

S E A S C A P E

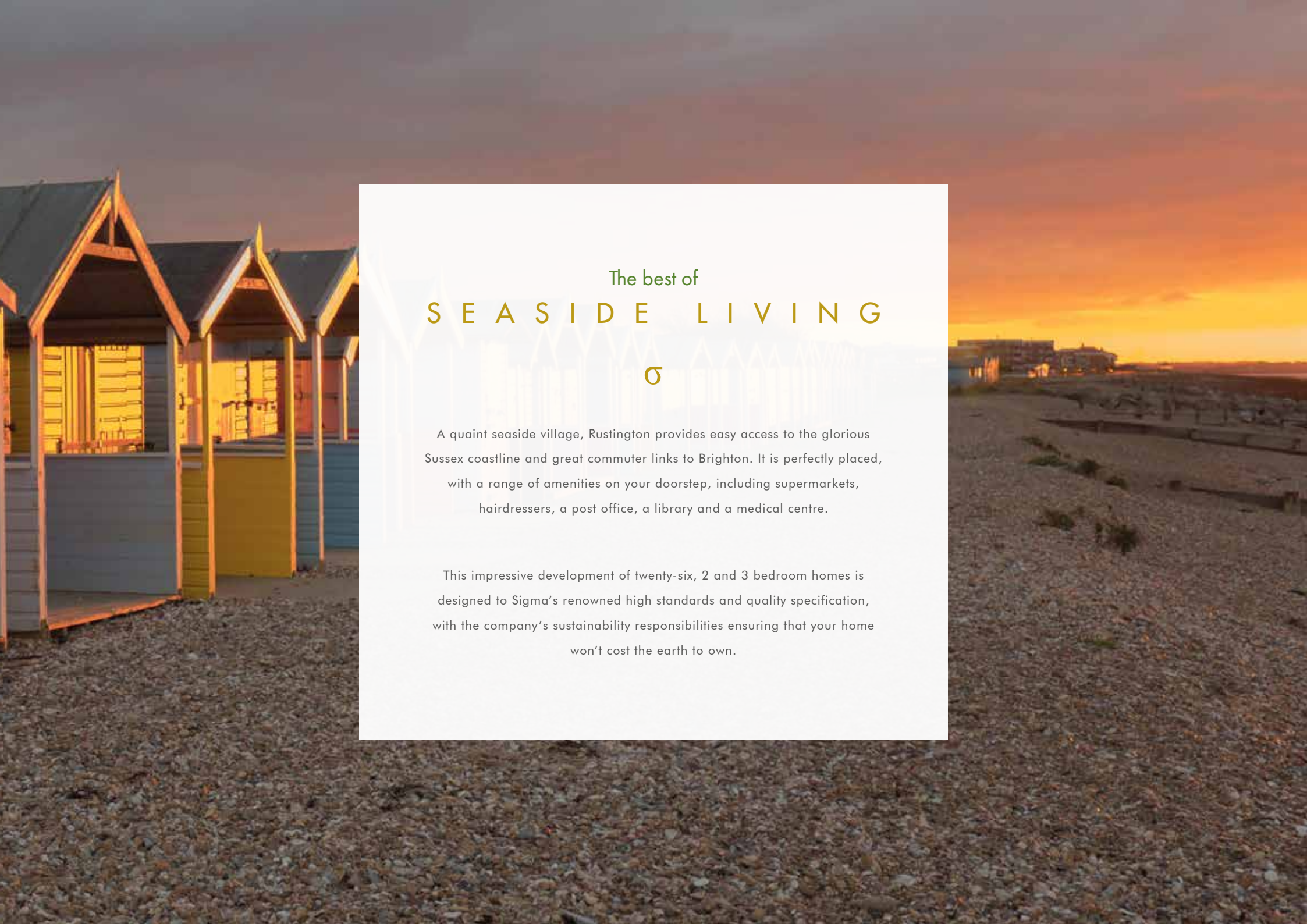
R U S T I N G T O N



Sigma Homes

LOCATION + QUALITY + DESIGN



A row of colorful beach huts (yellow, blue, and white) on a pebbly beach at sunset. The sky is a mix of orange, yellow, and grey. In the background, a town is visible on the coast.

