



# Take flexible living to new levels

Discover The Sidlesham at Shopwyke Lakes, Chichester



Computer generated image - The Sidlesham

# Space to really live

Cala's Sidlesham townhouses take contemporary living to whole new levels. Both functional and adaptable, they're thoughtfully designed to be bright and airy, offering plenty of flexible living space over three floors. Whether you want to enjoy a private bedroom sanctuary, have a dedicated floor for the children, an office to separate work from home or the luxury of a dressing room, the choice is yours. If you're dreaming of a more distinctive, characterful home where you can adjust and re-purpose the rooms to suit your lifestyle, explore the different ways in which our Sidlesham townhouses at Shopwyke Lakes could work for you.

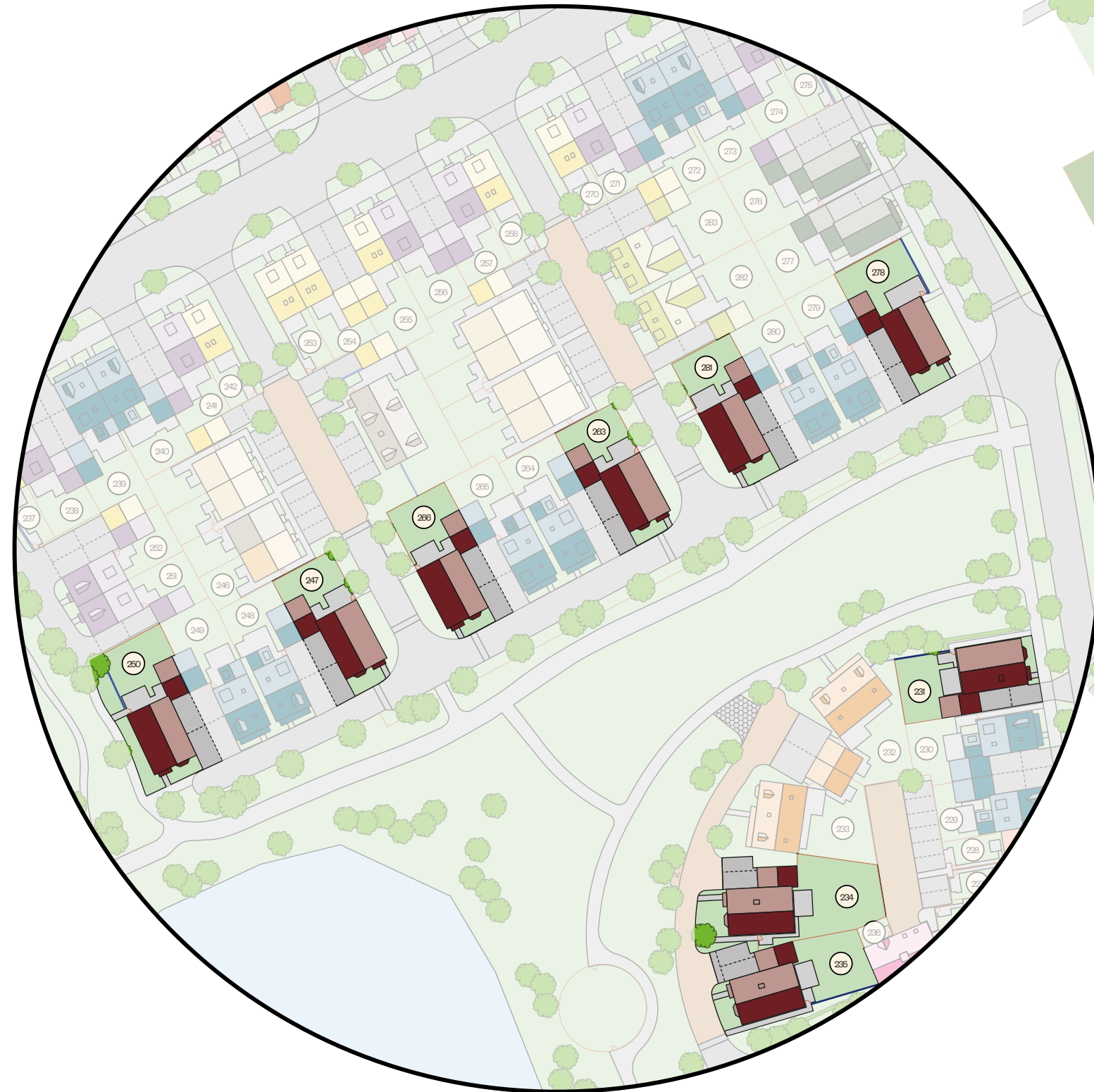
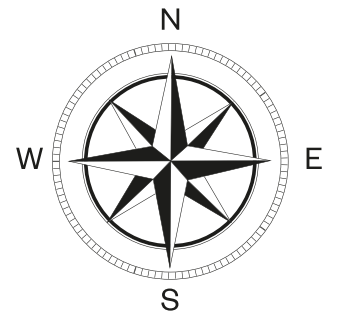
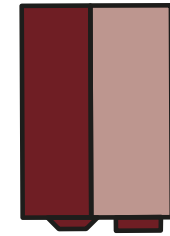


# The Sidlesham

5 bedroom detached/  
link-detached home

Plots 192, 194 & 196 – as shown

Plots 193, 195, 203, 223, 231, 234 & 235 – handed



# Perfect for growing families

Life for a young family is full of fun and games that can take over the whole home.

