

ESQUIRE  
DEVELOPMENTS

AT

Arundel Gate





Computer generated image of Arundel Gate

# Arundel Gate

FORD ROAD, ARUNDEL, WEST SUSSEX, BN18 9EX

In partnership with



Experience traditional design with modern sustainable living at Arundel Gate, a prestigious development of 90 new homes in the picturesque, historic town of Arundel.

Landscaped with green space, mature woodland and eco-habitats, the development is in a stunning desired location on the edge of town, with easy access to amenities, countryside and the Sussex coast. The two, three, four and five-bedroom homes combine innovative design with expert craftsmanship and attention to detail, providing luxury contemporary living.

ESQ.







Computer generated image of Arundel Gate





## DISCOVER ESQUIRE DEVELOPMENTS

“Since establishing ourselves in 2011, we have rapidly grown into one of the leading privately owned property developers in Kent and the South East. We know the areas we build in like no one else. Our success story is based on our personable approach at every level and our deep-rooted passion to deliver beautiful and bespoke, award winning homes.

Our expert insight, innovative approaches and traditional values are creating a legacy we can all be proud of. Buying a new home is one of the most important things you do and it is our ambition to make each stage of the process as smooth and enjoyable as possible.

We now look forward to embarking upon our first development in West Sussex in the picturesque town of Arundel.”

*Paul Henry*

**Paul Henry**  
Co-founder

*David Braddon*

**David Braddon**  
Co-founder

Discover more

[www.esquiredevelopments.com](http://www.esquiredevelopments.com)

#MYESQUIREHOME

ESQ.



## CLOSE TO HOME

**Arundel embodies the essence of small town living in the modern world. A thousand years of heritage are seamlessly integrated with contemporary shops, cafés and restaurants, as well as a thriving art and culture scene.**

With many majestic Medieval, Georgian and Victorian buildings set around a block-paved central square, the town centre has a historic Home Counties feel. A wide selection of independent shops provides everything from artisan and field-to-fork foods to designer fashions and homewares.

The town's ancient landmarks include the imposing Gothic cathedral and magnificent Arundel Castle, set in 40 acres of grounds and gardens next to the sweeping course of the River Arun. Here you can relax on a summer's day and watch the match unfold at the Arundel Castle Cricket Ground, a beautiful 3.5-acre amphitheatre created in 1895, with amazing views over the Arun Valley.

Arundel has an exciting year-round programme of events, including the 10-day Arundel Festival of the Arts, which takes place every August. Enjoy music, art, theatre, culture, food and drink in an inclusive, community-focused celebration.

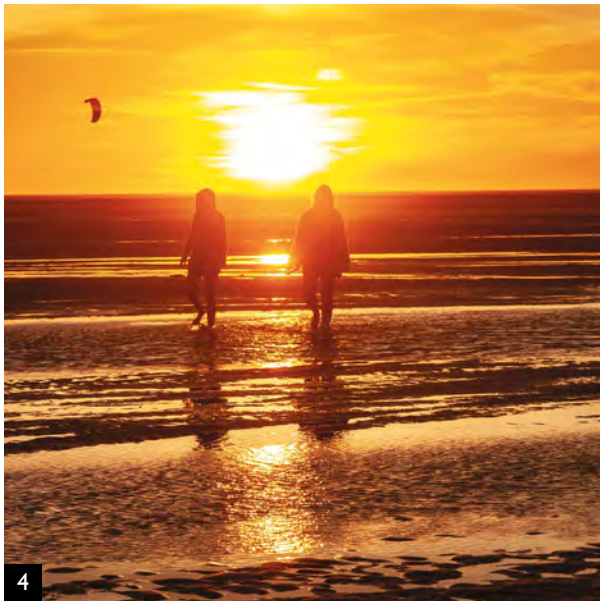
Located between the River Arun and ancient woodland, Arundel Gate is the perfect place to live if you enjoy spending time in the great outdoors. Start the day with an energising run, go for a riverside ramble or a walk in the forest, or simply pick your spot and enjoy some quiet time in scenic surroundings. Experience the Arundel Wetlands Centre, a 60 acre reserve situated at the foot of the Offham Hangar, part of the Arun valley. Wide-open spaces and wetlands full of the sights and sounds of nature.

1. The River Arun 2. Arundel Arts Festival 3. Summer fun at Arundel Lido











# THE BIGGER PICTURE

Whether you fancy a day out shopping, a visit to the seaside or a trip to London, it is all within easy reach from Arundel Gate.

The cathedral city of Chichester is just over 12 miles from Arundel Gate. The city's pedestrianised shopping area is an easy and convenient place to enjoy some retail therapy, with plenty of famous High Street names, as well as an extensive range of independent stores to explore. On the outskirts of the city is the Portfield Retail Park, which has 150,000 sq ft of shop space and is home to several big brands, including M&S and John Lewis at Home.

For a day out at the seaside, the West Sussex Coast is just a short drive away. Littlehampton

is a traditional, family-friendly resort with two award-winning beaches, a large seafront green and an amusement park. Alternatively, if you prefer to be away from it all, nearby Climping Beach is a delightful, secluded spot for sunbathing or a seaside stroll.

Travel inland from Arundel Gate and you will soon be in the glorious landscapes of the South Downs National Park. With rolling, green hills, extensive grasslands, ancient woodlands and windswept chalk cliffs, this is one of the UK's most outstanding areas of natural beauty.

There is a wide choice of educational establishments for all age groups in and around Arundel, including two primary schools within the town itself. Well-respected local state and independent secondary schools include the St Philip Howard Catholic School in Barnham (rated 'Outstanding' by Ofsted) and Slindon College in the South Downs National Park.

1. Edge Tea & Coffee 2. South Downs 3. Willow & Eve, Preloved Clothing Boutique 4. Littlehampton beach 5. Historic Arundel 6. Beach Huts at Littlehampton



## TIME FOR LEISURE

**When it comes to making the most of your leisure time, life at Arundel Gate will be full of opportunities for socialising, sports and pastimes.**

Make time for your physical and mental wellbeing through fitness, fun and relaxation. Whether you prefer a workout at the gym or a walk in the country, living at Arundel Gate will give you every chance to enjoy your favourite leisure activities without having to travel too far.

In the summer months, you can go for a swim at Arundel Lido, which has heated outdoor pools in a lovely riverside setting. Nearby Littlehampton has a selection of gyms and health clubs, as well as a watersports centre which offers kitesurfing, paddleboarding, wing foiling and windsurfing. You can also enjoy a round of golf with stunning sea views at the historic Littlehampton Golf Club, West Sussex's only links course.

As the gateway to the South Downs National Park, Arundel is well known as a centre of outdoor pursuits. There are scenic pathways along the River Arun and around Swanbourne Lake, as well as hiking and cycling routes along the South Downs Way. You can also go canoeing or hire a boat and take a leisurely trip down the river.

If you love eating out, you will be spoilt for choice. Arundel is a foodies' paradise, with a huge variety of cafés, bistros, gastropubs and restaurants. Enjoy all kinds of dining, from pub classics and pizza to tapas, Asian fusion and modern British cooking making the most of locally-sourced, seasonal produce.

1. Wetland Restoration Charity Boat Safari 2. Relaxing at Edge Coffee Shop 3. Arundel Cricket Club




















# THE DEVELOPMENT

## The Development Key

- |   |   |   |  |
|---|---|---|--|
|  <b>Larkspur</b><br>2 bedroom home |  <b>Tulip</b><br>3 bedroom home    |  <b>Swithins</b><br>4 bedroom home |  <b>Bishop</b><br>4 bedroom home    |
|  <b>Allium</b><br>3 bedroom home   |  <b>Dahlia</b><br>3 bedroom home   |  <b>Lily</b><br>4 bedroom home     |  <b>Desdemona</b><br>4 bedroom home |
|  <b>Monsella</b><br>3 bedroom home |  <b>Hyacinth</b><br>4 bedroom home |  <b>Orchid</b><br>4 bedroom home   |  <b>Apeldoorn</b><br>5 bedroom home |
|  <b>Affordable Housing</b>         |   |   |  |



This development layout is for reference only and should not be applied to conveyancing. Please speak to your Sales Executives for details.



