



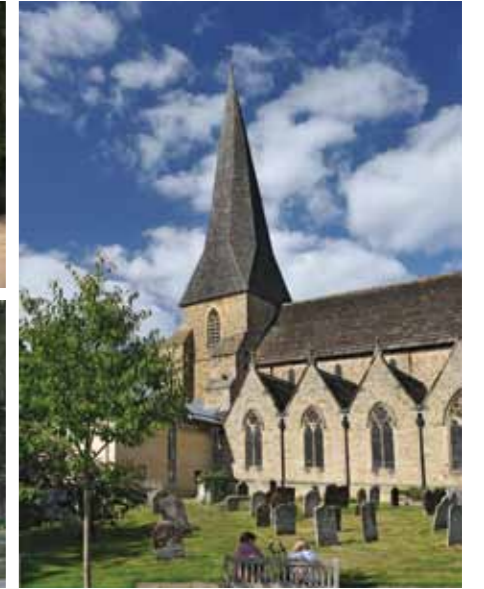
THE CHASE

HORSHAM



Welcome

The Chase is well placed with easy access to the town centre and train station. Horsham is centrally located in the West Sussex South Downland and Weald landscape, just one hour by train from Central London and forty minutes by car to the south coast.



Out & about

The Medieval Churches and picturesque village greens, Tudor buildings, historic houses and gardens are some of the attractions that this award winning town surrounded by tranquil beauty and glorious countryside has to offer.

The thriving Market Square and The Carfax holds open-air markets on Saturdays and at The Bishopric on Thursdays, selling local produce, arts & crafts and antiques. In addition to these attractions, the town centre's modern and busy shopping mall encourages every day indulgence offering retail therapy; well known High Street stores, supermarkets and specialist shops can be found in and around Swan Walk.

For leisure opportunities and entertainment, The Capitol is one of the County's leading Arts and Entertainment venues, showing the latest films and a range of exhibited artwork. In addition, Horsham Park is adorned with formal gardens, coffee shop, live music, a children's play area plus a wide variety of outdoor facilities and sports pursuits. The local leisure centre includes health and fitness facilities with both indoor and outdoor swimming pools.

The local area is also surrounded by various private and municipal golf courses. Eateries are plentiful with a range of al fresco cafes, Oriental, Asian and modern European restaurants, wine

bars and public houses offering cuisine to suit all ages and every palate. The Chase is ideally situated for Independent and State Schools, covering all ages from junior to senior level and the Central Sussex College offers further education with various campuses scattered throughout neighbouring towns.

Home finder

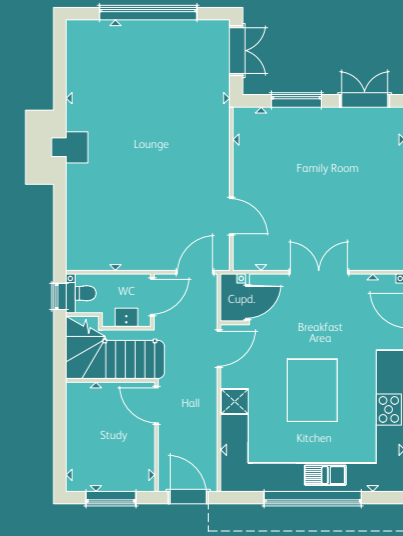


- A** Sandpiper
- B** Lapwing
- C** Skylark

Sandpiper

THE CHASE

Lounge	3.89m x 5.97m (12'9" x 19'7")
Family Room	4.08m x 3.87m (13'5" x 12'8")
Kitchen/Breakfast	4.38m x 5.17m (14'4" x 17'0")
Study	2.07m x 2.58m (6'10" x 8'5")
Master Bedroom	3.72m x 3.84m (12'3" x 12'7")
Bedroom 2	4.45m x 3.42m (14'7" x 11'3")
Bedroom 3	3.99m x 3.69m (13'0" x 12'1")
Bedroom 4	3.65m x 2.65m (12'0" x 8'8")



