



**Bracklesham Grove
Bracklesham Bay**

millershomes

the place to be®

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.



Living in Bracklesham Bay	02
Welcome home	06
Floor plans	08
How to find us	28

Plot Information

2 Bedroom

Rendell 
See Page 08

3 Bedroom

Tiverton 
See Page 10

Tiverton+ 
See Page 12

Eaton 
See Page 14

Southbourne 
See Page 16

4 Bedroom

Darley 
See Page 18

Hampton 
See Page 20

Shenstone 
See Page 22

Affordable Housing 



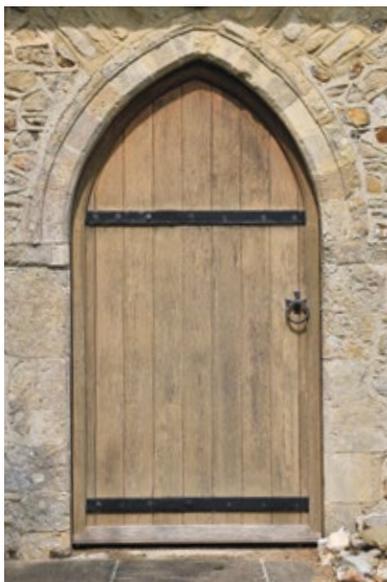
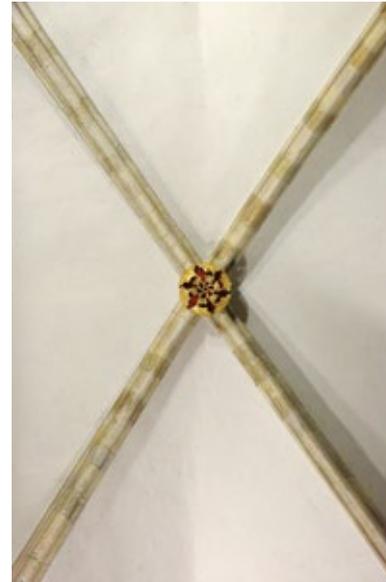
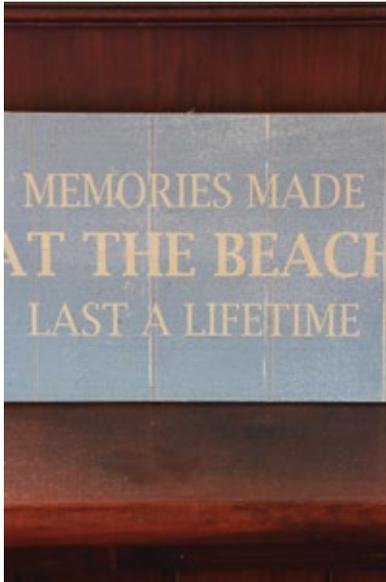
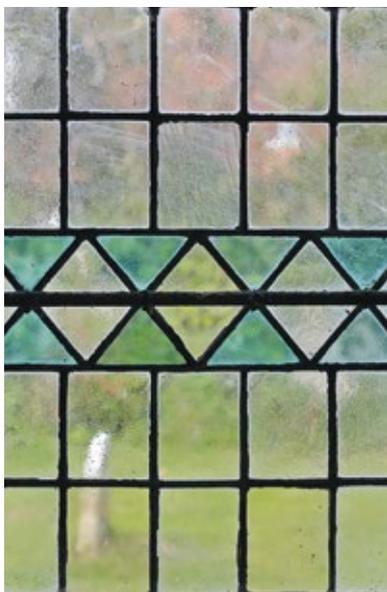
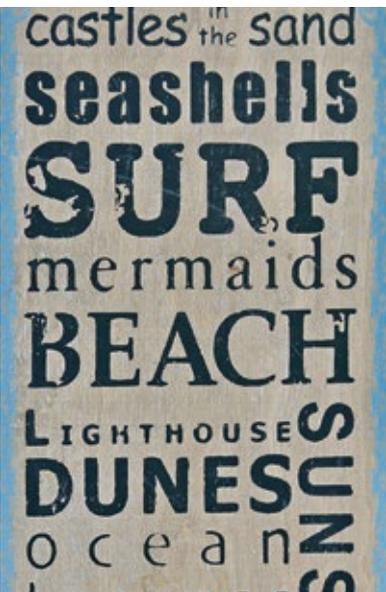
The artist's impressions (computer-generated graphics) have been prepared for illustrative purposes and are indicative only. They do not form part of any contract, or constitute a representation or warranty. External appearance may be subject to variation upon completion of the project. Please note that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



Bracklesham Bay's excellent bus links include the frequent services 52 and 53 between Bracklesham, East and West Wittering and Chichester. Service 52 runs clockwise through the villages, and service 53 anti-clockwise. From a stop virtually adjacent to Bracklesham Grove, service 52 reaches Chichester Bus Station in around 20 minutes. Direct train services from Chichester run to Southampton, Brighton and London Victoria, reaching the capital in one and a half hours. The local network of cycle and footpaths includes a route from the south side of the development down to the beach at Medmerry Park.