# LARKSPUR

2 Bedroom Terrace and End-Terrace House - Half Weatherboard  
Plots 54, 55, 56, 70, 71 & 72 as drawn

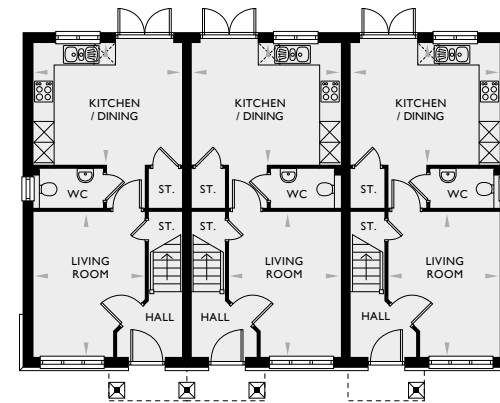
Total Area: 79.8m<sup>2</sup> / 859ft<sup>2</sup> (Net)



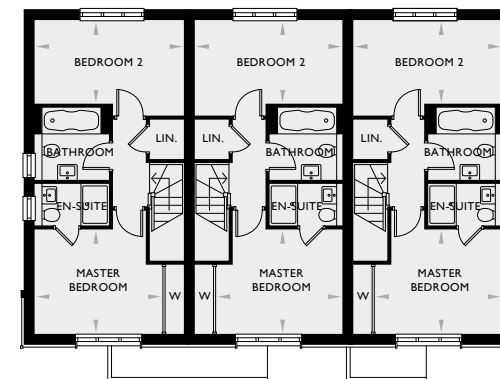
Computer generated image

Ground Floor	MM	FT
Living Room	4240 x 3255	13'11" x 10'8"
Kitchen / Dining	4355 x 3575	14'3" x 11'8"
First Floor	MM	FT
Master Bedroom	3755 x 3035	12'4" x 9'11"
Bedroom 2	4355 x 2260	14'3" x 7'5"

## GROUND FLOOR



## FIRST FLOOR

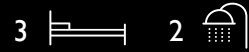


All images and floor plans are for illustrative purposes only and may be changed due to existing site constraints.  
All dimensions are indicative and are not to be used for carpet sizes, appliance spaces or items of furniture.

# ALLIUM

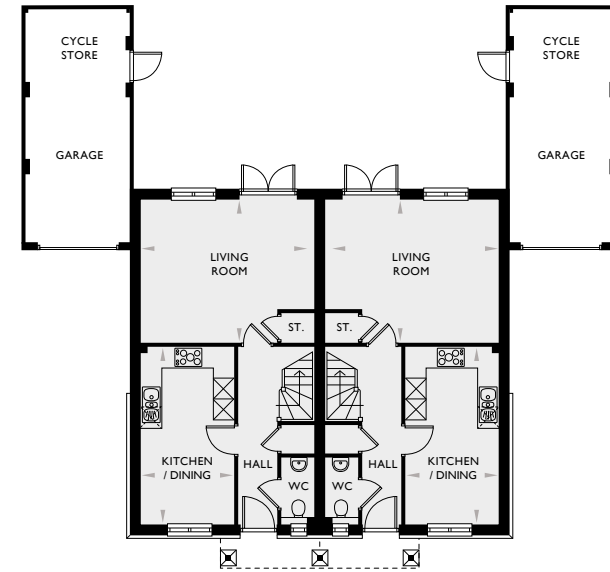
3 Bedroom Semi-Detached House - Full Brick  
Plots 61 & 62 as shown - Plots 63 & 64 are handed

Total Area: 96.2m<sup>2</sup> / 1035ft<sup>2</sup> (Net)

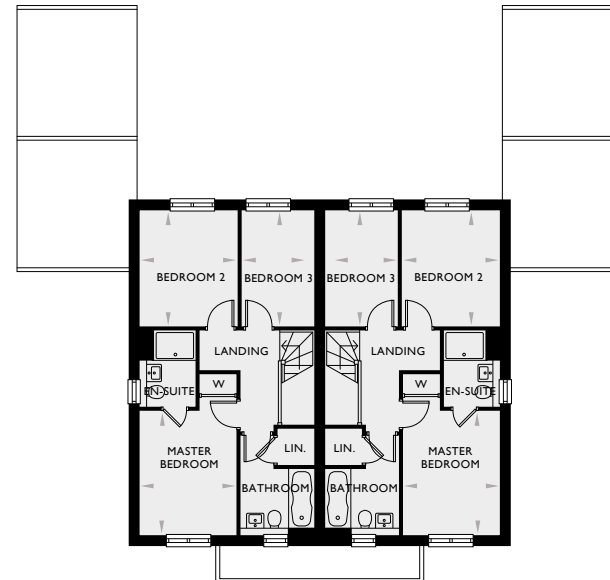


Ground Floor	MM	FT
Living Room	5085 x 4180	16'8" x 13'8"
Kitchen / Dining	5185 x 2710	17'0" x 8'10"
First Floor	MM	FT
Master Bedroom	3615 x 2810	11'10" x 9'2"
Bedroom 2	3395 x 2845	11'1" x 9'4"
Bedroom 3	3395 x 2110	11'1" x 6'11"

## GROUND FLOOR



## FIRST FLOOR



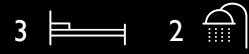
All images and floor plans are for illustrative purposes only and may be changed due to existing site constraints.  
All dimensions are indicative and are not to be used for carpet sizes, appliance spaces or items of furniture.



# MONSELLA

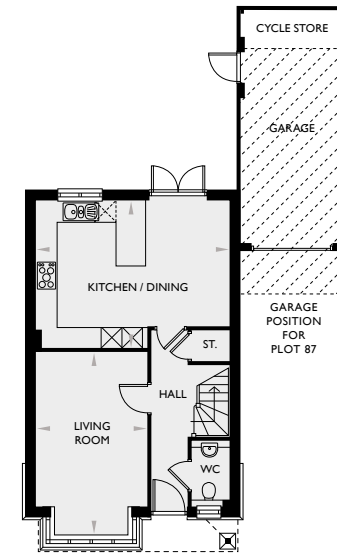
3 Bedroom Detached House - Flint  
 Plot 34 as shown - Plots 17 & 87 are handed

Total Area: 102.5m<sup>2</sup> / 1103ft<sup>2</sup> (Net)

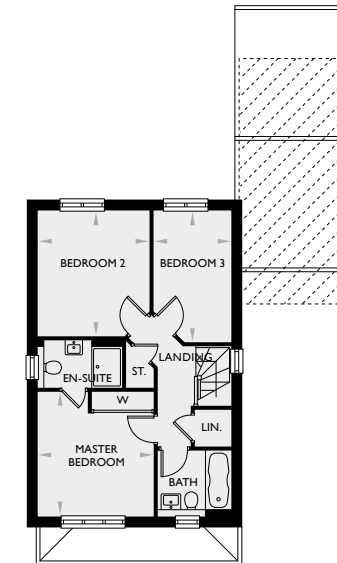


Ground Floor	MM	FT
Living Room	5330 x 3260	17'6" x 10'8"
Kitchen / Dining	5645 x 4305	18'6" x 14'1"
First Floor	MM	FT
Master Bedroom	3645 x 3405	11'11" x 11'2"
Bedroom 2	3670 x 3280	12'0" x 10'9"
Bedroom 3	3845 x 2235	12'7" x 7'4"

## GROUND FLOOR



## FIRST FLOOR

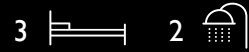


All images and floor plans are for illustrative purposes only and may be changed due to existing site constraints. All dimensions are indicative and are not to be used for carpet sizes, appliance spaces or items of furniture.

