



**The Paddock
Eastergate**

millerhomes

the place to be®

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A new home. The start of a whole new chapter for you and your family. And for us, the part of our job where bricks and mortar becomes a place filled with activity and dreams and fun and love. We put a huge amount of care into the houses we build, but the story's not finished until we match them up with the right people. So, once you've chosen a Miller home, we'll do everything we can to make the rest of the process easy, even enjoyable. From the moment you make your decision until you've settled happily in, we'll be there to help.



Plot Information

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Affordable Housing

*First Homes
Terms and Conditions apply.
Please speak to the
Development Sales Manager
for more information

The artist's impressions
(computer-generated
graphics) have been
prepared for illustrative
purposes and are indicative
only. They do not form
part of any contract, or
constitute a representation
or warranty. External
appearance may be
subject to variation upon
completion of the project.
Please note that the site
plan is not drawn to scale.

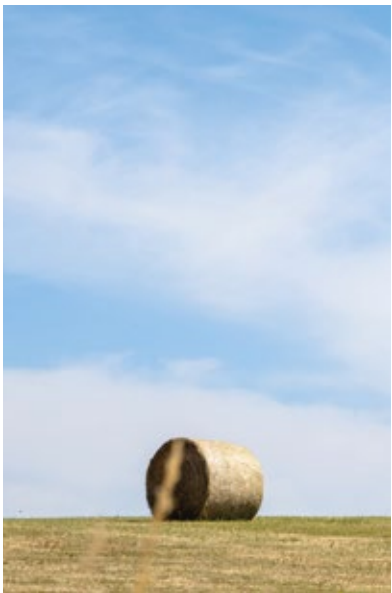
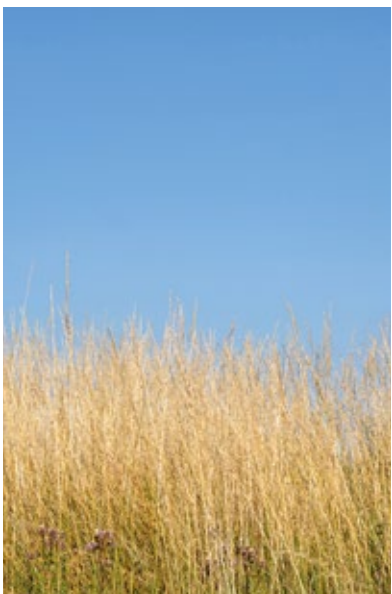


Quality of life is about the details of everyday living. From the little things, like knowing the nearest place to pick up a pint of milk, to more important matters like finding the right school or having a health centre nearby, you need to know that the community you're moving to will support you and your family, as well as being a pleasant place to live. So here's some useful information about the area around The Paddock.



The Paddock is just half a mile from the A27, bringing Chichester within fifteen minutes' drive. Portsmouth can be reached in around half an hour, Brighton within 45 minutes and Southampton in less than an hour. Direct trains from Barnham Station, two miles from the development, serve Southampton, Portsmouth, Brighton and London Victoria. A few bus services each day between Chichester and Arundel stop near the development and call at Barnham Station, and more buses between Chichester and Bognor Regis pass through the village centre.

The Central Convenience Store in the village, open from 6am to 10pm every day, provides most everyday needs including groceries, wine and beer, and incorporates post office facilities. Other shops can be found within 20 minutes' walk at an Esso station and in Westergate. The village also has an Indian restaurant and a traditional, family-run pub, the Wilkes Head, which features an inglenook fireplace and an attractive garden and offers a varied menu and periodic live entertainments. There is a GP practice, the Croft Surgery, in Eastergate, and Bright Starts day nursery, Eastergate Primary School and Ormiston Six Villages Academy, all assessed as 'Good' by Ofsted, are all within fifteen minutes walk of the development.



Welcome home

Set between the vast South Downs National Park and the seaside attractions of the south coast, this leafy new neighbourhood brings a selection of energy efficient two, three and four bedroom homes into the small, semi-rural community of Eastergate. With convenient road and rail connections, the development is just an hour's drive from the M25, six miles from Chichester and only ten minutes' walk from the centre of the village. Welcome to The Paddock...

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Faramond

Overview
 The bright, beautifully planned kitchen and dining room, perfect for relaxed coffee and conversation with friends, adjoins the welcoming lounge of this comfortable, stylish home. The principal bedroom includes an en-suite shower room, and bedroom two features dual windows and a built in cupboard.

- Ground Floor**
- Lounge
3.08m x 4.28m
10'2" x 14'1"
- Kitchen/Dining
4.06m x 3.11m
13'4" x 10'2"
- WC
1.50m x 1.11m
4'11" x 3'8"
- First Floor**
- Principal Bedroom
4.06m x 3.64m
13'4" x 11'11"
- En-Suite
1.11m x 2.22m
3'8" x 7'4"
- Bedroom 2
4.06m x 2.70m
13'4" x 8'10"
- Bathroom
1.90m x 2.15m
6'3" x 7'1"

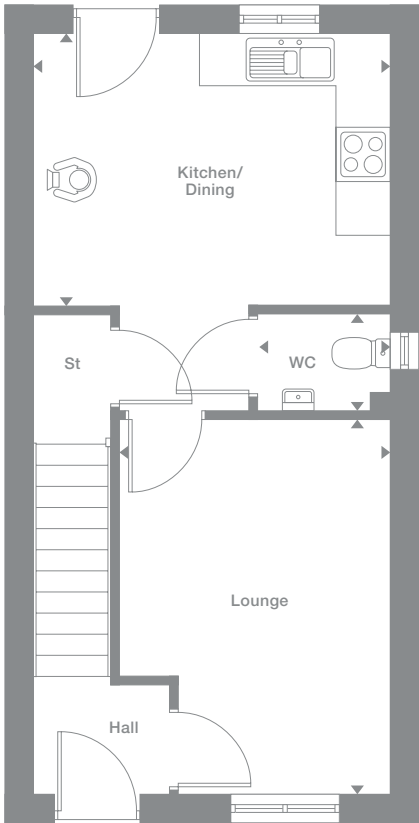
Floor Space
 776 sq ft

† Windows only applicable to some plots. Please see Development Sales Manager for details

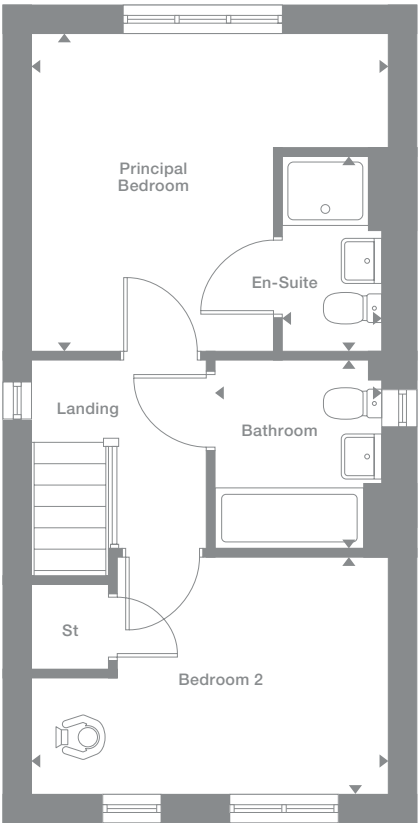
Plots may be a mirror image of the floor plans. Please see Development Sales Manager for details



Ground Floor



First Floor



 Office space area

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Harrison

Overview

The welcoming lounge leads through to a beautifully planned kitchen that opens to the garden via french doors, adding both flexibility and a focal point to the dining area. There is a practical dedicated laundry area, and the twin-windowed principal bedroom includes a useful cupboard.

