



Location

Mill Gate is an exclusive development of new homes situated in the popular West Sussex village of Barnham.

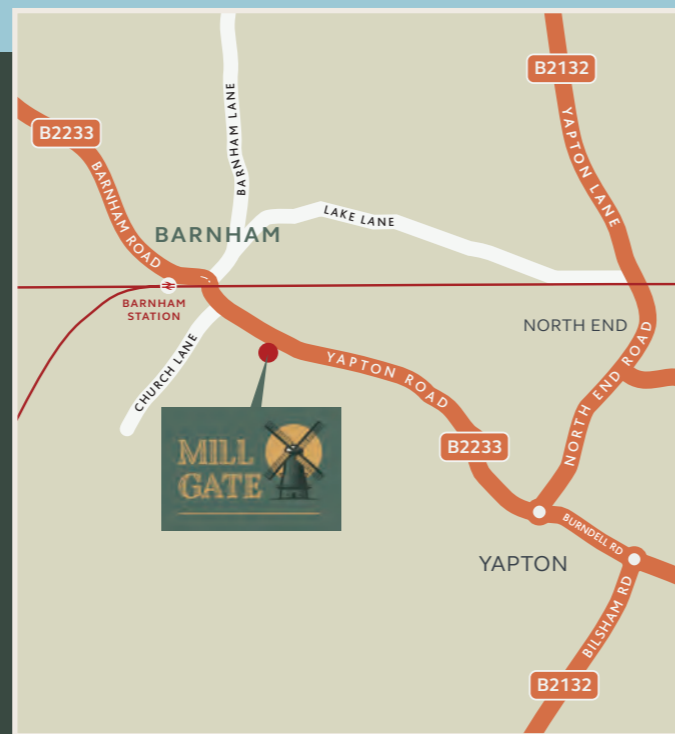
Barnham is just some 3 miles from the south coast with easy access to Bognor Regis and Littlehampton and lies mid-way between the historic town of Arundel and the Cathedral City of Chichester. To the north is the South Downs National Park with its rolling hills, glorious heathland, woodland and river valleys.

The village offers excellent facilities including local shops, a village pub and is home to both Barnham Primary School and the St Phillip Howard Catholic Secondary School with further educational facilities within easy reach.

Barnham railway station provides services to London Victoria, Gatwick Airport, Bognor Regis, Littlehampton, Southampton Central and Portsmouth.

There are excellent road links including to the A27 which provides direct access to Brighton and the A23 to the east and Portsmouth and the A3 (M) to the west.

The nearby City of Chichester and the towns of Arundel and Bognor Regis each offer further retail facilities along with a wide variety of leisure opportunities.



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Every care has been taken to ensure that the details in this brochure present an accurate picture of the development. Where illustrations have been used these are of standard house types therefore elevational treatments and some windows and garage positions (if applicable) together with steps and ground levels can vary from plot to plot. Purchasers are advised to check with the sales office regarding specific plots. The landscaping shown on the site layout is indicative of a matured development and is subject to Local Authority approval. Measurements shown are accurate to +/- 50mm and should not be used for carpet sizes, appliance spaces or items of furniture. Please ask our sales representative for accurate details of kitchen layout. The contents of this brochure do not form any part of any contract and the vendor reserves the right to re-plan any part of the development.





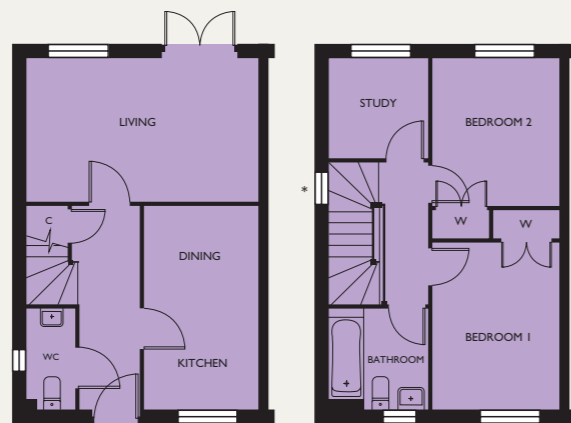
Photographs at previous Matthew Homes show homes.