The best of SEASIDE LIVING

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A quaint seaside village, Rustington provides easy access to the glorious Sussex coastline and great commuter links to Brighton. It is perfectly placed, with a range of amenities on your doorstep, including supermarkets, hairdressers, a post office, a library and a medical centre.

This impressive development of twenty-six, 2 and 3 bedroom homes is designed to Sigma's renowned high standards and quality specification, with the company's sustainability responsibilities ensuring that your home won't cost the earth to own.



A well-connected
V I L L A G E
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The charming seaside village of Rustington is the perfect place to call your new home, with excellent amenities on your doorstep, as well as access to the beautiful coastline and all it has to offer.

City Centre

The city is never too far away from Seascape, with Brighton and London both easily accessible by car and train.

Beaches

A day at the beach is a breeze from Seascape, with both Rustington and Littlehampton beaches on your doorstep. Rustington is a quieter dog-friendly beach, while Littlehampton offers amusements, a theme park and a bustling promenade.





A warm welcome to your
NEW COMMUNITY
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Mewsbrook

Your new community is bustling with things to do. Mewsbrook, a Green Flag-awarded park, is just a short walk from your new address, offering plenty of activities, including boat and pedalo hire and a miniature railway, with original Art Deco shelters dotted around the green spaces. Following an afternoon's exploring, Mewsbrook Café, serving homemade cakes, is the perfect spot for refreshments.

Retail therapy

If you fancy a day of retail therapy, Windmill Shopping Village is just 15 minutes' drive away, boasting several independent shops. The Royal Arcade, in Worthing, is reachable within 30 minutes and offers many independently owned boutiques, housed in a beautifully restored Edwardian arcade.



Eateries

The local community centre is just four minutes away by car, with its range of fitness classes and social activities including Zumba, Pilates, chair yoga and a knitting group. The village is not short of eateries – The Beach café, located on the seafront, just a short walk away, not only offers a range of homemade food, but is a social hot-spot, regularly hosting events such as wine-tasting evenings, quizzes and open-mic nights. It is also a haven for water sports, including kitesurfing, paddleboarding and windsurfing.

For those who enjoy a Spanish menu, Fig. is a café by day and an authentic Spanish tapas restaurant by night. Just a two-minute walk from Seascape is The New Inn, a cosy local pub, serving a range of local ales.

Sports

Rustington is not wanting for sporting opportunities, either, with Norfolk Gardens just 15 minutes' walk away, boasting three all-weather tennis courts, a nine-hole par-three golf course and lawn bowls. For avid golfers, there are three prestigious golf clubs all within 10 minutes' drive from Seascape: Rustington Golf Centre offers a floodlit driving range and par-70 course; Littlehampton Golf Club is an 18-hole par-70 course, with breathtaking views of the Sussex coast and South Downs; Ham Manor Golf Club is a parkland course set between the coast and Sussex countryside.





LITTLEHAMPTON TRAIN STATION

4

minutes by car



GATWICK AIRPORT

56

minutes by car



BRIGHTON

1h

by train



LONDON VICTORIA

1h 45

minutes by train

A great
STARTING POINT
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Rustington offers excellent road connections, via the A24 and A27, to London and the southwest. The train station, located in neighbouring town Littlehampton, is just under five minutes away, with its regular rail services to London Victoria in under two hours. For those travelling further afield, Gatwick Airport is under an hour away.





A computer-generated image of Seascope.



A collection of
I M P R E S S I V E H O M E S
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Nestled in the quaint seaside village of Rustington, this contemporary development offers 2 and 3 bedroom homes, ideal for a variety of lifestyles. From Seascape, enjoy the stunning Sussex coastline, with amenities on your doorstep and excellent travel links.



A computer-generated image of Seascape.