A small group of shops, starting around 600 yards from Bracklesham Grove and extending for a quarter of a mile or so down to the beach, includes a convenience store and off-licence, hot food takeaways, a newsagent and general store, post office, hairdressers and water sports suppliers. There are also several restaurants in the immediate area, from fine dining at Bracklesham Bay Tea Rooms, known locally as Clifford's Cottage, a few minutes away, to the waterfront views from Billy's on the Beach. Other nearby amenities include Bracklesham Barn, a lively community centre hosting activities that range from toddler groups and kickboxing to an acting school and monthly film nights.



A popular holiday destination just seven miles from Chichester, Bracklesham occupies a superb location on the south coast. The long, pebbled beach offers views to the Isle of Wight and the area has a wealth of natural attractions. Arranged around a central green space and play area, this delightful selection of energy efficient two, three and four bedroom homes provides a perfect balance of coast, countryside and access to urban amenities.

Welcome to Bracklesham Grove

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.



Rendell

Overview

A separate, ergonomically designed kitchen leaves the welcoming lounge and dining room free for relaxed socialising, with french doors leading a bright, airy ambience as well as bringing flexibility to the dining arrangements. The principal bedroom includes an en-suite shower and a generously sized cupboard.

Ground Floor

- Lounge/Dining
4.79m x 4.08m
15'8" x 13'4"
- Kitchen
3.54m x 1.92m
11'7" x 6'3"
- WC
2.31m x 0.90m
7'0" x 2'11"

First Floor

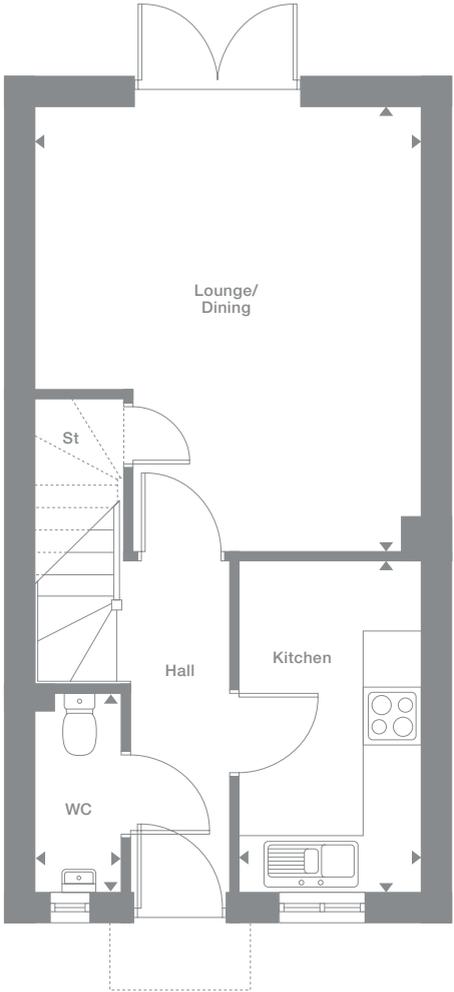
- Principal Bedroom
3.73m x 3.01m
12'2" x 9'10"
- Bedroom 2
3.04m x 4.08m
9'11" x 13'4"
- Bathroom
1.98m x 1.91m
6'6" x 6'3"
- En-Suite
2.13m x 1.53m
7'0" x 5'0"

Floor Space

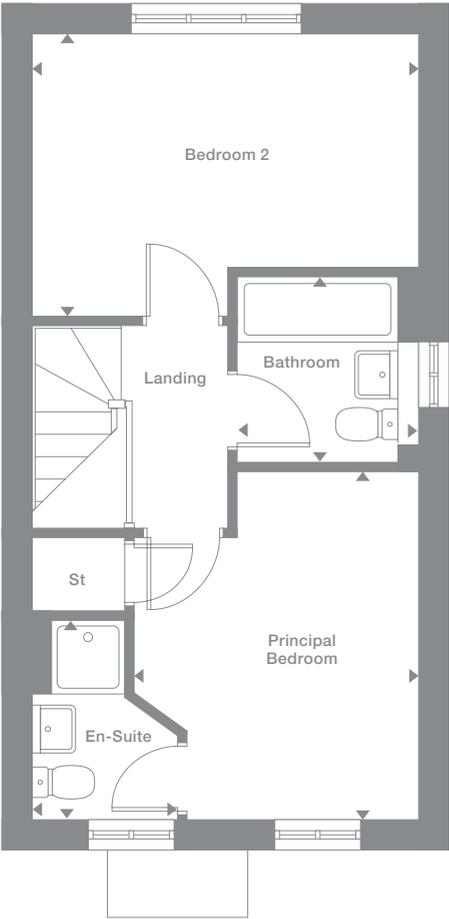
729 sq ft



Ground Floor



First Floor



The artist's impressions (computer-generated graphics) and plans, which are not drawn to scale, have been prepared for illustrative purposes and are indicative 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.