Specification

- Gas central heating
- Five vertical panel internal doors
- Chrome finish door furniture
- UPVC double glazed windows
- Lemongrass fitted kitchen
- Integrated kitchen including high level oven (except to Farina House Type), gas hob, cooker hood, fridge/freezer, washing machine and dishwasher
- Choice of floor tiling to kitchen (subject to stage of construction)
- Choice of floor and wall tiling to bathroom and en suite (subject to stage of construction)
- Roca Sanitaryware
- Chrome heated towel rails to bathroom and ensuite
- Inset ceiling lights to kitchen, bathroom and en suite
- Light and power to garages
- NHBC cover



FARINA



Ground Floor

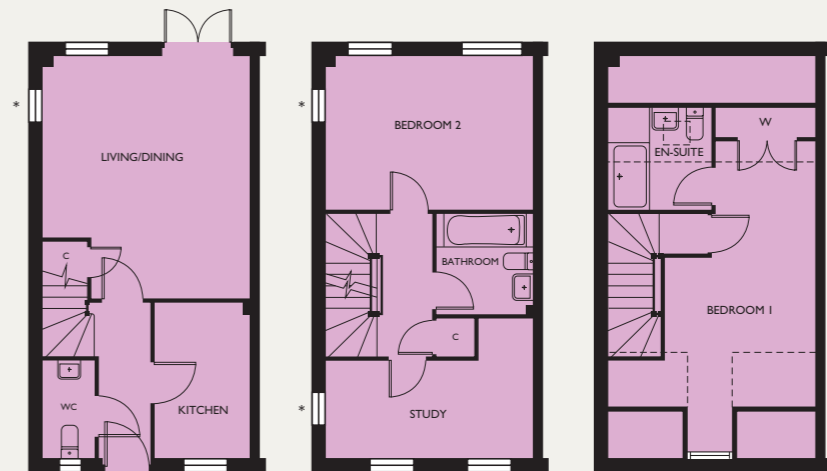
First Floor

Plots 37 & 38

Living Room	4800 x 2950	15' 9" x 9' 9"
Kitchen/Dining	4200 x 2375	13' 10" x 7' 10"
Bedroom 1	3450 x 2675	11' 4" x 8' 10"
Bedroom 2	3000 x 2675	9' 11" x 8' 10"
Study	2050 x 2025	6' 9" x 6' 8"

*Note: Landing window to plot 37 only.

ARBORIO



Ground Floor

First Floor

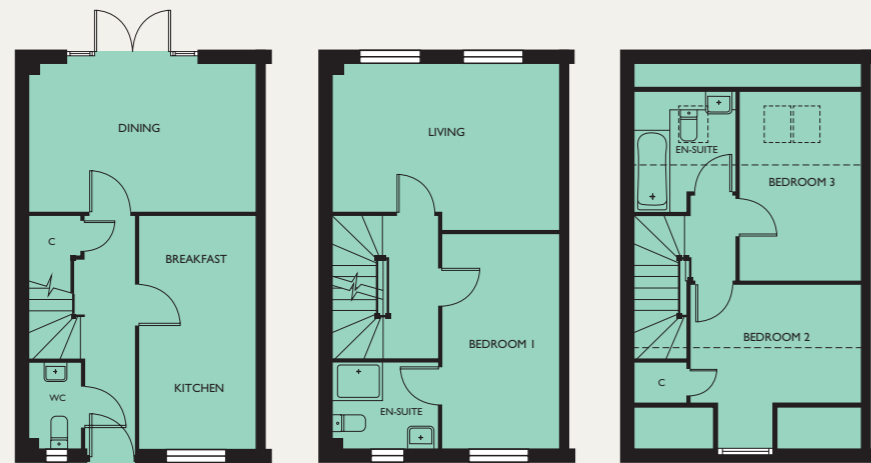
Second Floor

Plots 12 & 13

Living/Dining	5000 max x 4300 max	16' 5" max x 14' 2" max
Kitchen	3175 x 2000	10' 5" x 6' 7"
Bedroom 2	4300 x 3150	14' 2" x 10' 5"
Study	4300 x 2000 min	14' 2" x 6' 7" min
Bedroom 1	5500 + bay x 3100 max	18' 1" + bay x 10' 3" max

*Note: Living, Bedroom 2 & Study side windows to plot 12 only.

