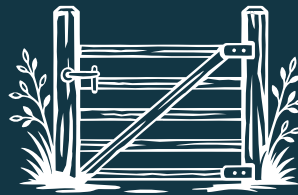


LOVELL
HOMES

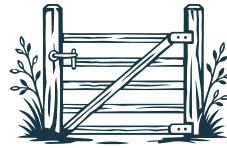
PRESENTS



WOODGATE
PADDOCKS

CHICHESTER

WELCOME TO



WOODGATE PADDOCKS

CHICHESTER

Situated in the charming village of Woodgate, West Sussex, Woodgate Paddocks is an exciting new community of thoughtfully designed 2, 3 and 4 bedroom homes.

Ideal for first-time buyers, growing families and those looking for their next move, this carefully considered collection offers a choice of homes to suit a variety of lifestyles. With modern layouts, space to work from home and outdoor areas to enjoy, these Lovell homes have been designed with contemporary living in mind.



South Downs sunrise



Every one of the homes we build is built with one crucial extra element: pride. Lovell only builds high-quality homes and we make customer satisfaction our number one priority. This means that you enjoy extraordinary value for money, as well as a superior and distinctive home.

Lovell uses sustainable products wherever possible. So not only do our homes help look after the environment, but for homeowners, they also offer excellently insulated properties, minimal maintenance and they stand the test of time.

All of our homes are of extremely high quality and specification. Combining carefully considered contemporary design with rigorous build quality, Lovell homes are designed with flair, character and attention to detail. We want your home to be interesting, inviting and individual.

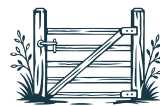
Most of all, once you step through the front door, we want you to know you're home.



Durleigh View Lovell Homes development



Durleigh View Lovell Homes development



WOODGATE
PADDOCKS



It's what makes
our homes unique

**At Lovell we believe your home should be more than about the right place at the right price.
It should also reflect your personality and tastes.**

That's why every Lovell home has Style, Quality and Value (or SQV, as we call it) built-in from the start,
making your new home somewhere you'll be proud to call your own.

S

INSPIRING STYLE

A Lovell home is well-known for contemporary design and featuring the latest in stylish fixtures and fittings, but that's not all. With the Lovell Inspirations range you can add all sorts of extras to make it truly your own.

Q

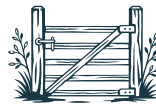
UNRIVALLED QUALITY

We are particularly proud of the superior specification and workmanship every one of our properties offers, with a rigorous attention to detail you'll simply love.

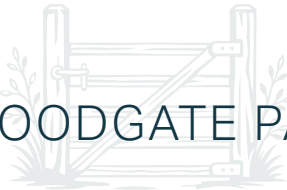
V

EXCEPTIONAL VALUE

But most of all, you'll love how surprisingly affordable and easy to own a Lovell home can be, especially with the range of purchase options available.



WOODGATE
PADDOCKS

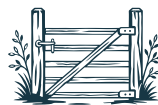


LIFE AT WOODGATE PADDOCKS

Offering a charming village setting surrounded by open countryside, Woodgate is a wonderful place to call home. Nearby Westergate, Eastergate and Barnham provide local amenities, shops and traditional pubs, while Bognor Regis and Chichester offer a wider choice of independent retailers, restaurants, cafés and leisure facilities.

Families have a choice of local schools, including Aldingbourne Primary School and Ormiston Six Villages Academy in Westergate. Chichester also boasts a wealth of cultural attractions, from its magnificent cathedral and the Novium Museum to the renowned Festival Theatre.

For outdoor enthusiasts, the surrounding countryside offers excellent walking and cycling opportunities, while the South Downs and nearby beaches are ideal for days out. With direct trains to London Victoria from nearby Barnham railway station, Woodgate combines a relaxed village lifestyle with convenient connections further afield.



WOODGATE
PADDOCKS



Perfect for families



Relax with friends



Great rail connections



Fun on the beach

PLACES TO SEE LOCATIONS TO EXPLORE



Bosham village



World famous Goodwood

There's always something to discover around Woodgate, from community events and summer fairs to Chichester's celebrated calendar, including the internationally renowned Goodwood Festival of Speed and Goodwood Revival.

Beyond the towns and villages, the West Sussex countryside offers scenic walking and cycling routes, while the rolling landscapes of the South Downs National Park provide plenty of opportunities to enjoy the great outdoors.

The coast is never far away, with the traditional seaside town of Bognor Regis offering beautiful beaches, a promenade, independent shops and welcoming cafés. Further along the coast, discover the quieter beaches of Pagham and the natural beauty of Pagham Harbour, a haven for wildlife and birdwatching.

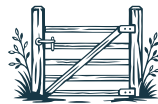
For a change of scene, historic Chichester offers an appealing mix of independent boutiques, restaurants, galleries and cultural attractions, including its magnificent cathedral and renowned Festival Theatre. Whether enjoying a leisurely beach walk, exploring the countryside or discovering the area's rich heritage, there's plenty to enjoy close to home.