GROUND FLOOR



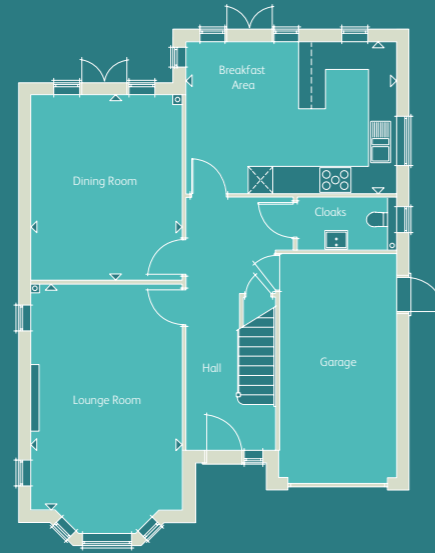
FIRST FLOOR



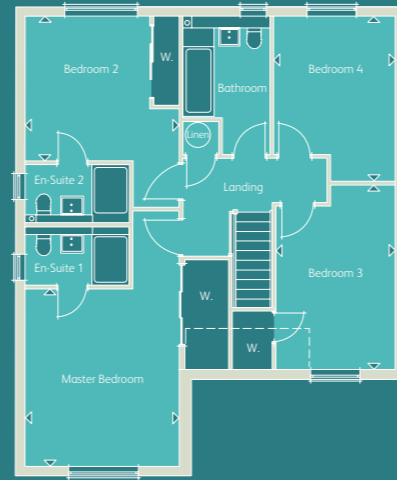
Lapwing

THE CHASE

Lounge	3.66m x 5.46m (12'0" x 17'11")
Kitchen/Breakfast	5.08m x 3.68m (16'8" x 12'1")
Dining	3.67m x 4.48m (12'0" x 14'8")
Master Bedroom	3.71m x 4.30m (12'2" x 14'1")
Bedroom 2	3.71m x 3.49m (12'2" x 11'5")
Bedroom 3	2.87m x 4.47m (9'5" x 14'7")
Bedroom 4	2.92m x 3.98m (9'6" x 13'0")



GROUND FLOOR

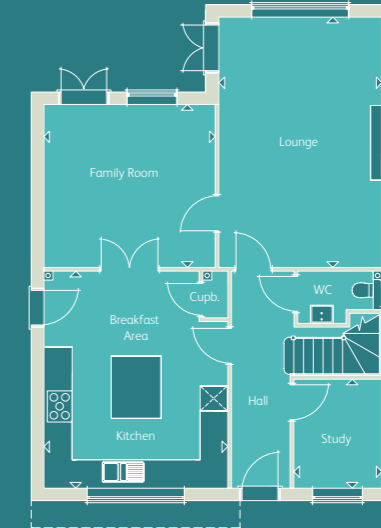


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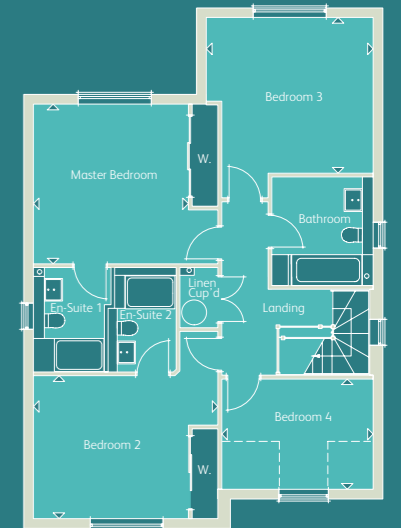
Skylark

THE CHASE

Lounge	3.89m x 5.97m (12'9" x 19'7")
Family Room	4.08m x 3.87m (13'5" x 12'8")
Kitchen/Breakfast	4.38m x 5.17m (14'4" x 17'0")
Study	2.07m x 2.58m (6'10" x 8'5")
Master Bedroom	3.72m x 3.84m (12'3" x 12'7")
Bedroom 2	4.45m x 3.42m (14'7" x 11'3")
Bedroom 3	3.99m x 3.69m (13'0" x 12'1")
Bedroom 4	3.65m x 2.65m (12'0" x 8'8")



GROUND FLOOR



FIRST FLOOR





Specifications



SECURITY & COMFORT

- Timber framed construction
- NHBC Buildmark 10 year warranty
- Gas central heating
- Smoke detectors
- Double Glazed Timber windows and doors
- Recessed downlighting to hall, landing, kitchen, bathroom and en suite
- Hardwood Front doors fitted with multi locking system
- Alarm system
- Home Networking in living room, dining room, study and all bedrooms
- Satellite dish
- Smooth ceilings
- Coving to all rooms, where practicable excluding wet areas
- Four panel smooth white internal doors & Glazed internal panel doors
- Built-in wardrobes to master bedroom and Second Bedroom
- Photovoltaic panels and export meter
- Code for Sustainable Homes Level 3 Compliant

KITCHEN

High quality furniture, designed and manufactured by Paula Rosa Kitchens.