† Window to plots 20, 21, 23, 38, 39, 52, 55, 56, 65 only

Tiverton

Overview

The comfortable lounge shares the ground floor with a beautifully planned and equipped kitchen in which stylish french doors, opening to the garden, add an attractive focal point to the dining area. The en-suite principal bedroom features a built-in wardrobe.

Ground Floor

- Lounge**
4.72m x 3.10m
15'5" x 10'2"
- Kitchen/Dining**
3.51m x 5.31m
11'6" x 17'5"
- WC**
2.28m x 0.93m
7'5" x 3'0"

First Floor

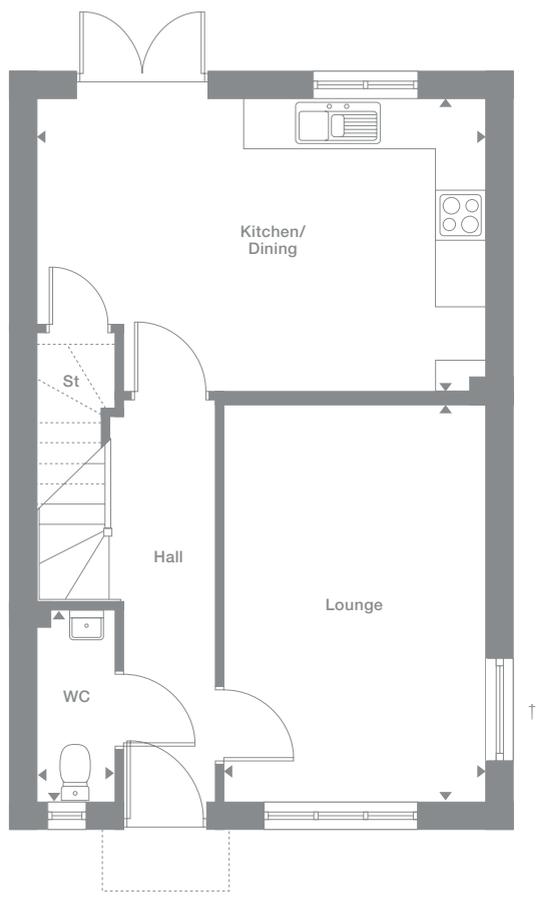
- Principal Bedroom**
3.38m x 3.65m
11'1" x 11'12"
- Bedroom 2**
2.83m x 3.21m
9'3" x 10'6"
- Bedroom 3**
2.83m x 2.00m
9'3" x 6'7"
- Bathroom**
1.96m x 1.91m
6'5" x 6'3"
- En-Suite**
2.28m x 1.56m
7'5" x 5'1"

Floor Space

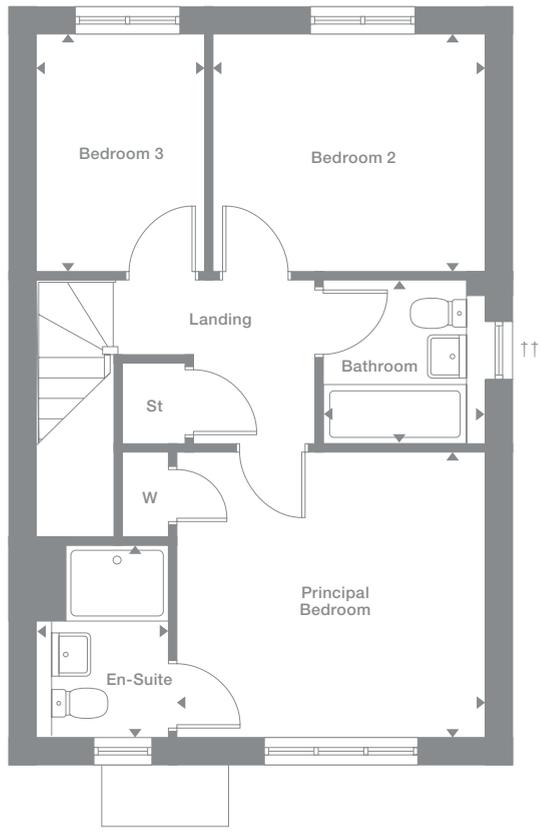
955 sq ft



Ground Floor



First Floor



† Window to plots 18 and 53 only

The artist's impressions (computer-generated graphics) and plans, which are not drawn to scale, have been prepared for illustrative purposes and are indicative 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.

†† Window to plots 12, 17, 18, 41, 42, 43, 44, 51 only

Tiverton +

Overview

As well as keeping the superb kitchen bright and fresh, feature french doors add extra appeal and flexibility to the dining area, creating a delightful setting for entertaining. A convenient built-in wardrobe and en-suite facilities add a touch of luxury to the principal bedroom.