MAIZE



Ground Floor

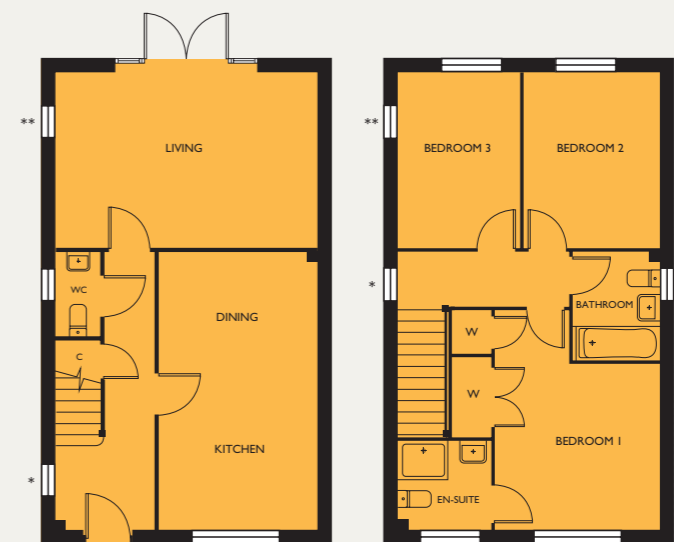
First Floor

Second Floor

Plots 8, 9, 14, 15 & 28 - 35

Dining Room	4700 x 3050	15' 6" x 10' 1"
Kitchen/Breakfast	4800 x 2425	15' 9" x 8' 0"
Living Room	4700 max x 3400 max	15' 6" max x 11' 2" max
Bedroom 1	4425 x 2450	14' 7" x 8' 1"
Bedroom 2	3575 max x 2400 + bay	11' 9" max x 7' 11" + bay
Bedroom 3	3850 x 2550	12' 8" x 8' 5"

BARLEY



Ground Floor

First Floor

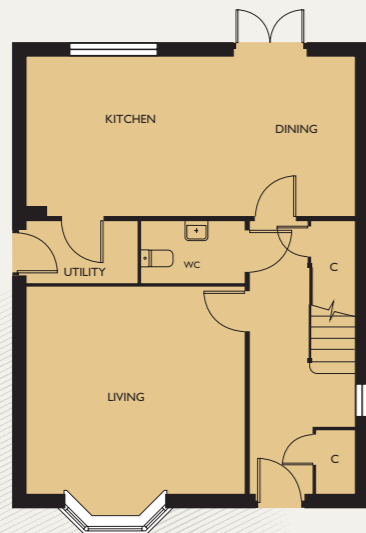
Plots 1 - 6

Living	5350 x 3600	17' 7" x 11' 10"
Kitchen/Dining	5700 x 3250	18' 9" x 10' 8"
Bedroom 1	3375 min x 3375	11' 1" min x 11' 1"
Bedroom 2	3600 x 2775	11' 10" x 9' 2"
Bedroom 3	3600 x 2475	11' 10" x 8' 2"

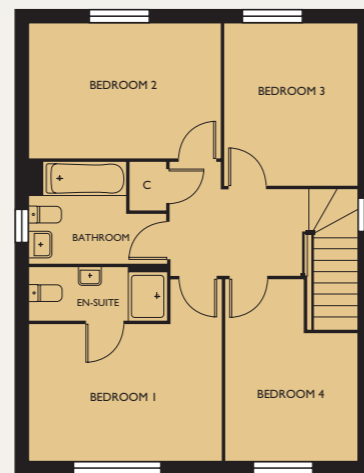
Note:

- * Hall and Landing windows omitted to plots 1 & 4.
- ** Side window to Living and Bedroom 3 to plot 2 only.
- *** Bathroom window omitted to plots 1, 4 & 5.