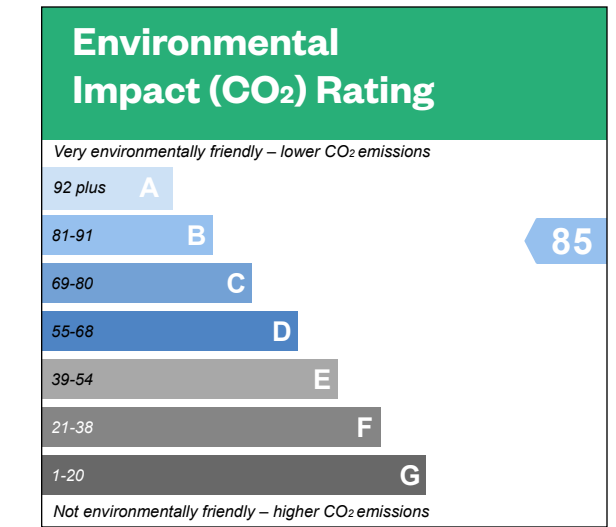
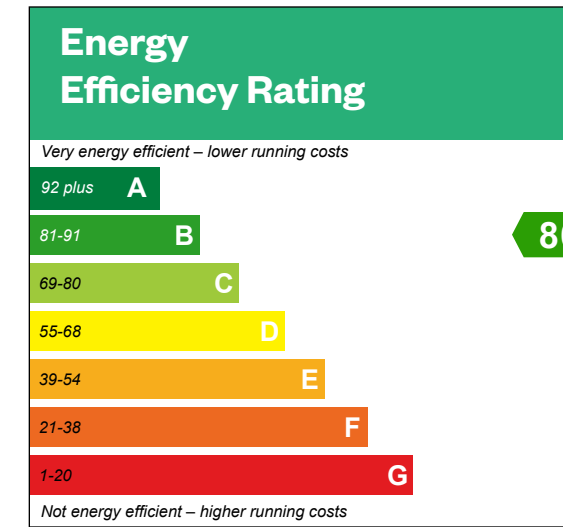
Set over three floors, The Sidlesham allows you to create distinct areas to separate day from night.

The beautiful open plan kitchen/dining/family room caters for a busy living space in the day. Whilst evenings bring well deserved peace and quiet, as the children sleep soundly above, you are free to relax in the sanctuary of the sitting room, before retiring to your space in the sumptuous main bedroom.



# The Sidlesham

## A home that grows with you



This open plan kitchen/ dining room removes all barriers to fun nights in with family or friends

The patio doors provide a focal point, combining the comfort of the indoors with the freshness and brightness of the outdoors

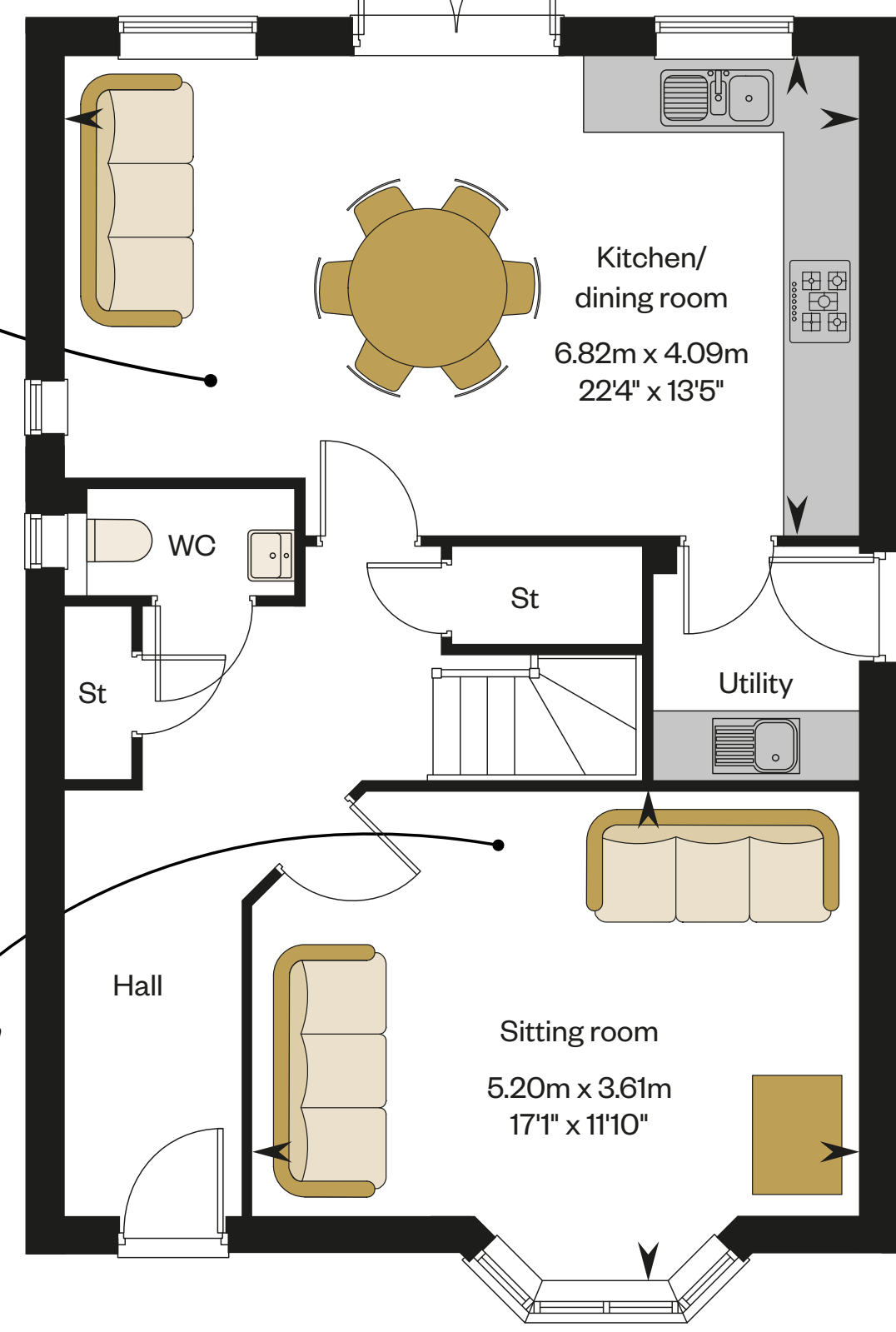
If you want enough space for when family or friends come to stay take advantage of the guest bedroom on the first floor