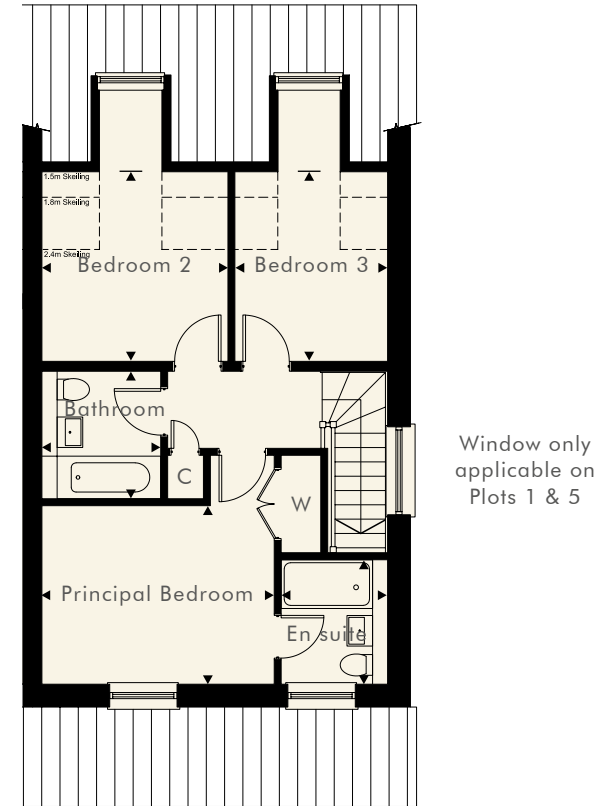
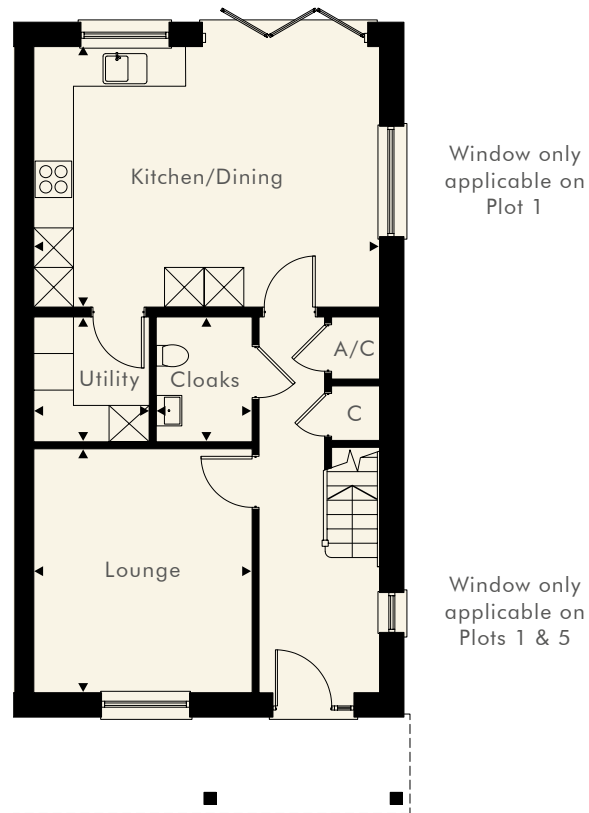
H O M E S 1 - 5

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A computer-generated image of homes 1 - 5.

106.30 sq.m / 1144.20 sq.ft



Ground floor

59.30 sq.m / 638.30 sq.ft

Kitchen/Dining	4.28m x 5.67m	14'1" x 18'7"
Utility	2.05m x 1.89m	6'9" x 6'2"
Lounge	4.00m x 3.58m	13'1" x 11'9"
Cloaks	2.05m x 1.57m	6'9" x 5'2"

First floor

47.00 sq.m / 505.90 sq.ft

Principal Bedroom	2.93m x 3.81m	9'7" x 12'6"
En Suite	2.04m x 1.74m	6'8" x 5'9"
Bedroom 2	3.11m x 3.05m	10'2" x 10'0"
Bedroom 3	3.11m x 2.50m	10'2" x 8'2"
Bathroom	2.09m x 1.95m	6'10" x 6'5"