CORNFIELD



Ground Floor

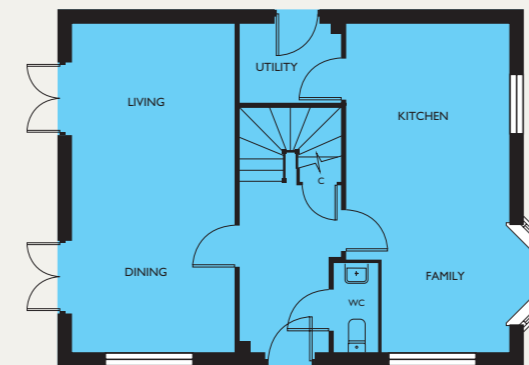


First Floor

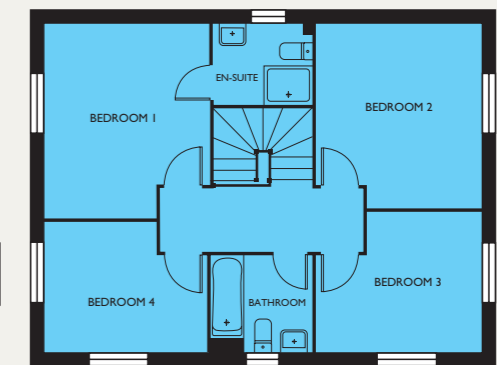
Plot 11

Living Room	4225 +bay x 4450	13' 11" +bay x 14' 8"
Kitchen/Dining	6700 x 3250	22' 0" x 10' 8"
Utility	2250 x 1225	7' 5" x 4' 1"
Bedroom 1	3925 x 2775 min	12' 11" x 9' 2" min
Bedroom 2	3900 x 2725	12' 10" x 9' 0"
Bedroom 3	3300 x 2700	10' 10" x 8' 11"
Bedroom 4	3700 max x 2675 max	12' 2" max x 8' 10" max

WHEATFIELD



Ground Floor



First Floor

Plot 36

Living/Dining	6700 x 3300	22' 0" x 10' 10"
Kitchen/Family	6700 x 3300 max	22' 0" x 10' 10" max
Utility	2050 x 1550	6' 9" x 5' 2"
Bedroom 1	3950 max x 3375 max	12' 11" max x 11' 1" max
Bedroom 2	3750 max x 3375 max	12' 4" max x 11' 1" max
Bedroom 3	3375 max x 2850 max	11' 1" max x 9' 5" max
Bedroom 4	3300 max x 2625 max	10' 10" max x 8' 8" max

WINDMILL & GRANARY



Granary

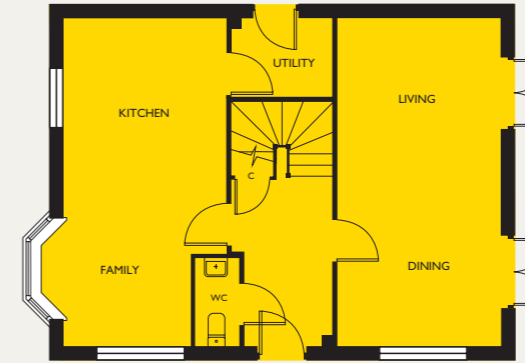
Windmill - Plots 7 & 27

Living/Dining	6700 x 3300	22' 0" x 10' 10"
Kitchen/Family	6700 x 3300 max	22' 0" x 10' 10" max
Utility	2025 x 1550	6' 8" x 5' 2"
Bedroom 1	3950 max x 3300 min	13' 0" max x 10' 10" min
Bedroom 2	3750 max x 3300 max	12' 4" max x 10' 10" max
Bedroom 3	3300 max x 2850 max	10' 10" max x 9' 5" max
Study	3300 max x 2625 max	10' 10" max x 8' 8" max
Bedroom 4	5075 + bay x 3300	16' 8" + bay x 10' 10"
Bedroom 5	5075 + bay x 3300	16' 8" + bay x 10' 10"

