

B  R C H
C O U R T
F I T T L E W O R T H



Sigma Homes

LOCATION + QUALITY + DESIGN

The definition of
B E A U T I F U L L I V I N G

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A unique development of just nine luxury homes.





Birch Court offers a rare opportunity to purchase a truly stunning new home. Located in the beautiful South Downs National Park, Fittleworth enjoys an enviable location in the heart of the West Sussex countryside.

Perfectly situated between London and the south coast, this is an ideal and accessible rural retreat for weary commuters.

Sigma Homes is a niche developer with a simple vision: to create stunning, individual developments for discerning buyers in the southeast of England. This approach is based on over 30 years' development experience in a region with some of the most discriminating and demanding purchasers, building thoughtfully designed residences which fuse local architectural vernacular with contemporary design and specification.



A computer generated image of Birch Court.

The hidden gem of
T H E S O U T H C O A S T

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Nestled between Petworth and Pulborough at the foot of the South Downs, this picturesque village offers a spectacular setting, with outstanding views of the River Rother and direct access for Birch Court residents to Fittleworth Common.

This charming village is bordered by woodland and well known for its wonderful range of period properties, set among leafy surroundings. The South Downs has something for everyone to enjoy, including an array of landscapes, wildlife and tranquillity. With many tracks, trails and countryside paths, to discover (including the South Downs Way), outdoor pursuits and breathtaking views are readily accessible. In addition, Fittleworth is just 15 miles from the south coast.

Fittleworth has thriving pre-school groups and a primary school, along with many clubs and societies, a traditional 16th century inn, a well-utilised village hall and two village churches.

Home owners at Birch Court will enjoy being part of an established and friendly, rural community.



Staying WELL CONNECTED



With easily accessible attractions nearby, Fittleworth is ideal for those seeking to have everything at their fingertips. When venturing out of the historic village, both Petworth and Pulborough are in close proximity, offering more comprehensive local shopping.

Pulborough railway station offers frequent services to London and the south coast; services to London Victoria call at Gatwick Airport, approximately 30 miles away from the development.

For leisure pursuits, Goodwood and Fontwell racecourses, West Sussex Golf Club and Parham Gliding Club are all within 12 miles. Sailing is also close by – at Chichester and Littlehampton. The must-see Petworth House and garden, in parkland which has evolved from a small fruit garden of the 16th century, add to the exquisite history of the nearby area. Arundel, with its castle, antique shops, restaurants and annual festival, is also close by. The towns of Chichester and Guildford are 16 and 25 miles away, respectively.



PULBOROUGH STATION

2.6
miles



AMBERLEY STATION

6
miles



GATWICK AIRPORT

30.3
miles



J11 M23 38 mins BY CAR



J10 M25 45 mins BY CAR

4.9 miles
PETWORTH HOUSE

5 miles
WEST SUSSEX GOLF CLUB

7.8 miles
COWDRAY PARK

8.5 miles
ARUNDEL CASTLE

10 miles
FONTWELL RACECOURSE



A unique
L U X U R Y D E V E L O P M E N T
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Birch Court offers a spectacular collection of just nine superior 2, 3 and 4 bedroom homes, with a stylish and contemporary design, finished with meticulous attention to detail and quality, along with a superior specification throughout.

Located in a prominent position in the South Downs, with established plots, Birch Court represents a real hideaway for the discerning purchaser and can make your dream home a reality. Rest assured that you will be delighted with your new home from the day you get the keys.



A computer generated image of Birch Court.

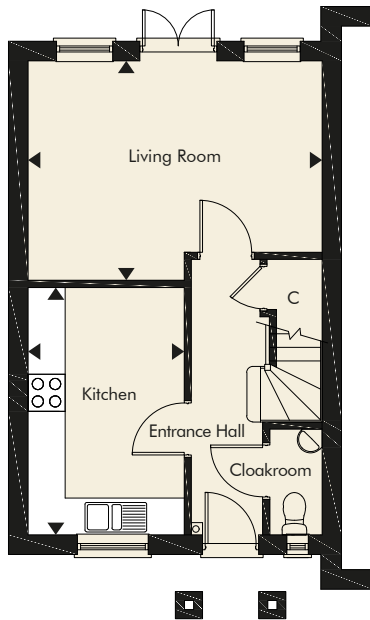


A computer generated image of Birch Court.

