

M A Y F L O W E R M E A D O W

A N G M E R I N G



Sigma Homes

LOCATION + QUALITY + DESIGN





From
C O A S T T O
C O U N T R Y
σ

A pretty village, steeped in history, Angmering is nestled, on the edge of the National Park, between Worthing and Littlehampton. Just a short distance from the sea, this quaint village offers all the convenience of residential living, with the tranquillity of the coast and countryside just a stone's throw away.

This exceptional development comprises 2, 3 and 4 bedroom homes, designed to Sigma's signature high-quality specification. Mayflower Meadow offers detached and semi-detached homes.

Community spirit at its FINEST

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This community-focused village is filled with activity all year round. The village hall is bustling with activities for the whole family, including dance classes, bowls, arts and crafts. The hall is also home to several monthly events throughout the year, including The Great Little Farmers' Market and a charity concert, hosted by local talent.

The sea is just minutes away by car, making Mayflower Meadow a great starting point to explore the beautiful beaches which stretch along the coastline. With water sports activities and dog-friendly cafés, there is nothing short of plenty to do.

East Preston Junior School is just a short drive from Mayflower Meadow, with St Wilfrid's Catholic Primary School only a four-minute drive away. The Angmering School, located just a short distance from the development, caters to children of secondary and sixth-form age.







A well-connected V I L L A G E σ

Angmering is a pretty village boasting two local pubs, its own medical centre, veterinary surgery and village hall – and is the home of Worthing Rugby Football Club, a national-level professional club.

Mayflower Meadow offers great connections, with the town of Rustington just a short drive away, offering all of the amenities you could want – a post office, a pharmacy, a local butcher's, your favourite household brands and independent cafés – all lined along the high street.

Just a short drive away, the seaside town of Littlehampton hosts a weekly artisan market, bustling with local foods, crafts and buskers – the perfect place to while away a day.

There are plenty of things to do in and around Angmering: just a 15-minute drive from Mayflower Meadow, you will find the history-steeped Arundel Castle, together with its award-winning gardens, providing a scenic and peaceful walk, while, inside the castle, you can explore the centuries-old rooms. The castle is renowned for its medieval-themed events which take place throughout the year. A short drive away, you will discover Roundstone Farm, offering a wonderful day out, with strawberry-picking during the summer season.

Angmering is not short of golfing opportunities: Ham Manor Golf Club is a mere six-minutes away and offers an 18-hole par-70 course. Just a 20-minute journey from Mayflower Meadow, you will find Bognor Regis Golf Club stretching through the Sussex countryside.

The small village of Angmering itself is within walking distance of Mayflower Meadow, where you will find the Spotted Cow, a traditional English pub serving homemade food and cask ales. The Lamb is a family-owned gastro pub, serving daily specials with locally sourced and caught ingredients.



Well
C O N N E C T E D
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Angmering is well connected to both London and the southeast, with regular mainline train connections directly to London Victoria and London Bridge stations. The A24 and A27 provide easy access to other areas of Sussex.



 **1 hour 35 mins**

TO LONDON VICTORIA

 **1 hour 38 mins**

TO LONDON BRIDGE

 **48 mins**

TO GATWICK AIRPORT

 **42 mins**

TO M23



Distances and times are approximate and should not be relied upon.



A computer-generated street scene of Mayflower Meadow. The number of PV panels will vary.



A collection of
B E A U T I F U L H O M E S
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Discover a quiet, family-friendly development of 2, 3 and 4 bedroom homes, close to the village of Angmering, with local amenities, green space, parking, generous gardens and sustainable design being given Sigma's full consideration.

Enjoy the sense of community and ease of travel at Mayflower Meadow.



A computer-generated image of Mayflower Meadow. The number of PV panels will vary.

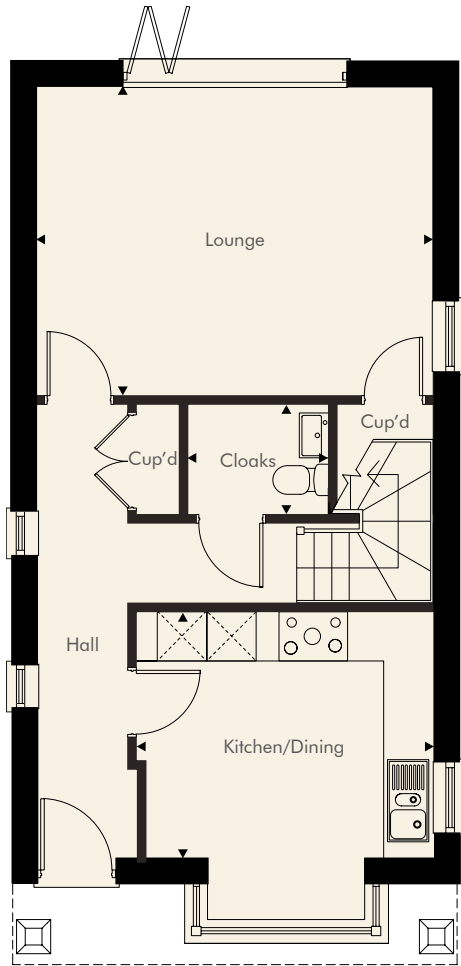
THE CLOVER

HOME 1

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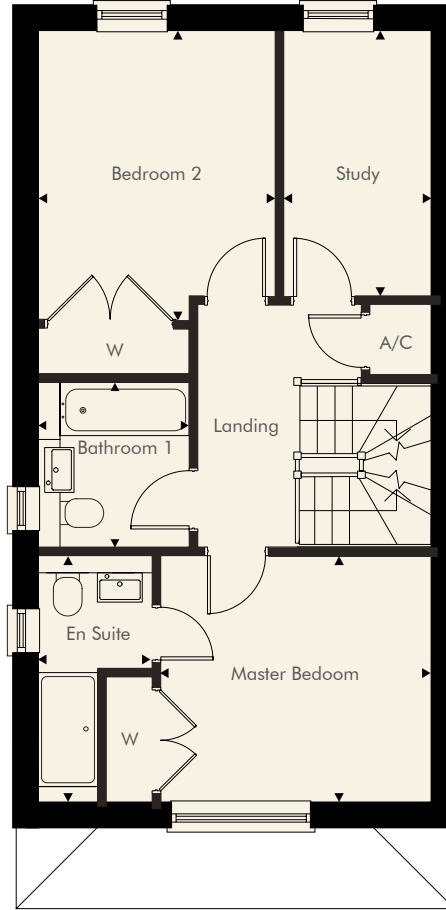
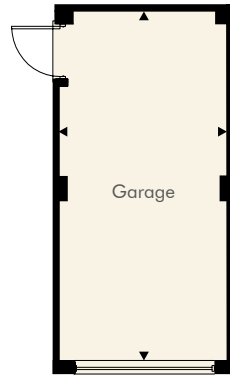


A computer-generated image of home 1. The number of PV panels will vary.