Want to escape from the hustle and bustle of family life? The separate sitting room provides a quiet haven to enjoy your favourite films and TV shows

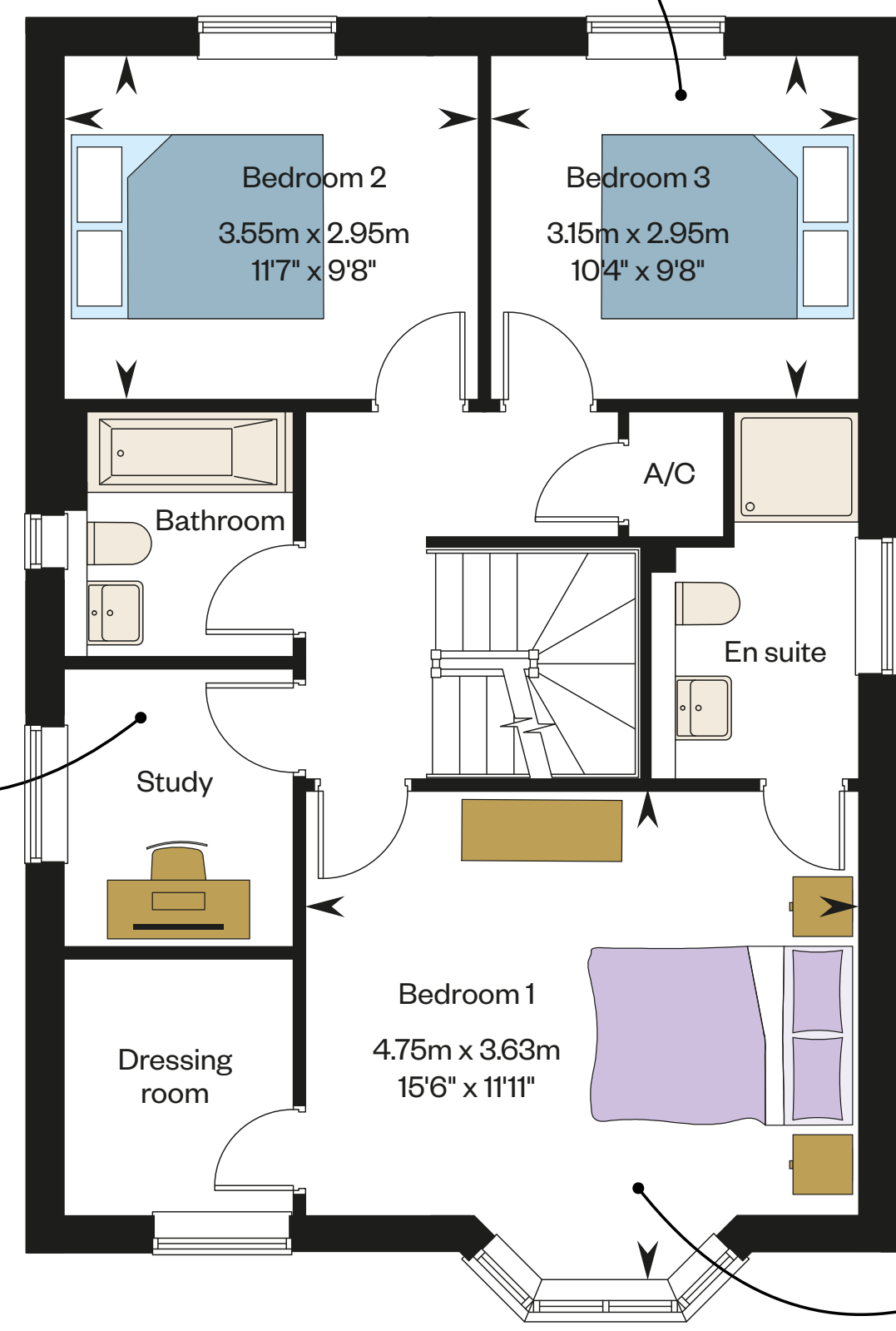
Need peace to explore hobbies, catch up on work, emails, or the Sunday papers? The separate study offers the perfect quiet spot

