

# Mill View

Pagham





# Mill View

Pagham

A taste of local life

[bovishomes.co.uk](http://bovishomes.co.uk)





## Welcome to Mill View

This exciting new development is within walking distance of scenic Pagham Beach on the West Sussex coast and close to Bognor Regis and the historic, cathedral city of Chichester.

The village is home to shops, pubs, sports clubs, schools and Pagham's shingle beach is popular for swimming, yachting, walking and windsurfing. The RSPB's peaceful 1400-acre Pagham Harbour Nature Reserve is a haven for wildlife.

The lively resort of Bognor Regis is approximately 3 miles away and charming Chichester with its Roman ruins and 900-year-old cathedral, is less than 6 miles. The rolling South Downs National Park is only a half hour drive.

The B2166 links Pagham to Bognor Regis and to Chichester. From there you can join the A27, the coastal trunk that connects Eastbourne with Southampton. It also gives access

to the A3(M) and M275 and M27 at Portsmouth. From Chichester trains run regularly to Brighton, London Victoria, Gatwick Airport, Portsmouth and Southampton.

Our range of 2, 3 and 4 bedroom homes embrace contemporary design, while retaining classic architecture and traditional build quality. They include popular features such as open-plan living areas, stylish fitted kitchens, bi-fold doors and spacious master bedrooms with en suites.

So, if you're looking for a quality new home close to the West Sussex coast your search ends here!



# The perfect position


## Education for everyone

There's a pre-school just half a mile from Mill View and Rose Green Infant School for 4 to 7-year-olds is only a 10-minute walk. For 7 to 11-year-olds also Rose Green Junior School is just 1 mile away.

For senior pupils The Regis School with Sixth Form, caters for 11 to 18-year-olds as does Felpham Community College, both in Bognor Regis. Chichester has a number of independent prep schools, including Oakwood School, The Prebendal School and Westbourne House School, as well as its university.

**Rose Green Infant School**  
0.5 miles | 9 mins walk

9 mins




**Rose Green Junior School**  
0.4 miles | 8 mins walk

8 mins



**Pagham Beach**  
1.6 mile | 32 mins walk

32 mins




**The Regis School**  
2.3 miles | 7 mins drive

7 mins




**Bognor Regis Promenade**  
3.1 miles | 7 mins drive

7 mins



**Goodwood Motor Circuit**  
6.2 miles | 12 mins drive

12 mins



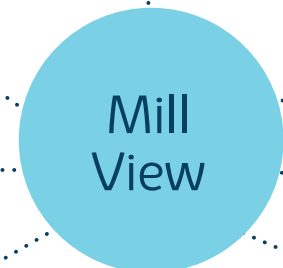
**Pagham Harbour Nature Reserve**  
7.8 miles | 14 mins drive

14 mins



**Avisford Park Recreation Ground and Park**  
0.6 miles | 11 mins walk

12 mins



# Personalise your new home with upgrades and extras from our **Select** range, where the choice is yours

Customise your kitchen with stylish worktops and the latest modern appliances and personalise your bathrooms with stunning ceramics.

Using the **Select** range there are various options allowing you to create your perfect property which is truly unique to you.

You can personalise every space in your home from kitchen cupboards and electrics to built in wardrobes and if you have a preference for flooring, you can select from our diverse range that includes luxurious carpets, stylish Karndean, ceramics and vinyl.

Pick up a **Select** brochure sales consultant today to find an extensive list of items available, including:

- Quartz or Granite worktops
- A selection of kitchen packages including integrated appliances
- Flooring
- Built-in wardrobes
- Upgraded tiling and many more!

The choice is yours - with **Select**.



## Purchase assistance schemes

Wherever you are in the home-buying market - a first-time buyer, looking to step up the property ladder or a downsizer - we have a variety of great purchase assistance schemes!

### Smooth Move

Are you an existing home owner? Our Smooth Move service is designed to help you sell your old property quickly so that you can make the move into a brand new Bovis Home. We'll deal with the estate agents on your behalf, and even pay the estate agents' fees when your house is sold!

### Home Exchange

Are you an existing home owner? Our Home Exchange scheme is the simple way to make sure you don't lose out on your brand new Bovis Home - and saves you time and money along the way. We'll buy your property at market value, therefore there are no last minute 'drop-outs', you avoid estate agents fees, and there are no price renegotiations late in the day!

### Key Worker

Helping essential key workers get on the housing ladder with assistance from Bovis Homes and access to purchase assistance schemes requiring as little as a 5% deposit.

### Armed Forces

**TRINITY**

Helping members of the Armed Forces to own a home with assistance from Bovis Homes, the government and the Ministry of Defence.

# Mill View

Hook Lane, Pagham

PO21 3PB

01243 684280

## From Bognor Regis

- Take Belmont Street, leaving Bognor Regis, turning right on to The Esplanade
- Continue onwards on to Aldwick Rd / B2166
- At Aldwick Road Roundabout, take the 2nd exit, continuing along Aldwick Rd / B2166
- At the roundabout, take the 2nd exit, continuing along Aldwick Rd / B2166
- At the roundabout, take the 3rd exit, onto Gossamer Lane
- Turn left onto Hook Lane
- Mill View will be found on your right hand side



When you have finished with this leaflet please recycle it.

Cover photograph of Pagham. Not view from the development. The streetscene has been produced for illustrative purposes only, please check the details of the homes you are interested in with the sales consultant.