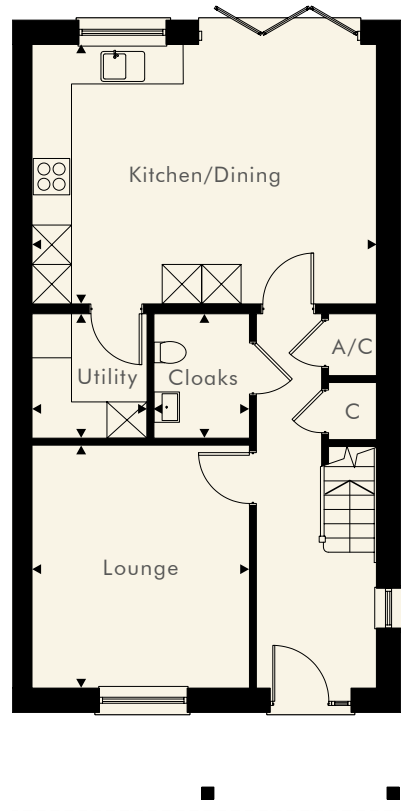
H O M E S 6 - 9

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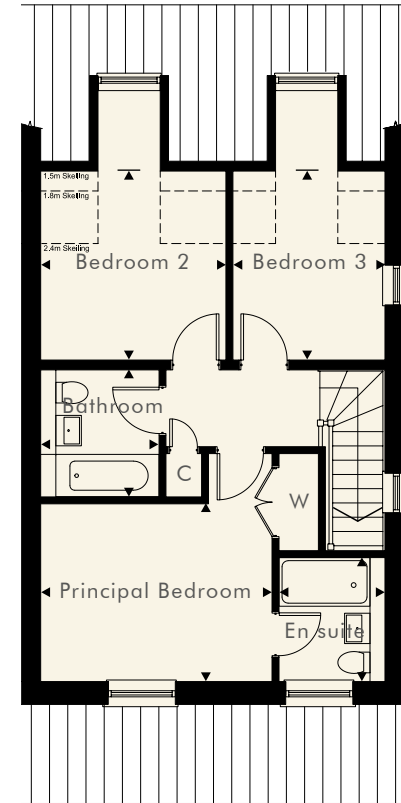


A computer-generated image of homes 6 - 9.

106.30 sq.m / 1144.20 sq.ft



Window only applicable on Plots 6 & 9



Window only applicable on Plots 6 & 9

Window only applicable on Plots 6 & 9

Ground floor

59.30 sq.m / 638.30 sq.ft

Kitchen/Dining	4.28m x 5.67m	14'1" x 18'7"
Utility	2.05m x 1.89m	6'9" x 6'2"
Lounge	4.00m x 3.58m	13'1" x 11'9"
Cloaks	2.05m x 1.57m	6'9" x 5'2"

First floor

47.00 sq.m / 505.90 sq.ft

Principal Bedroom	2.93m x 3.81m	9'7" x 12'6"
En Suite	2.04m x 1.74m	6'8" x 5'9"
Bedroom 2	3.11m x 3.05m	10'2" x 10'0"
Bedroom 3	3.11m x 2.50m	10'2" x 8'2"
Bathroom	2.09m x 1.95m	6'10" x 6'5"

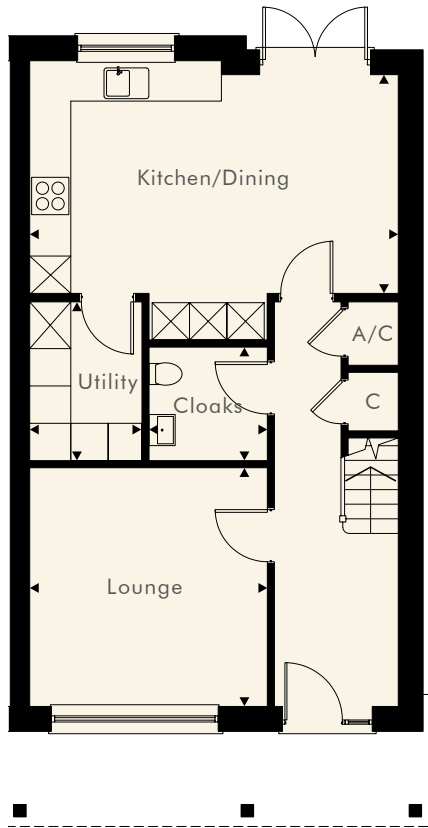
H O M E S 1 0 - 1 5

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A computer-generated image of homes 10 - 15.