Ground Floor

- Lounge**
3.60m x 4.49m
11'10" x 14'9"
- Kitchen/Dining**
3.37m x 4.66m
11'1" x 15'4"
- Laundry**
1.08m x 2.91m
3'7" x 9'7"
- WC**
1.08m x 1.65m
3'7" x 5'5"

First Floor

- Principal Bedroom**
4.55m x 2.75m
14'11" x 9'0"
- Bedroom 2**
2.15m x 4.30m
7'1" x 14'2"
- Bedroom 3**
2.30m x 3.27m
7'7" x 10'9"
- Bathroom**
1.94m x 2.00m
6'5" x 6'7"

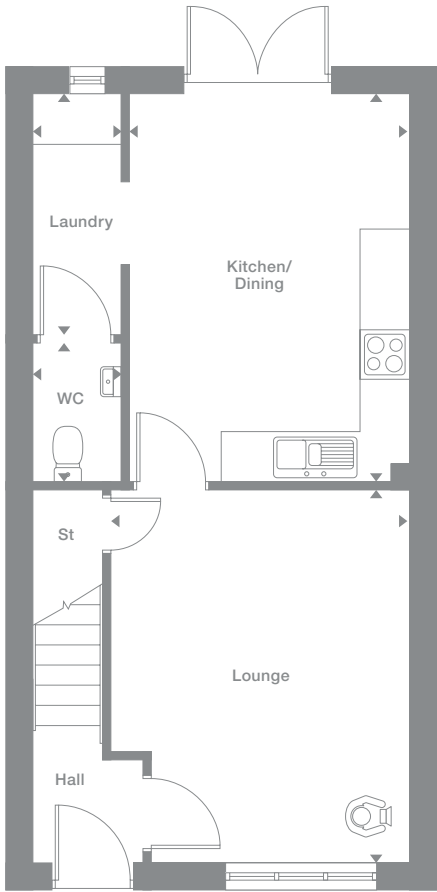
Floor Space

924 sq ft

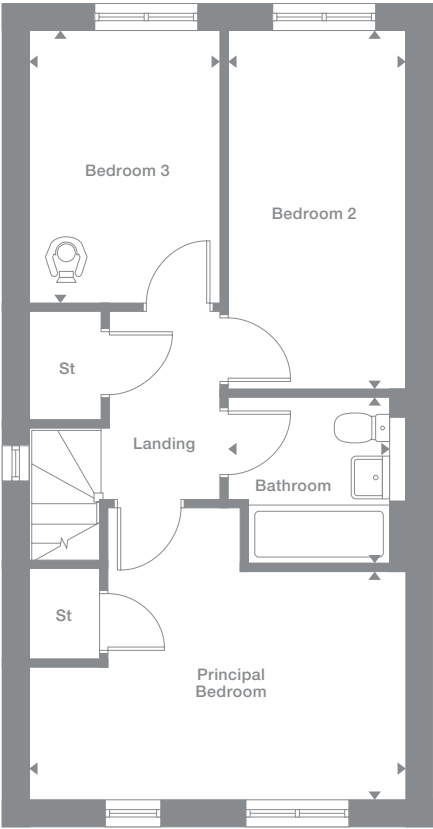
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Ground Floor



First Floor



 Office space area

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Grayson

Overview

The lounge shares the ground floor with a broad kitchen and dining room with feature french doors, a practical and stylish setting for relaxed family life and an ideal backdrop to convivial entertaining. Upstairs the principal bedroom includes an en-suite shower and a walk-in cupboard.

Ground Floor

- Lounge**
3.10m x 4.76m
10'2" x 15'8"
- Kitchen**
2.86m x 3.43m
9'5" x 11'3"
- Dining**
2.44m x 3.43m
8'0" x 11'3"
- WC**
0.95m x 1.66m
3'2" x 5'6"

First Floor

- Principal Bedroom**
3.29m x 3.72m
10'10" x 12'3"
- En-Suite**
1.92m x 1.98m
6'4" x 6'6"
- Bedroom 2**
3.02m x 2.40m
9'11" x 7'10"
- Bedroom 3**
2.18m x 3.45m
7'2" x 11'4"
- Bathroom**
1.70m x 2.04m
5'7" x 6'8"

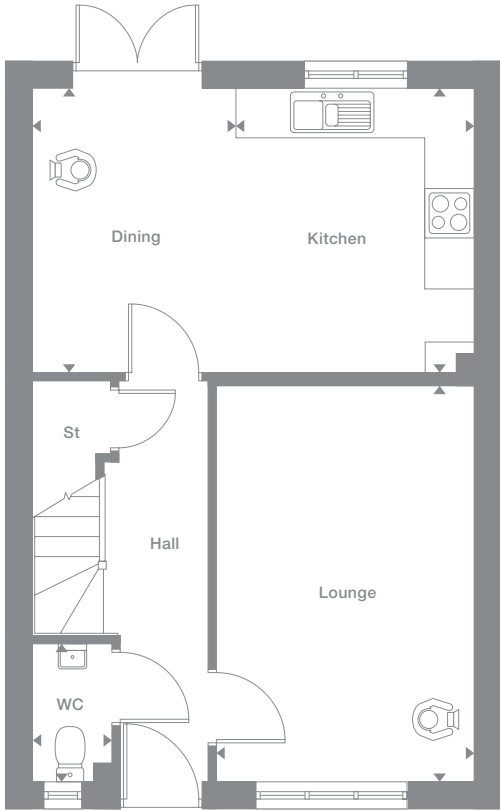
Floor Space

969 sq ft

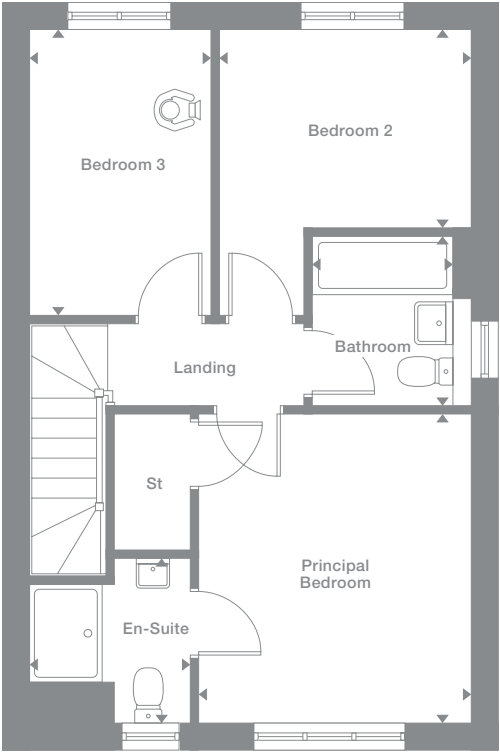
Plots may be a mirror image of the floor plans. Please see Development Sales Manager for details



Ground Floor



First Floor



 Office space area

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Bryson

Overview
 Dominated by a striking bay window, the superb dual aspect lounge perfectly complements the practical kitchen, where a dual aspect dining area, opening to the garden via french doors, will make entertaining a special pleasure. One bedroom is en-suite, and another features dual aspect windows.