The top floor offers sumptuous space for teenagers, with two bedrooms and a shower room

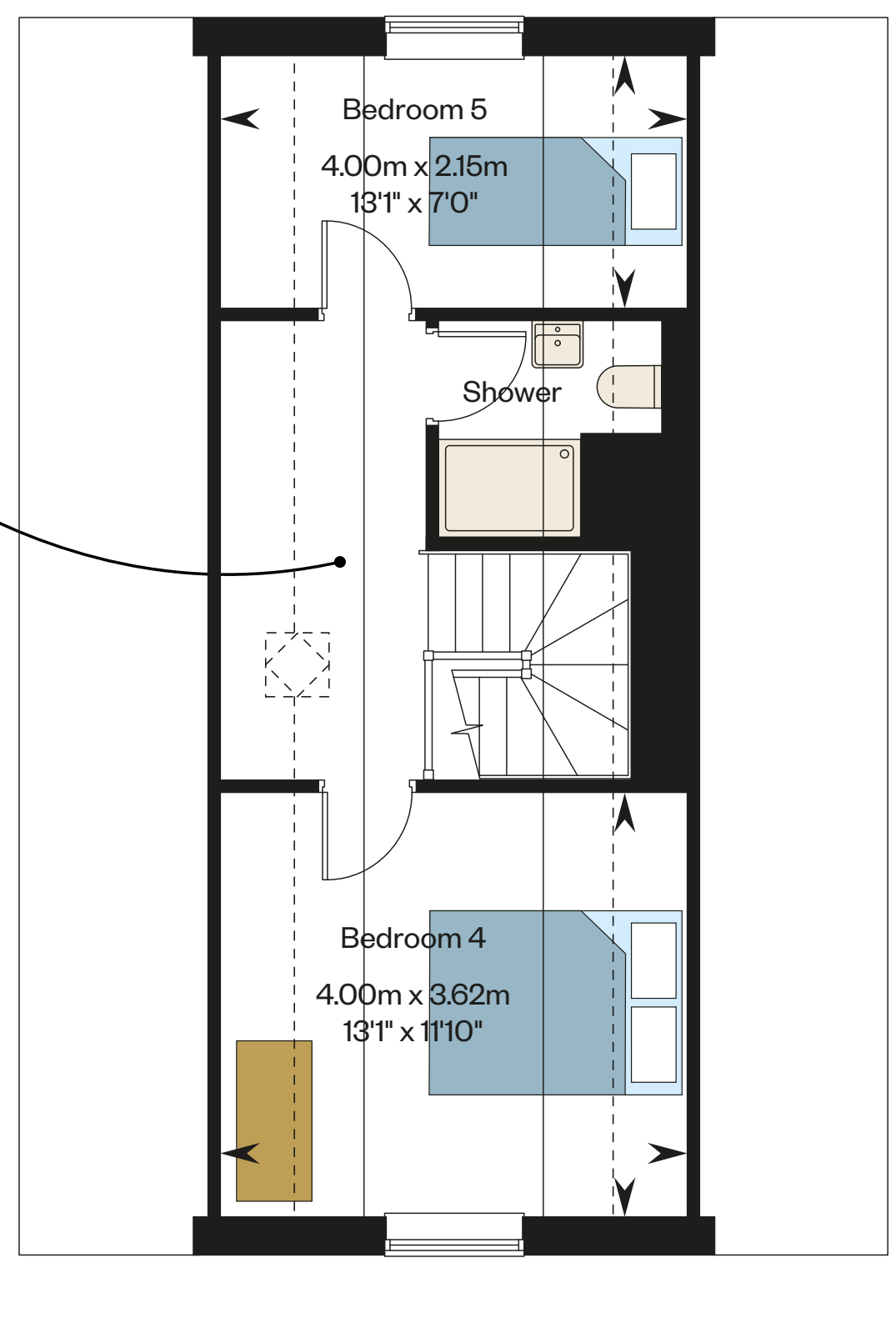
The main bedroom with luxurious dressing room and state of the art en suite, will soon become your personal escape



Ground floor



First floor



Second floor

Please ask your Sales Consultant for further details. Dotted lines denote reduced head height or structure above and approximate position of 1800mm ceiling height. Solid thin line denotes extent of full height ceiling. A/C: Airing Cupboard. St: Store cupboard. ☐: Roof light. This is a Predicted Energy Assessment for properties that are incomplete. Once the property is completed, this rating will be updated and an official Energy Performance Certificate will be created for the property.