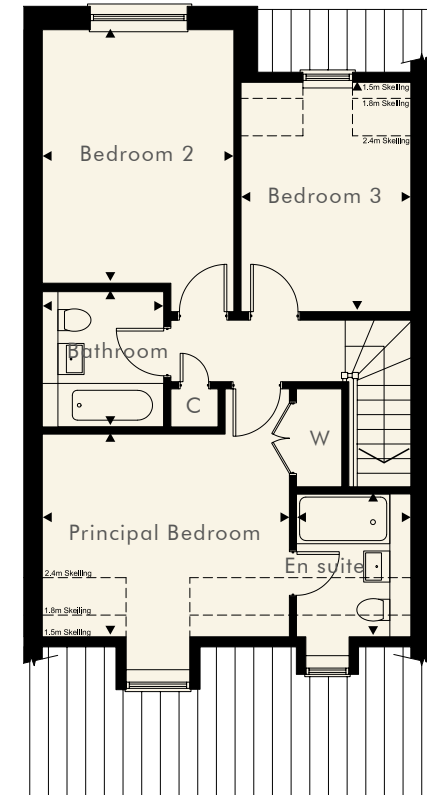
114.60 sq.m / 1233.50 sq.ft



Ground floor

60.00 sq.m / 645.83 sq.ft

Kitchen/Dining	3.51m x 5.92m	11'6" x 19'5"
Utility	2.55m x 1.80m	8'4" x 5'11"
Lounge	3.84m x 3.82m	12'7" x 12'6"
Cloaks	1.82m x 1.90m	6'0" x 6'3"



First floor

54.60 sq.m / 587.71 sq.ft

Principal Bedroom	3.26m x 3.97m	10'8" x 13'0"
En Suite	2.29m x 1.84m	7'6" x 6'0"
Bedroom 2	4.07m x 3.08m	13'4" x 10'1"
Bedroom 3	3.67m x 2.73m	12'0" x 8'11"
Bathroom	2.17m x 1.95m	7'1" x 6'5"

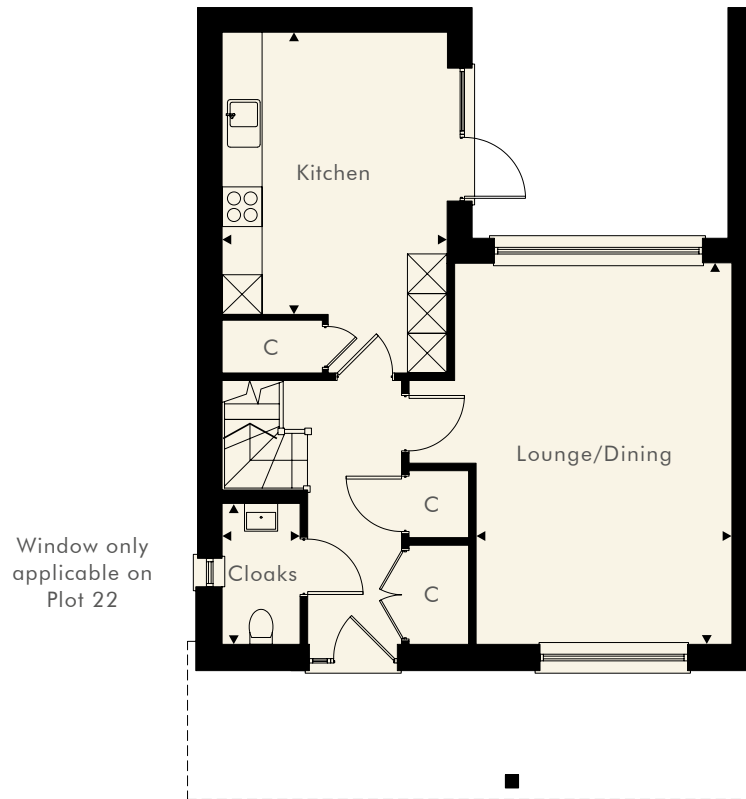
H O M E S 1 6 - 2 2

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A computer-generated image of homes 16 - 22.