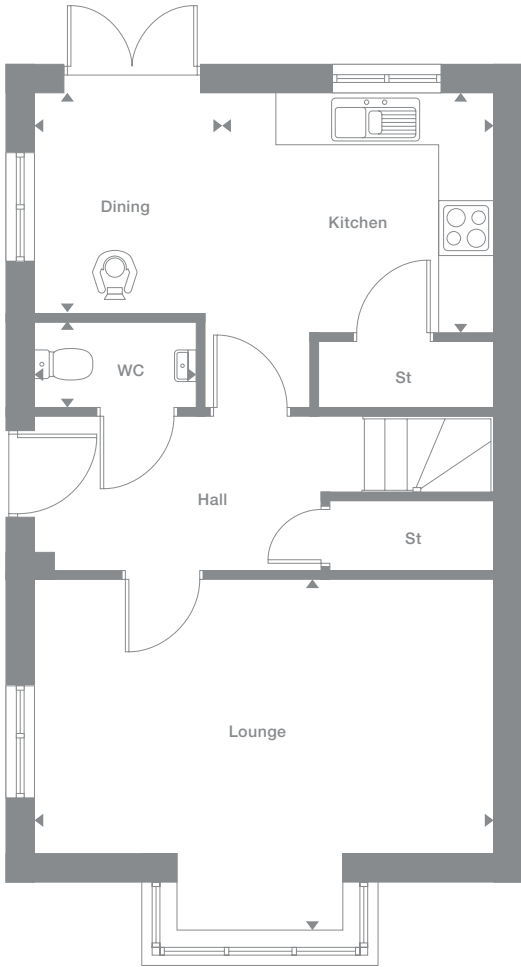
Ground Floor	First Floor
Lounge 5.24m x 4.04m 17'2" x 13'3"	Principal Bedroom 3.88m x 3.14m 12'9" x 10'4"
Kitchen 3.08m x 2.74m 10'1" x 9'0"	En-Suite 1.04m x 2.78m 3'5" x 9'2"
Dining 2.16m x 2.52m 7'1" x 8'3"	Bedroom 2 2.99m x 3.59m 9'10" x 11'10"
WC 1.87m x 0.97m 6'2" x 3'2"	Bedroom 3 2.16m x 3.59m 7'1" x 11'9"
	Bathroom 1.70m x 2.10m 5'7" x 6'11"

Floor Space
1,017 sq ft

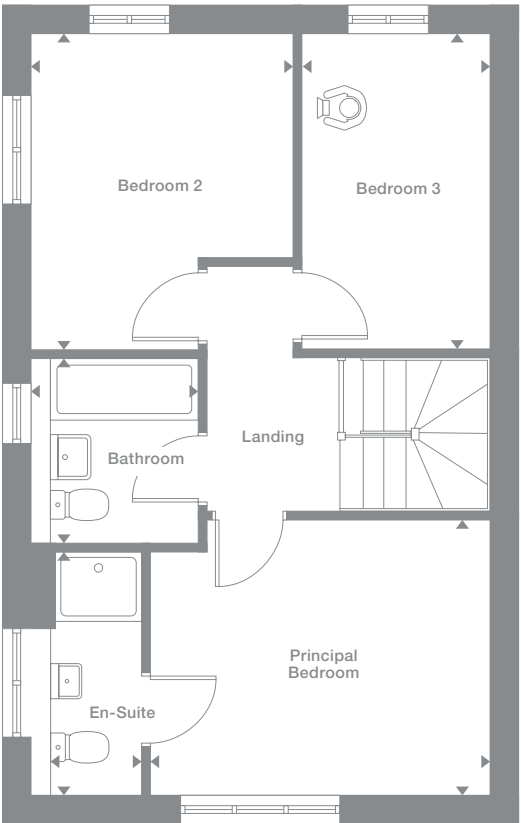
Plots may be a mirror image of the floor plans. Please see Development Sales Manager for details



Ground Floor



First Floor



 Office space area

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Carson

Overview

The family kitchen, lounge and principal bedroom all feature dual aspect windows, creating a bright, inspiring interior that is enhanced by french doors in the dining area and the lounge's superb bay window. The principal bedroom is en-suite, and bedroom two includes a built-in storage cupboard.

Ground Floor

- Lounge**
3.92m x 5.54m
12'11" x 18'2"
- Kitchen/Dining**
2.93m x 2.65m
9'8" x 8'9"
- Family**
2.93m x 2.88m
9'8" x 9'6"
- Laundry**
2.09m x 1.92m
6'10" x 6'4"
- WC**
1.09m x 1.44m
3'7" x 4'9"

First Floor

- Principal Bedroom**
3.15m x 2.76m
10'4" x 9'1"
- En-Suite**
2.01m x 1.18m
6'7" x 3'10"
- Bedroom 2**
2.99m x 3.31m
9'10" x 10'11"
- Bedroom 3**
3.22m x 2.69m
10'7" x 8'10"
- Bathroom**
1.70m x 2.13m
5'7" x 7'0"

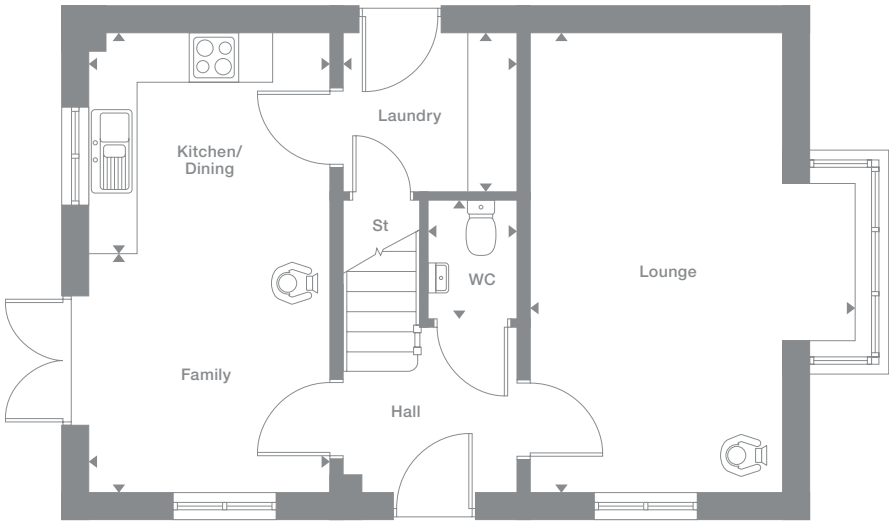
Floor Space

1,031 sq ft

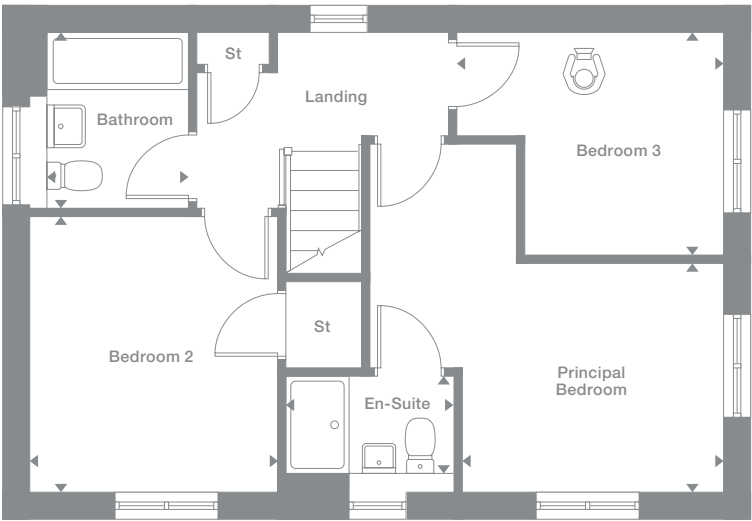
Plots may be a mirror image of the floor plans. Please see Development Sales Manager for details



Ground Floor



First Floor



 Office space area

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Hudson

Overview

The hall opens on to an elegant square lounge offering endless options for layout, and a stylish, practical kitchen with separate laundry. French doors add a focal point to the dining area, and the luxurious en-suite principal bedroom features a dressing area with twin wardrobes.

