



IMPERIAL HOMES



9 NEW HOMES IN THE BEAUTIFUL AREA OF ALDINGBOURNE

Imperial Homes are pleased to offer nine new family homes in the historic parish of Aldingbourne. These properties offer an ideal balance of semi-rural living whilst being ideally situated to a variety of local amenities. Carefully considered layouts play host to a blend of modern living and traditional home comfort in the country.



ALDINGBOURNE & THE SURROUNDING AREA

Recorded in the Domesday Book, Aldingbourne's long history and excellent location has made this corner of West Sussex a highly desirable place for living. Aldingbourne residents enjoy the peace of the English countryside, whilst being able to conveniently access the towns nearby.

Situated between two major A roads, historic Bognor Regis awaits less than 5.5 miles away at the end of the A29, whilst the lovely town of Chichester is 5.4 miles away via the A27.

Rail services can be found in both Chichester and Bognor Regis, connecting to Portsmouth, Southampton and London Victoria, as well as the resort towns of Brighton, Hastings and Eastbourne.

A convenient bus network takes passengers to some of the region's tucked away settlements such as Arundel, Barham and Fontwell, with its famous racecourse.

www.imperialhomessouthern.co.uk | 01489 784847





AUTUMN GATE, ALDINGBOURNE

PLOT 1 AUTUMN GATE

Carefully designed living space with connecting hallway to modern kitchen, four varying sized bedrooms, bathroom, handy utility room and private garage with a large garden

PLOT 2 AUTUMN GATE

This semi-detached home contains a spacious living / dining area, neat kitchen, two generously sized bedrooms (with en-suite to the Master), bathroom and WC, all within two floors, along with private parking.

PLOT 3 AUTUMN GATE

This semi-detached house has a great living / dining area and roomy kitchen, along with two generous bedrooms (with en-suite to the Master), bathroom, WC and driveway.

PLOT 4 AUTUMN GATE

This semi-detached home offers a private living room connected via hallway to a wide kitchen / dining area as well as three spacious bedrooms (with Master en-suite), bathroom WC and drive parking.

PLOT 5 AUTUMN GATE

A beautifully crafted home with Master en-suite. Split between two floors, the house also comprises a private living room, spacious kitchen/dining area, bathroom, WC and handy utility room along with driveway.

PLOT 6 AUTUMN GATE

With a large living room adjacent to private study, airy kitchen / dining space and four splendid bedrooms (with Master en-suite) as well as bathroom and WC, this two-floor house is the perfect family homestead.

PLOT 7 AUTUMN GATE

A beautiful family house. A private living room , study, leading to a large kitchen/dining area then upstairs to four bedrooms including Master en-suite, as well as bathroom, WC and hallway plus drive.

PLOT 8 AUTUMN GATE

This detached house offers hallway connected living space and family kitchen/dining area, useful utility room, WC. Upstairs to four bedrooms (with Master en-suite) , bathroom. Plus private driveway and large garden.

PLOT 9 AUTUMN GATE

This luxurious home provides a generously proportioned living room alongside a blended kitchen / dining area with utility room and WC, as well as four bedrooms (with Master en-suite), bathroom and private driveway.