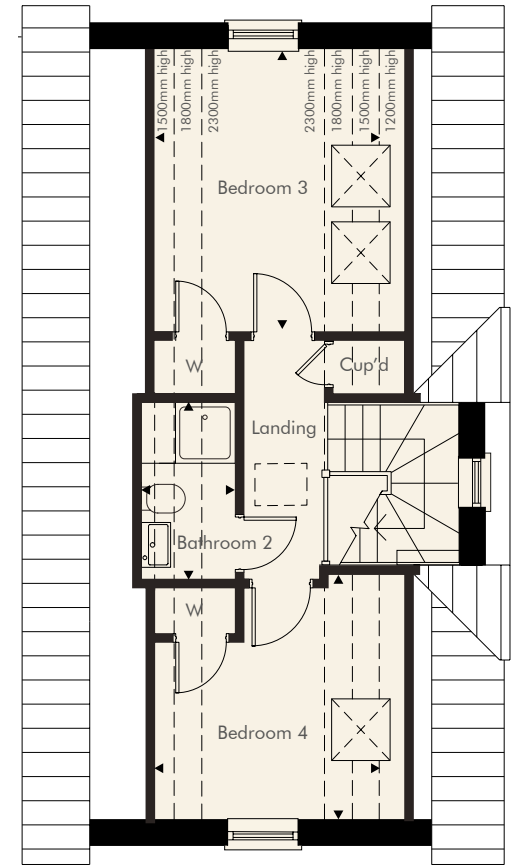
Ground floor

Lounge	5.20m x 4.06m	17'1" x 13'4"
Kitchen/Dining	3.90m x 3.26m	12'10" x 10'8"
Cloaks	1.85m x 1.45m	6'1" x 4'9"
Garage	6.00m x 3.00m	19'8" x 9'10"



First floor

Master Bedroom	3.55m x 3.26m	11'8" x 10'8"
En Suite	3.26m x 1.51m	10'8" x 4'11"
Bedroom 2	3.80m x 3.13m	12'6" x 10'3"
Study	3.49m x 1.97m	11'5" x 6'6"
Bathroom 1	2.15m x 2.00m	7'1" x 6'7"



Second floor

Bedroom 3	3.72m x 2.88m	12'3" x 9'5"
Bedroom 4	2.88m x 3.26m	9'5" x 10'8"
Bathroom 2	2.32m x 1.06m	7'7" x 3'6"

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 cloaks layouts are indicative only and should not be relied upon. Position of the garage is not accurate. Please refer to site layout.

THE HAYFIELD

HOMES 2, 3, 20 & 21

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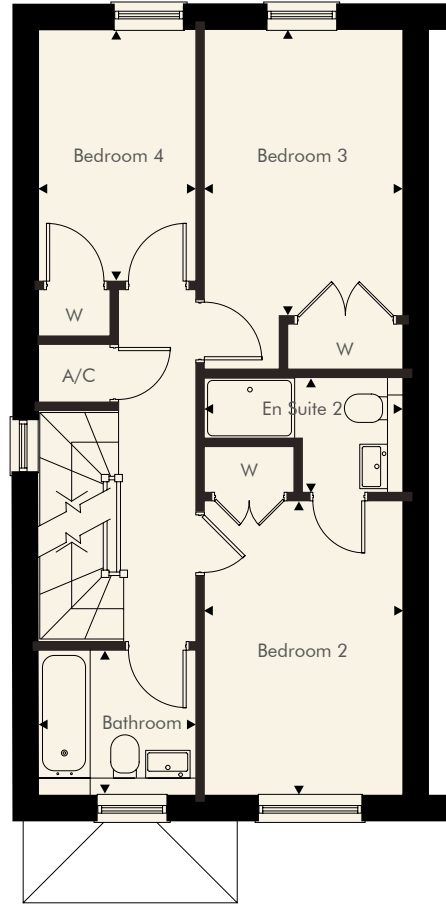


A computer-generated image of homes 2 & 3. The number of PV panels will vary.



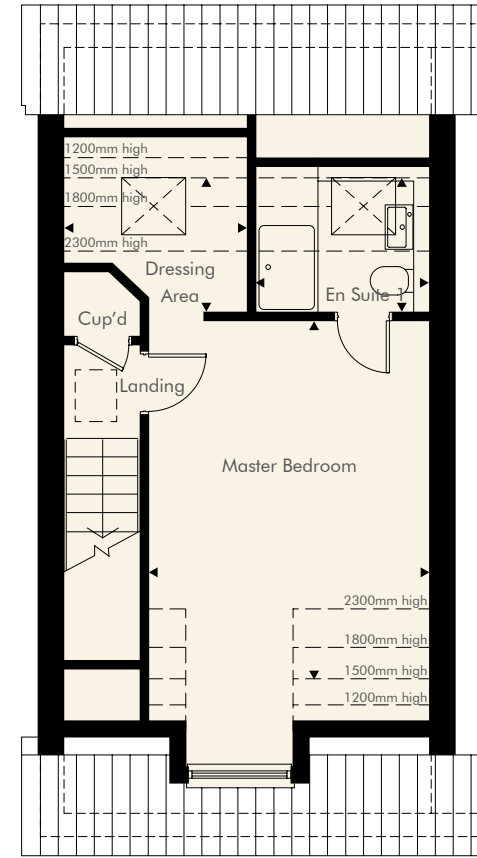
Ground floor

Lounge	4.87m x 4.83m	16'0" x 15'10"
Kitchen/Dining	5.22m x 2.59m	17'2" x 8'6"
Cloaks	1.90m x 0.95m	6'3" x 3'1"
Garage	6.00m x 3.00m	19'8" x 9'10"



First floor

Bedroom 2	3.90m x 2.65m	12'10" x 8'8"
En Suite 2	2.65m x 1.51m	8'8" x 4'11"
Bedroom 3	3.80m x 2.65m	12'6" x 8'8"
Bedroom 4	3.34m x 2.10m	10'11" x 6'11"
Bathroom	2.10m x 1.92m	6'11" x 6'4"



Second floor

Master Bedroom	4.75m x 3.74m	15'7" x 12'3"
En Suite 1	2.31m x 1.70m	7'7" x 5'7"
Dressing Area	2.44m x 1.70m	8'0" x 5'7"

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 cloaks layouts are indicative only and should not be relied upon. Garages included for homes 2, 3 & 20 only. Position of the garage is not accurate. Note home 20 garage is semi-detached. Please refer to site layout. Homes 3 & 21 as shown, homes 2 & 20 are handed.

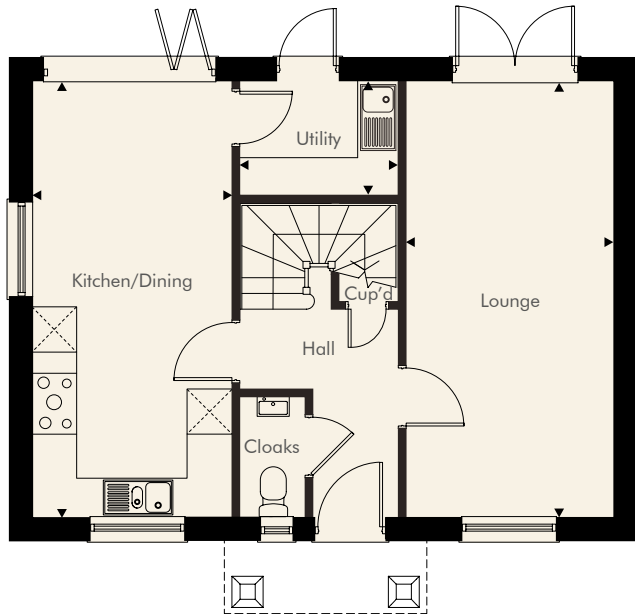
THE LARK

HOME 4

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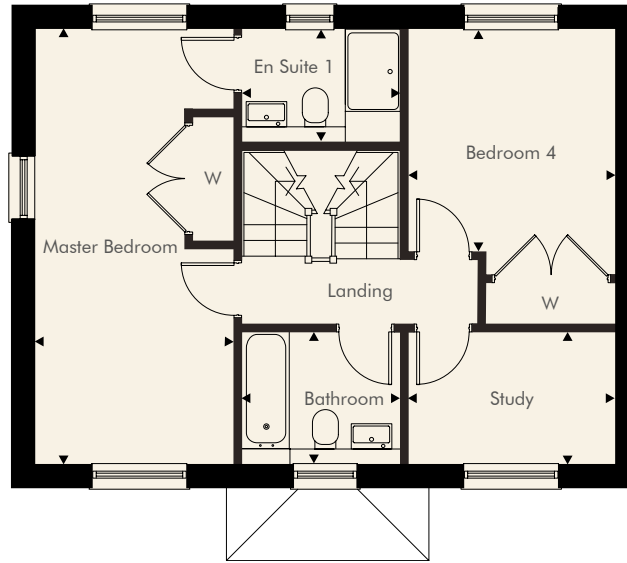


A computer-generated image of home 4. The number of PV panels will vary.