Ground Floor

- Lounge**
3.51m x 3.60m
11'6" x 11'10"
- Kitchen**
2.45m x 3.14m
8'1" x 10'4"
- Dining**
3.08m x 3.14m
10'1" x 10'4"
- WC**
1.45m x 1.82m
4'9" x 6'0"

First Floor

- Principal Bedroom**
2.80m x 3.15m
9'2" x 10'4"
- En-Suite**
2.42m x 1.18m
7'11" x 3'11"
- Dressing**
2.64m x 1.20m
8'8" x 3'11"
- Bedroom 2**
3.25m x 3.30m
10'8" x 10'10"
- Bedroom 3**
2.19m x 3.42m
7'2" x 11'3"
- Bathroom**
1.90m x 2.15m
6'3" x 7'1"

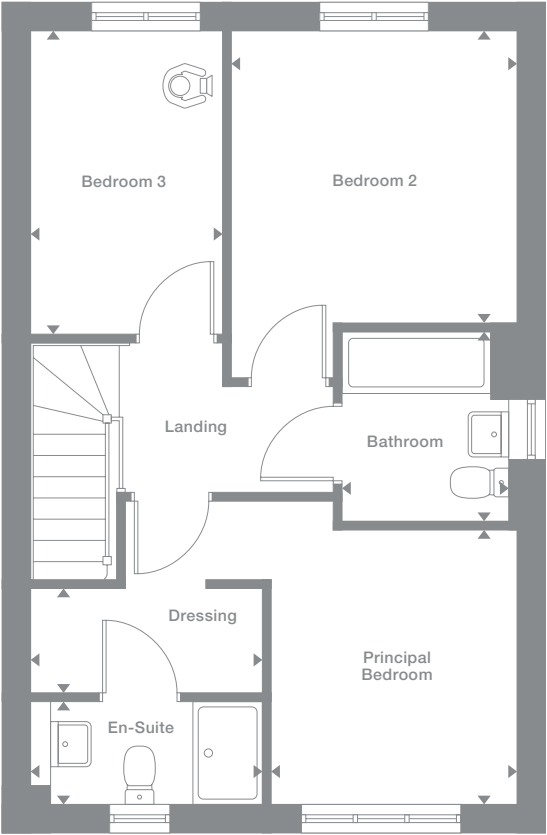
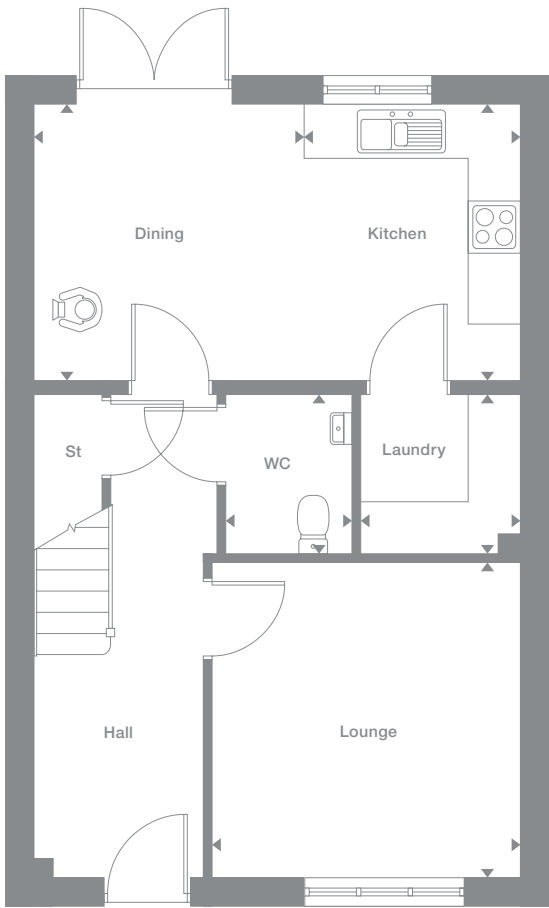
Floor Space

1,066 sq ft

Plots may be a mirror image of the floor plans. Please see Development Sales Manager for details



Ground Floor



 Office space area

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Lawton

Overview

The lounge and the impressively long kitchen and dining room both include french doors, bringing light flooding in while helping to maximise the pleasures of the garden. The principal bedroom incorporates an en-suite shower room, and bedroom three features twin windows and a useful cupboard.

Ground Floor

- Lounge**
3.15m x 4.13m
10'4" x 13'7"
- Family/Dining**
3.26m x 3.59m
10'8" x 11'10"
- Kitchen**
3.26m x 3.62m
10'8" x 11'11"
- WC**
1.00m x 1.92m
3'3" x 6'4"

First Floor

- Principal Bedroom**
3.45m x 3.75m
11'4" x 12'4"
- En-Suite**
3.01m x 1.49m
9'11" x 4'11"
- Bedroom 2**
2.85m x 3.38m
9'4" x 11'1"
- Bedroom 3**
3.61m x 3.05m
11'10" x 10'0"
- Bathroom**
1.69m x 2.32m
5'7" x 7'7"

