



THE BARTRAMS

— PULBOROUGH —



Photograph taken at a previous Rushmon development.

WELCOME TO THE BARTRAMS — PULBOROUGH —

MODERN FAMILY LIFE IN THE HEART OF WEST SUSSEX

The Bartams is our fabulous new development of nine stylish 2, 3 and 4 bedroom family homes in Pulborough, in the centre of West Sussex.

Comprising six 2-bedroom houses, two 3-bedroom houses and one 4-bedroom house, the development is within walking distance of local shops and amenities, and is just 300 metres from Pulborough mainline station, making commuting into London easy.

The high quality specification includes fully fitted kitchens with integrated Bosch appliances, ceramic feature tiles to bathrooms, integrated USB charger points, mains operated smoke and CO detectors and TV points to all bedrooms and main living areas.

The area has so much to offer, with fantastic schools, wide open countryside and close proximity to the South Coast, it really is perfect for all the family.



Computer generated image of homes 7 and 8.
Please note window boxes and planters featured are not included.

THE HOMES AT THE BARTRAMS OFFER MODERN FAMILY LIVING AT ITS BEST

There is a choice of a terrace of four 2-bedroom cottages, two semi-detached 2-bedroom homes, two semi-detached 3-bedroom homes and one detached 4-bedroom home.

With direct vehicular access off Station Road, the development has ample off street parking. Many of the existing trees have been carefully protected and retained and new trees and shrubs have been added.

Rear gardens will be turfed, with either paved or decked patio areas and a useful outside tap. All properties benefit from external lights to both front and rear.



THE SITE PLAN

Please note, landscaping may be subject to change.



AN OUTSTANDING — SPECIFICATION —

KITCHENS

Kitchen by **Nobilis**

Amtico Sun Bleached Oak floor finish

Laminate worktops with matching upstands

Stainless steel sink (homes 7 – 9 with sink and a half)

Polished chrome mixer tap

Lighting – LED under wall units, extractor hood and down lights (pendant lights where applicable)

Bosch appliances:

Homes 1-8

Integrated single oven

Integrated fridge/freezer

Integrated washer/dryer

60cm Gas hob and splashback in stainless steel

Chimney hood in stainless steel

Space for dishwasher

Home 9

Integrated single oven

Integrated fridge/freezer

Integrated washer/dryer

45 litre combination microwave oven with grill

80cm induction hob with glass splashback

Telescopic hood Ellica Sklock 90

60cm dishwasher

BATHROOM & EN-SUITE

Bathrooms by **Saneux**

Ceramic tiles

Chrome taps

Vanity unit to all sinks except cloakroom

Wall hung WC with concealed cistern

Dual flush system to toilets to minimise water wastage

Low profile shower tray

Thermostatically controlled shower to en-suites and over bath

Chrome heated towel rail

Floor finish – Amtico in White Oak

Shaver point

Extractor fan

EXTERIOR

Windows in UPVC with security locks

Rear garden to be turfed

Paved patios to homes 5, 6 & 8

Composite decking to homes 1 – 4, 7 & 9

Paved paths

External tap

Front door bell provided

INTERIOR

Timber staircase with the balustrades painted in a French Grey colour, softwood handrail and newel caps varnished in clear satin varnish

Vertical 5 panel doors painted in a French Grey colour

Integrated USB charger point in kitchen, lounge and master bedroom

Mirror fronted wardrobes to master bedroom

Mains operated smoke/carbon monoxide detector (with battery back-up)

BT point to living room and master bedroom and family room (where applicable)

TV points to all bedrooms and main living area and family room (where applicable)

Gas central heated

WARRANTY & AFTER CARE

Rushmon Homes 2 year warranty

All homes come complete with a 10 year NHBC warranty

Full demonstration of your new home before it is handed over to you



— PULBOROUGH —
THE HEART OF THE COUNTY

Located at the very heart of the beautiful county of West Sussex on the River Arun, Pulborough is one of England's largest villages with approximately 5,000 residents.

Steeped in history, the village dates back to Roman times with a mention in the Domesday Book, and is located on the great Roman road Stane Street which was the main thoroughfare from Chichester to London Bridge.

Situated around 50 miles south west of London with a direct rail link into Victoria Station, travelling in to town is still easy, making Pulborough a very popular commuter village.

The local community is thriving with pubs, cafés, supermarkets, boutique shops and businesses. Many of the local schools have achieved Ofsted's 'Outstanding' accolade, making it a very popular area for families with young children.