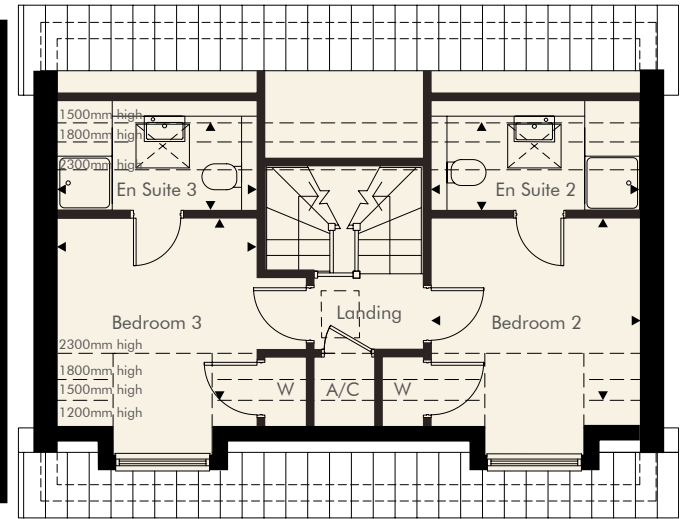
Ground floor

Lounge	6.32m x 3.03m	20'9" x 9'11"
Kitchen/Dining	6.32m x 2.90m	20'9" x 9'6"
Utility	2.30m x 1.65m	7'7" x 5'5"
Cloaks	1.75m x 0.95m	5'9" x 3'1"



First floor

Master Bedroom	6.32m x 2.90m	20'9" x 9'6"
En Suite 1	2.30m x 1.65m	7'7" x 5'5"
Bedroom 4	3.24m x 3.03m	10'8" x 9'11"
Study	3.03m x 1.92m	9'11" x 6'4"
Bathroom	2.30m x 1.92m	7'7" x 6'4"



Second floor

Bedroom 2	3.03m x 2.64m	9'11" x 8'8"
En Suite 2	3.03m x 1.26m	9'11" x 4'2"
Bedroom 3	2.90m x 2.64m	9'6" x 8'8"
En Suite 3	2.90m x 1.26m	9'6" x 4'2"

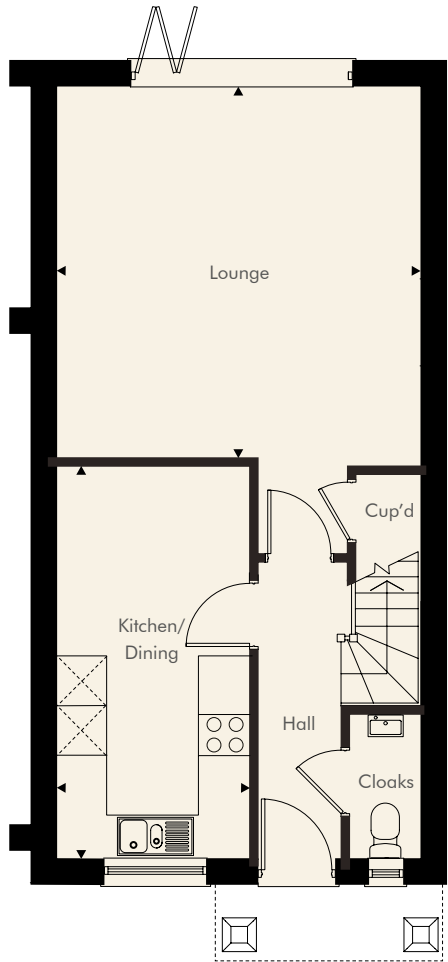
THE WILLOW

HOME 5

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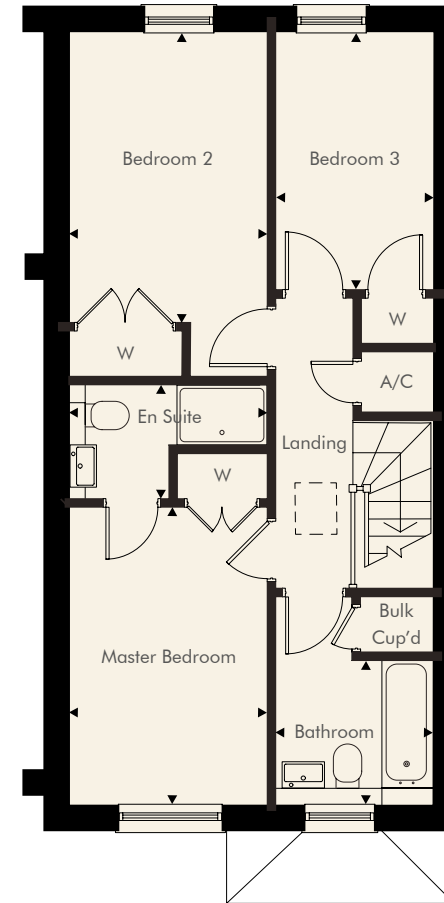


A computer-generated image of homes 5 & 6. The number of PV panels will vary.



Ground floor

Lounge	4.94m x 4.74m	16'2" x 15'7"
Kitchen/Dining	5.22m x 2.48m	17'2" x 8'2"
Cloaks	1.92m x 0.90m	6'4" x 2'11"



First floor

Master Bedroom	3.95m x 2.52m	13'0" x 8'3"
En Suite	2.52m x 1.51m	8'3" x 4'11"
Bedroom 2	3.82m x 2.52m	12'6" x 8'3"
Bedroom 3	3.42m x 2.10m	11'3" x 6'11"
Bathroom	2.10m x 1.92m	6'11" x 6'4"