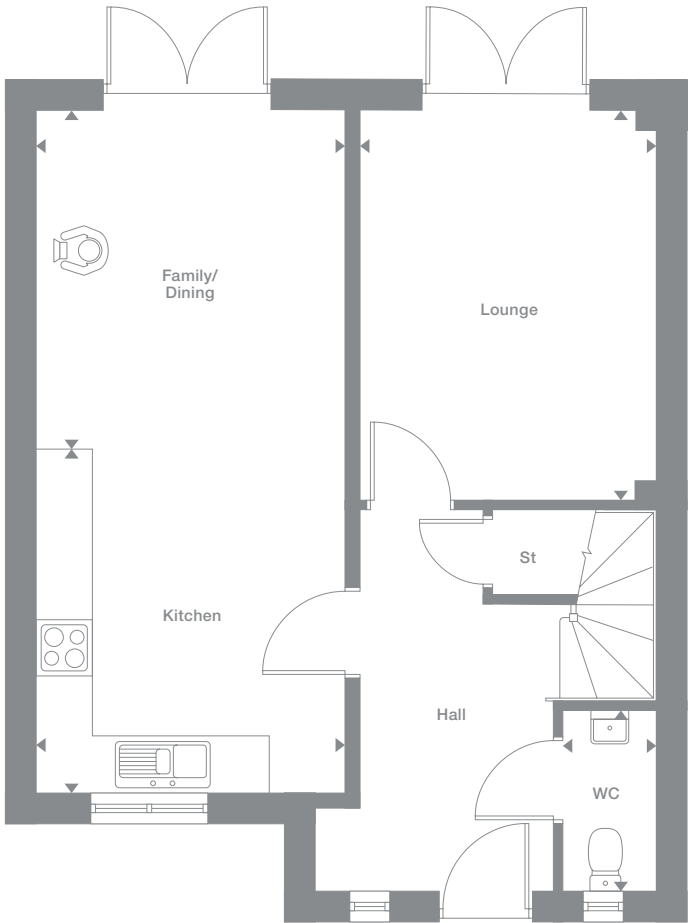
Floor Space

1,118 sq ft

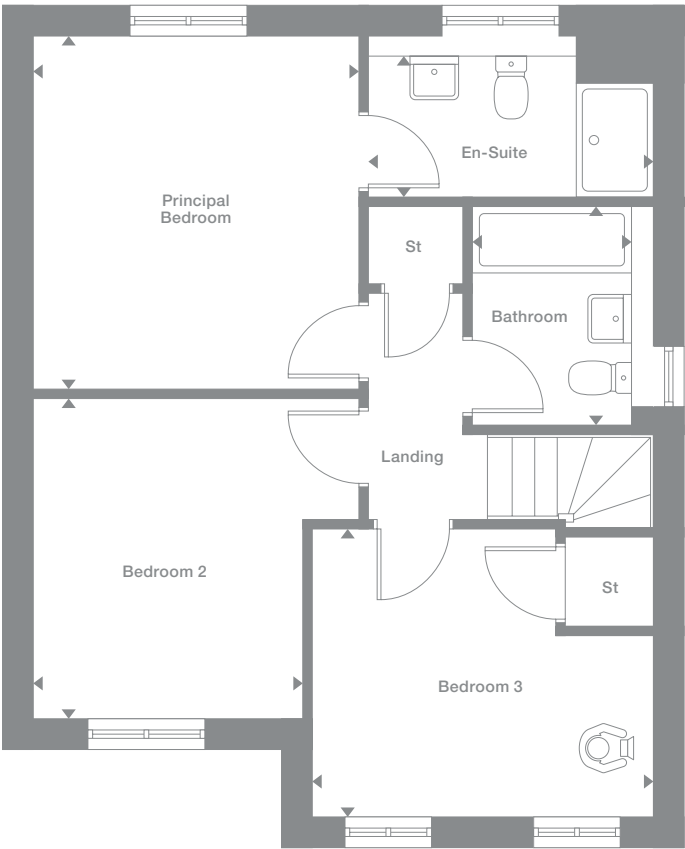


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Ground Floor



First Floor



 Office space area

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Fordham

Overview

The inviting lounge and bright family kitchen form a convivial setting for entertaining, with french doors offering the option of coffee on the patio. The separate laundry, en-suite principal bedroom and cupboards in the hall and landing reflect the thoughtful blend of style and function.

Ground Floor

- Lounge**
3.11m x 4.50m
10'3" x 14'9"
- Kitchen/Dining/Family**
5.99m x 4.04m
19'8" x 13'3"
- Laundry**
1.39m x 2.43m
4'7" x 8'0"
- WC**
1.00m x 1.86m
3'3" x 6'1"

First Floor

- Principal Bedroom**
3.17m x 3.70m
10'5" x 12'2"
- En-Suite**
1.73m x 1.85m
5'8" x 6'1"
- Bedroom 2**
2.83m x 2.93m
9'3" x 9'7"
- Bedroom 3**
2.73m x 2.85m
8'11" x 9'4"
- Bedroom 4**
3.07m x 2.48m
10'1" x 8'2"
- Bathroom**
1.70m x 2.07m
5'7" x 6'10"

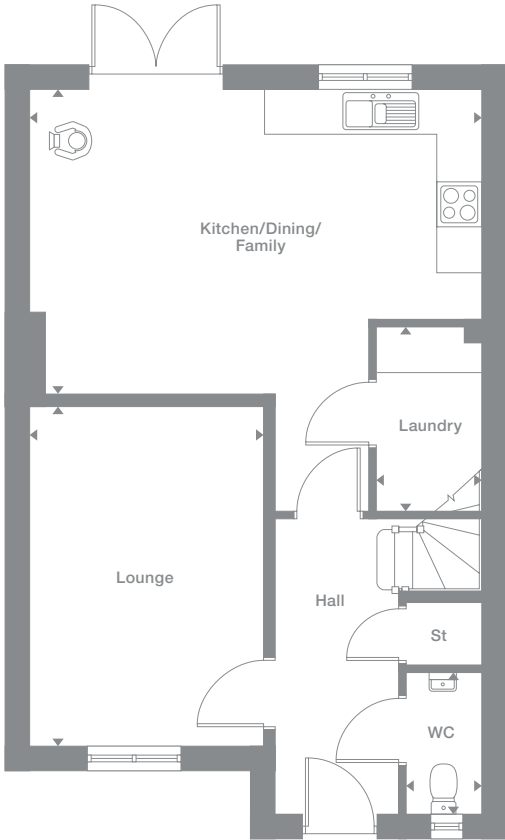
Floor Space

1,191 sq ft

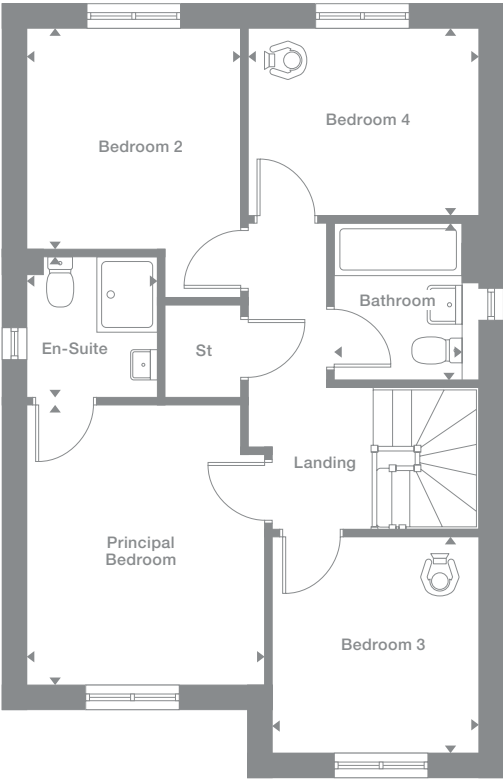
Plots may be a mirror image of the floor plans. Please see Development Sales Manager for details



Ground Floor



First Floor



 Office space area

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Bingham

Overview

The exciting layout of the L-shaped dual aspect family and dining room, with its french doors, ergonomic galley kitchen and separate laundry, creates a fascinating sense of space and offers a superb setting for social gatherings. The en-suite bedroom includes a luxurious dressing room.

Ground Floor

- Lounge**
3.24m x 4.60m
10'8" x 15'1"
- Kitchen**
3.45m x 2.81m
11'4" x 9'3"
- Laundry**
1.93m x 1.76m
6'4" x 5'9"
- Dining**
2.95m x 3.87m
9'8" x 12'8"
- Family**
2.95m x 3.69m
9'8" x 12'1"
- WC**
1.93m x 0.96m
6'4" x 3'2"

First Floor

- Principal Bedroom**
3.26m x 3.82m
10'8" x 12'7"
- En-Suite**
1.18m x 2.07m
3'10" x 6'10"
- Dressing**
1.88m x 1.97m
6'2" x 6'6"
- Bedroom 2**
3.02m x 3.39m
9'11" x 11'2"
- Bedroom 3**
2.82m x 4.08m
9'3" x 13'5"
- Bedroom 4/Study**
2.94m x 2.55m
9'8" x 8'5"
- Bathroom**
2.40m x 2.55m
7'11" x 8'5"