Photography from a Cala showhome



Photography from a Cala showhome

# Larger family? It'll suit you too

Want to have quality family time together and the luxury of extra room, so everyone can have their much needed space and privacy?

Pre-teens and teenagers will love having the top floor all to themselves. And the study is ideal for anyone who needs a quieter spot.

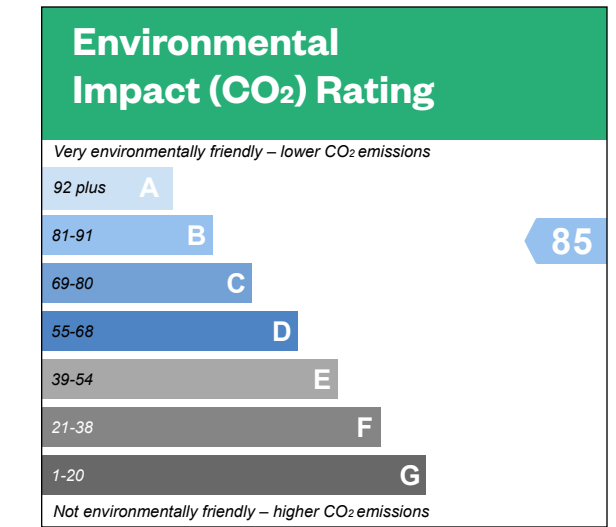
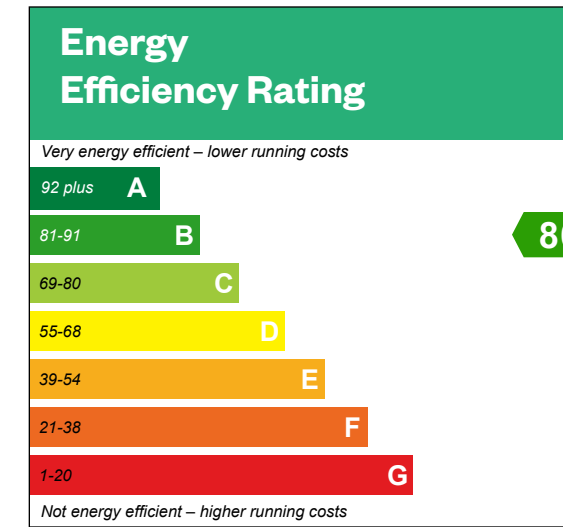
The formal sitting room can be a peaceful haven for two or the perfect social space, complemented by an open plan kitchen/dining room where you can gather together as a family or entertain guests.



Photography from a Cala showhome

# The Sidlesham

## A home that grows with you



This open plan kitchen/dining room removes all barriers to fun nights in with family or friends

The patio doors provide a focal point, combining the comfort of the indoors with the freshness and brightness of the outdoors

If you want enough space for when family or friends come to stay take advantage of the guest bedroom on the first floor

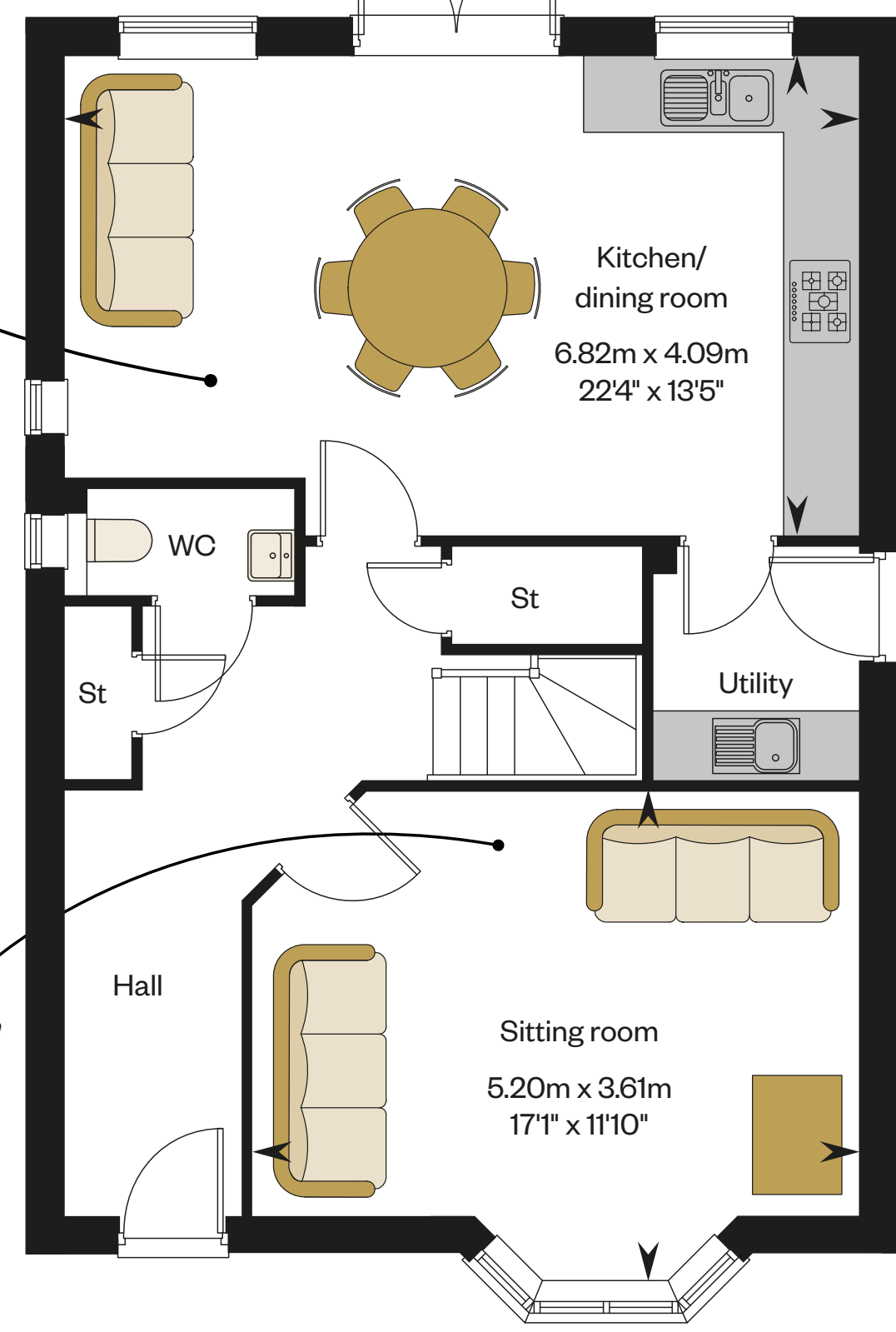
Want to escape from the hustle and bustle of family life? The separate sitting room provides a quiet haven to enjoy your favourite films and TV shows