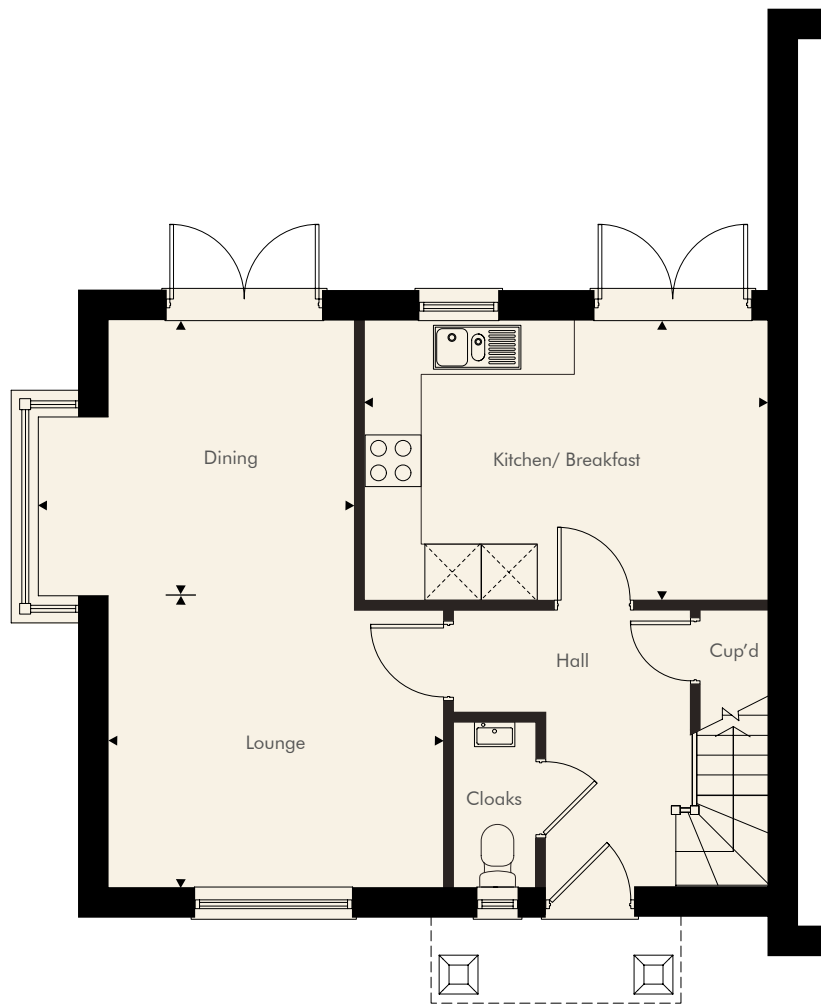
THE CAMELLIA

HOME 6

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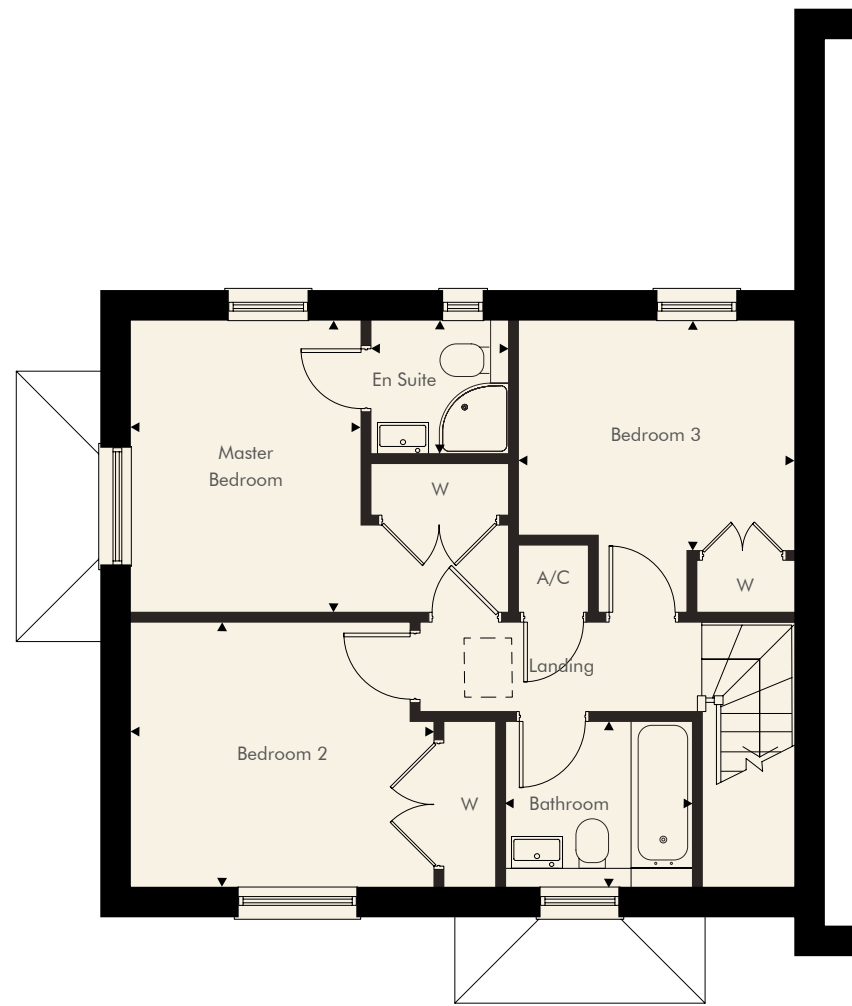


A computer-generated image of homes 5 & 6. The number of PV panels will vary.



Ground floor

Lounge	3.89m x 3.21m	12'9" x 10'6"
Dining	3.66m x 3.34m	12'0" x 11'0"
Kitchen/Breakfast	4.70m x 3.24m	15'5" x 10'8"
Cloaks	1.92m x 0.95m	6'4" x 3'1"



First floor

Master Bedroom	3.38m x 2.66m	11'1" x 8'9"
En Suite	1.59m x 1.54m	5'3" x 5'1"
Bedroom 2	3.50m x 3.07m	11'6" x 10'1"
Bedroom 3	3.20m x 2.66m	10'6" x 8'9"
Bathroom	2.15m x 1.92m	7'1" x 6'4"

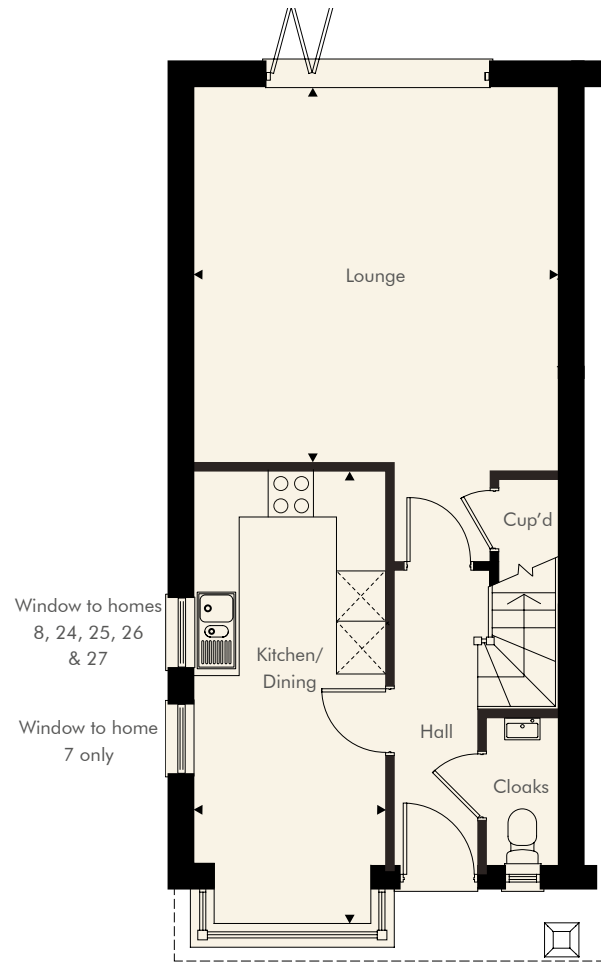
THE FERN

HOMES 7, 8, 11, 12, 24-27

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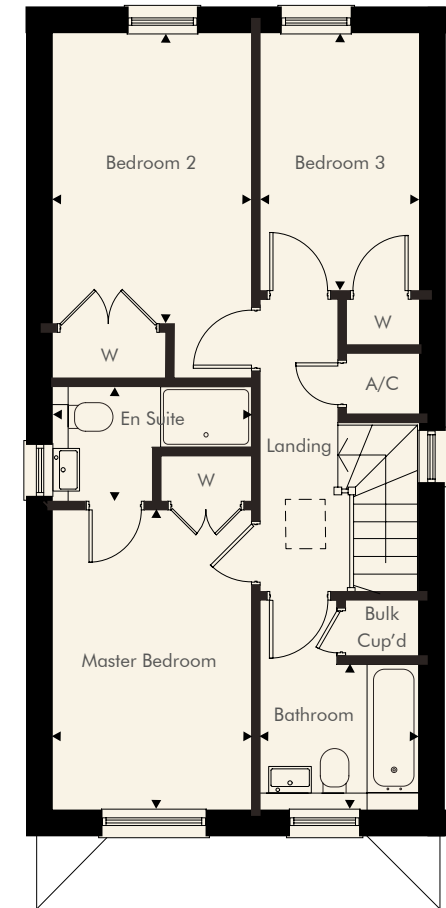


A computer-generated image of homes 7 & 8. The number of PV panels will vary.