H O M E 1

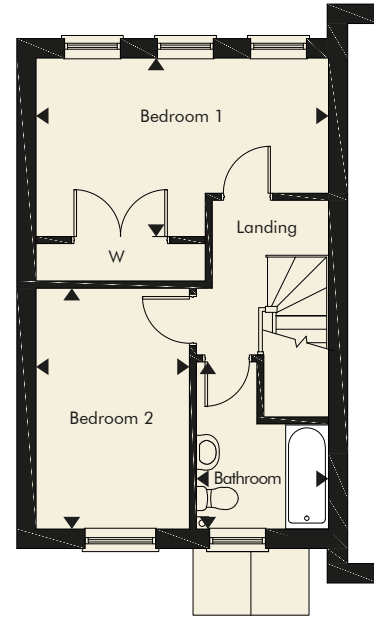


A computer generated image



Ground floor

Living Room	4.77m x 3.56m	15'8" x 11'8"
Kitchen	4.01m x 2.53m	13'2" x 8'4"
Cloakroom	1.70m x 0.90m	5'7" x 2'9"



First floor

Bedroom 1	4.77m x 2.92m	15'8" x 9'7"
Bedroom 2	3.93m x 2.50m	12'11" x 8'2"
Bathroom	2.71m x 2.17m	8'11" x 7'0"

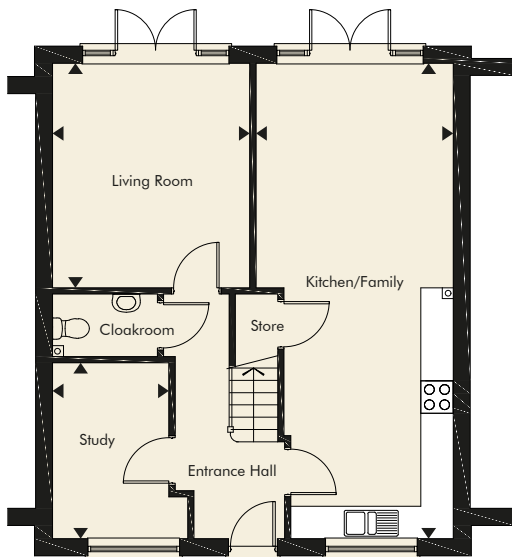
*Measured at 1.5m. All dimensions are accurate to within 50mm.

Furnishings on the above floor plans, including but not exclusive to kitchens, bathrooms, en suites and WC layouts are indicative only and should not be relied upon.

H O M E 2

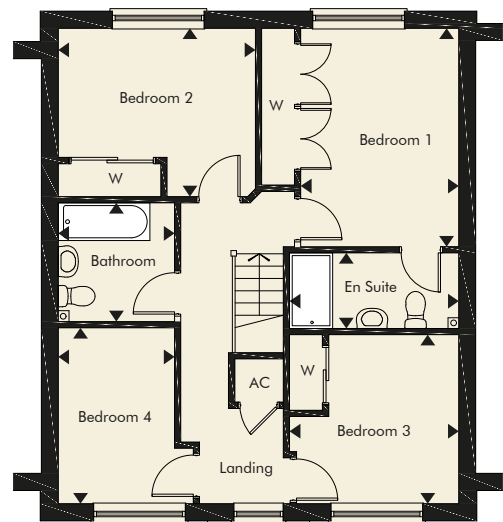


A computer generated image



Ground floor

Living Room	4.16m x 3.65m	13'8" x 11'12"
Kitchen/Family	8.81m x 3.65m	28'11" x 11'12"
Study	3.25m x 2.16m	10'8" x 7'1"
Cloakroom	1.94m x 1.16m	6'4" x 3'10"



First floor

Bedroom 1	4.05m x 2.93m	13'3" x 9'7"
En Suite	3.14m x 1.40m	10'4" x 4'7"
Bedroom 2	3.65m x 3.12m	11'12" x 10'3"
Bedroom 3	3.13m x 3.13m	10'3" x 10'3"
Bedroom 4	3.26m x 2.15m	10'8" x 7'1"
Bathroom	2.20m x 2.15m	7'3" x 7'1"

