

# VINEYARDS CLOSE





# WELCOME

to Washington Village West Sussex



Chanctonbury Ring



# VINEYARDS CLOSE

UNRIVALLED  
MODERN LIVING

An Exciting Development of Just Sixteen Superb Homes

A computer-generated image of Vineyards Close





# COUNTRYSIDE AND COAST

## Situation

Washington is a picturesque semi-rural village with glorious views onto the South Downs National Park. It is approximately seven miles north of Worthing and by-passed by the main London/Horsham/Worthing A24 road. Washington has a number of historic and ancient properties and also has a network of footpaths running through the village, which lead to some of the beautiful walks across to Chanctonbury Ring and Cissbury Ring and through the lovely Sussex countryside. The village has its own church, primary school and well known Inn. There is a sports field, children's play area and tennis court just beyond the village hall. Conveniently close to the thriving large villages of Storrington and Steyning, these provide primary and secondary schools and comprehensive shopping facilities including a Waitrose in Storrington.

## Sporting and Recreation

Set at the foot of the South Downs, Washington is ideal for walking or riding on the South Downs National Park and there is also a wide range of other social and sporting activities in the area. Storrington to the West has Chanctonbury Leisure Centre which is a fitness centre, gym and the venue for various classes. There is a Tennis Club and a Squash Club. Steyning to the East has a health and sports centre with a swimming pool and other community amenities. Numerous clubs, charities and associations thrive in the area, with gliding at Parham and golf at Pulborough. Of special note is the large RSPB nature reserve at Wiggonholt Brooks between Storrington and Pulborough.





# ENVIABLY WELL CONNECTED

## Local Connections

Washington is set in the heart of wonderful West Sussex which has access to the south coast, South Downs National Park and historical towns such as Arundel, Petworth as well as major sporting events and festivals at Goodwood. The popular coastal venues of Brighton and Worthing are less than 15 miles away and the popular Downland village of Storrington is less than 3 miles away with local pubs, shops and amenities including a modern purpose built medical centre, Petrol stations, banks and a Waitrose supermarket. Transport links include Pulborough Mainline Station less than 6 miles away along with Gatwick international airport and M25 motorway both within easy reach. The popular town of Horsham with its John Lewis and Waitrose super store is also within short driving distance.



M25

**31**  
MILES



PULBOROUGH MAINLINE STATION

**6**  
MILES



GATWICK AIRPORT

**27**  
MILES

STORRINGTON

**3**  
MILES

BRIGHTON

**14**  
MILES

WORTHING

**8**  
MILES

HORSHAM

**10**  
MILES

ARUNDEL

**9**  
MILES

PETWORTH

**10**  
MILES

All mileages are approximate





# CAYUGA HOMES

Cayuga Homes are bespoke Property Developers based in Brighton & Hove and operating throughout Sussex.

Bringing with them over 40 years of combined experience the two directors formed Cayuga in 2016.

Cayuga build homes in desirable areas of Sussex with a particular focus on seafront and waterside locations. Trinity

Homes are just one of the many partners working with Cayuga to deliver aspirational living spaces.



CAYUGA

009 LLP

CAYUGADEVELOPMENTS.COM



A computer generated image of Vineyards Close



# A HIGH QUALITY DEVELOPMENT

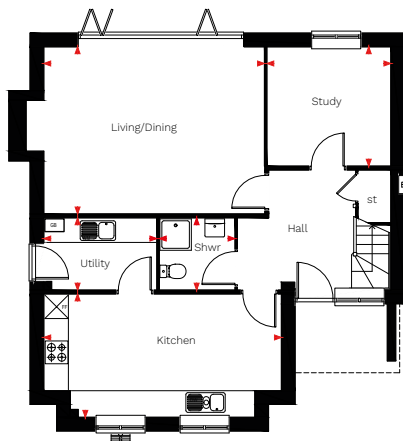
Vineyards Close, Washington is a quality development set in the heart of popular West Sussex. The development will consist of six detached houses, three chalet bungalows, three town houses and four apartments with a mix of garaging and parking spaces. The site will offer a versatile range of accommodation finished to a very high standard with electric car charging points and other thoughtful features throughout.