PLOT 1 AUTUMN GATE

1507 square feet

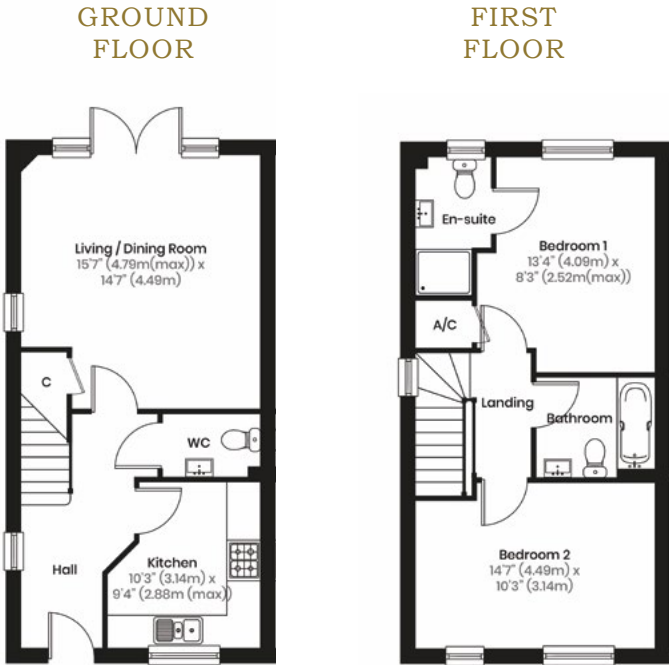
Area	Square feet
Living Room	15' 7" x 13' 4"
Kitchen/Dining	19' 4" x 13' 8"
Bedroom One	10' 7" x 10' 3"
Bedroom Two	14' 3" x 10' 0"
Bedroom Three	10' 7" x 8' 8"
Bedroom Four	11' 4" x 10' 0"



PLOT 2 AUTUMN GATE

883 square feet

Area	Square feet
Living/Dining Room	15' 7" x 14' 7"
Kitchen	10' 3" x 13' 4"
Bedroom One	13' 4" x 8' 3"
Bedroom Two	14' 7" x 10' 3"

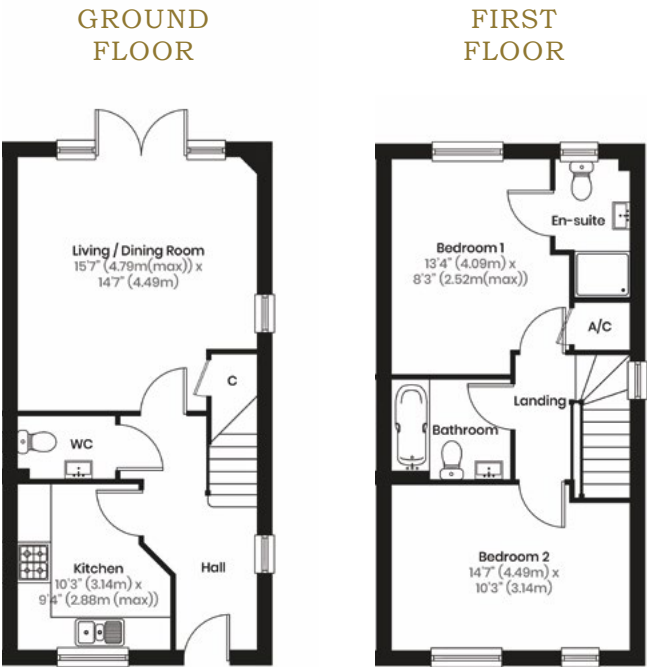




PLOT 3 AUTUMN GATE

883 square feet

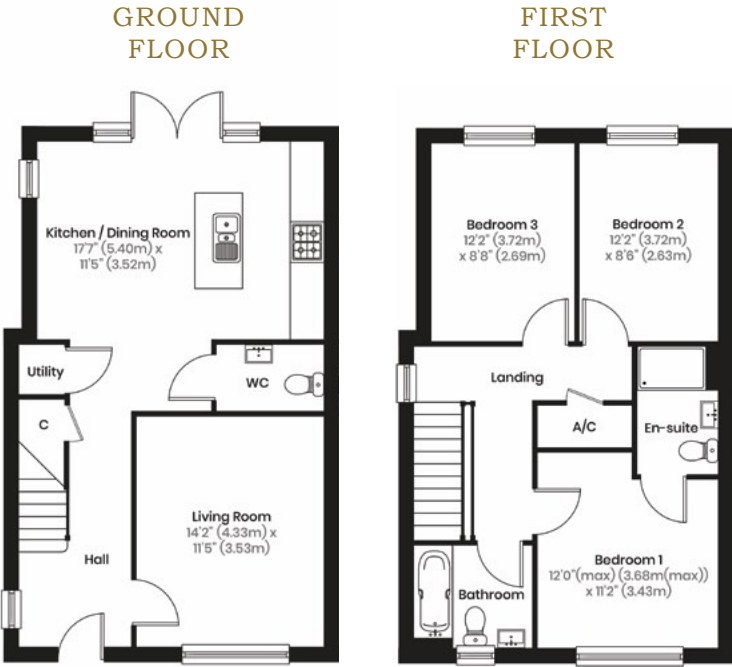
Area	Square feet
Living/Dining Room	15' 7" x 14' 7"
Kitchen	10' 3" x 9' 4"
Bedroom One	13' 4" x 8' 3"
Bedroom Two	14' 7" x 10' 3"