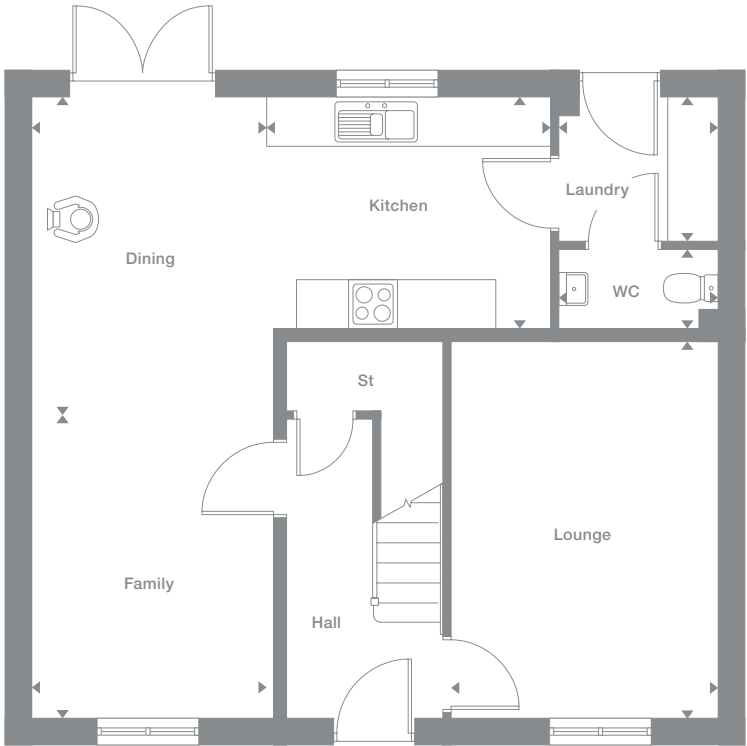
Floor Space

1,378 sq ft

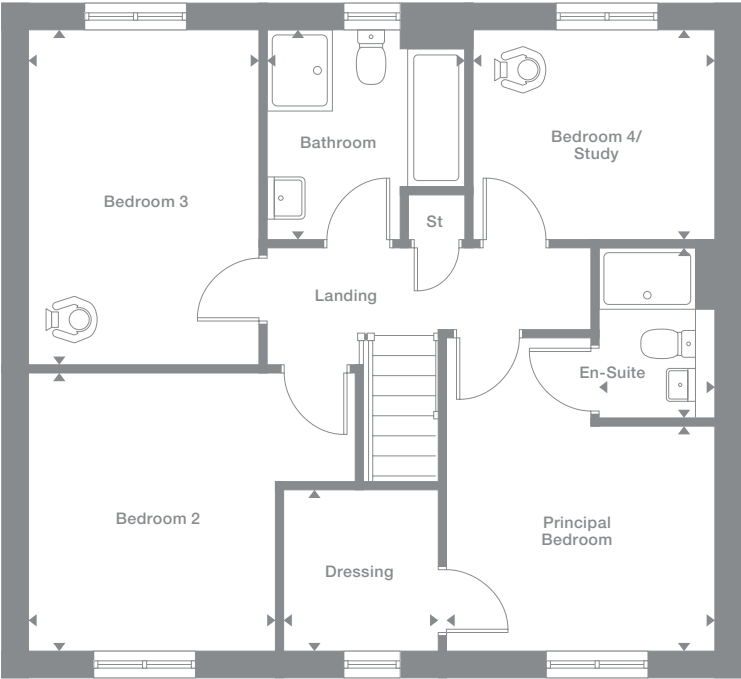
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Ground Floor



First Floor



 Office space area

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Beecham

Overview

The bay windowed lounge presents an elegant introduction to this distinguished home. The airy family kitchen, with its french doors and dedicated laundry, forms an inspiring setting for leisurely dining. The separate study offers a quiet workspace, and one of the three bedrooms is en-suite.

Ground Floor

- Lounge**
3.65m x 5.44m
12'0" x 17'10"
- Kitchen**
3.36m x 2.99m
11'0" x 9'10"
- Laundry**
2.08m x 1.66m
6'10" x 5'5"
- Family/Dining**
3.78m x 3.88m
12'5" x 12'9"
- Study**
2.08m x 2.00m
6'10" x 6'7"
- WC**
2.08m x 1.12m
6'10" x 3'8"

First Floor

- Principal Bedroom**
3.65m x 3.21m
12'0" x 10'6"
- En-Suite**
2.35m x 1.30m
7'9" x 4'3"
- Bedroom 2**
4.17m x 2.75m
13'8" x 9'1"
- Bedroom 3**
3.40m x 3.18m
11'2" x 10'5"
- Bedroom 4**
2.88m x 2.74m
9'5" x 9'0"
- Bathroom**
2.57m x 2.00m
8'5" x 6'7"

Floor Space

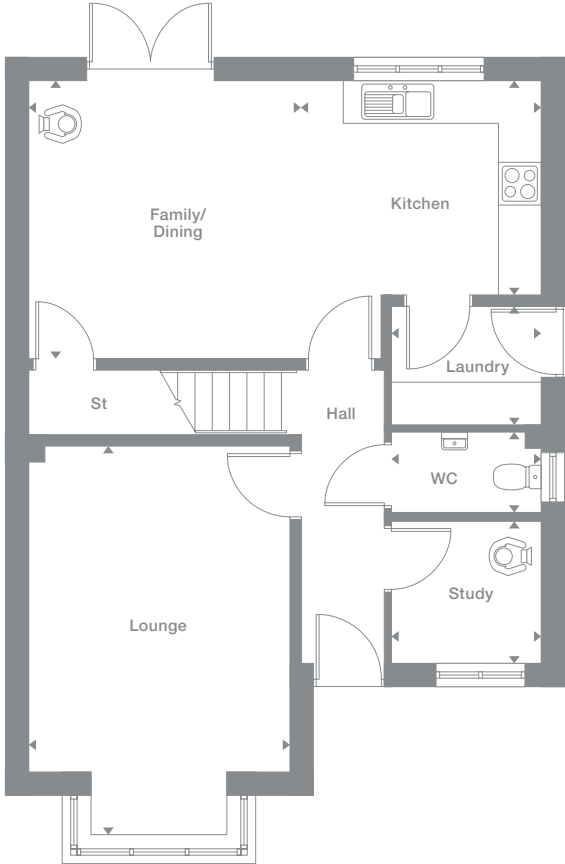
1,406 sq ft

† Windows/ doors are not applicable to Plot 35. Please see Development Sales Manager for details

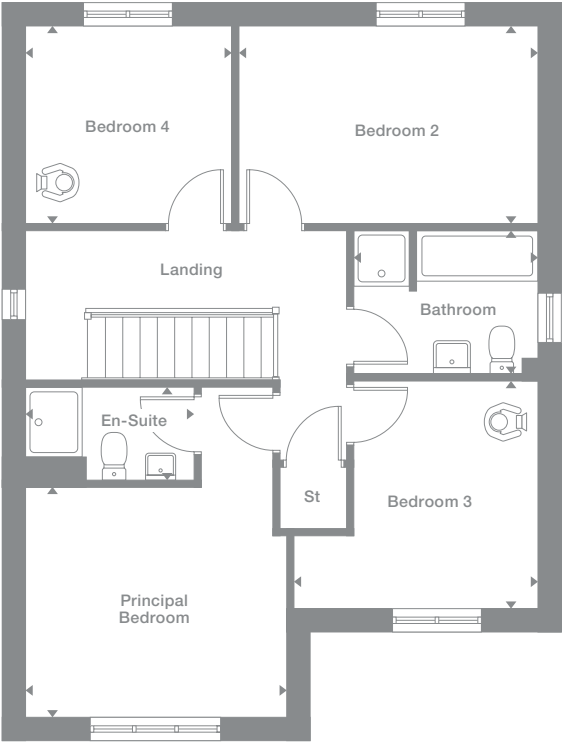
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Ground Floor



First Floor



 Office space area

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Farnham

Overview

From the hall to the four dual aspect rooms, including a superb study, this home delivers a succession of delights. The lounge is lit by a feature bay, the exciting, attractive dining kitchen includes french doors, and the four bedrooms include a luxurious principal suite.