Need peace to explore hobbies, catch up on work, emails, or the Sunday papers? The separate study offers the perfect quiet spot

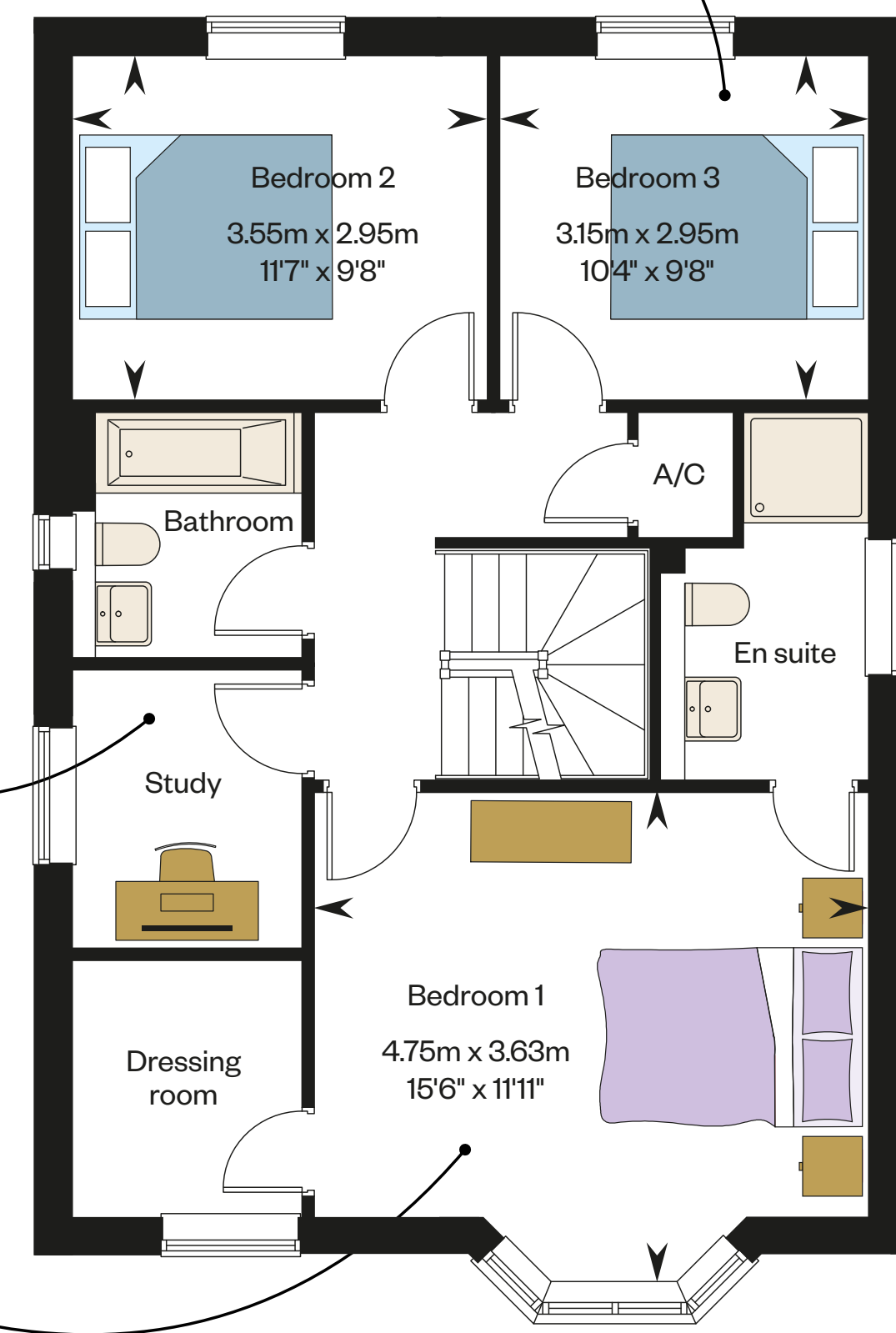
The main bedroom with luxurious dressing room and state of the art en suite, will soon become your personal escape