Ground Floor

Kitchen/Dining
3.51m x 5.31m
11'6" x 17'5"

Lounge
4.77m x 3.10m
15'8" x 10'2"

WC
2.34m x 0.93m
7'8" x 3'0"

First Floor

Principal Bedroom
3.44m x 3.65m
11'3" x 11'11"

Bedroom 2
2.83m x 3.21m
9'3" x 10'6"

Bedroom 3
2.83m x 2.00m
9'3" x 6'7"

Bathroom
1.96m x 1.92m
6'5" x 6'3"

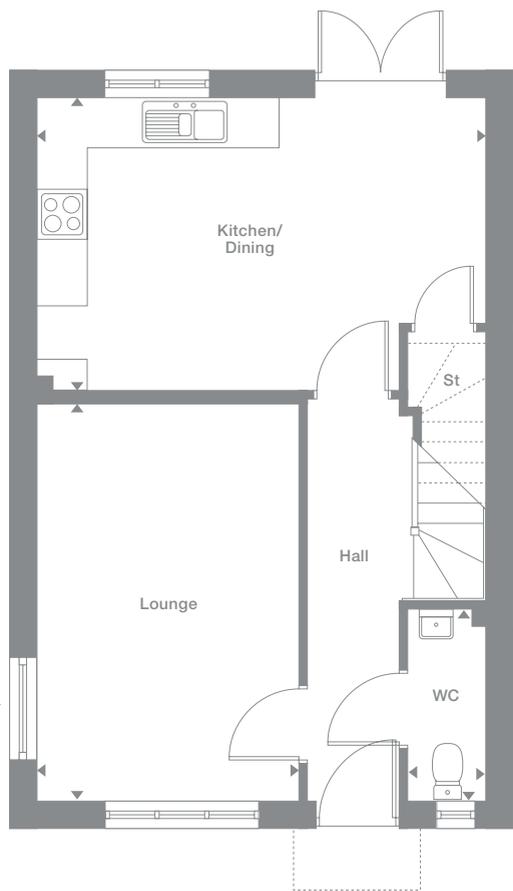
En-Suite
2.34m x 1.56m
7'8" x 5'1"

Floor Space

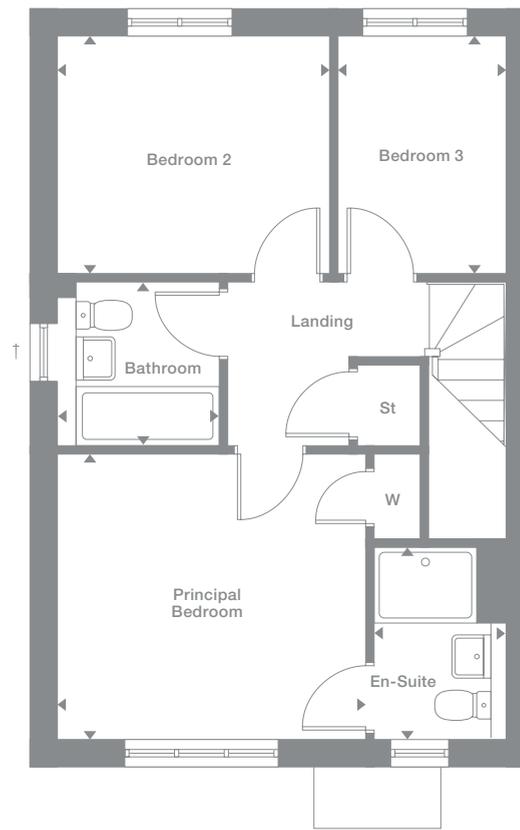
962 sq ft



Ground Floor



First Floor



† Window to plot 64 only

The artist's impressions (computer-generated graphics) and plans, which are not drawn to scale, have been prepared for illustrative purposes and are indicative 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.

Overview

With an attractive bay window in the dual aspect lounge, and french doors in the dining area of the dual aspect family kitchen, this exciting home is filled with natural light. There is a separate laundry room, and the en-suite principal bedroom is also dual aspect.

Ground Floor

Kitchen/Dining
5.55m x 2.94m
18'2" x 9'7"

Lounge
5.55m x 3.93m
18'2" x 12'10"

WC
1.44m x 1.08m
4'8" x 3'6"

First Floor

Principal Bedroom
3.12m x 3.40m
10'3" x 11'2"

Bedroom 2
3.31m x 2.99m
10'10" x 9'9"

Bedroom 3
2.33m x 2.60m
7'7" x 8'6"

Bathroom
2.14m x 1.93m
7'0" x 6'4"