**Bovis Homes Limited, South East region**  
Linden House, Guards Avenue, Caterham, Surrey CR3 5XL. Telephone: 01883 334400

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DS03959 / 04.24

**Bovis  
Homes** 

# Mill View

## Pagham

### 2 bedroom home

 The Holly

### 3 bedroom bungalow

 The Cedar

### 3 bedroom home

 The Spruce

### 4 bedroom home

 The Chestnut

 The Aspen

 The Maple

 The Mulberry

### Pre-sold homes

 1 and 2 bedroom homes

 2 bedroom homes

 3 bedroom homes

 4 bedroom homes

bbs bin and bicycle store  
 bcp bin collection point  
 ps pumping station  
 ss substation  
 v visitor space



This plan has been produced for home identification purposes only and may be subject to change. Please check the details of your chosen plot and house type with the sales consultant. Development layout plan correct at time of going to print.

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 DS11859 / 10.24



# The Holly

2 bedroom home

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Homes** 



# The Holly

2 bedroom home

Ground floor	metres	feet / inches
Kitchen / dining room	4.74 x 3.25	15' 7" x 10' 7"
Sitting room	3.73 x 3.67	12' 3" x 12' 0"

## First floor

Bedroom 1	3.61 x 3.28	11' 10" x 10' 9"
Bedroom 2	4.74 x 3.41	15' 7" x 11' 2"

## The Holly | X204 02 Pagham |

This floorplan has been produced for illustrative purposes only. Room sizes shown are between arrow points as indicated on plan. The dimensions have tolerances of + or -50mm and should not be used other than for general guidance. If specific dimensions are required, enquiries should be made to the sales consultant.

\* Windows apply to selected plots only. Please see sales consultant for further details.

ovn	oven	ldr	larder
h	hob	ffzs	fridge freezer space
ds	dishwasher space	cup'd	cupboard
ws	washing machine space	◀ ▶	measuring points

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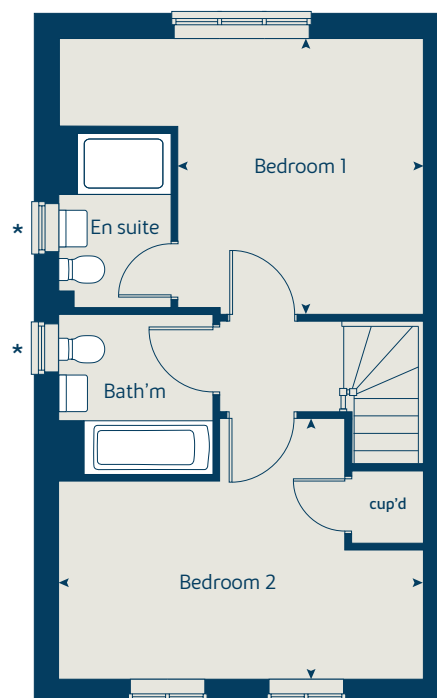
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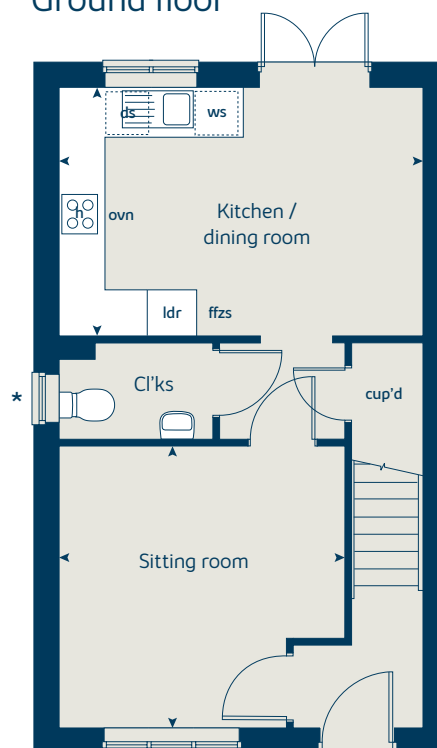
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## First floor



## Ground floor





# The Cedar

3 bedroom home

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# The Cedar

## 3 bedroom home

Ground floor	metres	feet / inches
Kitchen / dining area	6.76 x 4.57	22' 2" x 14' 11"
Bedroom 1	3.86 x 2.94	12' 8" x 9' 11"
Bedroom 2	4.44 x 3.19	14' 7" x 10' 6"
Bedroom 3	3.04 x 2.69	10' 0" x 8' 10"

### The Cedar | Pagham |

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ovn	oven	ffzs	fridge freezer space
h	hob	w	wardrobe
ds	dishwasher space	cup'd	cupboard
ws	washing machine space	◀ ▶	measuring points