Ground floor

Lounge	4.95m x 4.87m	16'3" x 16'0"
Kitchen/Dining	6.00m x 2.57m	19'8" x 8'5"
Cloaks	1.90m x 0.95m	6'3" x 3'1"



First floor

Master Bedroom	3.95m x 2.65m	13'0" x 8'8"
En Suite	2.65m x 1.51m	8'8" x 4'11"
Bedroom 2	3.86m x 2.65m	12'8" x 8'8"
Bedroom 3	3.43m x 2.10m	11'3" x 6'11"
Bathroom	2.10m x 1.92m	6'11" x 6'4"

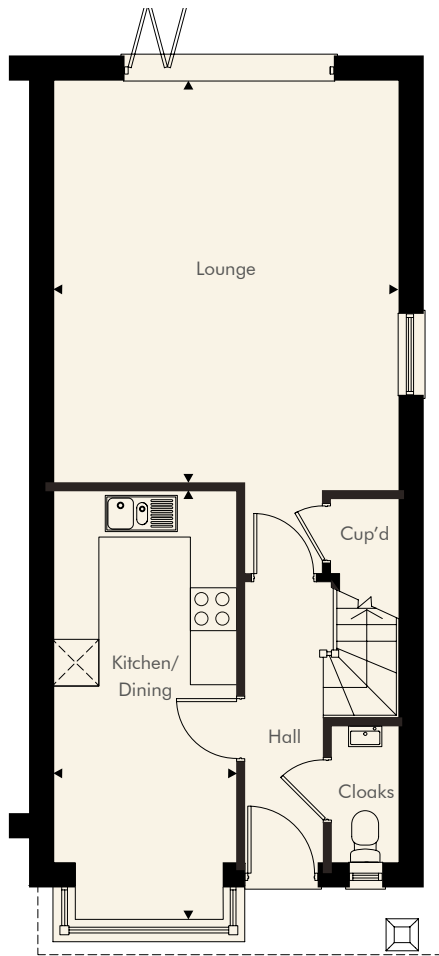
THE BLUEBELL

HOMES 9 & 14

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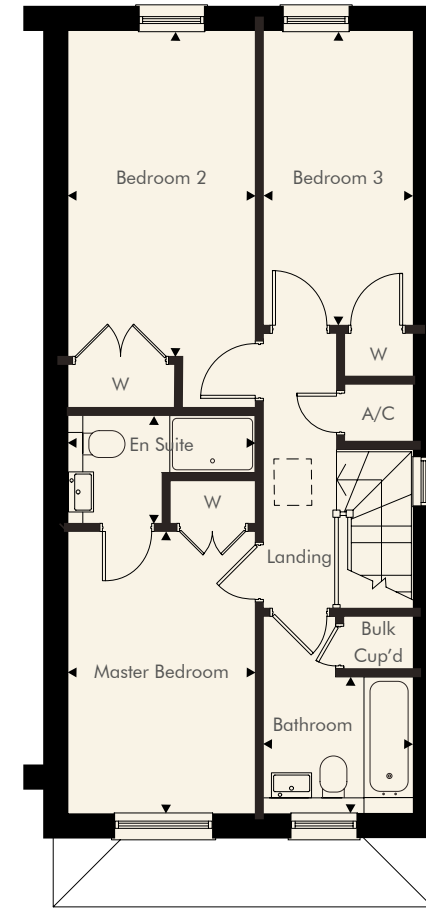


A computer-generated image of home 9. The number of PV panels will vary.



Ground floor

Lounge	5.64m x 4.86m	18'6" x 15'11"
Kitchen/Dining	6.00m x 2.58m	19'8" x 8'6"
Cloaks	1.92m x 0.95m	6'4" x 3'1"



First floor

Master Bedroom	3.95m x 2.64m	13'0" x 8'8"
En Suite	2.64m x 1.51m	8'8" x 4'11"
Bedroom 2	4.56m x 2.64m	15'0" x 8'8"
Bedroom 3	4.10m x 2.10m	13'5" x 6'11"
Bathroom	2.10m x 1.92m	6'11" x 6'4"

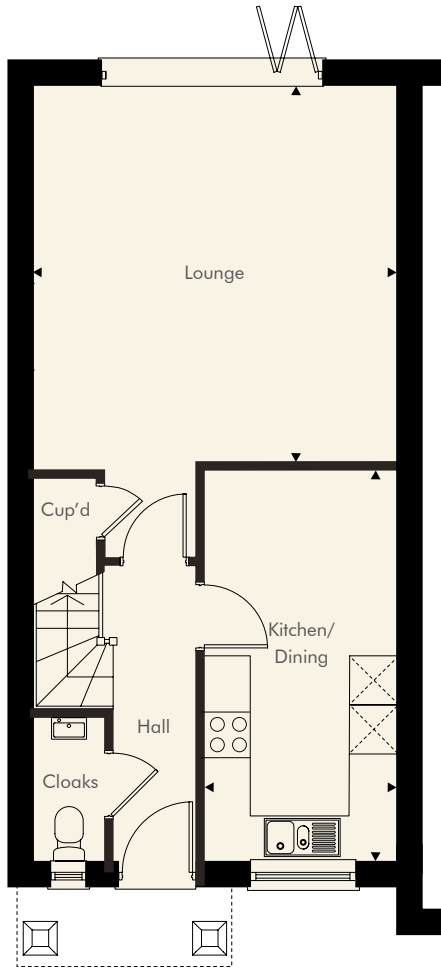
THE DAISY

HOMES 10 & 13

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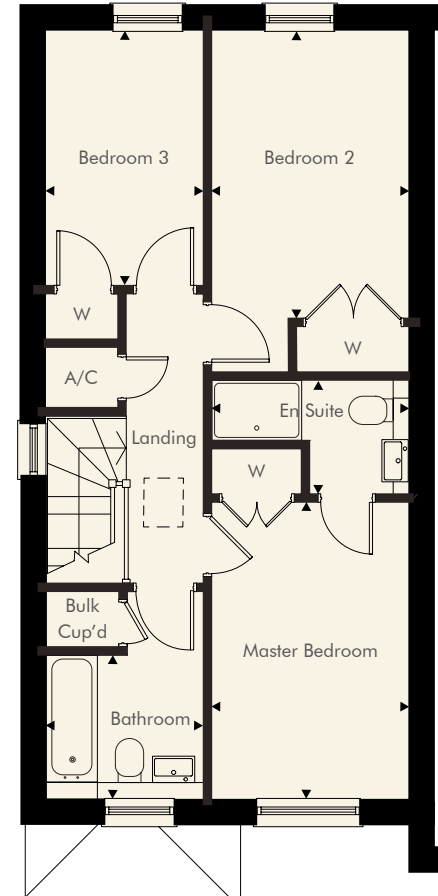


A computer-generated image of home 9 & 10. The number of PV panels will vary.