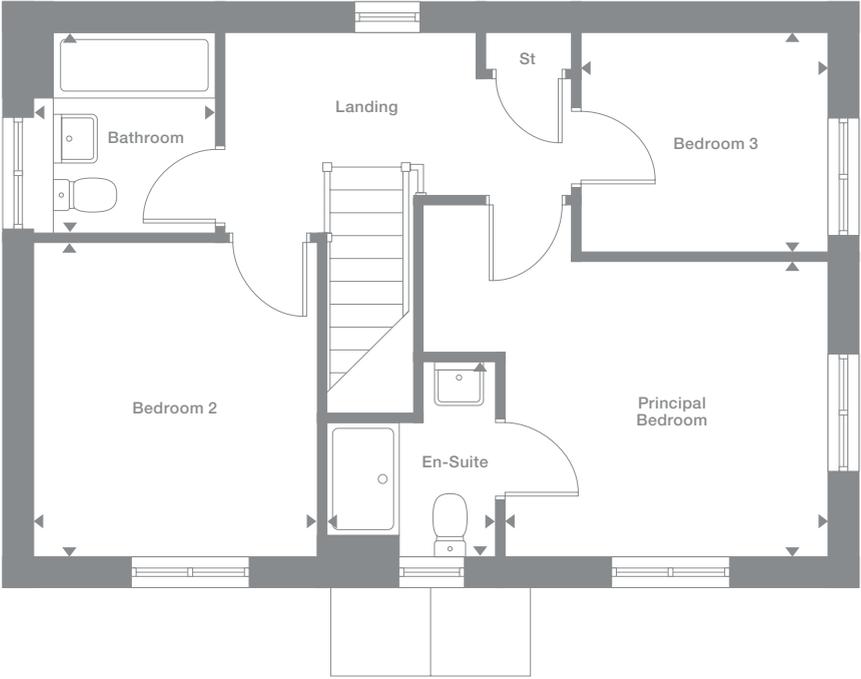
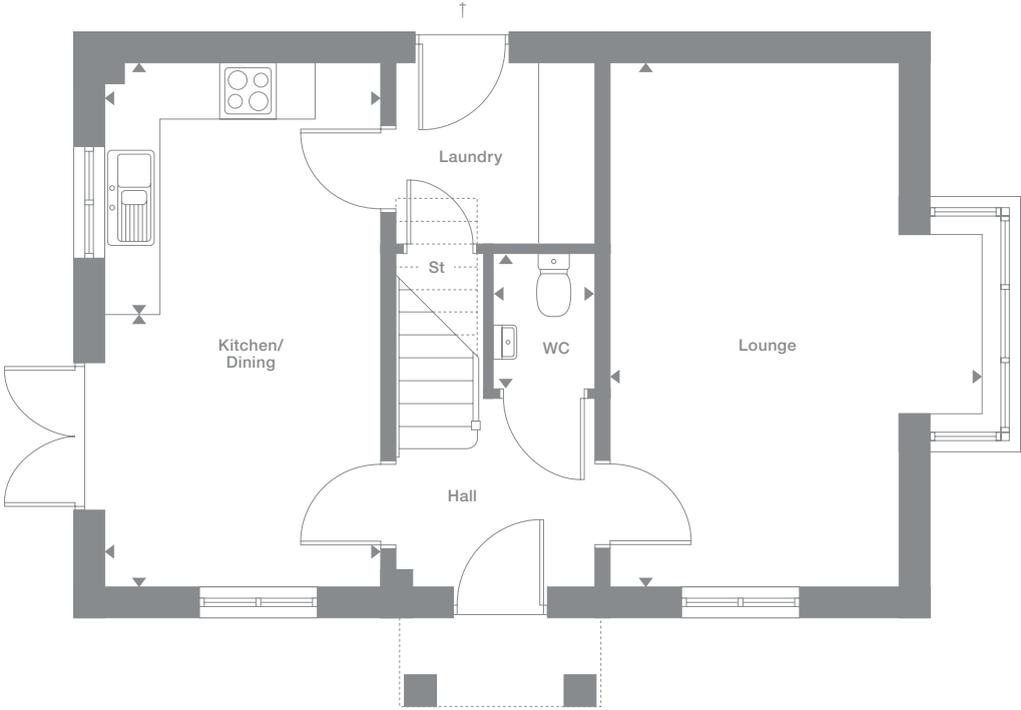
En-Suite
2.06m x 1.77m
6'9" x 5'9"

Floor Space

1,016 sq ft



Ground Floor



† Door to plot 45 only

The artist's impressions (computer-generated graphics) and plans, which are not drawn to scale, have been prepared for illustrative purposes and are indicative 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.

Southbourne

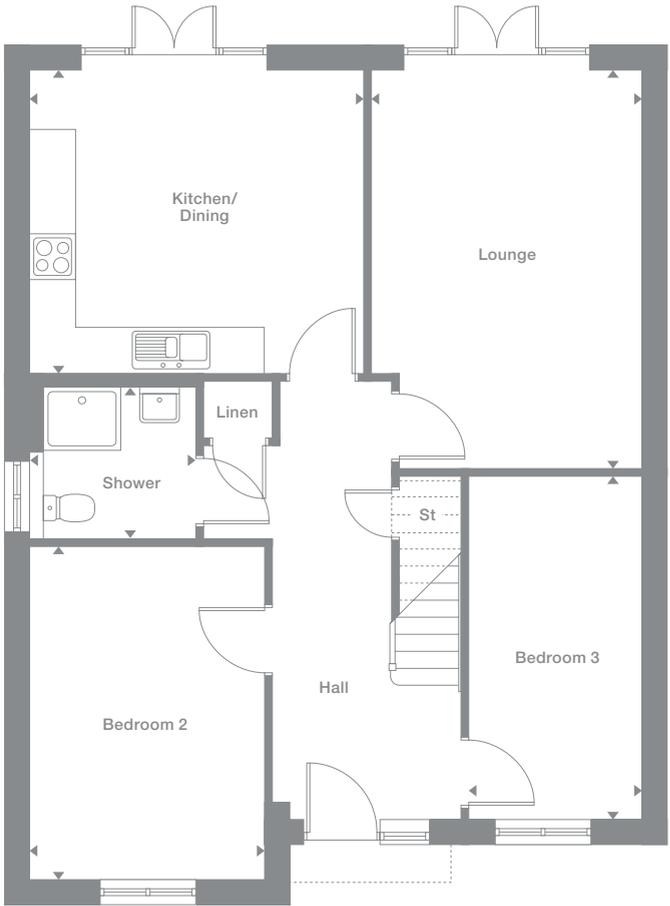
Overview
 A broad hallway leads through to a bright, welcoming lounge and a generously proportioned kitchen-dining room, both of which incorporate superb panoramic windows with french doors that create an airy, light ambience. The en-suite principal bedroom occupies the whole of the first floor.