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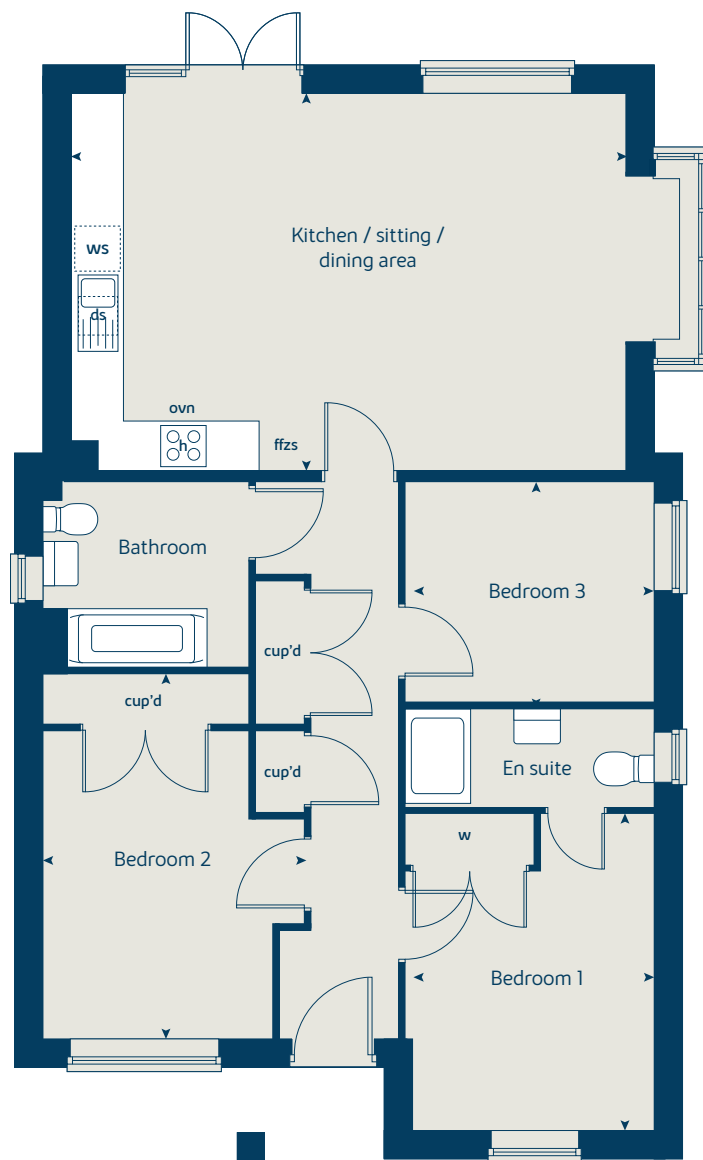
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### Ground floor





# The Spruce

3 bedroom home

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# The Spruce

## 3 bedroom home

Ground floor	metres	feet / inches
Kitchen	3.16 x 2.69	10' 4" x 8' 9"
Dining area	3.14 x 2.37	10' 3" x 7' 9"
Sitting room	5.53 x 3.32	18' 1" x 10' 10"

### First floor

Bedroom 1	5.53 x 3.35	18' 2" x 11' 0"
Bedroom 2	3.60 x 3.27	11' 10" x 10' 9"
Bedroom 3	3.65 x 2.19	12' 0" x 7' 2"

### The Spruce | X307 (IF) 01 Pagham |

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\* Door and windows apply to selected plots only. Please see sales consultant for further details.

- ① Alternative ground floor layout applies to selected plots only. Please see sales consultant for further details.
- ② Alternative ground floor layout applies to selected plots only. Please see sales consultant for further details.

ovn	oven	ffzs	fridge freezer space
h	hob	w	wardrobe
ds	dishwasher space	cup'd	cupboard
ws	washing machine space	<>	measuring points

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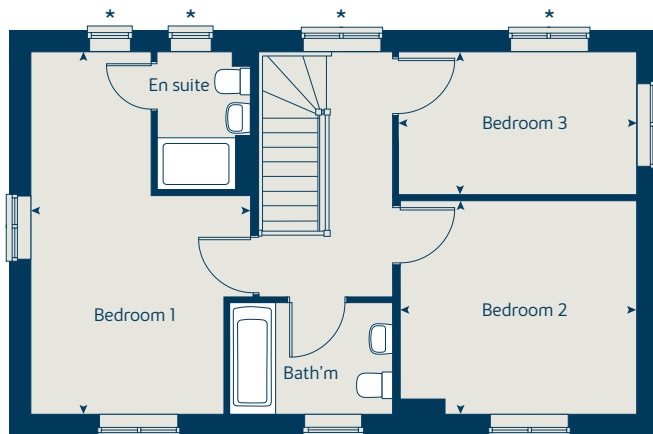
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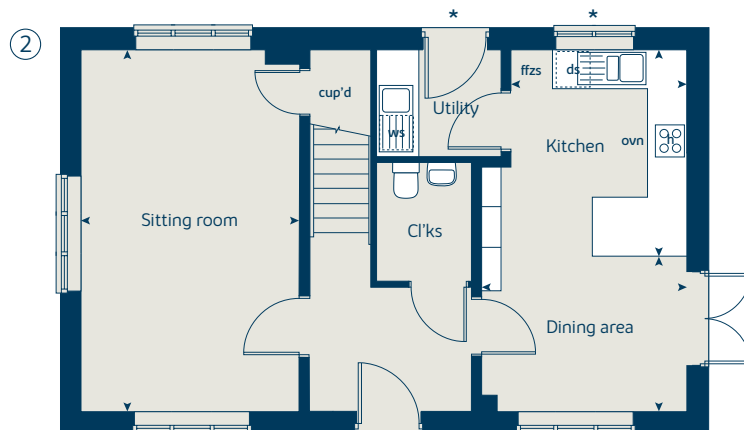
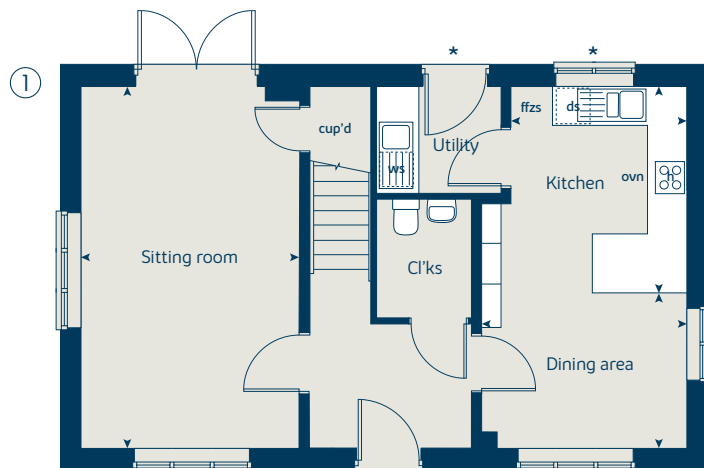
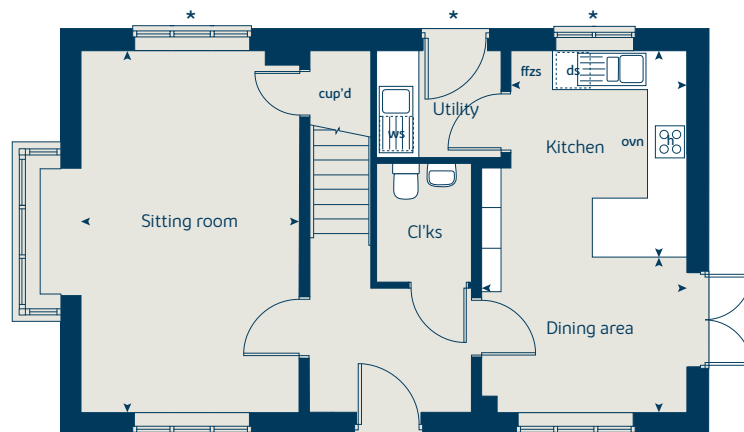
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### First floor