Ground floor

Lounge	4.96m x 4.88m	16'3" x 16'0"
Kitchen/Dining	5.20m x 2.60m	17'1" x 8'6"
Cloaks	1.92m x 0.95m	6'4" x 3'1"



First floor

Master Bedroom	3.95m x 2.64m	13'0" x 8'8"
En Suite	2.64m x 1.51m	8'8" x 4'11"
Bedroom 2	3.88m x 2.64m	12'9" x 8'8"
Bedroom 3	3.41m x 2.12m	11'2" x 6'11"
Bathroom	2.10m x 1.92m	6'11" x 6'4"

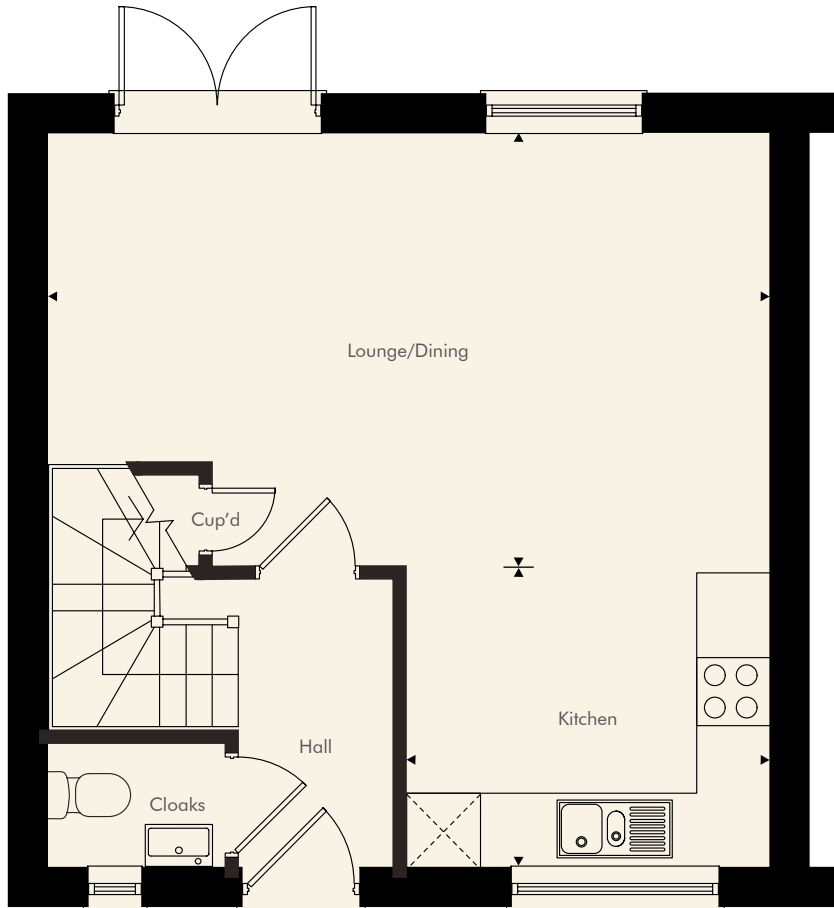
THE TULIP

HOMES 15 & 16

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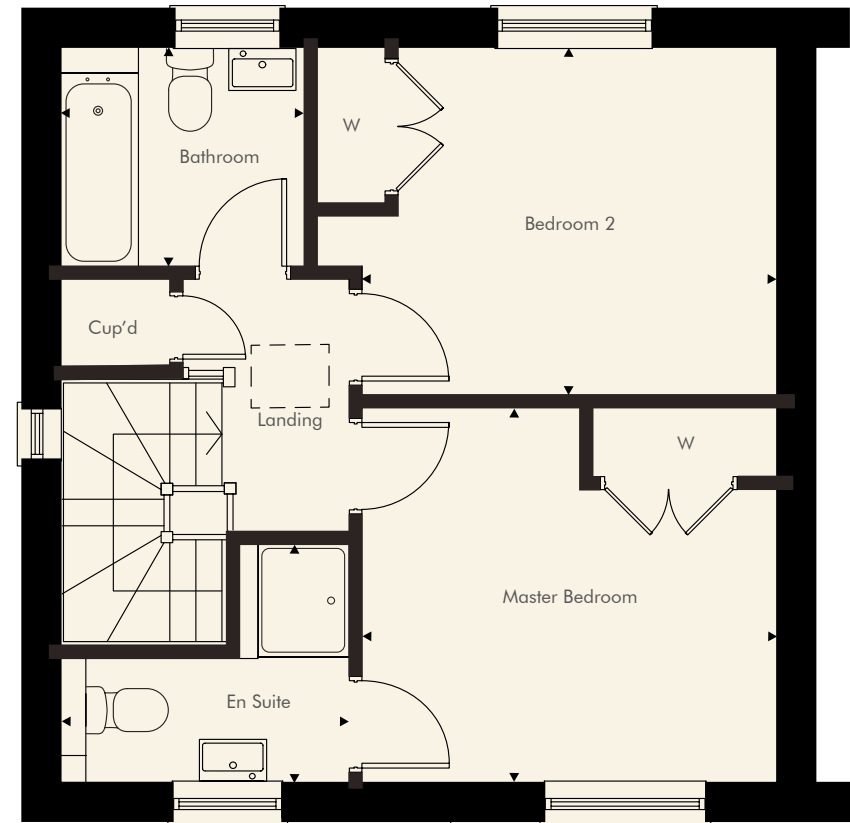


A computer-generated image of home 15. The number of PV panels will vary.



Ground floor

Lounge/Dining	6.33m x 3.79m	20'9" x 12'5"
Kitchen	3.19m x 2.64m	10'6" x 8'8"
Cloaks	1.55m x 1.08m	5'1" x 3'7"



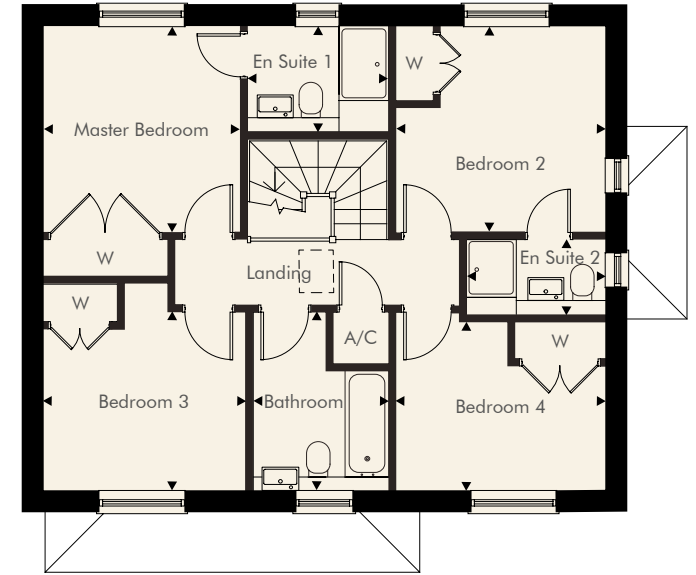
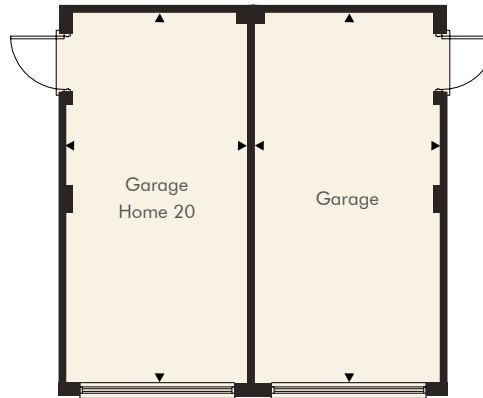
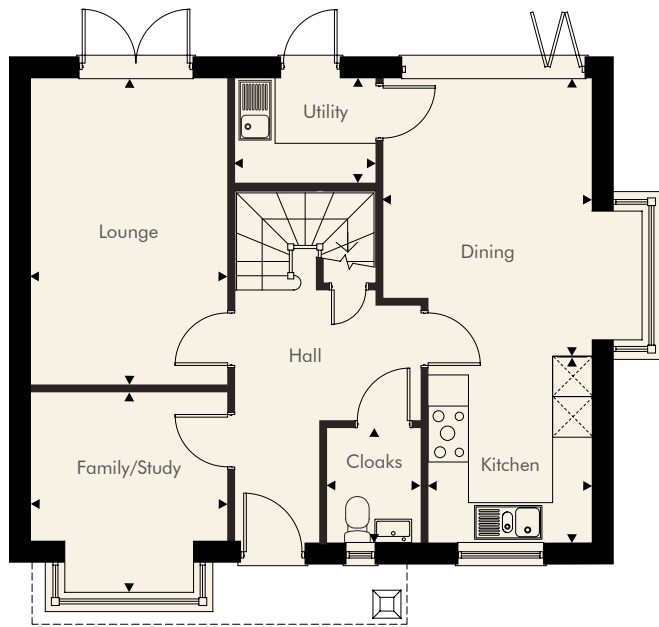
First floor