Pre-teens and teenagers will love the freedom of having a playroom all to themselves, giving you more time to relax downstairs

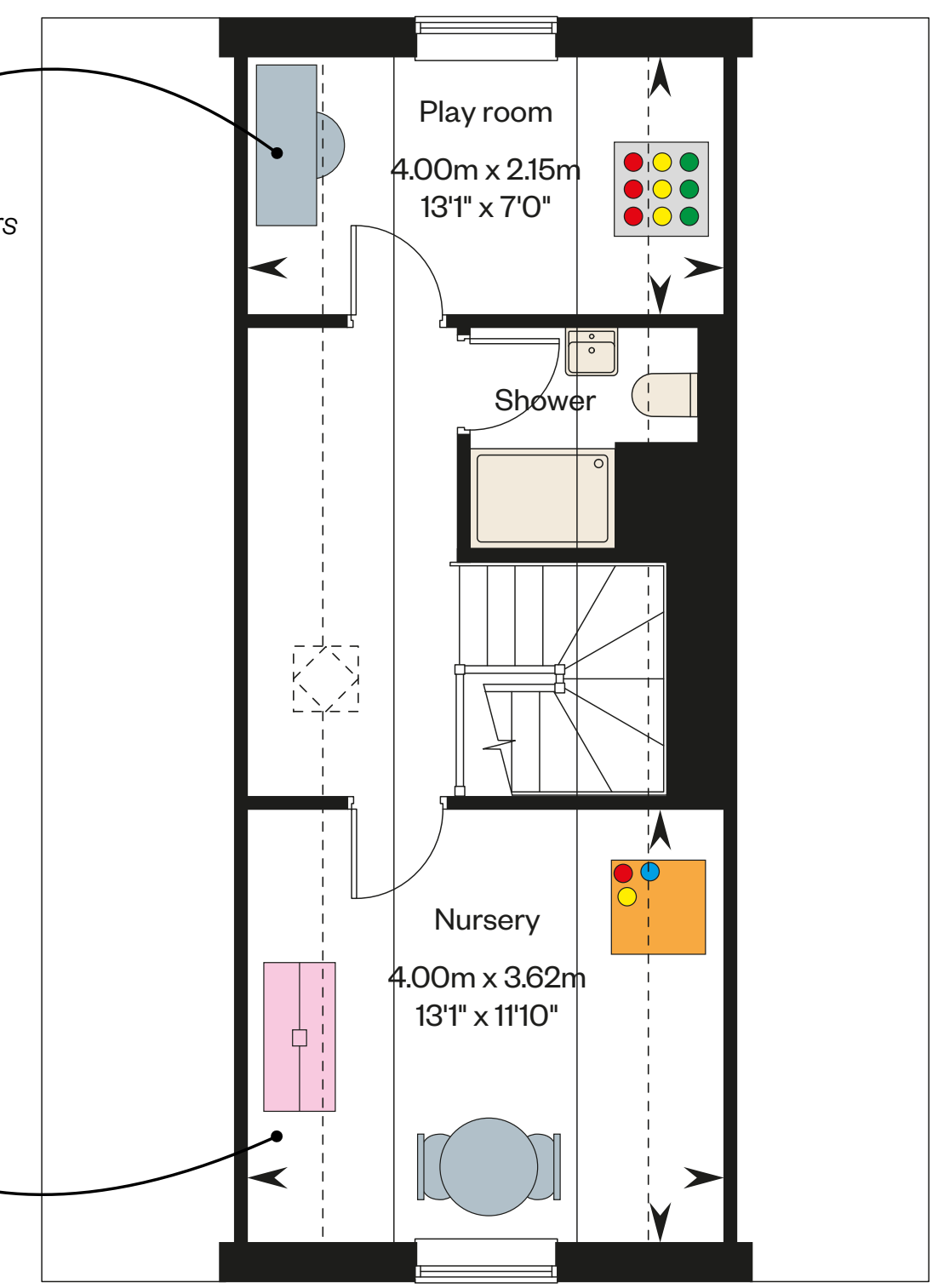
Life for a young family can be full of fun and games... and take over the whole house. The nursery allows you to separate your day with a special place for little ones



Ground floor



First floor



Second floor

Please ask your Sales Consultant for further details. Dotted lines denote reduced head height or structure above and approximate position of 1800mm ceiling height. Solid thin line denotes extent of full height ceiling. A/C: Airing Cupboard. St: Store cupboard. ☐: Roof light. This is a Predicted Energy Assessment for properties that are incomplete. Once the property is completed, this rating will be updated and an official Energy Performance Certificate will be created for the property.