- Ground Floor**
 Kitchen/Dining
 3.95m x 4.34m
 12'11" x 14'3"
 - Lounge
 5.19m x 3.51m
 17'1" x 11'6"
 - Bedroom 2
 4.33m x 3.05m
 14'2" x 10'2"
 - Bedroom 3
 4.45m x 2.26m
 14'7" x 7'5"
 - Shower
 1.95m x 2.17m
 6'4" x 7'1"
- First Floor**
 Principal Bedroom
 7.57m x 4.98m
 24'10" x 16'4"
 - Dressing
 2.06m x 1.64m
 6'9" x 5'4"
 - En-Suite
 2.06m x 2.12m
 6'9" x 6'11"

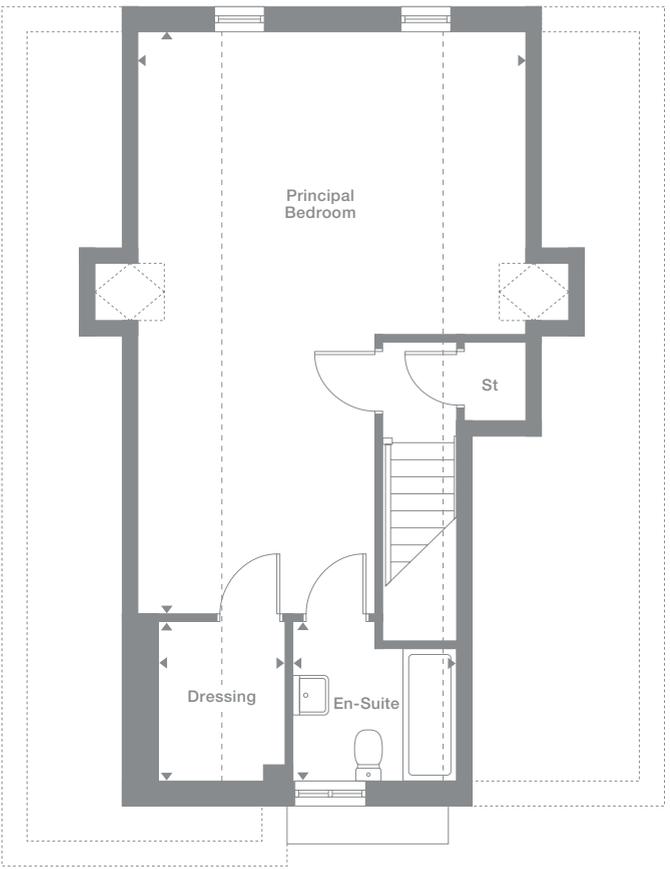
Floor Space
 1,331 sq ft



Ground Floor



First Floor



The artist's impressions (computer-generated graphics) and plans, which are not drawn to scale, have been prepared for illustrative purposes and are indicative 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.

Darley

Overview

The dining room, lounge and family kitchen of this outstanding home are all dual aspect, with french doors in both the lounge and the kitchen enhancing the light, open appeal. Upstairs, two of the four bedrooms are also dual aspect and one is en-suite.

Ground Floor

- Kitchen/Family**
3.06m x 4.65m
10'0" x 15'3"
- Dining**
3.81m x 3.59m
12'6" x 11'9"
- Lounge**
5.28m x 3.27m
17'3" x 10'9"
- Laundry**
1.52m x 1.86m
4'11" x 6'1"
- WC**
1.91m x 0.93m
6'3" x 3'4"