Ground Floor

- Lounge**
4.36m x 4.16m
14'4" x 13'8"
- Dining**
3.51m x 2.90m
11'6" x 9'6"
- Study**
2.24m x 2.61m
7'4" x 8'7"
- Kitchen**
3.51m x 3.96m
11'6" x 13'0"
- Laundry**
2.12m x 1.76m
7'0" x 5'9"
- WC**
1.12m x 1.45m
3'8" x 4'9"

First Floor

- Principal Bedroom**
3.57m x 3.41m
11'9" x 11'2"
- En-Suite**
2.04m x 1.76m
6'8" x 5'9"
- Bedroom 2**
3.51m x 3.28m
11'7" x 10'9"
- Bedroom 3**
2.47m x 3.48m
8'1" x 11'5"
- Bedroom 4**
2.46m x 3.35m
8'1" x 11'0"
- Bathroom**
3.13m x 1.70m
10'3" x 5'7"
- Store**
1.04m x 1.92m
3'5" x 6'4"

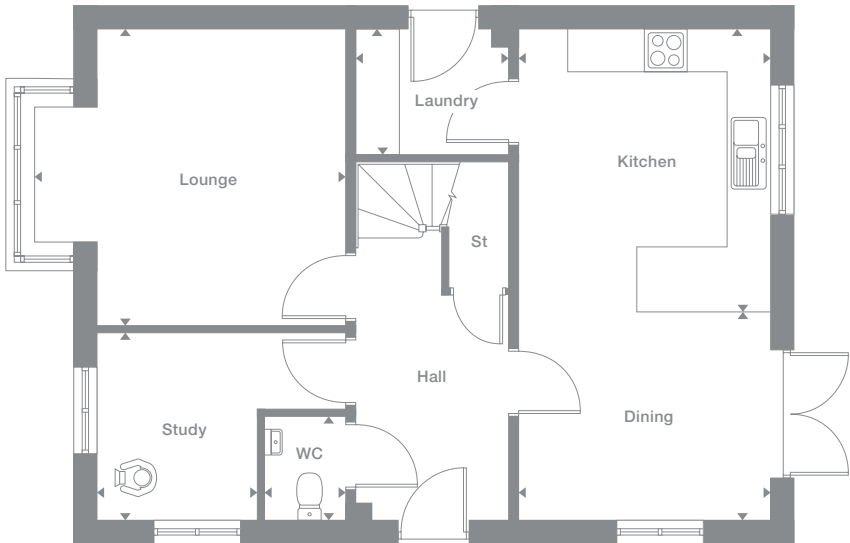
Floor Space

1,426 sq ft

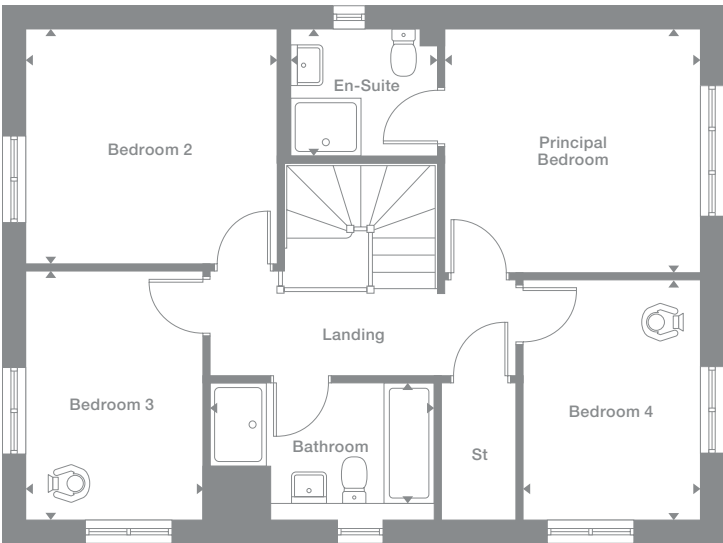
Plots may be a mirror image of the floor plans. Please see Development Sales Manager for details



Ground Floor



First Floor



 Office space area

Photography represents typical Miller Homes' interiors and exteriors. All plans in this brochure are not drawn to scale and are for illustrative purposes only. Consequently, they do not form part of any contract. Room layouts are provisional and may be subject to alteration. Please refer to the 'Important Notice' section at the back of this brochure for more information.

The Miller Difference

your home
your way...

The Miller Difference
Every home we build is the start of an adventure. For more than 85 years we've watched people stamp their individual personalities on the homes we build. What we create is your starting point. Our job is to make sure it's the best one possible.

Shaped around you
For more than three generations, we've been listening to our customers. We know what you expect: the highest quality materials, the most skilled workmanship, ready to be shaped around your lifestyle.

Built on trust
Figures and statistics matter. We have, for example, a five star rating for Customer Satisfaction, the best possible, from the Home Builders Federation.

Even more important, though, is the feedback we get from our customers. After we've been with them on the journey from their first enquiry to settling into their new home, well over 90% say they would recommend us. That's the real measure of the trust they place in us.

Helping where we can
You might already have a clear picture of life in your new home. Or it might be a blank canvas. Either way, getting there is an exciting journey of discovery. And we're here to help.

From the first time you contact us, whether by phone, video call or a tour of a show home, we'll be listening carefully. Only you know what you want, but we'll be working with you to achieve it.

And we'll still be on hand, ready to help, long after you move in, quietly sharing your pride and satisfaction.

Pushing up standards
From beautiful locations and superb architectural design to meticulous construction work and exceptional finishes, our expertise is widely acknowledged. Our award-winning developments embrace state-of-the-art technologies and green thinking, but we never lose sight of the importance of craftsmanship. Every step is subject to rigorous Quality Assurance checks, and we reward our highly trained teams for safe and careful practice.

A smooth customer journey
Our award-winning service reflects the same high standards. As we guide you through your choices, decades of experience inform every step. So you can relax and enjoy the journey, knowing you have all the information you need.

With you every step of the way
After meeting your Development Sales Manager, who will help you choose and buy your new home, you'll be introduced to your Site Manager, who will be responsible for every aspect of the building work. They'll both be happy to answer any questions you have.

Fully involved
Your new home will quickly be moulded to your personal choices. So will our service. Once you tell us how you want to keep in touch, whether by phone, text, email, our custom designed app or via our website, that's how we'll keep you regularly updated and informed. You'll be able to access all the records of meetings, and see what happens next.

Make it your own
Even before you move in, there's the excitement of planning your interior. Choosing tiles and worktops, making decisions about appliances. We'll help wherever we can. Our Visualiser, for example, can help you make selections online then see them for real in the Sales Centre. Already, it's becoming your own, personal, space.

At a safe time during building, we'll invite you to visit your new home for a Progress Meeting where you can see the craftsmanship and attention to detail for yourself before it's covered up by fittings and finishes.

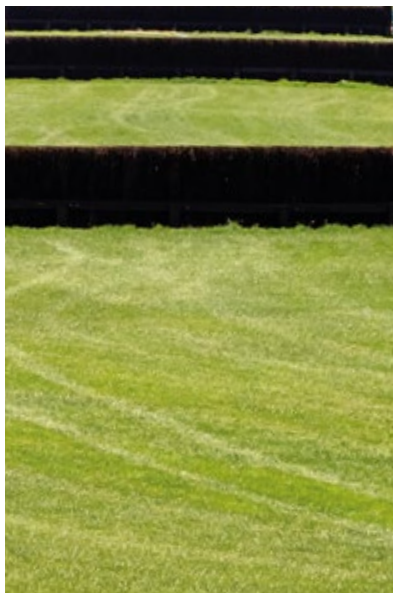
A place to grow
For us, the mark of success is seeing every home become unique, an individual reflection of the people who live there, and watching it become part of a thriving community.

By creating sustainable homes, in sustainable communities, we're helping to build a sustainable future for everyone. Including ourselves.