### Ground floor





# The Cypress

3 bedroom home

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# The Cypress

## 3 bedroom home

Ground floor	metres	feet / inches
Kitchen / dining area	5.52 x 3.12	18' 1" x 10' 2"
Sitting room	4.42 x 3.40	14' 6" x 11' 2"

### First floor

Bedroom 1	4.12 x 3.28	13' 6" x 10' 9"
Bedroom 2	3.28 x 2.83	10' 9" x 9' 3"
Bedroom 3	3.53 x 2.18	11' 7" x 7' 2"

### The Cypress | X308 (IF) 01 Pagham |

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\* Window applies to selected plots only. Please see sales consultant for further details.

ovn	oven	ffzs	fridge freezer space
h	hob	cup'd	cupboard
ds	dishwasher space	◀ ▶	measuring points
ws	washing machine space		

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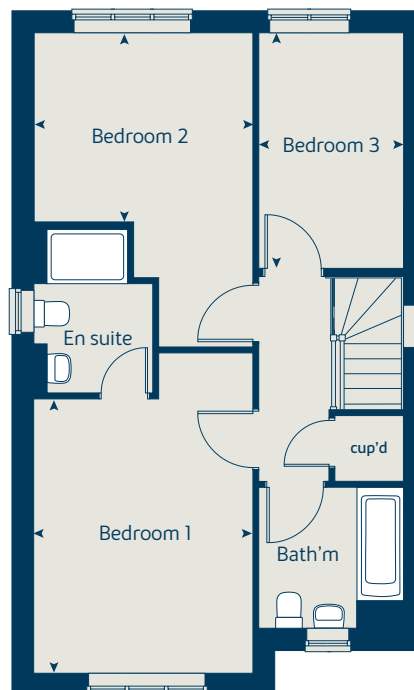
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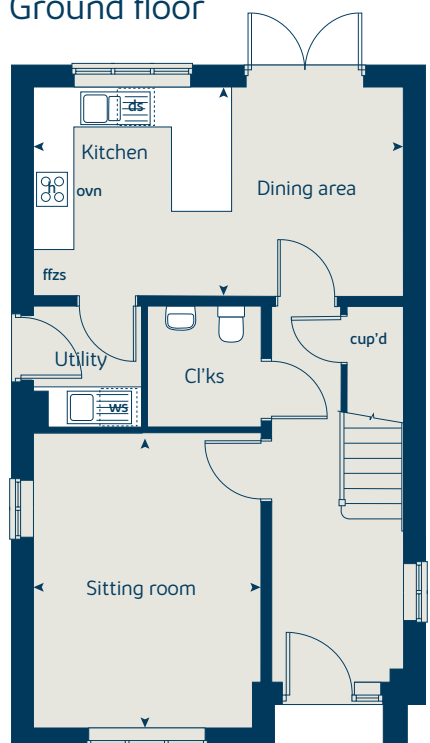
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## First floor



## Ground floor





# The Chestnut

4 bedroom home

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# The Chestnut

## 4 bedroom home

Ground floor	metres	feet / inches
Kitchen	3.91 x 3.04	12' 10" x 10' 0"
Dining / family area	4.59 x 2.96	15' 1" x 9' 8"
Sitting room	4.99 x 3.40	16' 4" x 11' 2"
Study	3.42 x 1.81	11' 3" x 5' 11"

### First floor

Bedroom 1	4.49 x 3.24	14' 9" x 10' 7"
Bedroom 2	3.44 x 3.38	11' 3" x 11' 1"
Bedroom 3	3.42 x 2.31	11' 2" x 7' 7"
Bedroom 4	3.21 x 2.37	10' 6" x 7' 9"

### The Chestnut | X413 01 Pagham |

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\* Bay window applies to selected plots only. Please see sales consultant for further details.