PLOT 4 AUTUMN GATE

1130 square feet

Area	Square feet
Living Room	14' 2" x 11' 5"
Kitchen/Dining Room	17' 7" x 11' 5"
Bedroom One	12' 0" x 11' 2"
Bedroom Two	12' 2" x 8' 6"
Bedroom Three	12' 2" x 8' 8"

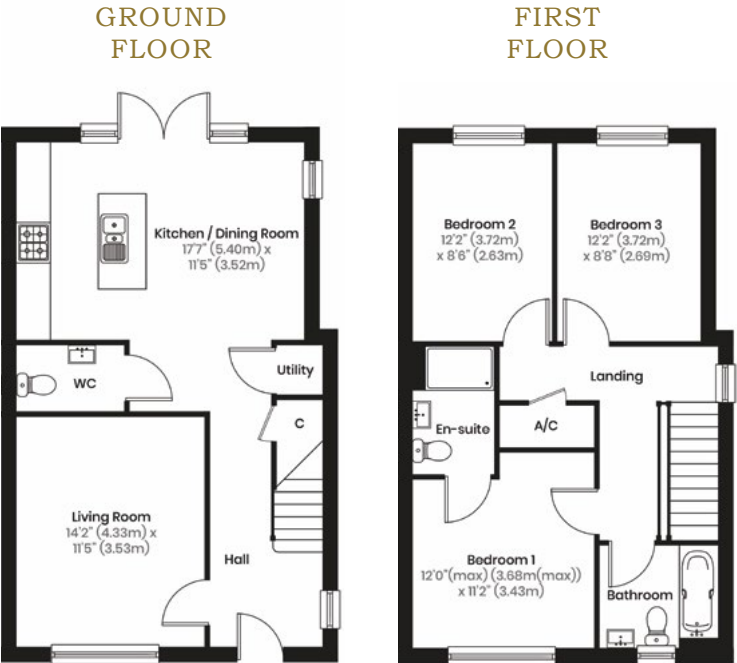




PLOT 5 AUTUMN GATE

1130 square feet

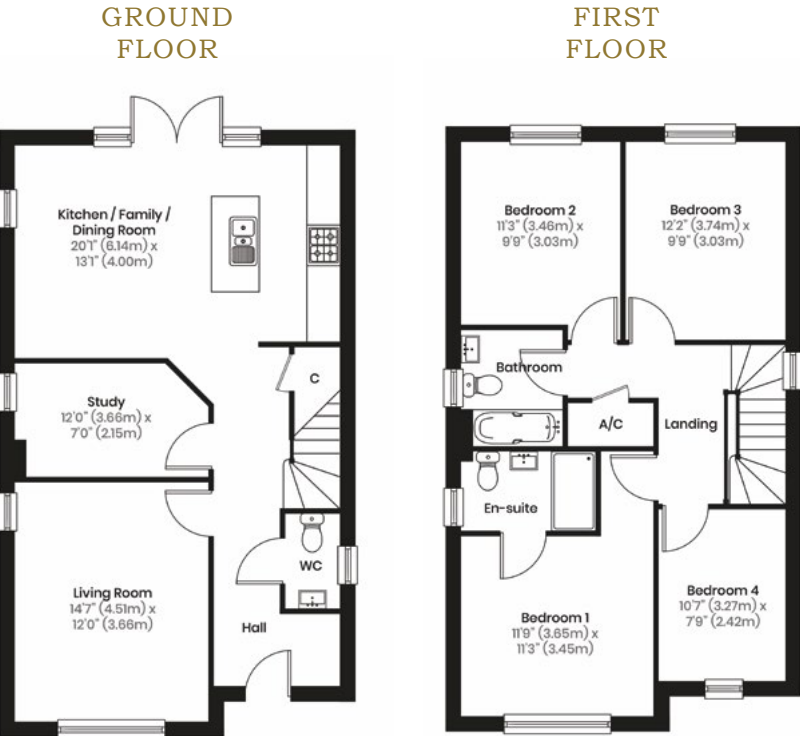
Area	Square feet
Living Room	14' 2" x 11' 5"
Kitchen/Dining Room	17' 7" x 11' 5"
Bedroom One	12' 0" x 11' 2"
Bedroom Two	12' 2" x 8' 6"
Bedroom Three	12' 2" x 8' 8"