# MONSELLA

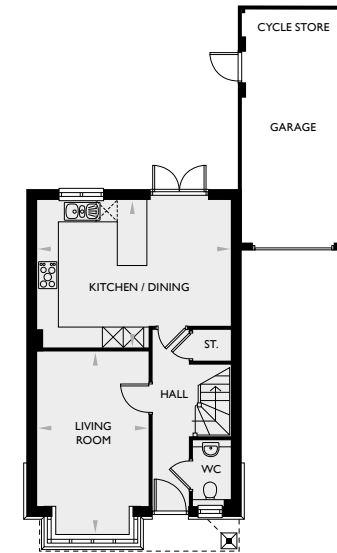
3 Bedroom Detached House - Full Brick  
 Plots 21, 35, 52 & 53 - Plots 22, 36 & 43 are handed

Total Area: 102.5m<sup>2</sup> / 1103ft<sup>2</sup> (Net)

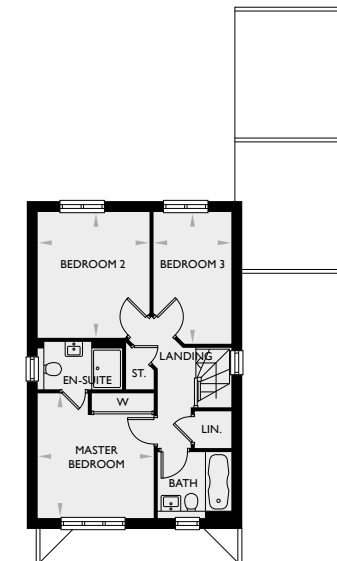


Ground Floor	MM	FT
Living Room	5330 x 3260	17'6" x 10'8"
Kitchen / Dining	5645 x 4305	18'6" x 14'1"
First Floor	MM	FT
Master Bedroom	3645 x 3405	11'11" x 11'2"
Bedroom 2	3670 x 3280	12'0" x 10'9"
Bedroom 3	3845 x 2235	12'7" x 7'4"

## GROUND FLOOR



## FIRST FLOOR



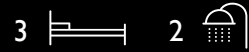
All images and floor plans are for illustrative purposes only and may be changed due to existing site constraints. All dimensions are indicative and are not to be used for carpet sizes, appliance spaces or items of furniture.



# TULIP

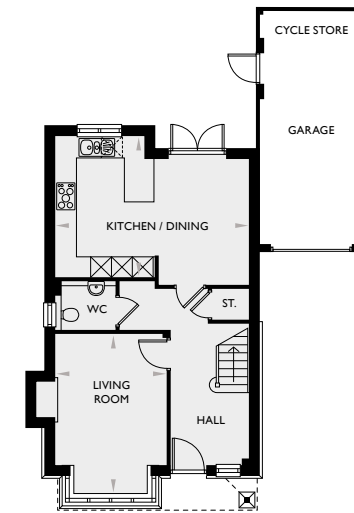
3 Bedroom Detached House - Flint  
Plot 50 as shown

Total Area: 104.3m<sup>2</sup> / 1122ft<sup>2</sup> (Net)

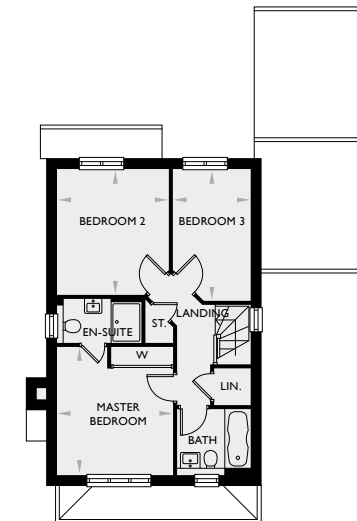


Ground Floor	MM	FT
Living Room	4635 x 3260	15'2" x 10'8"
Kitchen / Dining	5645 x 4130	18'6" x 13'6"
First Floor	MM	FT
Master Bedroom	3735 x 3405	12'3" x 11'2"
Bedroom 2	3670 x 3280	12'0" x 10'9"
Bedroom 3	3845 x 2235	12'7" x 7'4"

## GROUND FLOOR



## FIRST FLOOR



All images and floor plans are for illustrative purposes only and may be changed due to existing site constraints.  
All dimensions are indicative and are not to be used for carpet sizes, appliance spaces or items of furniture.

# DAHLIA

## 3 Bedroom Detached House - Half Tile Hung

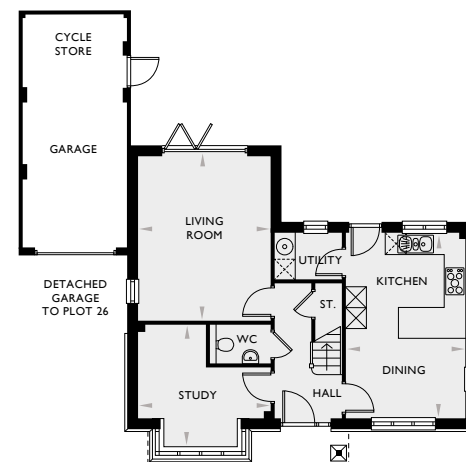
Plot 65 as shown - Plots 26 & 51 are handed

Total Area: 122.4m<sup>2</sup> / 1317ft<sup>2</sup> (Net)

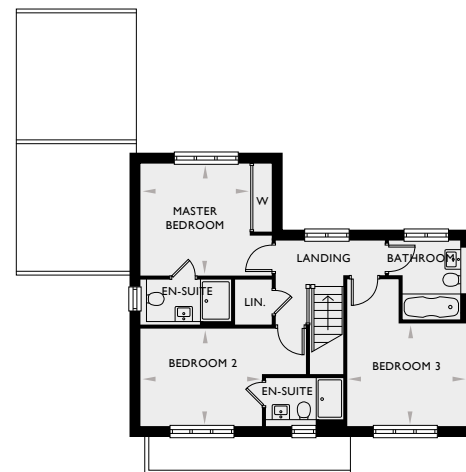


Ground Floor	MM	FT
Living Room	4815 x 3845	15'9" x 12'7"
Kitchen / Dining	5410 x 3500	17'9" x 11'6"
Study	3845 x 3530	12'7" x 11'7"
First Floor	MM	FT
Master Bedroom	3250 x 3245	10'8" x 10'8"
Bedroom 2	3555 x 2840	11'8" x 9'4"
Bedroom 3	3510 x 2985	11'6" x 9'9"

## GROUND FLOOR



## FIRST FLOOR



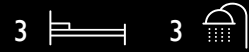
All images and floor plans are for illustrative purposes only and may be changed due to existing site constraints. All dimensions are indicative and are not to be used for carpet sizes, appliance spaces or items of furniture.