Master Bedroom	3.67m x 3.28m	12'0" x 10'9"
En Suite	2.54m x 2.10m	8'4" x 6'11"
Bedroom 2	3.67m x 3.05m	12'0" x 10'0"
Bathroom	2.15m x 1.92m	7'1" x 6'4"

THE LILY
HOMES 19 & 28
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A computer-generated image of home 19. The number of PV panels will vary.



Ground floor

Lounge	4.95m x 3.17m	16'3" x 10'5"
Kitchen	3.00m x 2.64m	9'10" x 8'8"
Dining	4.45m x 3.37m	14'7" x 11'1"
Utility	2.26m x 1.70m	7'5" x 5'7"
Cloaks	1.85m x 1.45m	6'1" x 4'9"
Family/Study	3.18m x 3.17m	10'5" x 10'4"
Garage	6.00m x 3.00m	19'8" x 9'10"

First floor

Master Bedroom	3.31m x 3.17m	10'10" x 10'5"
En Suite 1	2.26m x 1.70m	7'5" x 5'7"
Bedroom 2	3.37m x 3.31m	11'1" x 10'10"
En Suite 2	2.24m x 1.20m	7'4" x 3'11"
Bedroom 3	3.26m x 2.87m	10'8" x 9'5"
Bedroom 4	3.37m x 2.72m	11'1" x 8'11"
Bathroom	2.87m x 2.17m	9'5" x 7'1"

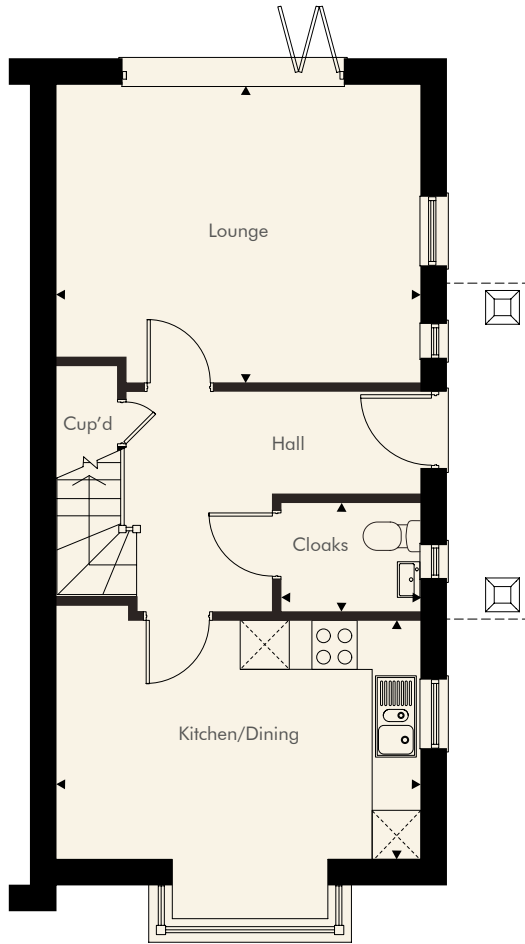
THE LAVENDER

HOME 22

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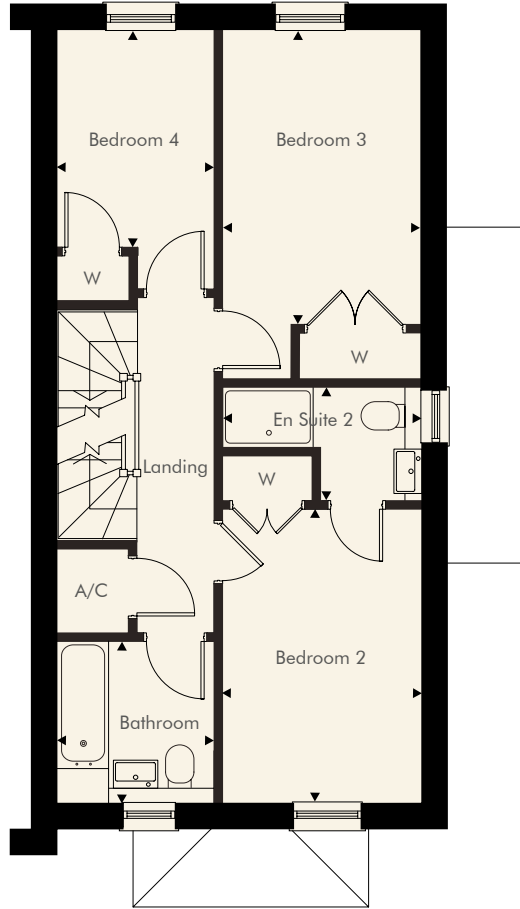


A computer-generated image of home 22. The number of PV panels will vary.



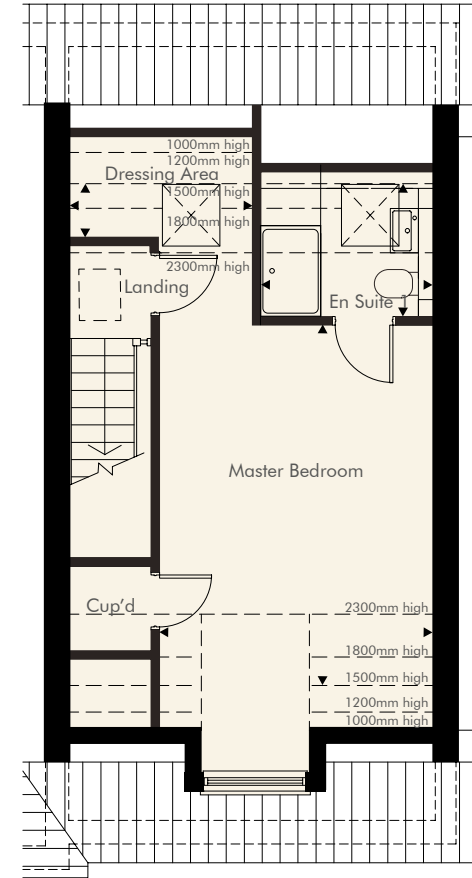
Ground floor

Lounge	4.86m x 3.95m	15'11" x 13'0"
Kitchen/Dining	4.86m x 3.17m	15'11" x 10'5"
Cloaks	1.85m x 1.45m	6'1" x 4'9"



First floor

Bedroom 2	3.90m x 2.64m	12'10" x 8'8"
En Suite 2	2.64m x 1.51m	8'8" x 4'11"
Bedroom 3	3.91m x 2.64m	12'10" x 8'8"
Bedroom 4	2.89m x 2.10m	9'6" x 6'11"
Bathroom	2.15m x 2.10m	7'1" x 6'11"



Second floor

Master Bedroom	4.77m x 3.66m	15'8" x 12'0"
En Suite 1	2.31m x 1.70m	7'7" x 5'7"
Dressing Area	2.44m x 0.74m	8'0" x 2'5"

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 cloaks layouts are indicative only and should not be relied upon.