PLOT 6 AUTUMN GATE

1378 square feet

Area	Square feet
Living Room	14' 7" x 12' 0"
Kitchen/Family/Dining	20' 1" x 13' 1"
Study	12' 0" x 7' 0"
Bedroom One	11' 9" x 11' 3"
Bedroom Two	11' 3" x 9' 9"
Bedroom Three	12' 2" x 9' 9"
Bedroom Four	10' 7" x 7' 9"



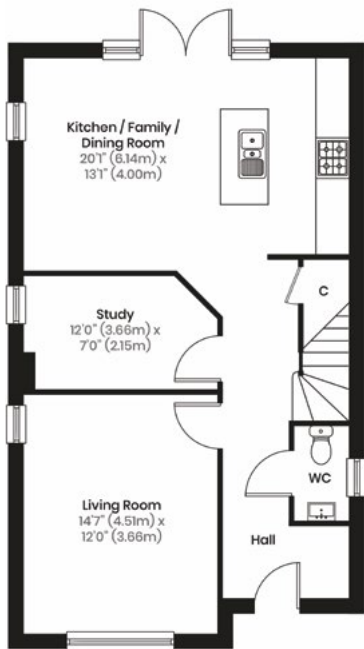


PLOT 7 AUTUMN GATE

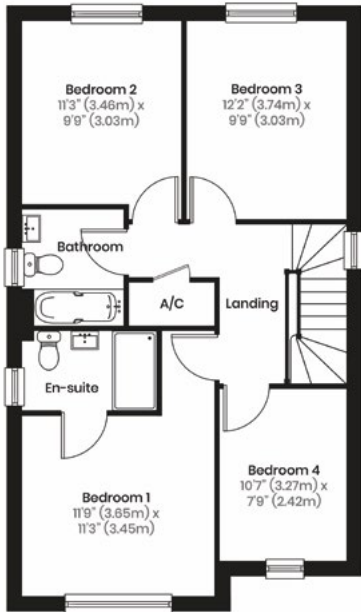
1378 square feet

Area	Square feet
Living Room	14' 7" x 12' 0"
Kitchen/Family/Dining	20' 1" x 13' 1"
Study	12' 0" x 7' 0"
Bedroom One	11' 9" x 11' 3"
Bedroom Two	11' 3" x 9' 9"
Bedroom Three	12' 2" x 9' 9"
Bedroom Four	10' 7" x 7' 9"