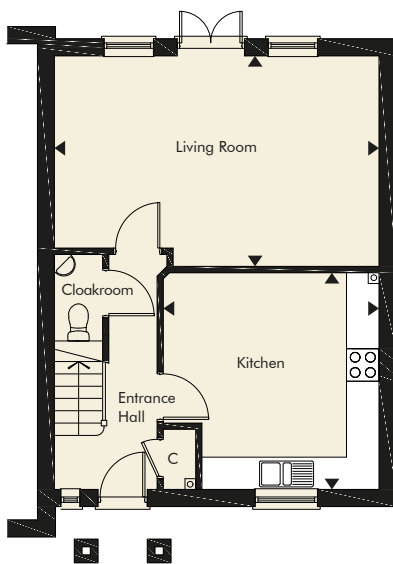
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HOME 3, 7 & 8



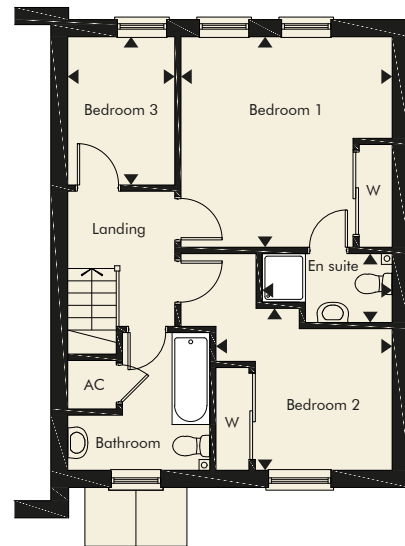
A computer generated image



Homes 7 & 8 have two windows to kitchen

Ground floor

Living Room	6.0m x 3.90m	19'8" x 13'0"
Kitchen	3.99m x 4.01m	13'1" x 13'2"
Cloakroom	1.60m x 0.9m	5'3" x 2'11"



First floor

Bedroom 1	3.99m x 3.90m	13'1" x 12'10"
En Suite	2.40m x 1.28m	7'10" x 4'2"
Bedroom 2	3.26m x 3.0m	10'8" x 9'10"
Bedroom 3	2.74m x 1.96m	8'12" x 6'5"
Bathroom	2.63m x 2.55m	8'8" x 8'4"

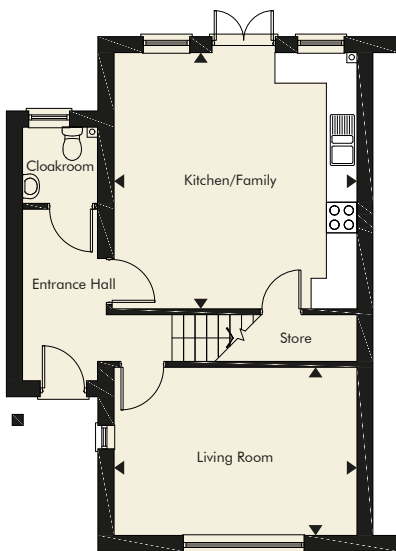
*Measured at 1.5m. All dimensions are accurate to within 50mm.

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H O M E 4 & 5

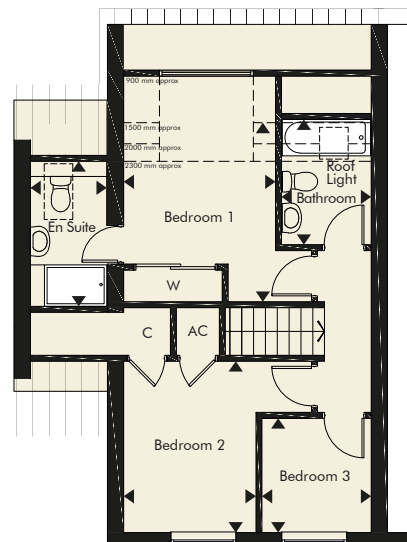


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Ground floor

Living Room	4.77m x 3.30m	15'8" x 10'10"
Kitchen/Family	5.03m x 4.77m	16'6" x 15'8"
Cloakroom	1.50m x 1.47m	4'11" x 4'10"



First floor

Bedroom 1	3.45m x 2.93m	11'4" x 9'7"
En Suite	2.80m x 1.47m	9'2" x 4'10"
Bedroom 2	3.30m x 2.55m	10'10" x 8'4"
Bedroom 3	2.20m x 2.11m	7'3" x 6'11"
Bathroom	2.42m x 1.73m	7'11" x 5'8"