① Alternative ground floor applies to selected plots only. Please see sales consultant for further details.

Please note: smaller side windows apply to plot 30. Please see sales consultant for further details.

ovn	oven	ffzr	fridge freezer
h	hob	w	wardrobe
ds	dishwasher space	cup'd	cupboard
ws	washing machine space	◀ ▶	measuring points
ldr	larder		

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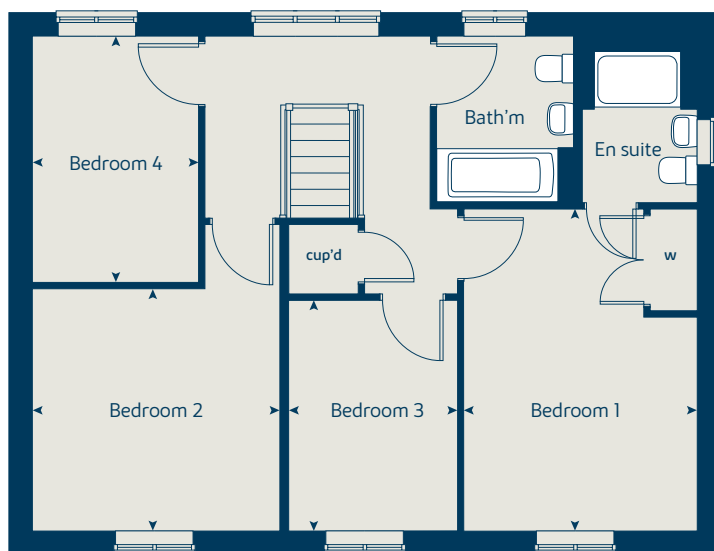
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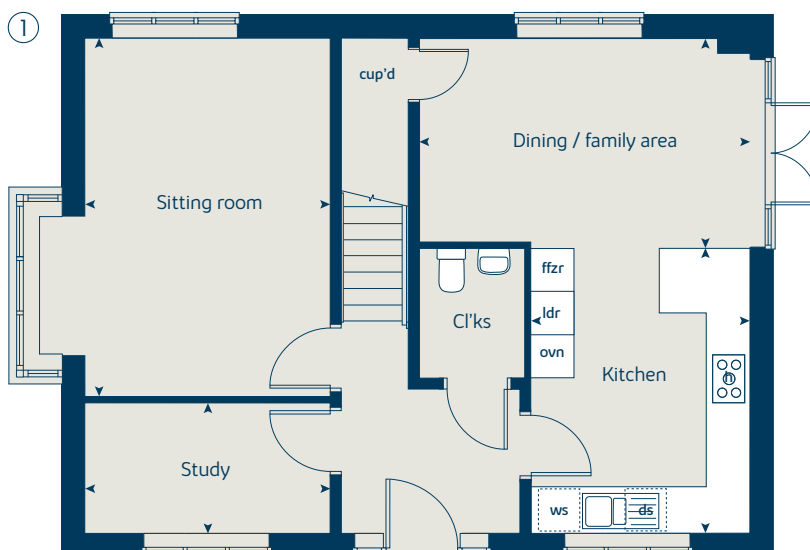
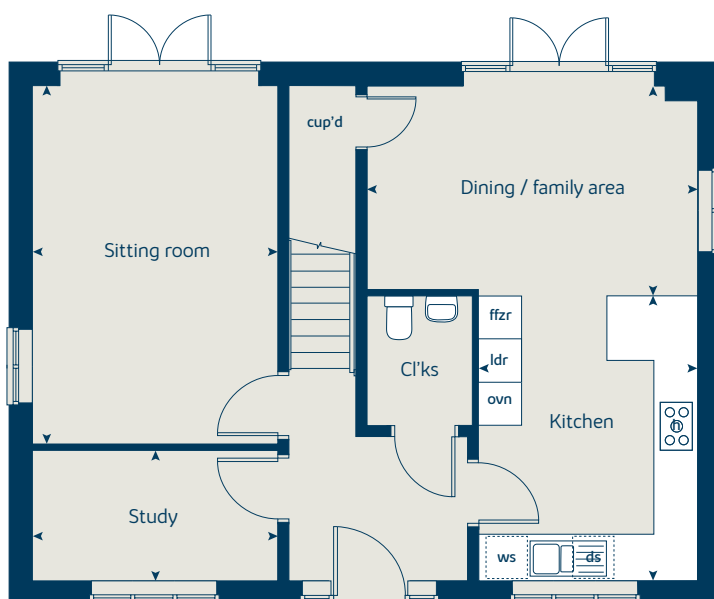
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## First floor



## Ground floor





# The Aspen

4 bedroom home

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# The Aspen

4 bedroom home

Ground floor	metres	feet / inches
Kitchen / dining area	7.77 x 3.38	25' 6" x 11' 1"
Sitting room	5.04 x 3.39	16' 6" x 11' 1"
Study	2.04 x 2.03	6' 8" x 6' 8"

## First floor

Bedroom 1	4.53 x 3.83	14' 10" x 12' 7"
Bedroom 2	3.87 x 3.12	12' 8" x 10' 3"
Bedroom 3	4.08 x 2.43	13' 5" x 8' 0"
Bedroom 4	3.62 x 2.47	11' 11" x 8' 1"