# Desirable in every detail

The finishing touches, unexpected flourishes and innovative features. Designer kitchens with desirable technology built-in, for showing off your culinary flair. Sleek family bathrooms and en suites for indulging in some well-deserved pampering.

With every home comfort considered for energy-efficient and low maintenance living, each aspect of your family home is beautifully designed and built to an exacting standard; because when you look for quality, it's the little things that make all the difference.







Photography of Audley Chase

# What our customers say

“ For us the bedrooms were a priority and the homes at Cresswell Park really won us over. Whilst we do spend a lot of time together as a family, with two teenagers the bedrooms were very important, so they could get time to themselves, hang out with their friends or study. We visited a number of other developments in the area, which did have nice four-bedroom homes but we felt the layout wasn't suitable for us.

With our three-storey house at Cresswell Park, the bedrooms are more spread out and make the home feel much more spacious. It's lovely having so much space. We upsized from our home in Worthing, meaning there is more room for our growing children, and we can now accommodate guests which is a massive bonus. ”

## **The Panesas**

Townhouse purchasers at Cresswell Park, Angmering

# Specification

## Kitchen\*

- Professionally designed contemporary kitchen, with laminate or quartz work surfaces (dependent on housetype)
- Stainless steel 1½ bowl sink with drainer and mixer tap
- Built-in stainless steel oven, gas hob and extractor hood
- Stainless steel or glass splashback to hob area (dependent on housetype)
- Integrated fridge/freezer
- Integrated dishwasher

## Family bathroom, en suite and cloakroom\*

- White roca sanitaryware with vado chrome fittings
- Thermostatic showers where applicable
- Mixer tap to all baths
- Double door vanity unit to the bathroom and bedroom one en suite
- Chrome heated towel rails to all bath/shower rooms and en suites^

## Media and communications

- Pre-wiring and fittings for tv/fm/dab satellite to sitting room
- TV/FM/DAB sockets at high level to bedroom one
- Telephone sockets included to rooms where applicable\*

## Heating, lighting and internal finishes

- Downlights to kitchen, dressing room, bathroom, en suite. Pendant light fittings to hall and all other rooms
- Traditional gas central heating
- Double-glazed pvcu windows
- Amtico flooring to kitchen, cloakroom, family bathroom and en suite^
- Ceramic wall tiling to family bathroom and en suite, half height to bath and sanitaryware walls

## Environmental details

- Energy-efficient and thermostatically controlled gas central heating and a-rated boiler to minimise gas usage
- Double-glazed pvcu windows providing a high level of thermal insulation and reduced heat loss
- Dual flush mechanisms to toilets to reduce water use
- High levels of insulation within roof spaces and external wall cavities to limit heat loss in the winter and reduce heat gain in the summer
- Dusk-to-dawn sensors to external lighting to reduce electricity usage
- A significant proportion of low energy lighting to all homes\*\*
- Significant amounts of recycling of waste materials and packaging during the construction of each home to reduce the environmental impact of the development

## Security

- Outside lighting to front door with motion sensor allowing dusk-to-dawn operation
- External street lighting to development
- Multi-point locking system to front door

## External details

- Outside water tap
- Landscaped front garden, rear garden finished with top soil

\*Design subject to change, please ask your Sales Consultant for further information. ^Selected plots only. \*\*Proportions may vary, please refer to Sales Consultant for further information. Specifications are correct at time of going to print. Any alterations to the specifications will be of equal or greater value and CALA reserves the right to implement changes to the specifications without warning. Whilst these particulars are prepared with all due care for the convenience of intending purchasers, the information is intended as a preliminary guide only. For more information please speak to a Sales Consultant.



Stock photography

Shopwyke Lakes,  
Sheerwater Way,  
Chichester, PO20 2JQ

[Click here to arrange your viewing](#)



IMPORTANT NOTICE TO CUSTOMERS: The Consumer Protection from Unfair Trading Regulations 2008. Cala Homes (South Home Counties) Limited operates a policy of continual product development and the specifications outlined in this brochure are indicative only. We reserve the right to implement minor changes to the sizes and specifications shown on any plans or drawings in this brochure without warning. Where alterations to the design, construction or materials to be used in the construction of the property would materially alter the internal floor space, appearance or market value of the property, we will ensure that these changes are communicated to potential purchasers. Whilst these particulars are prepared with all due care for the convenience of intending purchasers, the information is intended as a guide. The computer generated images and photographs do not necessarily represent the actual finishings/elevation or treatments, landscaping, furnishings and fittings at this development. Floor plans, dimensions and specifications are correct at the time of print. The illustrated location map is a general guide only. Please note that distances and timings referred to in this brochure are approximate and sourced from Google Maps. For information relating to weather in the area of this development, please refer to the Meteorological Office ([www.metoffice.gov.uk](http://www.metoffice.gov.uk)). Nothing contained in this brochure shall constitute or form part of any contract. Information contained in this brochure is accurate at date of publication on XX.XX.23. Cala (South Home Counties) Limited, registered in England & Wales company number 08800163. Registered office: CALA House, 54 The Causeway, Staines-Upon-Thames, Surrey, TW18 3AX. Agent of Cala Management Limited.