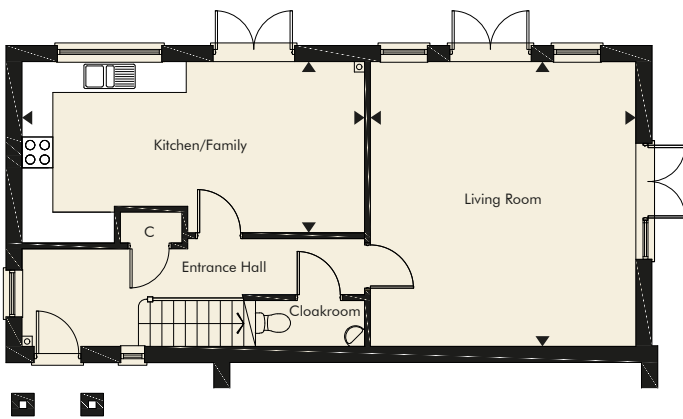
*Measured at 1.5m. All dimensions are accurate to within 50mm.

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H O M E 6

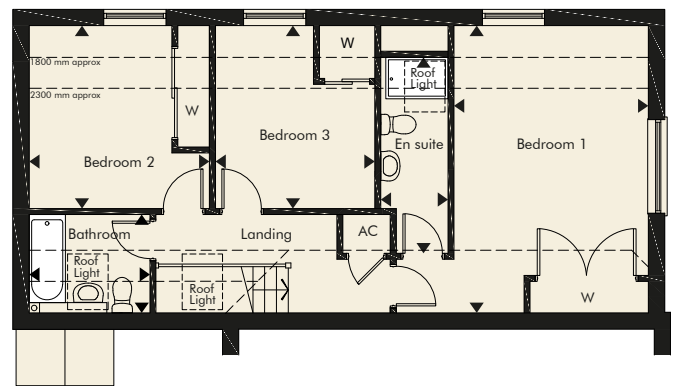


A computer generated image



Ground floor

Living Room	5.55m x 5.17m	18'3" x 16'12"
Kitchen/Family	6.68m x 3.30m	21'11" x 10'10"
Cloakroom	2.13m x 0.9m	6'12" x 2'11"



First floor

Bedroom 1	5.55m x 3.76m	18'3" x 12'4"
En Suite	3.79m x 1.30m	12'5" x 4'3"
Bedroom 2	3.53m x 3.48m	11'7" x 11'5"
Bedroom 3	3.53m x 3.07m	11'7" x 10'1"
Bathroom	2.33m x 1.9m	7'8" x 6'3"

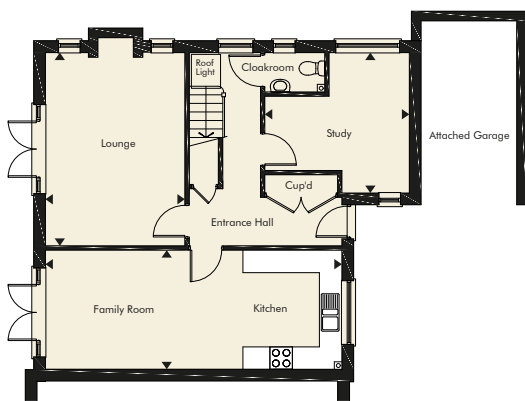
*Measured at 1.5m. All dimensions are accurate to within 50mm.

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HOME 9

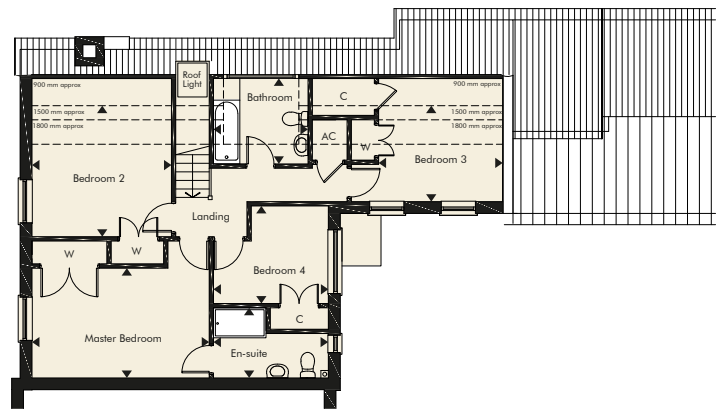


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Ground floor

Living Room	5.16m x 3.72m	16'11" x 12'2"
Kitchen/Family	7.91m x 3.18m	25'11" x 10'5"
Study	3.86m x 3.75m	12'8" x 12'4"
Cloakroom	1.60m x 1.05m	5'3" x 3'5"