GROUND FLOOR



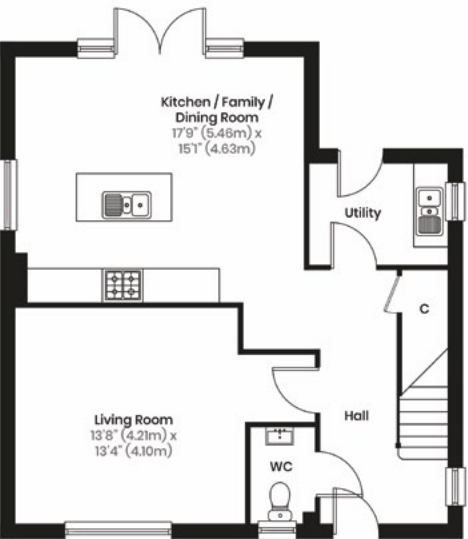
FIRST FLOOR



PLOT 8 AUTUMN GATE

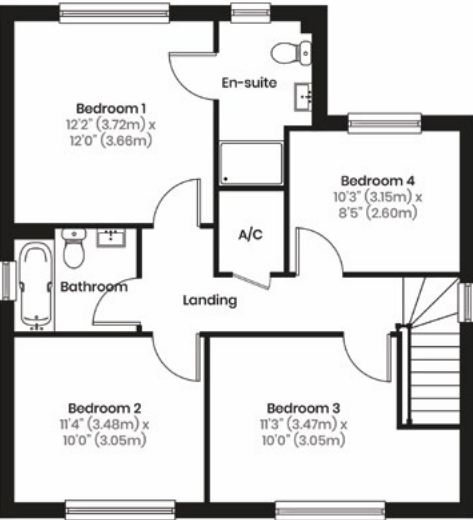
1412 square feet

Area	Square feet
Living Room	13' 8" x 13' 4"
Kitchen/Family/Dining	17' 9" x 15' 1"
Bedroom One	12' 2" x 12' 0"
Bedroom Two	11' 4" x 10' 0"
Bedroom Three	11' 3" x 10' 0"
Bedroom Four	10' 3" x 8' 5"



GROUND FLOOR

FIRST FLOOR



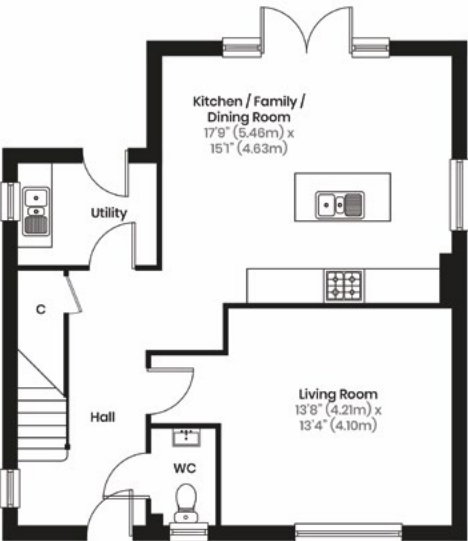


PLOT 9 AUTUMN GATE

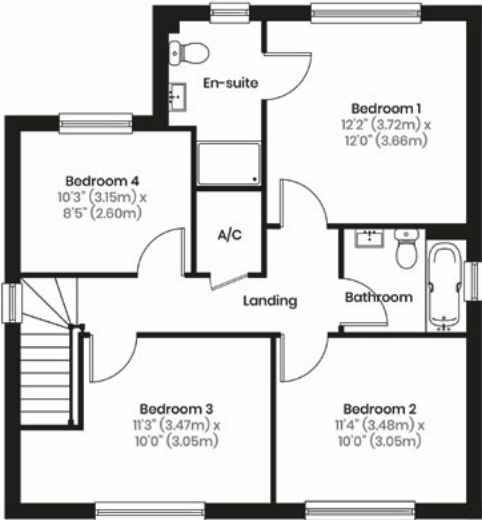
1412 square feet

Area	Square feet
Living Room	13’ 8” x 13’ 4”
Kitchen/Family/Dining	17’ 9” x 15’ 1”
Bedroom One	12’ 2” x 12’ 0”
Bedroom Two	11’ 4” x 10’ 0”
Bedroom Three	11’ 3” x 10’ 0”
Bedroom Four	10’ 3” x 8’ 5”

www.imperialhomessouthern.co.uk | 01489 784847



GROUND FLOOR



FIRST FLOOR



SPECIFICATION

KITCHEN / DINING / FAMILY ROOM

- Fully fitted shaker style units designed by specialists with soft close to doors and drawers
- 1.5 bowl sink
- LED Down lights
- Induction Hob and Glass Splash-back
- Fully Integrated double oven, fridge-freezer and dishwasher
- Ceramic tiled floors
- Patio doors to rear garden

UTILITY ROOM

- Matching additional kitchen shaker style units and worktops
- 1.5 bowl sink
- Tiled floor
- Space for washing machine and dryer with electrics and plumbing