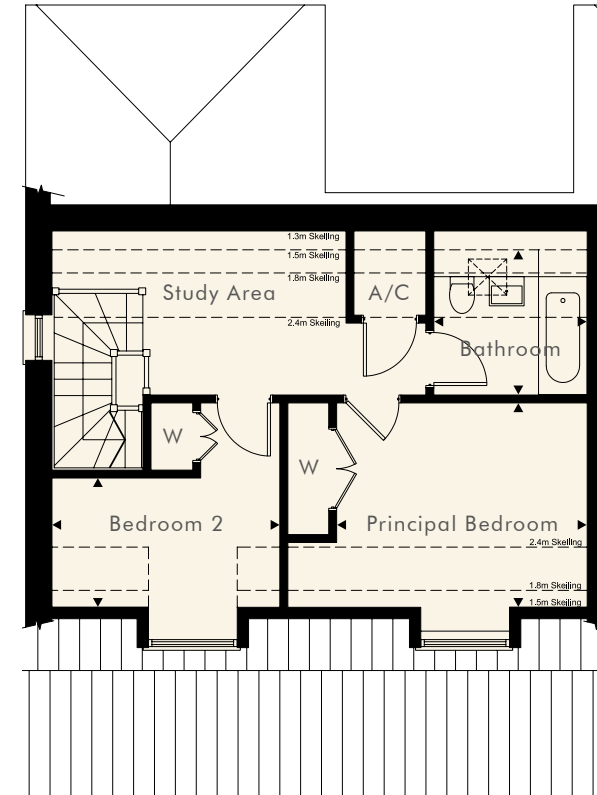
96.43 sq.m / 1038.00 sq.ft



Ground floor

55.50 sq.m / 597.40 sq.ft

Kitchen	4.27m x 3.40m	14'0" x 11'2"
Lounge/Dining	5.77m x 3.87m	18'11" x 12'8"
Cloaks	2.13m x 1.18m	7'0" x 3'10"



First floor

40.93 sq.m / 440.57 sq.ft

Principal Bedroom	2.94m x 3.60m	9'8" x 11'10"
Bedroom 2	1.86m x 3.27m	6'1" x 10'9"
Bathroom	2.00m x 2.20m	6'7" x 7'3"

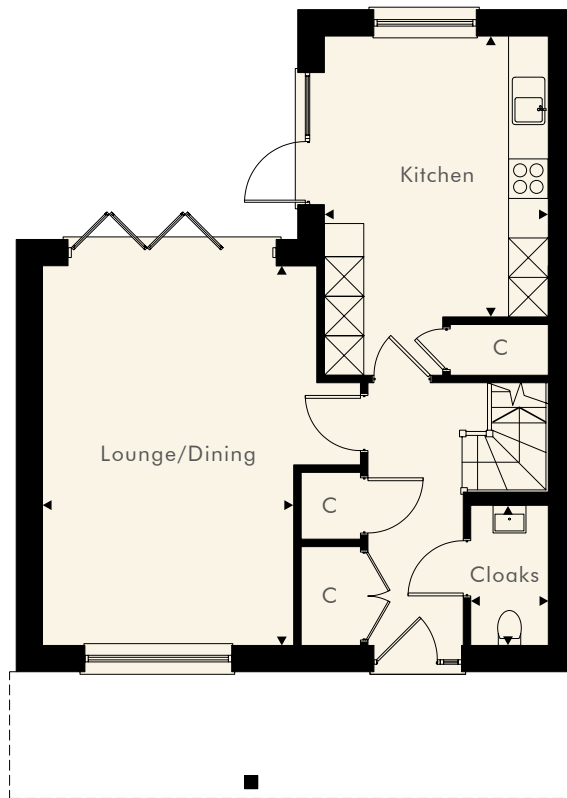
H O M E S 3 0 - 3 3

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A computer-generated image of homes 30 & 31.