First Floor

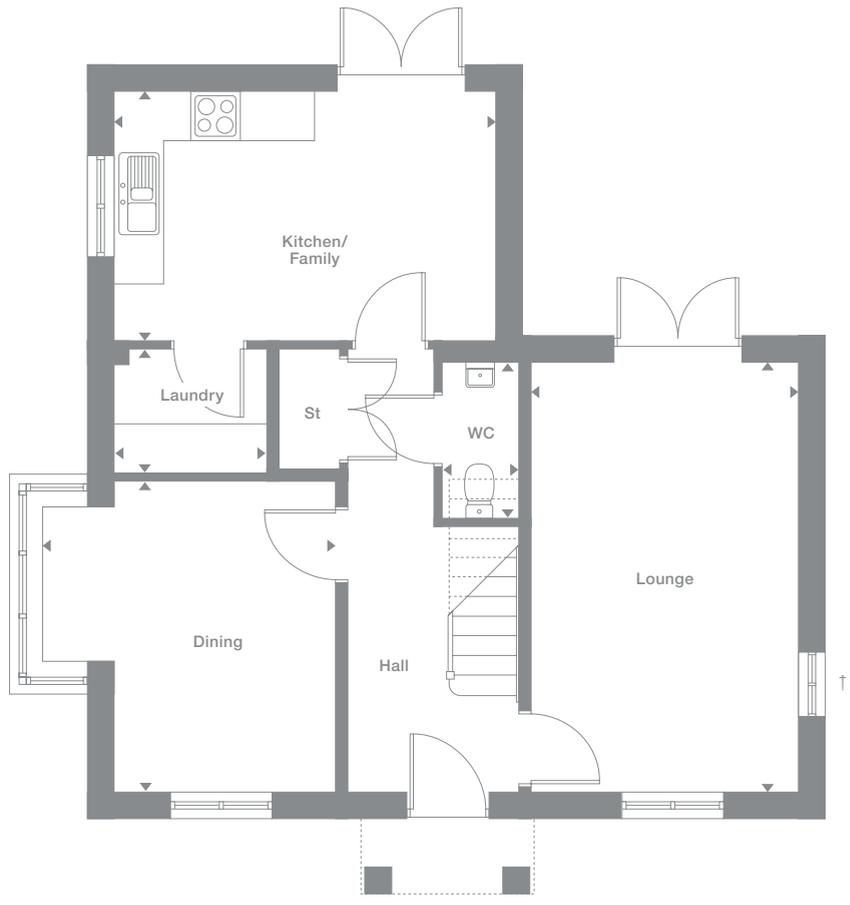
- Principal Bedroom**
2.71m x 4.65m
8'10" x 15'3"
- Bedroom 2**
2.53m x 4.75m
8'3" x 15'7"
- Bedroom 3**
2.89m x 3.50m
9'5" x 11'5"
- Bedroom 4**
2.29m x 2.33m
7'6" x 7'8"
- Bathroom**
1.80m x 2.55m
5'11" x 8'4"
- En-Suite**
1.25m x 2.33m
4'1" x 7'7"

Floor Space

1,297 sq ft

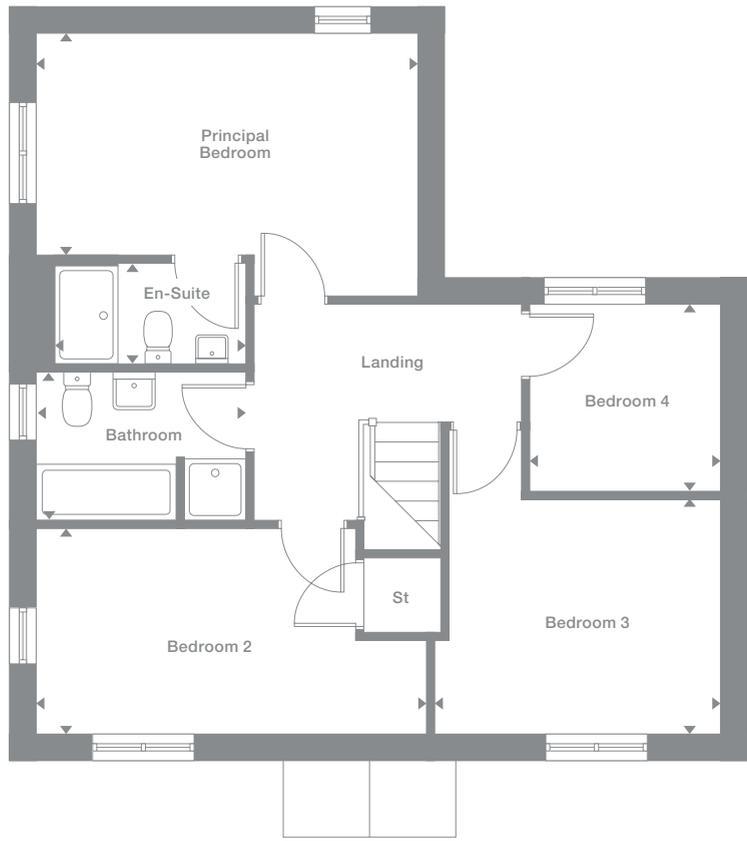


Ground Floor



† Window to plot 37 only

First Floor



The artist's impressions (computer-generated graphics) and plans, which are not drawn to scale, have been prepared for illustrative purposes and are indicative 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.

Hampton

Overview

The striking lounge, with its elegant traditional bay window, presents a more formal complement to the wonderfully adaptable family kitchen and dining room, while the private study is perfect for working from home. A feature gallery landing leads to four bedrooms, one of them en-suite.