## The Aspen | X414 (IF) 01 Pagham |

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ovn	oven	ldr	larder
h	hob	w	wardrobe
ds	dishwasher space	cup'd	cupboard
ws	washing machine space	< >	measuring points
ffzr	fridge freezer		

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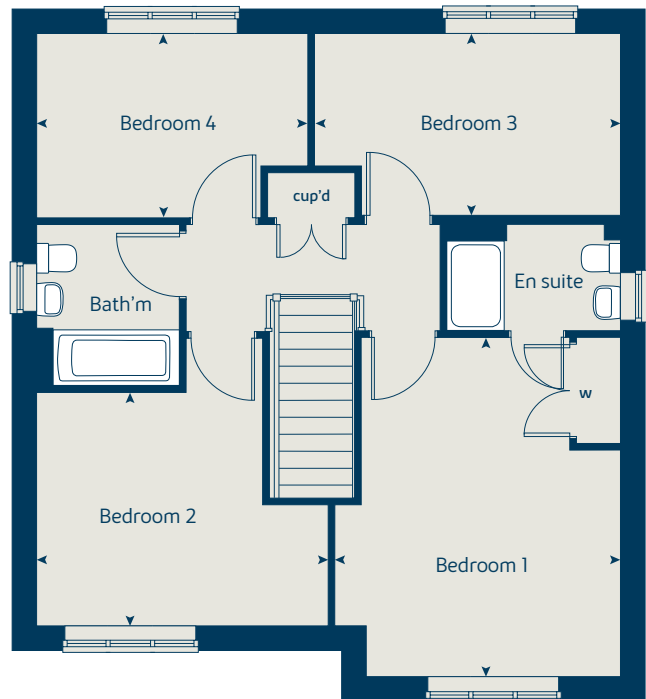
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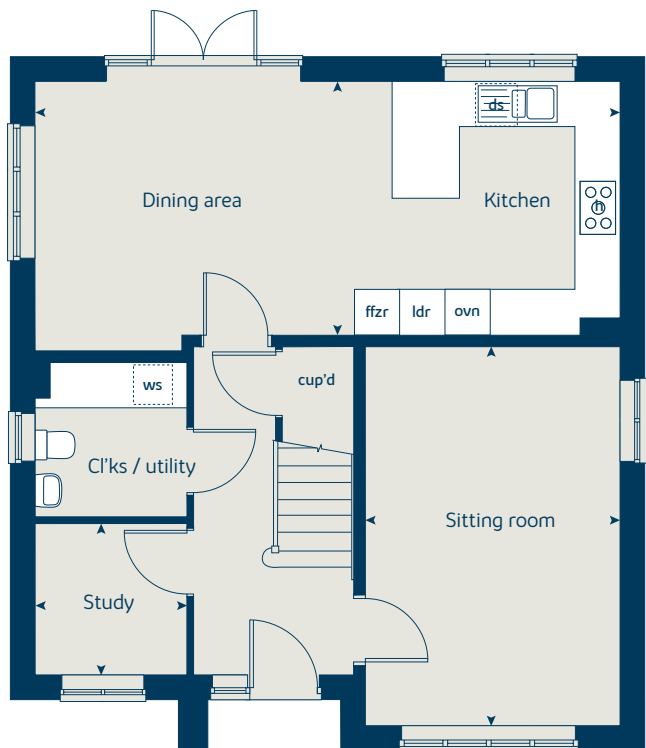
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## First floor



## Ground floor





# The Maple

4 bedroom home

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# The Maple

## 4 bedroom home

Ground floor	metres	feet / inches
Kitchen	3.74 x 3.50	12' 3" x 11' 6"
Family / dining area	7.30 x 3.09	23' 11" x 10' 1"
Sitting room	4.51 x 3.50	14' 10" x 11' 5"
Study	2.50 x 2.31	8' 2" x 7' 7"

### First floor

Bedroom 1	6.58 x 3.50	21' 6" x 11' 5"
Bedroom 2	3.66 x 3.57	12' 0" x 11' 5"
Bedroom 3	4.18 x 2.91	13' 9" x 9' 7"
Bedroom 4	2.95 x 2.92	9' 8" x 9' 7"

### The Maple | X416 01 Pagham |

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\* Window applies to selected plots only. Please see sales consultant for further details.

① Alternative side elevation applies to selected plots only. Please see sales consultant for further details.

ovn	oven	cyl	hot water cylinder
h	hob	w	wardrobe
dw	dishwasher	cup'd	cupboard
ws	washing machine space	◀ ▶	measuring points
ffzr	fridge freezer		

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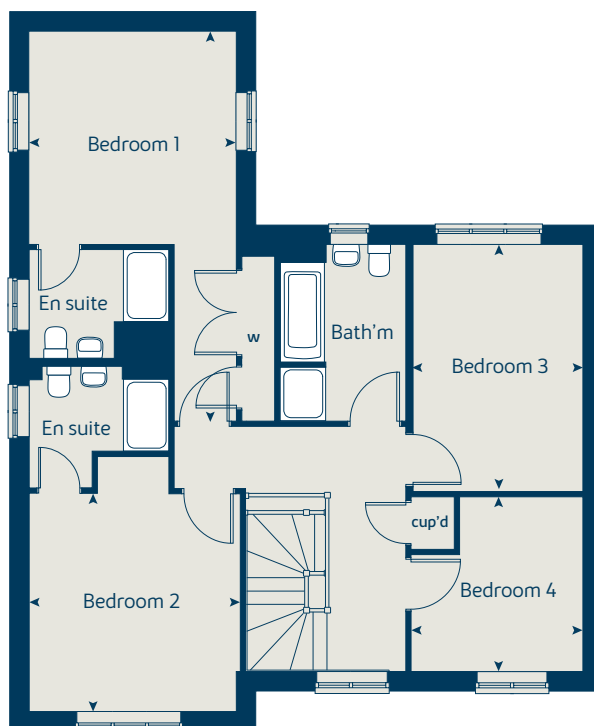
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### First floor