# DAHLIA

3 Bedroom Detached House - Flint  
 Plots 15, 47, 79 as shown - Plot 24 is handed

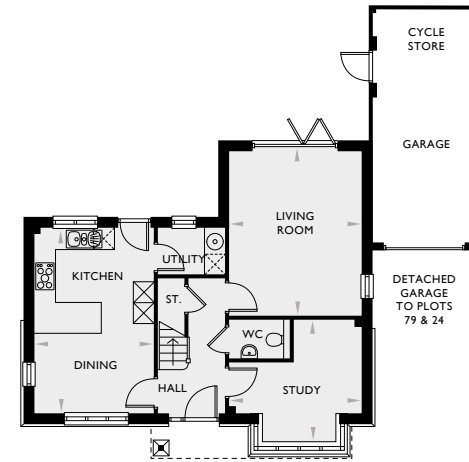
Total Area: 122.4m<sup>2</sup> / 1317ft<sup>2</sup> (Net)



Computer generated image

Ground Floor	MM	FT
Living Room	4815 x 3845	15'9" x 12'7"
Kitchen / Dining	5410 x 3500	17'9" x 11'6"
Study	3845 x 3530	12'7" x 11'7"
First Floor	MM	FT
Master Bedroom	3250 x 3245	10'8" x 10'8"
Bedroom 2	3555 x 2840	11'8" x 9'4"
Bedroom 3	3510 x 2985	11'6" x 9'9"

## GROUND FLOOR



## FIRST FLOOR



All images and floor plans are for illustrative purposes only and may be changed due to existing site constraints. All dimensions are indicative and are not to be used for carpet sizes, appliance spaces or items of furniture.

# HYACINTH

4 Bedroom Detached House - Half Tile Hung  
Plots 46 & 86 as shown - Plot 80 is handed

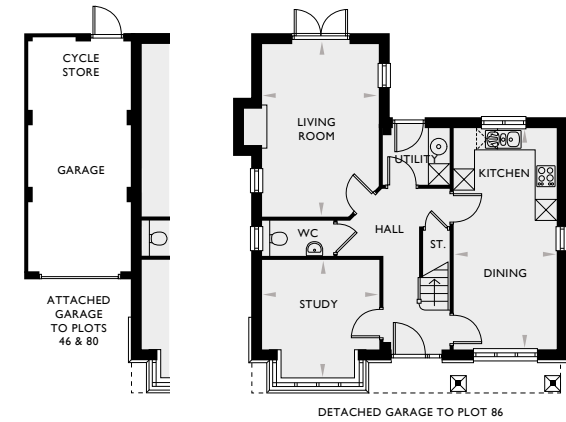
Total Area: 129.2m<sup>2</sup> / 1390ft<sup>2</sup> (Net)



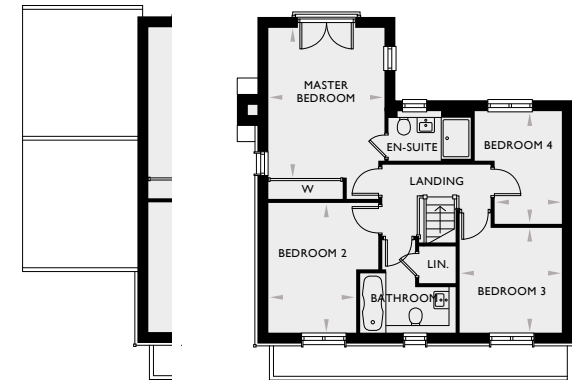
Computer generated image

Ground Floor	MM	FT
Living Room	5055 x 3395	16'7" x 11'1"
Kitchen / Dining	6455 x 2990	21'2" x 9'9"
Study	3405 x 3395	11'2" x 11'1"
First Floor	MM	FT
Master Bedroom	4440 x 3395	14'7" x 11'1"
Bedroom 2	3760 x 2555	12'4" x 8'4"
Bedroom 3	3030 x 3000	9'11" x 9'10"
Bedroom 4	3295 x 1970	10'9" x 6'5"

## GROUND FLOOR



## FIRST FLOOR



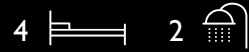
All images and floor plans are for illustrative purposes only and may be changed due to existing site constraints.  
All dimensions are indicative and are not to be used for carpet sizes, appliance spaces or items of furniture.



# SWITHINS

4 Bedroom Detached House - Half Tile Hung  
 Plots 16 & 85 as shown - Plots 19, 25 & 49 are handed

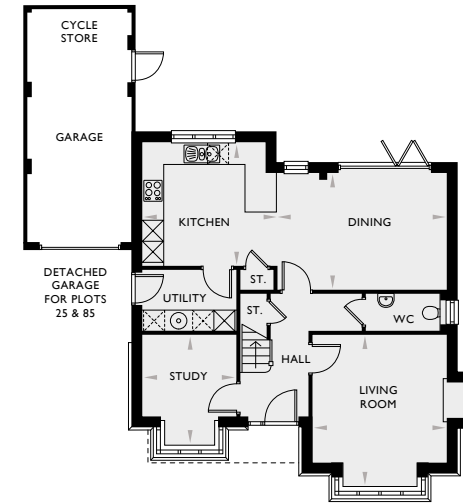
Total Area: 145m<sup>2</sup> / 1560ft<sup>2</sup> (Net)



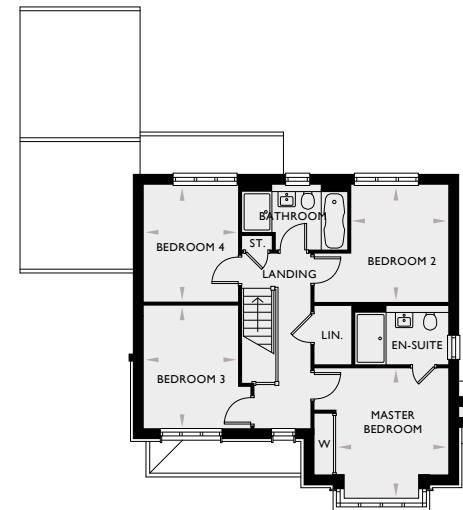
Computer generated image

Ground Floor	MM	FT
Living Room	4440 x 3915	14'7" x 12'10"
Kitchen	3620 x 3610	11'10" x 11'10"
Dining	5275 x 3410	17'3" x 11'2"
Study	3200 x 2750	10'6" x 9'0"
First Floor	MM	FT
Master Bedroom	3800 x 3315	12'5" x 10'10"
Bedroom 2	3425 x 2840	11'3" x 9'4"
Bedroom 3	3580 x 2760	11'9" x 9'0"
Bedroom 4	3425 x 2760	11'3" x 9'0"

## GROUND FLOOR



## FIRST FLOOR

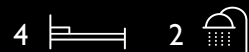


All images and floor plans are for illustrative purposes only and may be changed due to existing site constraints.  
 All dimensions are indicative and are not to be used for carpet sizes, appliance spaces or items of furniture.

# LILY

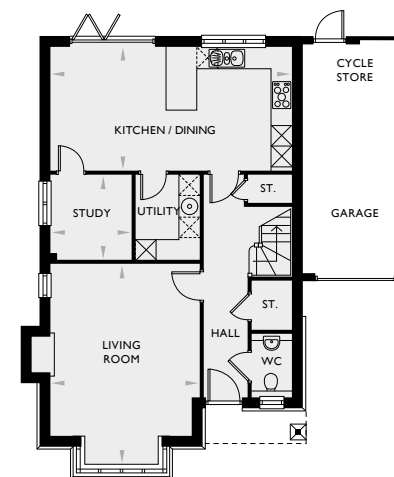
4 Bedroom Detached House - Flint  
 Plots 20 as shown - Plot 23 is handed

Total Area: 155.6m<sup>2</sup> / 1674ft<sup>2</sup> (Net)



Ground Floor	MM	FT
Living Room	5845 x 4365	19'2" x 14'4"
Kitchen / Dining	7065 x 3595	23'2" x 11'9"
Study	2485 x 2365	8'2" x 7'9"
First Floor	MM	FT
Master Bedroom	3810 x 3540	12'6" x 11'7"
Bedroom 2	3700 x 2805	12'1" x 9'2"
Bedroom 3	3605 x 3235	11'10" x 10'7"
Bedroom 4	3420 x 2795	11'2" x 9'2"

## GROUND FLOOR



## FIRST FLOOR



All images and floor plans are for illustrative purposes only and may be changed due to existing site constraints.  
 All dimensions are indicative and are not to be used for carpet sizes, appliance spaces or items of furniture.