Cricket has been played at the local club since 1799 and there are also highly respected Rugby Clubs and Golf Clubs nearby.

For leisure time at the weekends, there are so many places of interest within easy reach, such as Arundel Castle, Parham House, Pulborough Brooks Nature Reserve, South Downs Way & National Park.



THERE IS SOMETHING FOR EVERYONE TO ENJOY.





THE BARTRAMS

— PULBOROUGH —

From London, commuters can reach the centre of town in just over an hour by train, and for overseas travellers, Gatwick is less than 40 minutes away.

The A29 and A283 cross at Pulborough, giving good access to the national road network, and the surrounding towns and villages.

TRAVELLING FROM PULBOROUGH IS EASY, WHETHER BY ROAD OR RAIL



LOCAL AREA & RECREATION

- Arundel Castle
- Parham House
- Pulborough Recreation Ground
- Pulborough Brooks Nature Reserve
- West Sussex Golf Club
- Pulborough Cricket Club



TRAINS

- Pulborough Station – 2 trains per hour:
- London Victoria: 1 hour 15 mins
- Arundel: 9 mins
- Horsham: 15 mins
- Chichester: 35 mins (1 change)



ROAD

- Petworth: 6 miles 12 mins
- Horsham: 15 miles 30 mins
- Chichester: 17.5 miles 31 mins
- Guildford: 24 miles 48 mins
- Central London: 53 miles 1 hour 46 mins



AIR & SEA

- Gatwick Airport: 27 miles 38 mins
- Heathrow Airport: 48 miles 1 hour 4 mins
- Portsmouth Ferry Terminal: 35 miles 50 mins

THE BARTRAMS, STATION ROAD, PULBOROUGH, RH20 1AH

Distance and travel times are approximate and have been referenced from Google Maps. Train times taken from National Rail Enquiries.

A LITTLE BIT ABOUT

— RUSHMON HOMES —

At Rushmon Homes we've been creating a warm welcome in our new homes for over 45 years now. As an established family business with our own children and grandchildren, we're able to understand the evolving needs of our purchasers as they and their families change and grow over the generations.

Our homes are design-led to provide light, spacious, adaptable living spaces that are a joy to be in – whether you're relaxing peacefully, socialising with friends or celebrating with loved ones.

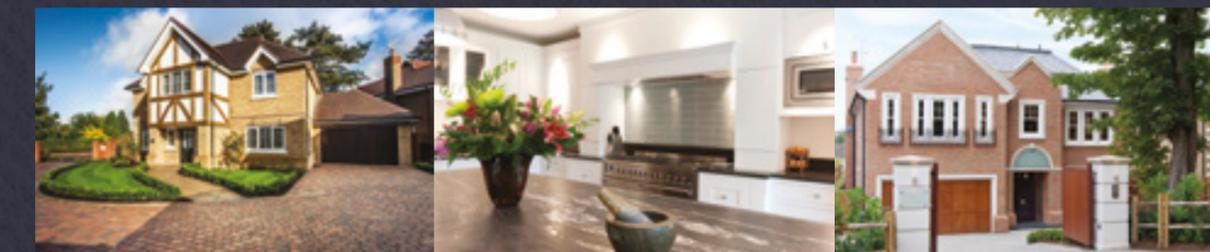
Over the years, our customers have consistently found the quality of our homes reassuring. Our keen eye for design certainly makes our properties look elegant and inviting, but they're also refreshingly practical, functional and durable. Our craftsmen use time-honoured building traditions and only the best materials to produce a fine finish.

Based in Surrey, we have acquired a wealth of local knowledge which enables us to develop homes in some of the most sought-after areas in the South East, yet virtually all our developments are created on recycled land.

Perhaps it's a combination of all of these things that has won us a number of prestigious awards over time, with one judging panel noting of our Twin Trees scheme in Woking,

"This development shows the value of well-thought-out regeneration, especially for those looking for that elusive object – the ideal family home".

Of course it's always very rewarding to receive such recognition, but our greatest accolade remains the positive feedback we hear from the people who matter most – our purchasers.





RUSHMON

H O M E S

The Bartrams, Station Road, Pulborough, RH20 1AH
Call 01932 586777 for more information

www.rushmon.co.uk

Whilst these particulars are prepared with all due care and attention, they do not form part of any contract, nor is their accuracy guaranteed and they may be subject to correction and modification without notice as availability and other considerations demand. This brochure (v01) was prepared in December 2016 and all the information was believed to be correct at that time. Distance and travel times have been referenced from Google Maps. All train times have been taken from National Rail Enquiries.