# TYPE 1

Plots 7, 8 & 9



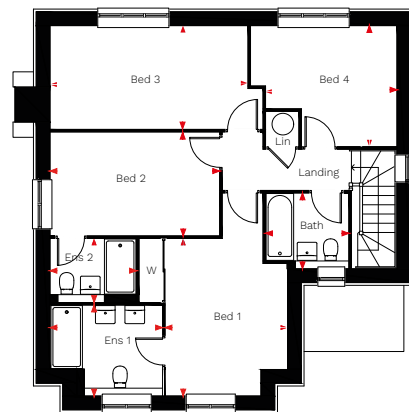
**Ground Floor**

Living Room	5.57m x 4.20m	18'3" x 13'9"
Kitchen	6.00m x 3.08m	19'8" x 10'1"
Study	3.11m x 2.98m	10'3" x 9'9"
Utility	2.83m x 1.79m	9'4" x 5'10"
Shower	1.89m x 1.79m	6'3" x 5'10"

Gross internal finished floor area:

144.60m<sup>2</sup> 1556.46 sq ft

Double Garage floor area: 29.1m<sup>2</sup> 313 sq ft



**First Floor**

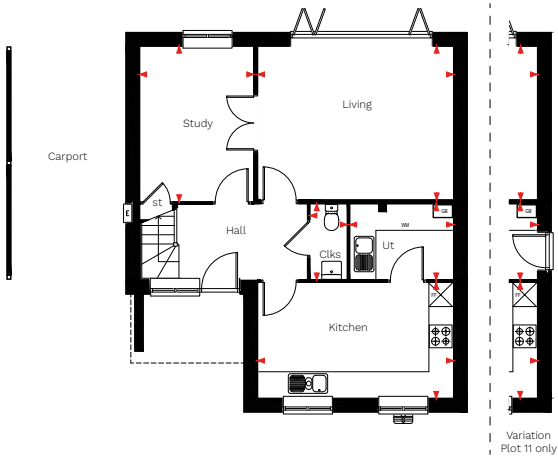
Bedroom 1	3.97m x 3.07m	13'0" x 10'1"
Ensuite 1	2.82m x 2.27m	9'3" x 7'6"
Bedroom 2	4.28m x 2.61m	14'0" x 8'7"
Ensuite 2	2.16m x 1.60m	7'1" x 5'3"
Bedroom 3	5.00m x 2.60m	16'5" x 8'6"
Bedroom 4	3.30m x 3.04m	10'10" x 10'0"
Bathroom	2.09m x 1.89m	6'10" x 6'2"





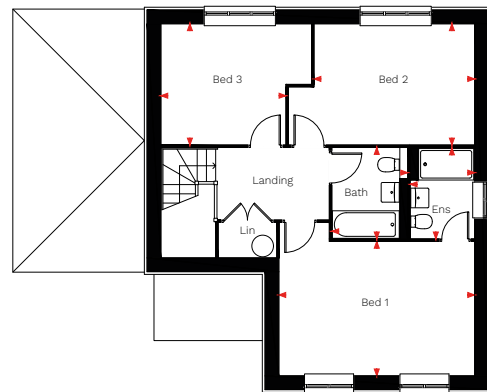
# TYPE 2

Plots 2, 3 & 11



**Ground Floor**

Living Room	4.93m x 3.86m	16'2" x 12'8"
Kitchen	4.93m x 2.91m	16'2" x 9'6"
Study	3.91m x 2.85m	12'10" x 9'4"
Utility	2.60m x 1.90m	8'6" x 6'3"
Cloakroom	1.89m x 0.92m	6'2" x 3'0"



**First Floor**

Bedroom 1	3.93m x 3.38m	16'2" x 11'1"
Ensuite	2.28m x 1.60m	7'6" x 5'3"
Bedroom 2	4.05m x 3.04m	13'3" x 10'0"
Bedroom 3	3.14m x 3.04m	10'4" x 10'0"
Bathroom	2.29m x 1.90m	7'6" x 6'3"

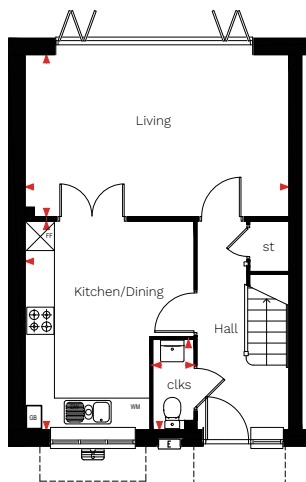
Plot 3 is handed

Gross internal finished floor area: 123.22m<sup>2</sup> 1326.33 sq ft



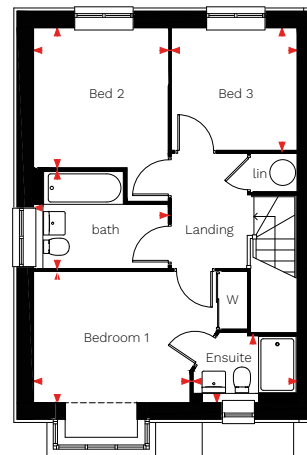
# TYPE 3

Plots 4, 5 & 6



**Ground Floor**

Living Room	5.58m x 3.40m	18'3" x 11'2"
Kitchen/Dining	4.40m x 3.56m	14'5" x 11'8"
Cloakroom	1.89m x 0.85m	6'2" x 2'9"