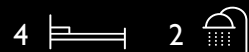


# LILY

## 4 Bedroom Detached House - Half Tile Hung

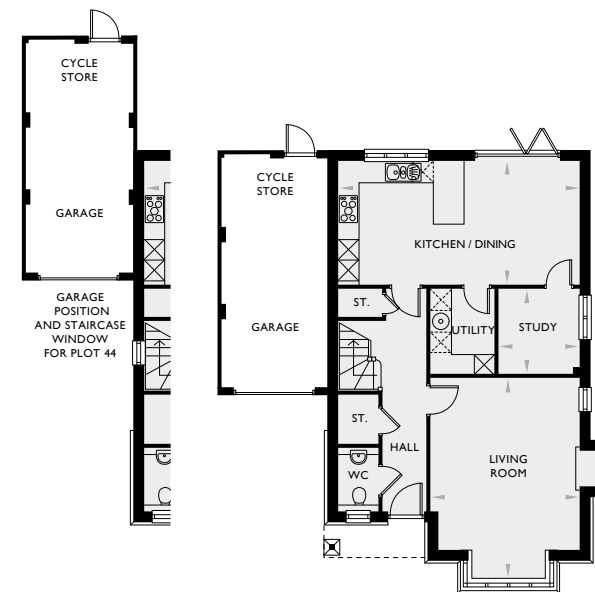
Plots 18, 44, & 88 as shown - Plot 81 is handed

Total Area: 155.6m<sup>2</sup> / 1674ft<sup>2</sup> (Net)



Ground Floor	MM	FT
Living Room	5845 x 4365	19'2" x 14'4"
Kitchen / Dining	7065 x 3595	23'2" x 11'9"
Study	2485 x 2365	8'2" x 7'9"
First Floor	MM	FT
Master Bedroom	3810 x 3540	12'6" x 11'7"
Bedroom 2	3700 x 2805	12'1" x 9'2"
Bedroom 3	3605 x 3235	11'10" x 10'7"
Bedroom 4	3420 x 2795	11'2" x 9'2"

### GROUND FLOOR



### FIRST FLOOR



All images and floor plans are for illustrative purposes only and may be changed due to existing site constraints. All dimensions are indicative and are not to be used for carpet sizes, appliance spaces or items of furniture.

# ORCHID

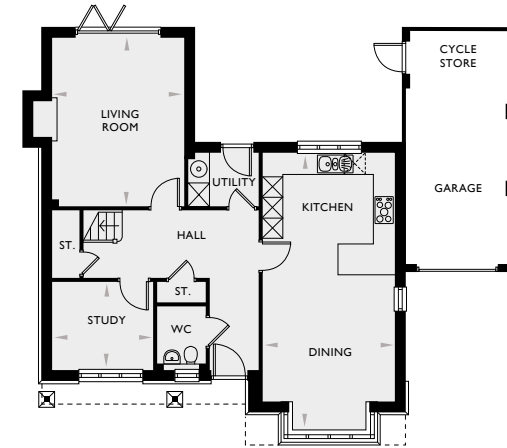
4 Bedroom Detached House - Half Weatherboard  
Plots 45 & 84 as shown - Plots 12 & 48 are handed

Total Area: 169.8m<sup>2</sup> / 1827ft<sup>2</sup> (Net)



Ground Floor	MM	FT
Living Room	4935 x 3845	16'2" x 12'7"
Kitchen / Dining	8100 x 3845	26'7" x 12'7"
Study	2935 x 2580	9'7" x 8'5"
First Floor	MM	FT
Master Bedroom	3845 x 3790	12'7" x 12'5"
Bedroom 2	3845 x 3430	12'7" x 11'3"
Bedroom 3	3545 x 3265	11'7" x 10'8"
Bedroom 4	3660 x 2665	12'0" x 8'9"

## GROUND FLOOR



## FIRST FLOOR



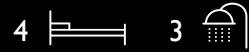
All images and floor plans are for illustrative purposes only and may be changed due to existing site constraints.  
All dimensions are indicative and are not to be used for carpet sizes, appliance spaces or items of furniture.

# BISHOP

4 Bedroom Detached House - Half Weatherboard

Plots 5, 7, 82 & 89 - Plots 1, 3 & 83 are handed

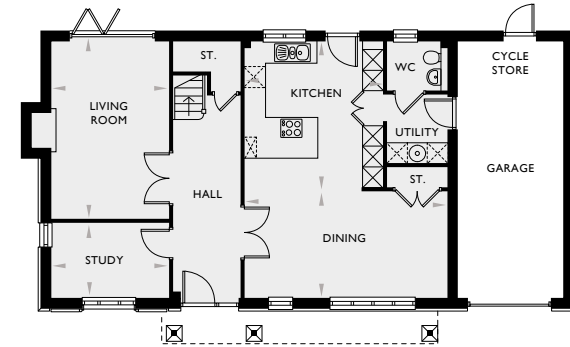
Total Area: 186.1m<sup>2</sup> / 2002ft<sup>2</sup> (Net)



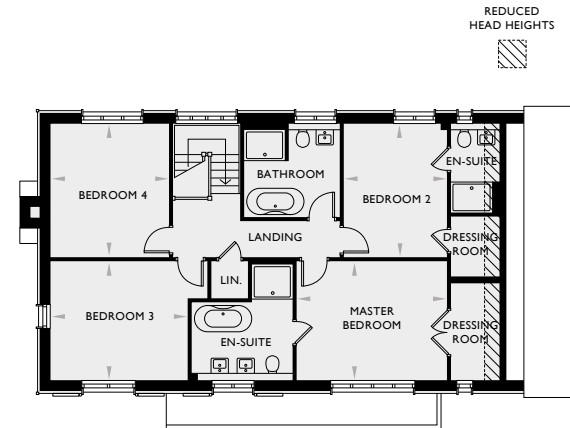
Computer generated image

Ground Floor	MM	FT
Living Room	5195 x 3460	17'0" x 11'4"
Kitchen	4360 x 3380	14'3" x 11'1"
Dining	5890 x 3110	19'4" x 10'2"
Study	3460 x 2175	11'4" x 7'1"
First Floor	MM	FT
Master Bedroom	4400 x 3460	14'5" x 11'4"
Bedroom 2	3920 x 3020	12'10" x 9'11"
Bedroom 3	4015 x 3460	13'2" x 11'4"
Bedroom 4	3920 x 3470	12'10" x 11'4"

## GROUND FLOOR



## FIRST FLOOR



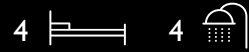
All images and floor plans are for illustrative purposes only and may be changed due to existing site constraints. All dimensions are indicative and are not to be used for carpet sizes, appliance spaces or items of furniture.



