ring road, A286 eastbound
- Turn right onto Needlemakers/A286
- Slight left onto The Hornet/A259
- Slight left onto Oving Rd/B1244
- The development is approximately 1 mile from Chichester on the left

Regular rail services to Chichester run direct from London Victoria, London Waterloo and Brighton

Call: 0345 606 1221

To find out more about Hyde New Homes and Shared Ownership please visit
www.hydenewhomes.co.uk