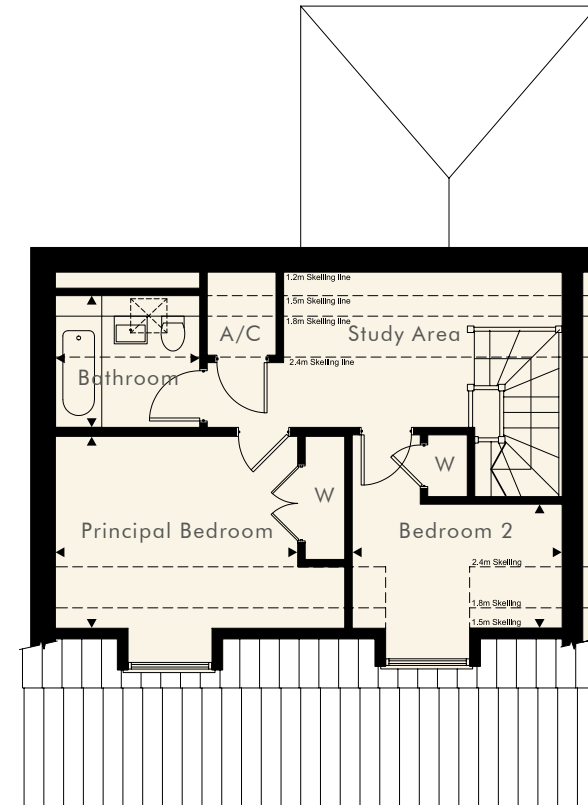
96.23 sq.m / 1035.81 sq.ft



Ground floor

55.30 sq.m / 595.24 sq.ft

Kitchen	4.27m x 3.40m	14'0" x 11'2"
Lounge/Dining	5.77m x 3.81m	18'11" x 12'6"
Cloaks	2.13m x 1.18m	7'0" x 3'10"



First floor

40.93 sq.m / 440.57 sq.ft

Principal Bedroom	2.91m x 3.68m	9'7" x 12'1"
Bedroom 2	1.88m x 3.19m	6'2" x 10'6"
Bathroom	2.00m x 2.20m	6'7" x 7'3"

Superior SPECIFICATION

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INTERNAL SPECIFICATION

- White vertical panel doors
- Built-in wardrobes in principal bedroom
- Satin stainless-steel lever door furniture
- White painted staircase
- White switches and light sockets
- LED downlights in all hallways, bathrooms and en suites
- Multimedia plate in lounge, with TV point in principal bedroom*
- Double sockets with USB point in all lounges, kitchens and bedrooms
- Luxury vinyl flooring in hall, kitchen and cloakroom
- Luxury vinyl flooring in all bathrooms and en suites
- 80% wool carpet in all other areas
- Matt white emulsion on walls and ceilings
- White satinwood for skirting boards and architraves

KITCHEN

- Contemporary designed handleless kitchen
- Bosch® single oven
- Bosch® microwave combi oven
- Bosch® 60cm induction hob
- Integrated dishwasher
- Integrated fridge/freezer
- Silestone kitchen worktops, upstand, splashback and window sill (where applicable)
- Stainless-steel sink

BATHROOMS & EN SUITES

- Premium-branded sanitaryware
- Black taps and shower fittings
- Mains-pressure shower
- Steel baths
- Vanity unit in en suite shower room, family bathroom and cloakroom
- Mirror with demister in bathroom and en suite
- Shaver socket in bathroom and en suite

EXTERNAL

- Tap
- Socket
- Paved patio and paths
- Front-area landscaping
- Rear garden turf laid (where applicable)
- Communal car-charging points on all plots†

HEATING & COMFORT

- Underfloor heating with thermostatic controls in each ground-floor room; radiators in upper floors
- Heated electric chrome towel rail in all bathrooms and en suites
- UPVC windows
- Electric zero-emission boiler
- PV solar panels

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
- EPC rating B
- 2-year Sigma Homes warranty
- 10-year warranty



Images depict typical Sigma Homes interiors.

A vision of
E X C L U S I V I T Y
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Sigma Homes is a well-respected niche developer with a simple vision and track record of creating stunning, individual developments in southeast England. This approach is based on over 40 years' development experience in a region with some of the most discerning purchasers, building thoughtfully designed residences which fuse local architectural vernacular with contemporary design and environmentally conscientious specifications.



Image depicts a typical Sigma Homes interior.

Seascope, Sea Road, Rustington, West Sussex, BN16 2LZ

Scan to get directions on Google Maps



www.sigmahomesgroup.co.uk

Sigma Homes Limited, 44-46 Springfield Road, Horsham, West Sussex, RH12 2PD

Tel: 0203 019 0740

Email: enquiries@sigmahomesgroup.co.uk

Sigma Homes
LOCATION + QUALITY + DESIGN



This brochure is intended as a sales aid and guide to Sigma Homes. The accuracy of any visual image, measurement, depiction of environment, plot position and home layout should be confirmed with the selling agent or through your solicitor. Purchasers or prospective purchasers (whether or not they enter into a contract to purchase a home within the development) should not rely on anything printed in this brochure or orally indicated by sales staff as forming any part of any contract to purchase a home. All photography in this brochure is indicative of the local area and does not represent the specific site surroundings or aspect. Photography and images are used for illustrative purposes only.

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