# DESDEMONA

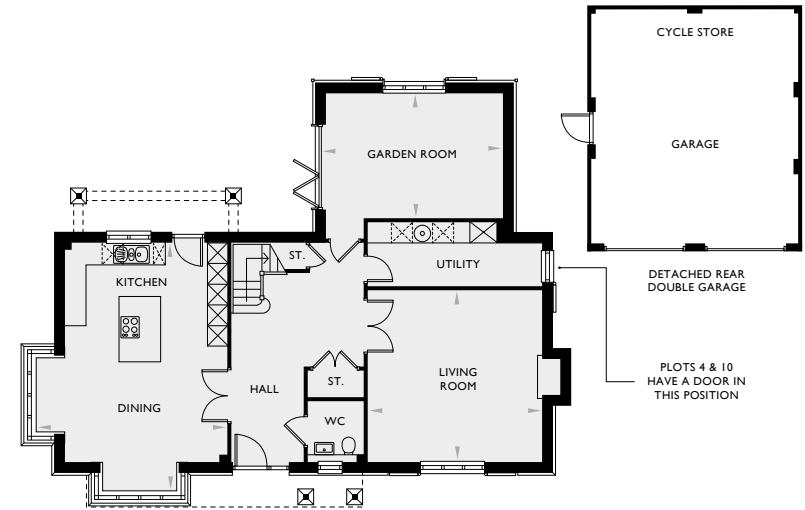
4 Bedroom Detached House - Half Weatherboard  
 Plots 4, 6 & 10 as shown - Plots 14 & 90 are handed

Total Area: 232m<sup>2</sup> / 2496ft<sup>2</sup> (Net)



Ground Floor	MM	FT
Living Room	5090 x 5010	16'8" x 16'5"
Kitchen / Dining	7235 x 5570	23'9" x 18'3"
Garden Room	5195 x 3650	17'0" x 11'11"
First Floor	MM	FT
Master Bedroom	5100 x 4005	16'9" x 13'2"
Bedroom 2	4260 x 3480	13'11" x 11'5"
Bedroom 3	4005 x 3460	13'1" x 11'4"
Bedroom 4	3515 x 3130	11'6" x 10'3"

## GROUND FLOOR



## FIRST FLOOR



All images and floor plans are for illustrative purposes only and may be changed due to existing site constraints. All dimensions are indicative and are not to be used for carpet sizes, appliance spaces or items of furniture.

# APELDOORN

5 Bedroom Detached House - Half Tile Hung  
Plots 9 & 13 as shown - Plots 2, 8 & 11 are handed

Total Area: 211.5m<sup>2</sup> / 2276ft<sup>2</sup> (Net)

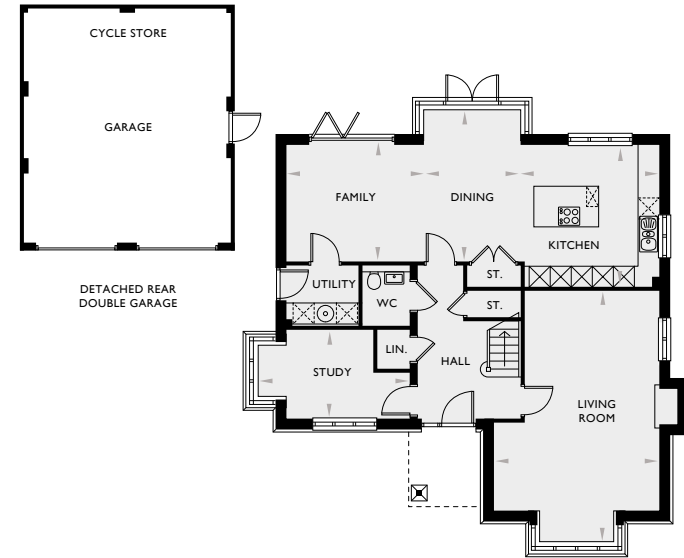


Computer generated image

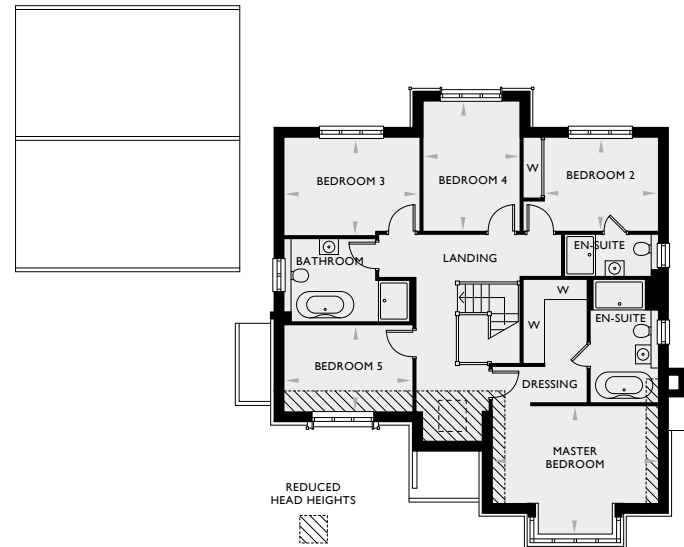
Ground Floor	MM	FT
Living Room	7360 x 4815	24'2" x 15'9"
Kitchen	4145 x 4020	13'7" x 13'2"
Dining	4590 x 2810	15'0" x 9'2"
Family	4020 x 3395	13'2" x 11'1"
Study	4430 x 2575	14'6" x 8'5"
First Floor	MM	FT
Master Bedroom	4815 x 3745	13'10" x 12'3"
Bedroom 2	3330 x 2735	10'11" x 8'11"
Bedroom 3	3930 x 2865	12'10" x 9'5"
Bedroom 4	3785 x 2810	12'5" x 9'2"
Bedroom 5	3725 x 2480	12'2" x 8'1"

All images and floor plans are for illustrative purposes only and may be changed due to existing site constraints.  
All dimensions are indicative and are not to be used for carpet sizes, appliance spaces or items of furniture.

## GROUND FLOOR



## FIRST FLOOR





A PLACE YOU  
WILL BE PROUD  
TO CALL HOME







## KITCHEN

Esquire Kitchens are fitted with a range of bespoke wall and floor cabinets from either a traditional or contemporary style range, high grade laminate or quartz work surfaces, upstands & splashback. Choice of complementary cabinet handles, or handleless options with sink and tap selections. Utility rooms (where applicable) are fitted with a range of cabinets, laminate work surface, with space for a free-standing washing machine and tumble dryer.

**Larkspur**  
NEFF appliances include single oven, 5 zone induction hob, 60/40 fridge freezer, dishwasher and Elica extractor.

**Allium, Dahlia, Lily, Hyacinth, Monsella, Orchid, Swithins & Tulip**  
NEFF appliances include double oven, 5 zone induction hob, 60/40 fridge freezer, dishwasher and Elica extractor.

**Apeldoorn, Bishop & Desdemona**  
NEFF appliances include x 2 single oven, x 1 combi microwave and 14cm warming drawer. NEFF 4 zone induction Flexigrid vented downdraft hob, dishwasher, 30cm wine cooler. Quartz worktop to Kitchen as standard, and choice of undermounted sink.

# BATHROOM, EN-SUITE AND CLOAKROOM

An Esquire bathroom is the perfect place to unwind, relax and feel refreshed.

Bathrooms in all of our homes feature contemporary white sanitaryware with chrome fittings, heated electric towel rails, vanity units, shaver points and a shower over the bath with glass enclosure.

En-suites include shaver points, vanity units, rainfall shower with additional handheld shower head.

All cloakrooms benefit from vanity units, heated electric towel rails and underfloor heating.

Freestanding bath to en-suite in Apeldoorn, Desdemona & Bishop.

Separate shower enclosure and bath to Swithins, Orchid & Lily main bathroom.

Separate shower enclosure and freestanding bath to Apeldoorn, Bishop & Desdemona main bathroom.

His and her sinks in Desdemona and Bishop en-suites.









## INTERNAL FEATURES

A choice of porcelain floor tiles to kitchen, utility, bathroom, en-suites and cloakroom, with a choice of porcelain wall tiles to bathroom and en-suites.

Attractive white satin painted skirtings and architraves provided throughout, with white satin painted internal moulded doors with polished chrome ironmongery.

Bespoke white painted staircase with oak handrail.

Built in wardrobes to master bedroom, with pure white glass infills to all homes.

Built in wardrobes to bedroom 2 in Bishop, Apeldoorn & Desdemona.

## EXTERNAL FEATURES

Turf, patio area and closeboard fencing to rear garden with turf and feature landscaping to front garden.

Block paved driveways.