**First Floor**

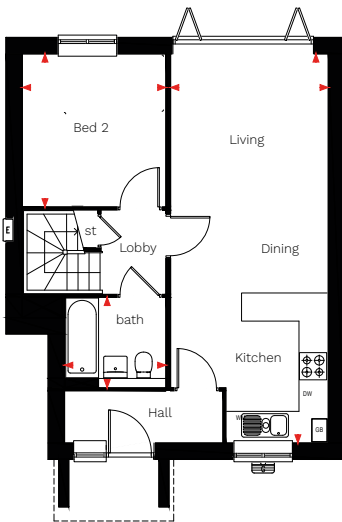
Bedroom 1	3.3m x 2.76m	10'10" x 9'1"
Ensuite	2.18m x 1.39m	7'2" x 4'7"
Bedroom 2	2.95m x 2.83m	9'8" x 9'4"
Bedroom 3	2.65m x 2.58m	8'8" x 8'5"
Bathroom	2.83m x 2.05m	9'4" x 6'9"

Plots 4,5,& 6 are subject to changes, indicative only.  
Gross internal finished floor area: 89.73m<sup>2</sup> 965.85 sq ft



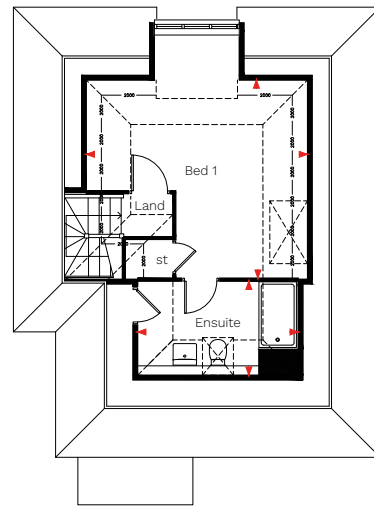
# TYPE 4

Plots 1, 10 & 17



**Ground Floor**

Living/Dining/Kitchen	8.25m x 3.31m	27'1" x 10'10"
Bedroom 2	3.23m x 3.01m	10'7" x 9'11"
Bathroom	2.11m x 1.90m	6'11" x 6'3"



**First Floor**

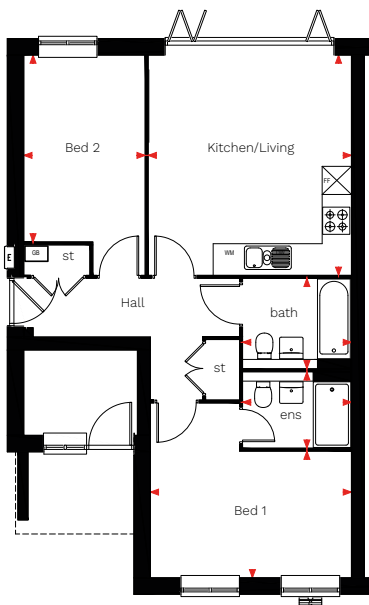
Bedroom 1	4.64m x 4.17m	15'3" x 13'8"
Ensuite 1	3.35m x 1.95m	11'0" x 6'5"

Gross internal finished floor area: 79.80m<sup>2</sup> 858.96 sq ft



# TYPE 5

Plots 12 & 15



## Ground Floor

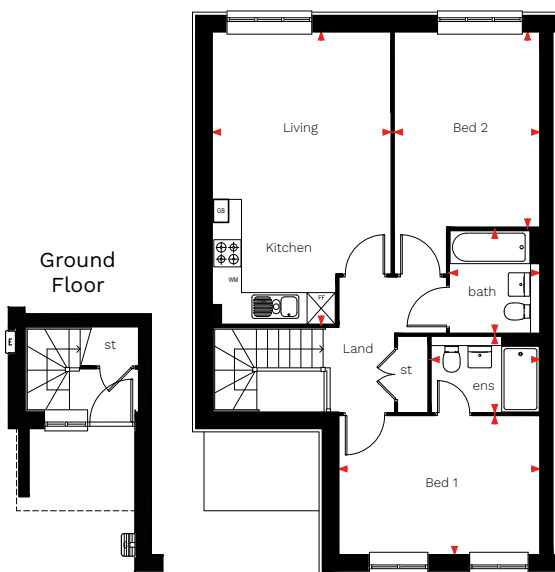
Kitchen/Living	4.66m x 4.30m	15'3" x 14'1"
Bedroom 1	4.25m x 2.67m	13'11" x 8'9"
Ensuite	2.28m x 1.60m	7'6" x 5'3"
Bedroom 2	3.95m x 2.55m	12'11" x 8'4"
Bathroom	2.28m x 1.90m	7'6" x 6'3"