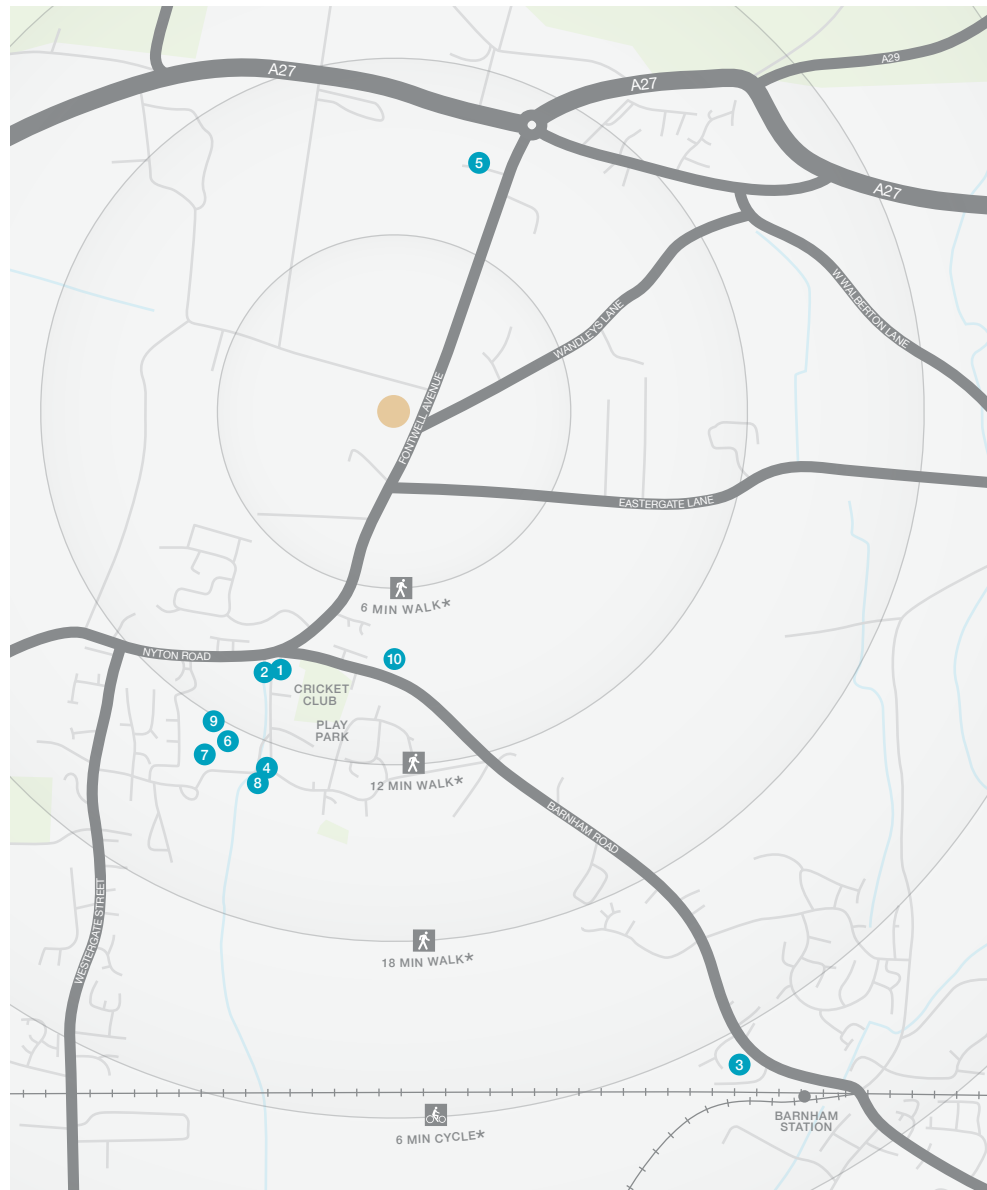
The wider choice of shops in the larger village of Barnham, just over a mile and a half away, includes a pharmacy, a Co-op and a Tesco Express alongside hairdressers, opticians and a wide choice of food takeaways. Chichester's pleasant, pedestrianised town centre presents a comprehensive variety of high street fashion, sports and technology outlets, supermarkets and local traders.

Fontwell Park Racecourse, to the north of The Paddock, complements its normal racing schedule with themed race days, including family events, throughout the year. Other sports and leisure amenities in the village include the Six Villages Sports Centre with its modern, well-equipped gym. Eastergate Sports Pavilion is the home of Eastergate Cricket Club, which fields two senior league sides and several junior teams, while Barnham Trojans, one of the largest youth football clubs in West Sussex, meets at the nearby Aldingbourne Community Sports Centre. Regular talks and activities, such as quiz nights, are held in Eastergate Village Hall. The Paddock is also extremely well situated for access to miles of outstanding natural landscapes. South Downs National Park is around a mile to the north, and the beautiful beaches and seaside attractions of Bognor and the south coast are only five miles away.



Useful Contacts

When you leave the car at home and explore the local area by foot or bicycle, you get to know it so much better. And by using local shops and services, you'll help to keep the neighbourhood vibrant and prosperous. Every place has its own personality, and once you move in you'll soon find your favourite walks, and the shops you like best. As a starting point this map shows some of the most useful features and services within a short stroll or bike ride.



- 1 Central Convenience Store
Nyton Road
01243 216 332
- 2 Eastergate Post Office
Nyton Road
01243 542 117
- 3 Five Villages Pharmacy
49 Barnham Road
01243 554 061
- 4 The Wilkes Head
Church Lane
01243 543 380
- 5 Fontwell Park Racecourse
Arundel Road
01243 543 335
- 6 Six Villages Sports Centre
Lime Avenue
01243 546 830
- 7 Bright Starts Day Nursery
Lime Avenue
01243 544 868
- 8 Eastergate CE Primary School
Church Lane
01243 542 297
- 9 Ormiston Six Villages Academy
Lime Avenue
01243 546 800
- 10 The Croft Surgery
Barnham Road
01243 543 240

* Times stated are averages based on approximate distances and would be dependent on the route taken.
Based on:
0.5km = 5 to 7 mins walk
1.0km = 10 to 14 mins walk
1.5km = 15 to 21 mins walk
2.0km = 5 to 8 mins cycle



How to find us

For development opening times please see millerhomes.co.uk or call 03301 732 170

From the A27
 Leave the A27 at the Fontwell West roundabout to join the A29 following signs for Eastergate. Half a mile on, a few yards after passing Level Mare Lane on the right, the entrance to The Paddock is on the right.

From Bognor Regis
 Leave Bognor Regis by the A29 following directions for Billingshurst. Three-quarters of a mile after the level crossing at Woodgate, in Westergate follow the bend round to the right. At the small roundabout incorporating the war memorial with a lion on top, take the first exit into Fontwell Avenue. Half a mile on, the entrance to The Paddock is on the left.

Sat Nav: PO20 3RX



The homes we build are the foundations of sustainable communities that will flourish for generations to come. We work in harmony with the natural environment, protecting and preserving it wherever we can. With our customers, colleagues and partners, we strive to promote better practices and ways of living. We're playing our part in making the world A Better Place.

a better place®



Registered Developer



Important Notice:
 Although every care has been taken to ensure the accuracy of all the information given, the contents do not form part of any contract, or constitute a representation or warranty, and, as such, should be treated as a guide only. Interested parties should check with the Development Sales Manager and confirm all details with their solicitor. The developer reserves the right to amend the specification, as necessary, without prior notice, but to an equal or higher standard. Please note that items specified in literature and showhomes may depict appliances, fittings and decorative finishes that do not form part of the standard specification. The project is a new development which is currently under construction. Measurements provided have not been surveyed on-site. The measurements have been taken from architect's plans, and, as such, may be subject to variation during the course of construction. Not all the units described have been completed at the time of going to print and measurements and dimensions should be checked with the Development Sales Manager and confirmed with solicitors.

the place to be®

Why Miller Homes?

We've been building homes since 1934, that's three generations of experience. We've learned a lot about people and that's made a big difference to what we do and how we do it.

We're enormously proud of the homes we build, combining traditional craftsmanship with new ideas like low carbon technologies. The big difference is that we don't stop caring once we've finished the building, or when we've sold the house, or even once you've moved in. We're there when you need us, until you're settled, satisfied and inviting your friends round.



5 stars for customer satisfaction

Development Opening Times

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