Indian sandstone patio.

Cold mains outside tap and with water butts to all homes

Electric vehicle charging point (EVCP) to all homes.

PIR convenience lighting to front and rear.





## HEATING & ELECTRICAL

LED recessed downlights to kitchen, bathroom, en-suites and hallway, with low energy pendant fittings to living room, dining room, all bedrooms and landing.

Generous supply of white power outlets throughout, including USB charge points to kitchen, living room, master bedroom and study where applicable.

Telephone point in hallway, living room and master bedroom.

Homes wired for Sky & Freeview TV distribution to living room, dining room, study and all bedrooms.

Power and lighting provided to loft space and garages.

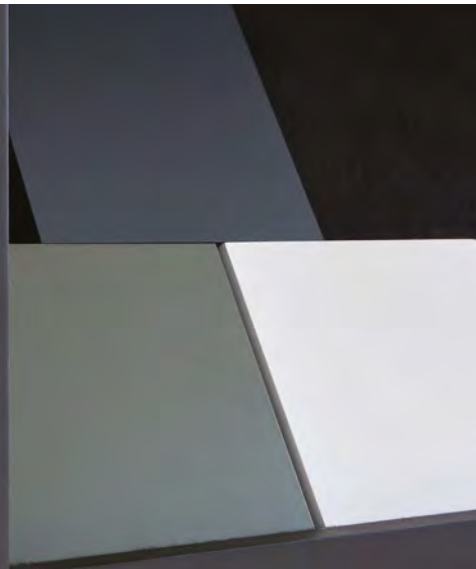
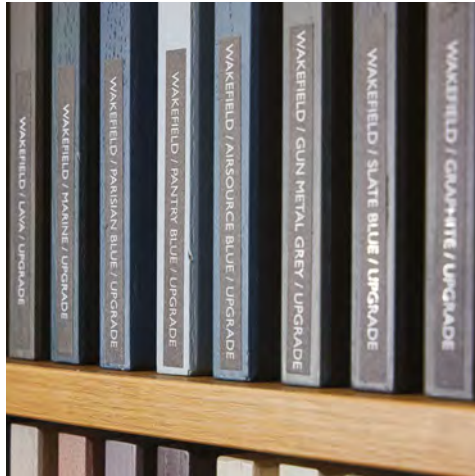
Underfloor heating provided to downstairs, upstairs heated via radiators all powered by an air source heat pump.

## SAFETY AND SECURITY

Mains fed smoke and heat detectors with battery back up.

PVCu double glazed windows and external doors with multi point locking system.

Ring wired front doorbell to all homes.



## OUR SHOWHOMES & CHOICES SUITES

At Esquire, we strive to showcase showhomes and sales suites across our developments. Our showhomes allow you and your family to see our finished quality and explore styling options and finishes. Our choices suites will help you realise your vision. Here you can touch, feel and get up close to the materials selected for your Esquire home, from flooring, bathroom tiles to inspiring kitchen designs.

Purchasing off plan allows you to personalise your new home, choosing from our extensive range of bespoke finishes is an exciting process for all our clients to enjoy.

Reserve off plan and have the opportunity to bespoke the following areas of your home with a choice of:

- Porcelain tiles to kitchen, utility (where applicable), bathroom, en-suite and cloakroom.
- Porcelain wall tiles to bathroom, en-suite and cloakroom.
- Kitchen cupboard design and colour; handle selection, worktop, tap and sink options
- Vanity unit colour selection to bathroom, en-suite and cloakroom.
- Optional extras are available which include appliance upgrades, quartz worktops and additional flooring selections.
- Midnight accessory package (Black door fixtures and fittings, painted black stair handrail)





## AFTER CARE & GUARANTEES

Esquire will allocate you a dedicated Customer Services Contact providing peace of mind for the first two years after you move into your property.

All homes are provided with a comprehensive two year home emergency cover and come with a ten year Build-Zone guarantee.

# MAKING CONNECTIONS

Arundel railway station is just 1.4 miles from Arundel Gate with regular train services to London Bridge, London Victoria (via Gatwick Airport) and to Bognor Regis.

For drivers, the A27 runs through the centre of Arundel and connects the town with Chichester, Portsmouth and Worthing, as well as linking with the A23 for Brighton. Gatwick Airport is under 40 miles away.

## BY ROAD OR BY RAIL



Source:  
Rail journey times: [www.nationalrail.co.uk](http://www.nationalrail.co.uk) (Minimum rail journey times indicated and some may require a connection)  
Road mileage: [www.google.com](http://www.google.com) (Distances are approximate)

\* Change at Three Bridges.  
† Change at Ford  
†† Change at Ford or Barnham  
More details at [www.nationalrail.co.uk](http://www.nationalrail.co.uk)