Gross internal finished floor area: 63.17m<sup>2</sup> 679.96 sq ft



# TYPE 6

Plots 14 & 16



### First Floor

Kitchen/Living	6.20m x 3.78m	20'4" x 12'5"
Bedroom 1	4.24m x 2.93m	13'11" x 9'7"
Ensuite	2.29m x 1.62m	7'6" x 5'4"
Bedroom 2	4.13m x 3.07m	13'6" x 10'1"
Bathroom	2.17m x 1.89m	7'1" x 6'2"

Gross internal finished floor area: 72.99m<sup>2</sup> 785.66 sq ft



# SPECIFICATION

## EXTERNAL

- ✓ Tuscan clay tile roofs
- ✓ White UPVC soffits and fascias
- ✓ White weatherboard cladding
- ✓ Capital brown multi stock bricks
- ✓ Mix of garages/carports/allocated parking
- ✓ Grey limestone paving
- ✓ Charcoal brick block paving
- ✓ High quality, secure, low maintenance double glazing

## INTERNAL

- ✓ Contemporary fittings throughout
- ✓ Mixture of carpets and tiled flooring
- ✓ LED/low energy lighting throughout
- ✓ Solid and glass panel doors
- ✓ Wood Strip flooring

## KITCHEN

- ✓ Quartz work tops
- ✓ Shaker style units
- ✓ Integrated Neff appliances

## HEATING & COMFORT

- ✓ Gas central heating
- ✓ Worcester Bosch boiler
- ✓ Compact white radiators
- ✓ Honeywell thermostats and timers

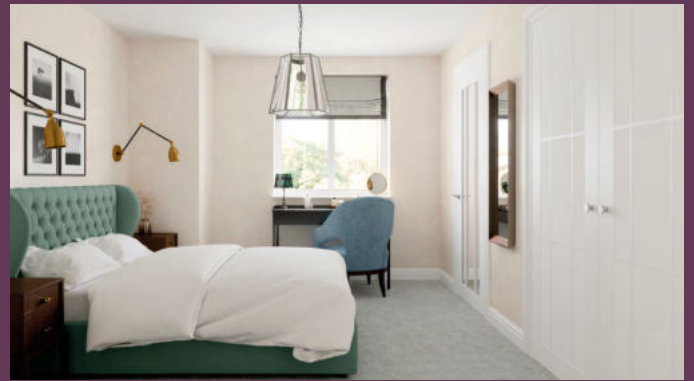
## BATHROOMS & ENSUITES

- ✓ Tiled flooring
- ✓ Mixture of natural oak and French/graphite grey vanity units
- ✓ Classic Chrome Heated Towel Rails
- ✓ Ivory matt shower room tiles

## PEACE OF MIND

- ✓ AHCI - 10 Year New Homes Warranty

We endeavour to improve on our development; therefore, we may occasionally substitute items within this specification.  
Cayuga Homes reserves the right to make these substitutions, as necessary.  
Please ask for further details. Images depict typical Cayuga Homes interiors.

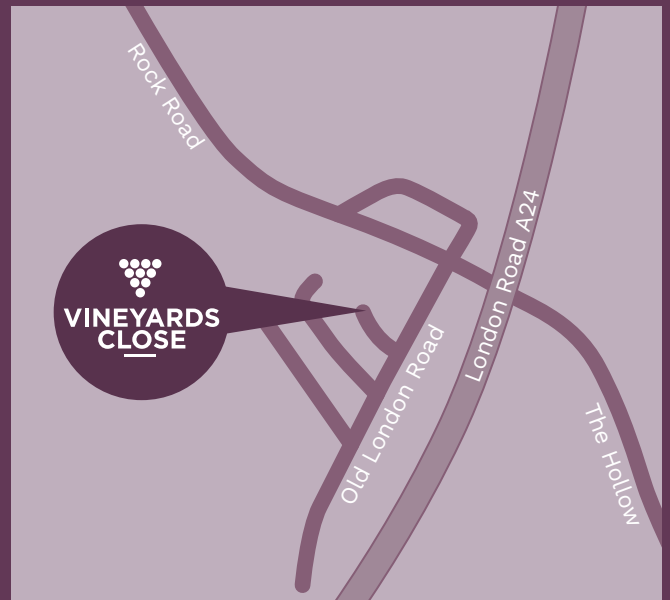


Images are indicative only of final product. All specifications may be subject to change.



# VINEYARDS CLOSE

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A DEVELOPMENT BY



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