CLOAK ROOM

- LED Down-lights
- Fully tiled floors

BATHROOM & ENSUITE

- Porcelanosa full height tiling to showering and bath areas
- Half height matching tiles to walls
- Floor tiling
- Chrome towel rails
- Vanity Under basin storage units
- LED Down-lights

GARDEN & OUTSIDE

- External lighting to front and rear
- Outside waterproof power point
- Outside Tap
- Fully fenced and turfed back gardens
- Paving to pathways and patios

GENERAL

- 10 years structural defects warranty
- Digital Ready TV points
- Underfloor heating throughout the ground floor
- Carpeted hallway, tiled kitchen dining areas, utility, cloakroom and bathrooms
- High performance UPVC double glazing

DISCLAIMER

At the time of publishing this specification is correct. However, during the construction process all items are subject to modification as necessary and without notice.

LEGAL INFORMATION

1. MONEY LAUNDERING REGULATIONS: Intending purchasers with be asked to produce identification documentation at a later stage and we could ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, Home Report or, under former legislation a Home Information Pack, is held for this property, it is available for inspection at our head office by appointment. If you require a printed version, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either verbal or written on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representation confirms as soon as possible all matters relating to title including extent and boundaries of the property and other important matters before exchange of contracts.



SENIOR TEAM: DIRECTING EXCELLENCE

Chris Southcott:

Chris is the co-founder of Imperial Homes. Originally qualifying as a plumbing and heating engineer in 2003, Chris established his own successful business, taking the leap into home building when he formed Parkdale Homes, which then evolved into a partnership with Joe Dorrington's company to create Imperial Homes in 2013.

Chris brings a vision of excellence and a keen eye for expansion opportunities; he is our lead for securing funding sources.



Joe Dorrington:

Joe's career started in 1999 and he quickly established himself as a highly regarded name in the construction industry. Joe's portfolio reads as an impressive litany of successful projects ranging from domestic extensions through to multi-million pound schemes. In 2006, Joe set up Dorrington Homes, a multi-discipline property development outfit building both brand new homes and refurbishing - to the highest standards of course - existing sites.

This experience allowed him to go into partnership with Chris Southcott and create Imperial Homes in 2013. Today, Joe uses his wealth of knowledge to manage and oversee our construction programmes.



Richard Paine:

Richard joined Imperial Homes in 2016, and now boasts a 25 year career of distinction in the development industry. With his roots in Housing Associations in the South, Richard is a renowned procurer of land for affordable construction schemes, with an eye for purchasing the right land at the right price.

Whether it is standard land planning, working with big national developers or finessing strategic land options, Richard's expertise is simply unmatched.



Ben Olds:

Ben joined Imperial Homes in December 2019, offering an invaluable fresh perspective, built on 15 years' experience in the sector. Most recently a senior figure in mixed-use development, Ben's extensive knowledge of the field has made him an expert in sourcing and unlocking land, negotiating contracts and delivering new, exciting opportunities for our clients. Ben has a natural ability to develop, nurture and strengthen those all-important landowner relationships.

His unrivalled network of professional contacts means there is nothing he doesn't know about who is doing what, when and where in the business.



THE ETHOS AND CUSTOMER CARE AT IMPERIAL HOMES

Longevity and quality is at the forefront of every development programme embarked on by Imperial Homes, underpinned by excellence in everything we do. Our teams are focused on securing the most suitable sites in the very best locations, ensuring diligence in design, employing superior craftsmanship and demanding the finest of finishes.

We maintain a responsibility to both the community and environment, upholding a policy to only build energy efficient homes that not only reflect but enhance their surroundings.

Imperial Homes has completed outstanding new homes developments throughout the South Coast encompassing everything from urban apartment complexes to individual coastal and country homes. The company's relentless attention to detail in both service and product has secured a reputation for delivering exceptional homes in prime locations.

Imperial Homes deliver a complete customer care package with a dedicated team focused on smoothing the whole process of buying and moving into your new home which can sometimes be daunting.

Depending on what stage the build is at, customers receive regular updates on progress of the build and anticipated completion dates. Customers are provided with the comforting assurance of a 10 year warranty on all our properties backed by full maintenance support.