- Fitted kitchen furniture ranges
- Granite worktop with upstand
- 1½ bowl stainless steel sink with chrome mixer tap
- Stainless steel electric oven
- Stainless steel 5 burner gas hob
- Stainless steel splashback to hob
- Stainless steel chimney extractor hood
- Integrated fridge freezer
- Integrated dishwasher
- Integrated washer dryer
- Integrated microwave

BATHROOM, SHOWER ROOM AND EN SUITES

- En suites to bedrooms 1 & 2
- Contemporary sanitaryware in white with chrome fittings manufactured by Villeroy & Boch
- Ceramic wall tiles
- Family bath with screen and thermostatic shower
- Shower enclosure with thermostatic shower to en suite
- Fitted furniture to bathroom
- Fitted furniture to en suites
- Fitted furniture to cloakroom
- Full height heated mirrors to all wet rooms

EXTERNAL

- Turfed rear garden
- External water tap
- External power socket
- Rainwater butt
- Automated Garage Doors

Images for illustration purposes only

About us

Welcome, and thank you for considering a Croudace Portland home at The Chase.

Croudace Portland creates bespoke, premium homes embracing both traditional and modern building methods. Driven by attention to detail from concept to completion, each highly specified Croudace Portland scheme is individually designed for its specific location and built by craftsmen with careful attention to detail.

Originally known as Portland Homes, the Company was established 28 years ago and earned a deserved reputation for producing superb, award winning homes throughout the Home Counties. The Company became part of the Croudace Homes Group of Companies in 2001 and the new name brings all companies in the Group under one clearly identifiable banner to strengthen our identity.

Founded in 1946, Croudace are Surrey based residential developers who enjoy a long and proud history of private ownership and financial stability. Whatever the development, the same attention to detail is evident and over the years it has been this commitment to excellence that has helped to build our reputation for the highest quality. We embrace key environmental issues and policies. We are pro-active in improving the environmental standards of our homes. We constantly monitor them to reduce reliance upon traditional energy resources and in turn their carbon emissions into the environment.

Our uncompromising commitment to quality extends to the first class service we offer customers after they move into their new home and we have an experienced team dedicated to this task. We are proud of our excellent ratings

in independent customer satisfaction surveys which place us amongst the top echelon in the house building industry.

We pride ourselves in providing you with the expert help and advice you may need at all stages of buying a new home, to enable you to bring that dream within your reach. I hope you decide to purchase a Croudace Portland home and that you enjoy many happy years living in it.

Andy Yallop, Chairman



How to find us



FROM THE M25 ANTICLOCKWISE

Leave the M25 at junction 7 and join the M23 towards Gatwick Airport and Brighton. Leave the M23 at junction 11 and join the A264 towards Horsham. Remain on the A264 over three roundabouts to Horsham. At the next roundabout, the Moorhead Roundabout, take the first exit onto the B2195 Crawley Road. Continue ahead and at the next roundabout, take the fourth exit onto Comptons Lane and then turn immediately right onto Comptons Brow Lane. Follow this road for approximately ¼ mile and towards the end you will find us on the right.

FROM THE M25 ANTICLOCKWISE

Leave the M25 at junction 9 (towards Leatherhead and Dorking) and follow the A24 beyond Dorking for approximately 21 miles until the Great Daux Roundabout at Warnham. Take the second exit onto the A24 and at the next roundabout, the Robin Hood Roundabout, take the first exit onto the B2237, Warnham Road into Horsham. Continue for ¾ mile and turn left onto the B2180, Hurst Road. At the next roundabout take the third exit onto the B2195, Harwood Road. Carry on to the next roundabout and take the second exit onto Comptons Lane and then turn immediately right onto Comptons Brow Lane. Follow this road for approximately ¼ mile and towards the end you will find us on the right.

BY TRAIN

Horsham is the nearest railway station, which is a 15 minute walk from our location. For further information on train times and fares, please call the National Rail Enquiry Line on 08457 48 49 50, or check the railtrack website on www.nationalrail.co.uk.

SITE ADDRESS:

'THE CHASE'
Comptons Brow Lane,
Horsham, West Sussex,
RH13 6BX

FOR FURTHER ENQUIRIES PLEASE CONTACT:



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West Sussex, RH12 1EE
Telephone: 01403 256 331
Email: horsham@connells.co.uk

THE CHASE

HORSHAM

Croudace 
PORTLAND

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