### Ground floor





# The Mulberry

4 bedroom home

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# The Mulberry

## 4 bedroom home

Ground floor	metres	feet / inches
Kitchen / dining room	8.17 x 3.54	26' 10" x 11' 7"
Sitting room	4.70 x 3.72	15' 5" x 12' 3"
Study	3.44 x 2.35	11' 3" x 7' 8"

### First floor

Bedroom 1	3.72 x 3.36	12' 3" x 11' 0"
Bedroom 2	3.66 x 3.45	12' 1" x 11' 4"
Bedroom 3	4.34 x 2.96	14' 3" x 9' 8"
Bedroom 4	3.76 x 2.59	12' 4" x 8' 6"

### The Mulberry | X418 Pagham |

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ovn	oven	ffzr	fridge freezer
h	hob	w	wardrobe
ds	dishwasher space	cup'd	cupboard
ws	washing machine space	◀ ▶	measuring points

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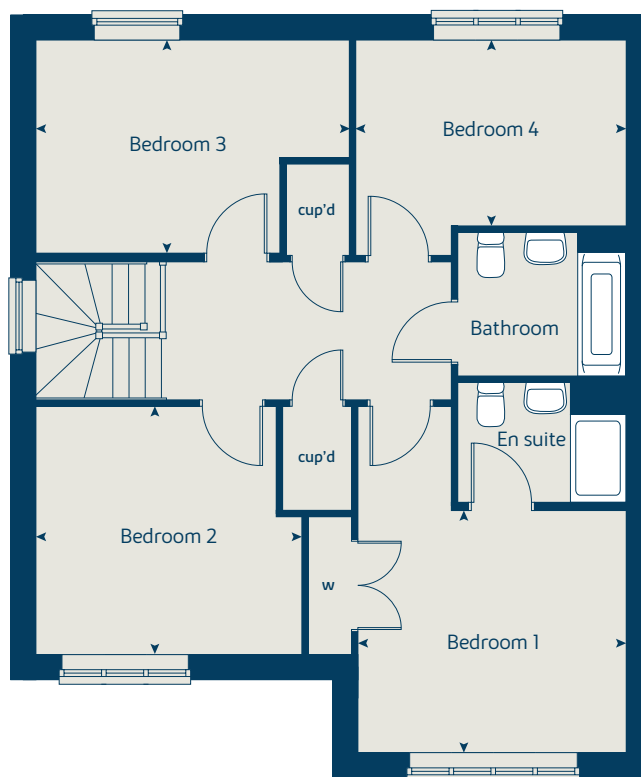
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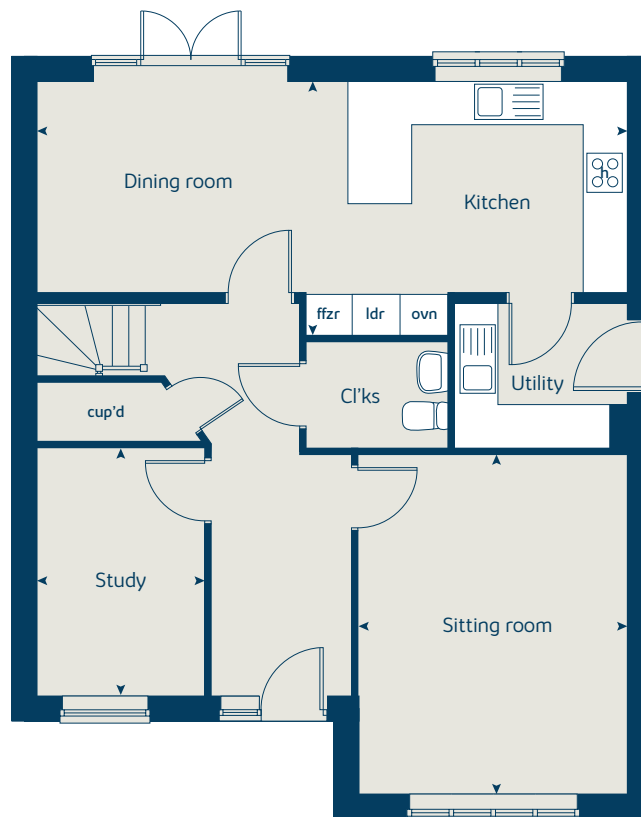
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### First floor



### Ground floor





# Mill View

Pagham

Specification

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**Bovis  
Homes** 



# Mill View

## Pagham

Use this guide to see what features are included in your new home. Your sales consultant will be happy to discuss the **Select** range of extras available.