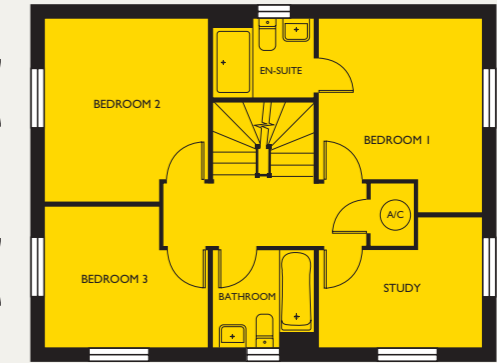
Granary - Plot 10

Living/Dining	6700 x 3300	22' 0" x 10' 10"
Kitchen/Family	6700 x 3300 max	22' 0" x 10' 10" max
Utility	2025 x 1550	6' 8" x 5' 2"
Bedroom 1	3950 max x 3300 min	13' 0" max x 10' 10" min
Bedroom 2	3750 max x 3300 max	12' 4" max x 10' 10" max
Bedroom 3	3300 max x 2850 max	10' 10" max x 9' 5" max
Study	3300 max x 2625 max	10' 10" max x 8' 8" max
Bedroom 4	5075 + bay x 3300	16' 8" + bay x 10' 10"
Bedroom 5	5075 + bay x 3300	16' 8" + bay x 10' 10"

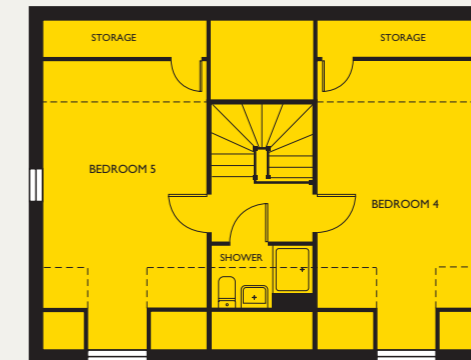
WINDMILL - PLOTS 7 & 27



Ground Floor

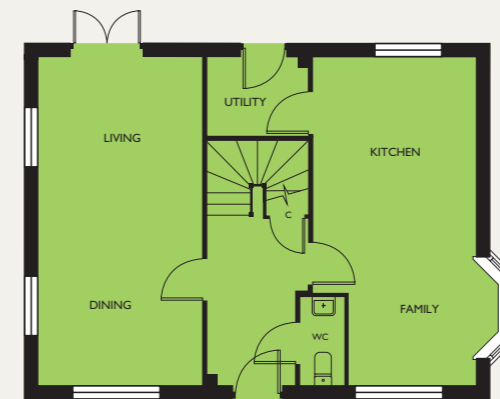


First Floor

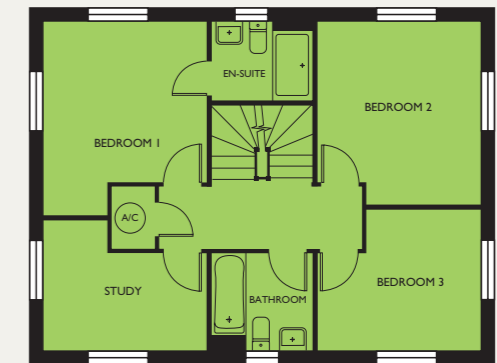


Second Floor

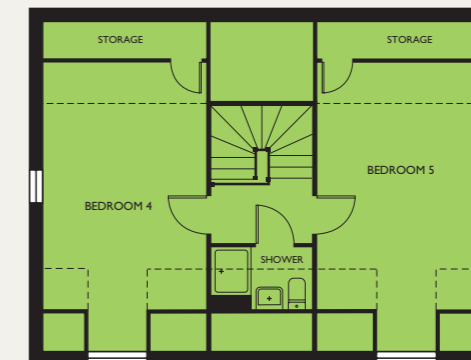
GRANARY - PLOT 10



Ground Floor



First Floor



Second Floor