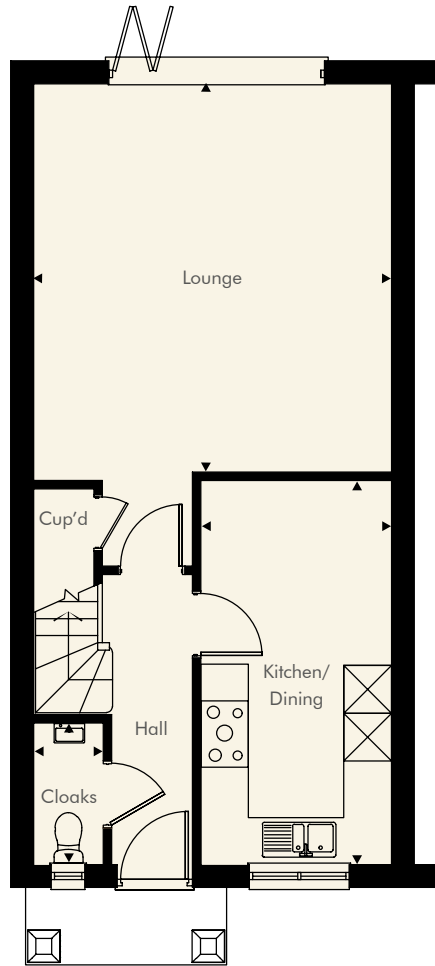
THE PRIMROSE

HOME 23

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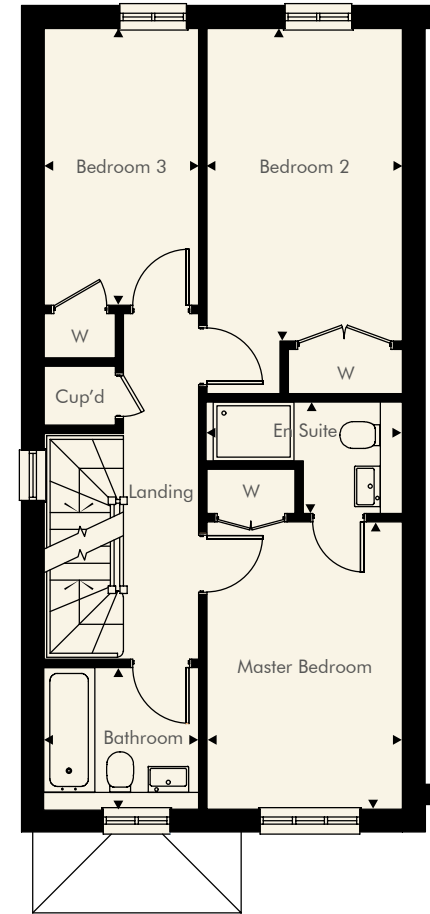


A computer-generated image of home 23. The number of PV panels will vary.



Ground floor

Lounge	5.27m x 4.88m	17'3" x 16'0"
Kitchen/Dining	5.22m x 2.60m	17'2" x 8'6"
Cloaks	1.93m x 0.95m	6'4" x 3'1"



First floor

Master Bedroom	3.90m x 2.66m	12'10" x 8'9"
En Suite	1.51m x 2.66m	4'11" x 8'9"
Bedroom 2	4.25m x 2.66m	13'11" x 8'9"
Bedroom 3	3.76m x 2.09m	12'4" x 6'10"
Bathroom	1.93m x 2.11m	6'4" x 6'11"

Superior SPECIFICATION

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INTERNAL SPECIFICATION

- White vertical panel doors to 2 and 3 bedroom homes and oak horizontal panel doors to 4 bedroom homes
- Built-in Shaker style wardrobes in all bedrooms
- Satin chrome lever door furniture
- White staircase with oak handrail to 2 and 3 bedroom homes and oak spindles and handrails to 4 bedroom homes
- Brushed stainless steel light switches and sockets to all 4 bedroom homes, with remaining homes to have white switch sockets and brushed stainless steel light switches
- LED downlighters on ground floor pendant lighting on upper floors
- Multimedia plate with facilities for Sky+®* and TV lounge, master bedroom and family room
- Double sockets with USB point to all kitchens, bedrooms, lounge, dining rooms
- Stainless steel freestyle lamp to rear doors
- 1m boarding around loft hatch where possible
- Luxury vinyl flooring to hall, kitchen/family room, utilities and cloakrooms
- Luxury vinyl flooring to all bathrooms and en suites
- 80% wool carpet to all other areas
- Matt white emulsion on walls and ceilings

KITCHEN

- Shaker units
- Bosch® single oven to all homes
- Bosch® microwave combi oven to 3 and 4 bedroom homes
- Bosch® induction hob
- Glass splashback
- Integrated fridge-freezer
- Integrated dishwasher
- Wine cooler to all 4 bedroom homes
- Integrated washer-dryer to all homes without a utility room
- Shaker units and spaces for buyer's own appliances for homes with utility room
- Under cupboard lighting
- High pressure laminate kitchen worktops to 2 and 3 bedroom homes
- Silestone kitchen worktops to 4 bedroom homes and high pressure laminate in utility rooms
- Stainless Steel sink

BATHROOMS & EN SUITES

- Premium branded sanitary ware
- Chrome taps and shower fittings
- Pressurised shower
- Steel baths
- Vanity unit to en suite one in 3 and 4 bedroom homes and in family bathroom in 4 bedroom homes, with exception of homes 1, 19, 28 & 22 which will have semi-inset basins to the family bathroom
- Mirror with demister to bathroom & en suites mirrors on arms where this isn't possible
- Shaver socket

EXTERNAL

- External tap
- External socket
- Double power socket to garages but not to car barns
- Paved patio and paths
- Landscaping to front areas
- Turf to front and rear gardens
- Electric car-charging point[†] (IP65 rated) for future provision

HEATING & COMFORT

- Gas underfloor heating with thermostatic controls to each room to ground floor and radiators to upper floors in all houses
- Heated electric chrome towel rail to all bathrooms and en suites
- UPVC windows

SECURITY & PEACE OF MIND

- Mains smoke detectors
- Security lighting
- External chrome bell push with internal mains chime
- Provision for wireless security system
- Multipoint locking front and rear doors
- 10-year ICW warranty



A vision of
E X C L U S I V I T Y
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Sigma Homes has a single-minded vision: to create stunning, individual developments for discerning buyers in south east 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 environmentally conscientious specification.



Image depicts a typical Sigma Homes interior.

Mayflower Meadow, Roundstone Lane, Angmering, BN16 4AT

Scan to get directions on Google Maps



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Sigma Homes
LOCATION + QUALITY + DESIGN



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