Bognor Regis seafront



The beautiful South Downs

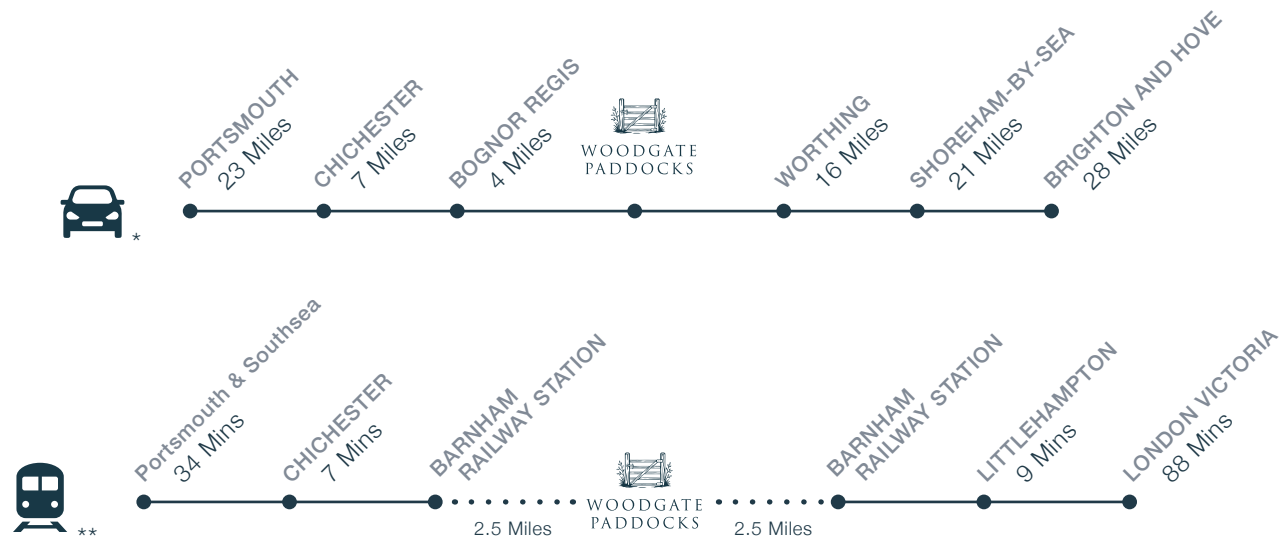


WOODGATE
PADDOCKS

IDEALLY LOCATED



Woodgate offers a relaxed village setting with convenient access to nearby Bognor Regis and Chichester. Barnham railway station is just over two miles away, with regular services to London Victoria and destinations along the south coast.



*Distances taken from Google Maps. **Fastest times taken from thetrainline.com

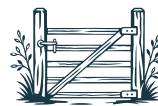
FROM CHICHESTER

Head east out of Chichester along the A27, following signs for Bognor Regis (A29). At the Fontwell West Roundabout, take the A29 towards Bognor Regis. Continue along the A29, following signs for Bognor Regis. After crossing the railway line, turn left onto Woodgate Road and continue ahead to Woodgate Paddocks.



FROM ARUNDEL

Head west out from Arundel along the A27, following signs for Bognor Regis (A29). At the Fontwell West Roundabout, take the A29 towards Bognor Regis. Continue along the A29, following signs for Bognor Regis. After crossing the railway line, turn left onto Woodgate Road and continue ahead to Woodgate Paddocks.



WOODGATE
PADDOCKS



HOW TO PURCHASE

Buying a new Lovell home couldn't be easier. Follow our guide and you'll be home in no time!



REGISTER

Register your interest with Lovell and we will put you in touch with our Independent Financial Advisor for free advice. You can seek your own advice but you will also need to be qualified by Lovell.



CHOOSE AND RESERVE

Secure your new home with a reservation fee which goes towards the total purchase price. It's then reserved in your name while the legal processes are completed.



KEEPING THINGS MOVING

Following reservation, we will send on the contract documents to your solicitor. Arrange your mortgage if you need one. You can do this yourself or we can put you in touch with an Independent Financial Advisor to help.



EXCHANGING CONTRACTS

Once you've had your formal mortgage offer, your solicitor will inform you when it's time to exchange contracts. You will now pay your deposit, which will be sent to us with your signed contract.



NEARLY THERE

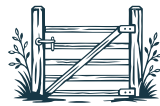
Under the terms of the contract we need to allow time for financial completion. Once this has happened, we will ask your solicitor to request funds and pay the balance of the purchase price. The deeds are transferred into your name and you now own your new Lovell home!



MOVING IN

We will arrange for your meters to be read on the day of legal completion. Our Sales Executive will hand you the keys and a handover certificate.

The direction your new home faces, its exterior details and construction materials may differ from what you see in this brochure. Individual features such as kitchen and bathroom layouts, doors and windows may vary. The illustrations used throughout are indicative and may be subject to change. For detailed information on individual plots, ask our sales staff. The dimensions in the brochure are within 50mm (2") but shouldn't be used as an accurate basis for furnishings, furniture or appliance spaces. You will need to take actual measurements. Specification details are subject to change without prior notice. Should a replacement be required, this will be to an equal or higher standard. Consequently these particulars represent a general guide only and cannot be relied upon as accurately describing and of the Specified Matters prescribed by any order made under Consumer Protection from Unfair Trading Regulations 2008 (CPRs). Woodgate Paddocks is a marketing name and may not form part of the final postal address. This brochure is a purchasing guide and does not form a contract, part of a contract or a warranty. Details are correct at time of publication.



WOODGATE
PADDOCKS



WOODGATE PADDOCKS

CHICHESTER

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