First floor

Bedroom 1	4.73m x 2.93m	15'6" x 9'7"
En Suite	3.06m x 1.97m	10'0" x 6'6"
Bedroom 2	3.43m x 3.72m	11'3" x 12'2"
Bedroom 3	3.31m x 2.56m	10'10" x 8'5"
Bedroom 4	3.19m x 3.05m	10'6" x 10'0"
Bathroom	2.52m x 2.28m	8'3" x 7'6"

*Measured at 1.5m. All dimensions are accurate to within 50mm.

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Superlative

S P E C I F I C A T I O N

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KITCHEN

- Contemporary range of fitted units, with choice available, depending on stage of construction
- Under cupboard LED lighting
- Bosch fan oven and combination microwave/oven (home 1 to have an under-counter oven)
- Bosch ceramic hob
- Telescopic extractor hood
- Bosch integrated fridge/freezer
- Bosch integrated dishwasher
- Space for washing machine (integrated washer/dryer in homes 2 and 9)
- Laminate worktops (silestone worktops in homes 2 and 9)

INTERNAL SPECIFICATION

- Contemporary-styled fitted wardrobes to bedrooms where indicated
- Luxury vinyl flooring to kitchen/family room and all bathrooms
- Carpet in remaining areas
- Vertical white-panel internal doors (oak vertical panels in homes 2 and 9)
- Brushed chrome light switches throughout
- LED downlighters or pendant lighting throughout
- Loft access
- TV/telecom point in study, lounge and master bedroom (and family room in homes 2 and 9)

BATHROOMS & EN SUITES

- White sanitaryware
- Chrome brassware
- Ceramic tiling in all en suites and shower area in bathroom
- Heated chrome towel rail

HEATING & COMFORT

- Gas-fired boiler with compact radiators
- Sliding sash/side-hung casement PVCu windows
- Log effect gas fire in home 9

EXTERNAL

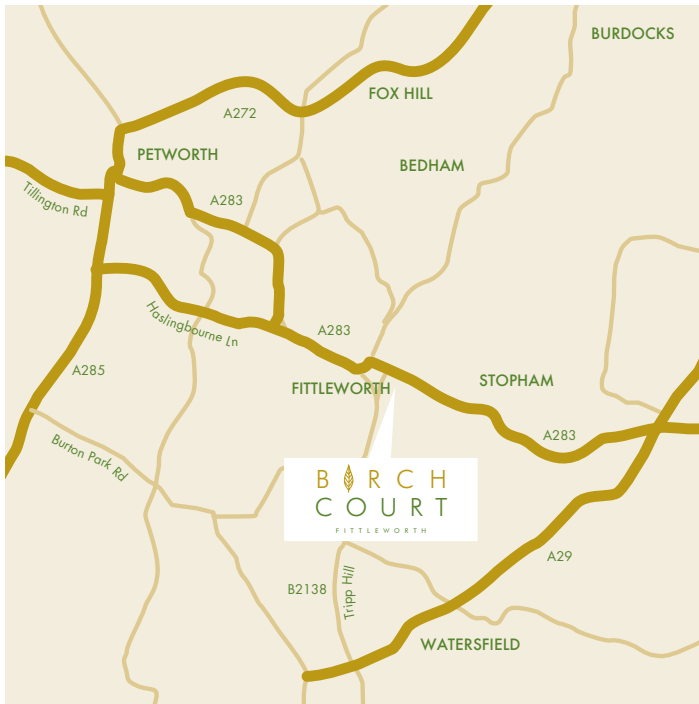
- Car port with PIR lighting
- PIR porch light
- Lighting to rear door and french doors
- Concrete block paving for parking areas
- Patio
- Turfed lawns and soft landscaping

SECURITY & PEACE OF MIND

- 10 year CRL Building Guarantee
- Provision for wireless alarm system
- Mains smoke alarm
- High-security multilocking-system front doors



Birch Court, School Close, Fittleworth, Pulborough RH20 1JD



Sigma Homes
LOCATION + QUALITY + DESIGN

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