



ASHDOWN VALE

LOCAL AMENITIES



 REDROW

Stepping into The Heritage Collection
at Ashdown Vale is truly like

COMING HOME

One of the 'Six Villages' of West Sussex (along with Yapton, Walberton, Eastergate, Fontwell and Westergate). Barnham enjoys a classic country lifestyle that has changed little over time. Yet while the village dates from before the Domesday Book, it still enjoys direct rail connections to London Victoria in under an hour and a half, making it ideal for the modern commuter.

Ashdown Vale will bring an exclusive new development to the village, with high quality 3, 4 and 5 bedroom Heritage Collection homes that are perfect for such an historic setting. Reserve your new home between Chichester and Arundel today for just 5% deposit with Help to Buy, and take your place in this delightful rural community on the edge of the South Downs National.

AMENITIES

There is a Co-operative convenience store in Barnham village, with Tesco and Sainsburys supermarkets to be found in nearby Bognor Regis.

For doctors, register with The Croft Surgery in Barnham (Sat Nav PO20 3RP, call 01243 543240) and for dentists try Chantry House Dental Practice on Downview Road (Sat Nav PO22 0EE, call 01243 552566).

DINING

Dining in the Six Villages tends to be found within classic country gastro pubs, with the Murrell Arms in Barnham, The Wilkes Head in Eastergate and The Prince of Wales in Woodgate all highly recommended. There are also a few local restaurants, including the Basmati in Westergate and Passage to India in Barnham.

For a wider selection, head to the historic city of Chichester, or the seaside town of Bognor Regis, where you'll find something to suit every taste and budget.

EDUCATION

Education has been at the heart of the village for many years, with the village school, Barnham Primary, rated 'good' by Ofsted. This quaint country school fosters a real sense of local community amongst its pupils, providing an excellent start in life just a short distance from the development. Nearby Yapton Primary offers a local alternative.

For older children, Six Villages Academy, formerly Westergate Community School, is very much on the up, with new staff and a new name heralding a new era for the school. St Phillip Howard Catholic High, in the village of Barnham itself, is rated 'good with outstanding features' by Ofsted.

LEISURE

With the vast open spaces of the South Downs right on your doorstep, the possibilities for leisure and recreation are endless, from walking and climbing to mountain biking and watersports. Closer to home, Six Villages Sports Centre offers a range of courts and pitches for different sports.

Golfers will enjoy the challenge of Avisford Park Golf Club, close to the village, while horseracing enthusiasts will love the close proximity of Fontwell Park and 'glorious' Goodwood.

For evening entertainment, head for the friendly welcome of the many country inns in and around the Six Villages, or take a trip into town for the 100 year old Picturedrome, or the Alexander Theatre in Bognor Regis, or Chichester Cinema, home of an annual International Film Festival. Chichester is also home to the Festival Theatre, which boasts an impressive programme of shows including top actors and writers from the West End.

The beaches of Bognor Regis have long been a major draw, with no less than King George V spending time enjoying the sea breezes, giving the town its royal suffix. Today, the annual Bognor Birdman contest entertains the crowds each summer, as wild inventors try to fly off the end of the pier.

SHOPPING

Barnham and the surrounding villages all have a small selection of independent local shops, with the Windmill Shopping Village in Barnham offering a range of local produce and crafts.

For a more comprehensive shopping trip, head for Arun Retail Park in Bognor Regis, or the fascinating independent shops and stores of ancient Chichester, where you'll also find a range of major names, from John Lewis to Argos.

TRANSPORT

Barnham Station, in the centre of the village, boasts over 140 park and ride spaces and has regular direct services to London Victoria in 1hour 23minutes. The station also has swift services to the famous seaside resort of Bognor Regis, in just 8minutes, as well as direct trains to stations all the way to Bristol, a journey of 3hours.

The A29 passes to the west of the village at Westergate, with the major A27 trunk road passing to the north along the edge of the national park. The village lies equidistant from Chichester, Arundel and Bognor Regis, all around 7miles away. Brighton and Portsmouth are around 25miles to the east and west respectively and London lies around 65miles to the north. Gatwick airport is just 45miles and Heathrow is roughly 60miles.



LAKE LANE, BOGNOR REGIS, WEST SUSSEX, PO22 0AE

01243 278 484

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Directions

From the A27 Eastbound towards Arundel

Follow the A27 Eastbound out from the Chichester By-Pass towards Arundel. At the x roundabout take 3rd exit onto Fontwell Ave/A29 and continue for approx 1 mile. At the mini roundabout, take the 1st exit onto Barnham Rd/B223. Continue into Barnham passing the railway station on the right. Shortly after turn left (just before the railway bridge) onto Lake Lane and forking to the right to stay on Lake Lane.

Continue for approx. half a mile and the development will be found on the right hand side

From the A27 Westbound towards Chichester & Portsmouth

Take the exit off the A27 on to the A2132/ Yapton Lane. At the roundabout, take the 1st exit and stay on Yapton Ln/B2132. In approx. 2miles turn right onto Lake Lane (just before the road crosses the railway line) and you will find the development on your left hand side in approx 1 mile.



All information and computer representations contained in this document are taken from design intent material and may be subject to further design development. The dimensions given in the brochure are approximate. They are not intended to be used for carpet sizes, appliance sizes or items of furniture. Images representative only. March 2009.



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