2 bedroom  
The Holly  
3 bedroom  
The Spruce  
The Cypress  
The Cedar  
4 bedroom  
The Chestnut  
The Aspen  
The Maple  
The Mulberry

### Kitchen

Choice of Standard fitted kitchen (doors and worktops)	■	■	■	■	■	■	■
Choice of Premium fitted kitchen (doors and worktops)						■	■
Stainless steel sink and drainer (single bowl) with chrome mixer tap	■						
Stainless steel sink and drainer (single and a half bowl) with chrome mixer tap		■	■	■		■	■
Stainless steel sink and drainer (single bowl) with chrome mixer tap in utility		■	■			■	■
Hotpoint hob (60cm) with built-in single underoven, with stainless steel splashback and curved glass chimney hood	■	■	■	■			
Hotpoint hob (75 cm) with built-in double high level oven, with glass splashback and curved glass chimney hood					■	■	
Bosch (75cm) hob with built-in double oven at high level, with glass splashback and stainless steel pyramid chimney hood						■	■
Pre-wired for under-unit lighting option	■	■	■	■	■	■	
LED under-unit flexible strip lighting						■	■
Fridge / freezer space	■	■	■	■			
Integrated (Indesit) 50 / 50 fridge freezer					■	■	■
Space for integrated dishwasher with plumbing and electrics (inc. removable base unit)	■	■	■	■	■	■	■
Space for washing machine with plumbing and electrics in utility		■	■			■	■
Space for washing machine with plumbing and electrics in kitchen	■			■			

### Bathrooms and en suite(s)

Ideal Standard contemporary white Studio Echo sanitary ware suite	■	■	■	■			
Ideal Standard contemporary white Concept Air sanitary ware suite with Aqua blade WC technology					■	■	■
Ideal Standard close coupled WC to cloakroom	■	■	■	■	■	■	■
Ideal Standard low profile shower tray with glass enclosure	■	■	■	■	■	■	■
Handheld hair wash attachment	■	■	■	■	■	■	■
Walk in shower in en suite to selected bedrooms						■	■
Choice of standard Porcelanosa wall tiling (splashback, half-height over bath, and full-height to shower cubicle)*	■	■	■	■	■	■	
Choice of standard Porcelanosa wall tiling (half-height to walls with fitted sanitary ware, half-height over bath, and full-height to shower cubicle)*							■
Shaver socket / toothbrush charger to main en suite	■	■	■	■	■	■	■
Chrome bezel LED bulkhead to bathroom and en suite(s)	■	■	■	■	■	■	■
Chrome towel warmer to bathroom					■	■	■
Chrome towel warmer to en suite(s)					■	■	■

### Doors and Windows

Front door with multi-point security locking system and security chain	■	■	■	■	■	■	■
Chrome front door numbers	■	■	■	■	■	■	■
PVCu double glazing to windows	■	■	■	■	■	■	■
Double glazed PVCu French doors	■	■	■	■	■	■	■
Internal doors to be Cottage style pre-primed with Brass Satin finish handles	■	■	■	■	■	■	■
Paving outside French / bi-fold door and path to garage personnel door (where applicable)	■	■	■	■	■	■	■

### General

White painted walls and smooth white ceilings	■	■	■	■	■	■	■
Combined usb / double sockets in kitchen and bedroom 1	■	■	■	■	■	■	■
Multi-media point in living room	■	■	■	■	■	■	■
TV point to bedroom 1 and family room (where applicable)	■	■	■	■	■	■	■
Master telephone socket (plus to study where shown)	■	■	■	■	■	■	■
Gas central heating with wall mounted combi-boiler, programme selector and room thermostat(s)	■	■	■	■	■	■	■
Gas central heating with wall mounted boiler and separate hot water cylinder, programme selector and room thermostat(s)						■	
Thermostatic valves to all radiators (with the exception of rooms with separate thermostat control)	■	■	■	■	■	■	■
Fitted external tap	■	■	■	■	■	■	■
External light fitted to front porch and wiring for external light to rear door	■	■	■	■	■	■	■
Mains operated doorbell (push), satin chrome finish	■	■	■	■	■	■	■
Mains wired smoke detectors with battery back-up	■	■	■	■	■	■	■
Battery powered Carbon Monoxide detector (wall mounted) to be provided for each floor	■	■	■	■	■	■	■
Power and lighting to 'on plot' garage (where applicable)	■	■	■	■	■	■	■
Enclosed fenced rear garden, and garden gate (where applicable)	■	■	■	■	■	■	■
Landscaped front gardens	■	■	■	■	■	■	■
NHBC Buildmark cover	■	■	■	■	■	■	■
First two years' customer service support from Bovis Homes	■	■	■	■	■	■	■

■ Fitted as standard - included in the property  
\* Subject to stage of construction

## So much choice...

Part of the excitement of buying a new home is the thrill of being the first person to live in the property and having a brand new contemporary kitchen and modern bathroom. Our premium brand partners ensure that all of our fixtures and fittings comply with the latest Government building regulations and only branded appliances are installed in your new home.

Once you know what specification comes included, you'll have a choice from our specially selected tiles for your kitchen and bathrooms, as well as kitchen worktops and cupboard doors. You can then use the Bovis Homes **Select** brochure to add the finishing touches to your home to make it extra special for you!

From personalising your bathrooms with stunning ceramics, or adding smooth sliding wardrobes to your master bedroom, there are a wide range of additional options and upgrades available.

The availability of items is subject to the stage of build, and can vary by development and house type. Our sales consultants will be happy to provide guidance.



When you have finished with this leaflet please recycle it.

The specification shown in this leaflet is correct at the time of going to press. Bovis Homes is continually reviewing and updating the specification on all housetypes and therefore reserves the right to change specification details. Photographs depict a typical Bovis Homes interior and may include optional upgrades. For full details regarding current specification and finishes, for the plots you are interested in, please refer to our sales consultant.

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