# LOCATION

ARUNDEL GATE, FORD ROAD, ARUNDEL,  
WEST SUSSEX BN18 9EX

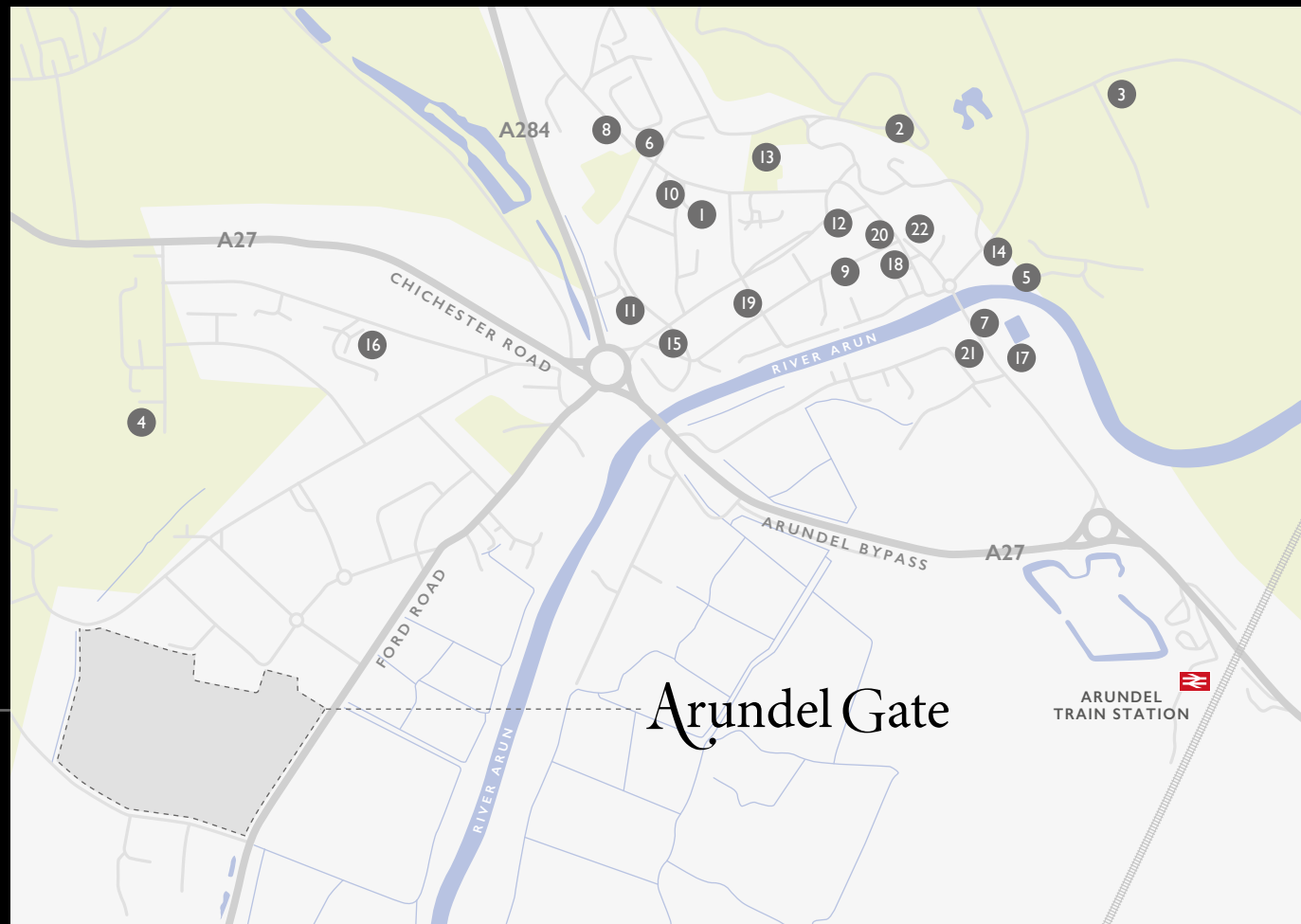
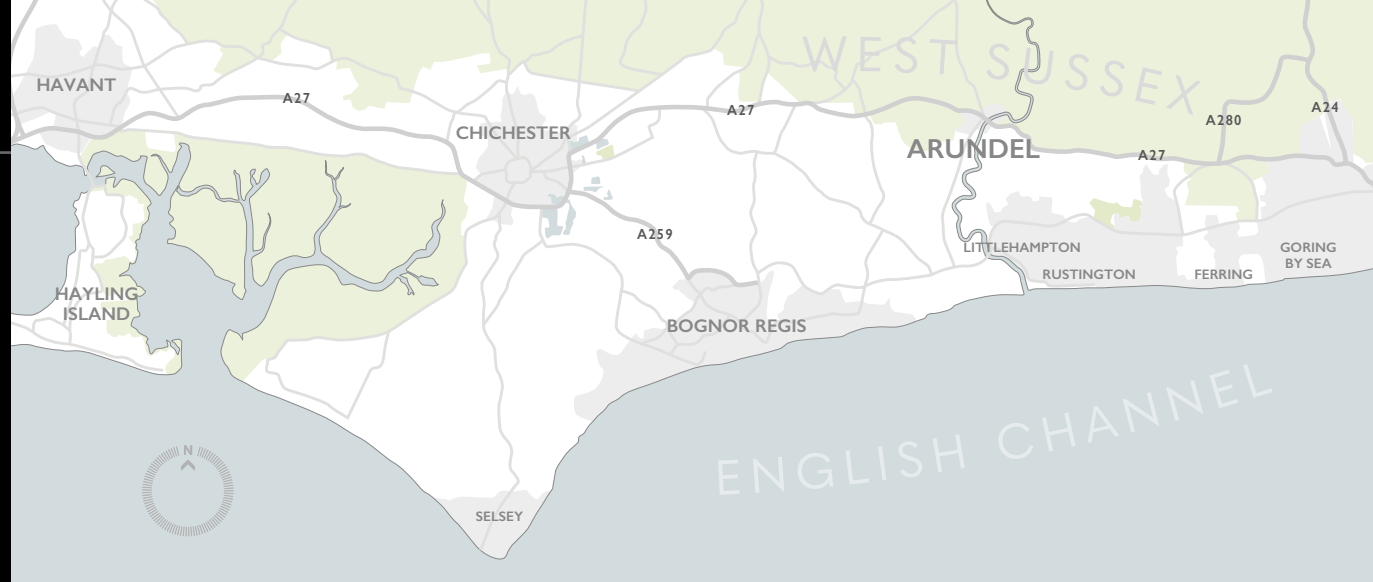
Arundel Gate is located on Ford Road, approximately 0.8 miles south-east of Arundel.

The development is easily accessed via the Ford Roundabout on the main A27/A284.

## LOCAL AREA

- |                               |                           |
|-------------------------------|---------------------------|
| 1 Arundel Cathedral           | 12 Arundel Town Hall      |
| 2 Arundel Castle & Grounds    | 13 St. Nicholas Church    |
| 3 Arundel Lawn Tennis Club    | 14 Arundel Museum         |
| 4 Arundel C of E School       | 15 Library                |
| 5 Waterside Cafe & Boat Hire  | 16 Doctors Surgery        |
| 6 Fauna Brewing Taproom       | 17 Arundel Lido           |
| 7 The Causeway Kitchen        | 18 The Red Lion           |
| 8 St. Philips Catholic School | 19 The Kings Arms         |
| 9 Butlers Restaurant          | 20 La Campania Restaurant |
| 10 St. Mary's Gate Inn        | 21 Co-op Food             |
| 11 Arundel Farm Riding Club   | 22 The Norfolk Arms       |

Discover other award winning developments from  
Esquire Developments at [www.esquiredevelopments.co.uk](http://www.esquiredevelopments.co.uk)







## AWARD WINNING

Our pragmatic yet future-facing approach to conducting business and realising a product from tailored inspiration is our pride and joy. It's the reason why our clients want to share their new home with their friends and family, and why over the last decade our beautiful developments have been nationally recognised by numerous prestigious awards.



2016 WhatHouse? Best Renovation Award for Hazells Farm - Grade II Listed Barn & Oast House conversion



2019 WhatHouse? Small Housebuilder of the Year Bronze Award Winner



2020 WhatHouse? Small Housebuilder of the Year Gold Award Winner



2021 Shortlisted at the KEIBA awards for Medium Business of the year



2022 Medway Design & Regeneration Awards - Highly Commended Residential Super Major for Woodlands



2022 Evening Standard Awards - Best Boutique Developments for Manor Farm



2023 Evening Standard First Time Buyer Readers' Awards - Highly Commended Best Large Development for Woodlands





Computer generated image of Arundel Gate





## OUR APPROACH TO CLIMATE CHANGE

**At Esquire, we are fully committed to delivering bespoke homes designed to stand the test of time, as well as to answer the exacting demands of modern-day living.**

In every build, at every step, we take pride in thinking big to work sustainably, challenging industry standards. We recognise our role in helping to address the Climate Change emergency and so we approach our developments in the greenest fashion possible.



ECO-RESPONSIBLE



ESQ.

OUR ONGOING COMMITMENT  
TO REDUCING OUR  
CARBON FOOTPRINT



High Specification  
Glazed Windows



Electric Only  
Dwellings



Fabric first approach  
to sustainability



Extensive Landscaping to  
benefit biodiversity



Increased Cavity  
Wall Thickness



Air Source Heat Pumps  
installed in all homes



All houses to have an  
EV charging point



Natural material utilising  
local supply chains





Proudly working in partnership with:



---

We are always looking to grow and build longstanding partnerships across the entire development industry. If you are a buyer, landowner or a small developer with a view on joining the SME Developer Network to grow your business, please contact us.

**Esquire Developments Limited**

Studio 3, The Old Laundry, Green Street Green Road, Longfield, Kent DA2 8EB

01474 706 184 | [arundelgate@esquiredevelopments.com](mailto:arundelgate@esquiredevelopments.com) | [www.esquiredevelopments.com](http://www.esquiredevelopments.com)

Share your journey with us using **#MYESQUIREHOME**



The information in this document is indicative and is intended to act as a guide only as to the finished product. Accordingly, due to the Esquire Developments policy of continuous improvement, the finished product may vary from the information provided. These particulars should not be relied upon as accurately describing any of the specific matters described by any order under The Consumer Protection from Unfair Trading Regulations 2008. This information does not constitute a contract or warranty. The dimensions and details provided on plans are subject to variations and are not intended to be used for carpet sizes, appliance sizes or items of furniture. Specifications are subject to change. Please consult sales advisers for further details.

DESIGNED AND PRODUCED BY  [WWW.GDACREATIVE.CO.UK](http://WWW.GDACREATIVE.CO.UK)