Ground Floor

Kitchen/Dining
3.89m x 7.15m
12'9" x 23'5"

Lounge
5.45m x 3.66m
17'10" x 12'2"

Study
2.01m x 2.07m
6'7" x 6'9"

WC
1.13m x 2.07m
3'8" x 6'9"

Laundry
1.68m x 2.07m
5'6" x 6'9"

First Floor

Principal Bedroom
3.21m x 3.65m
10'6" x 11'11"

Bedroom 2
2.75m x 3.80m
9'1" x 12'5"

Bedroom 3
2.75m x 3.26m
9'1" x 10'8"

Bedroom 4
3.18m x 3.40m
10'5" x 11'1"

Bathroom
2.00m x 2.58m
6'6" x 8'5"

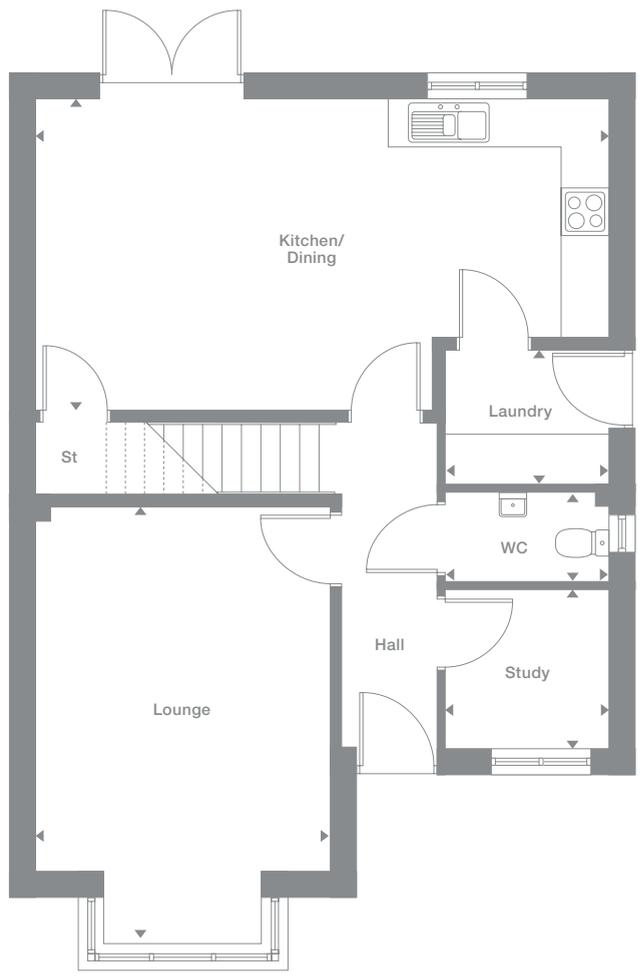
En-Suite
1.29m x 2.41m
4'3" x 7'10"

Floor Space

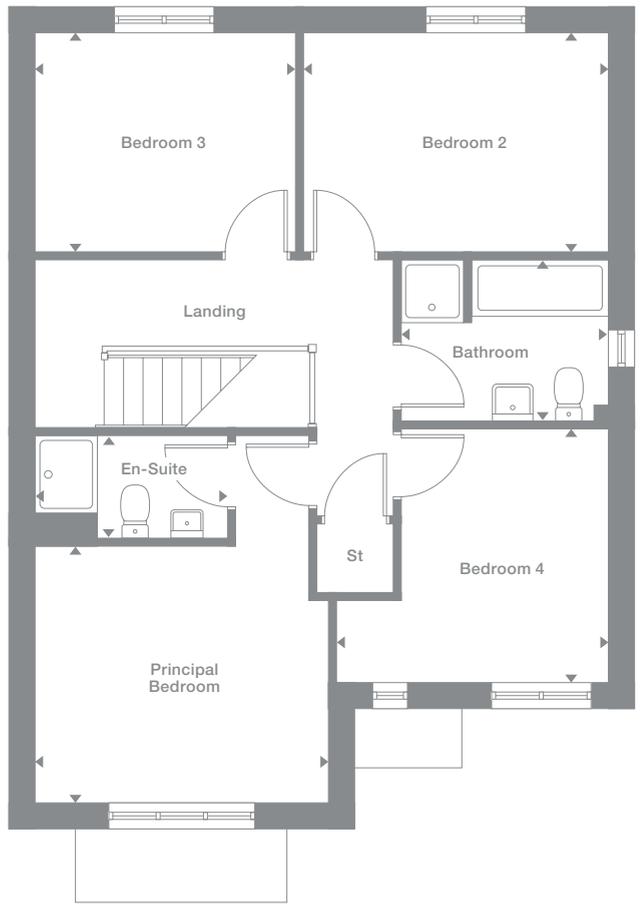
1,387 sq ft



Ground Floor



First Floor



The artist's impressions (computer-generated graphics) and plans, which are not drawn to scale, have been prepared for illustrative purposes and are indicative 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.

Shenstone

Overview

From the elegant bay-windowed lounge to the dual aspect study and kitchen, where french doors add special appeal to the dining area, this is an outstandingly prestigious home. A feature staircase and landing leads to four bedrooms, two of them dual aspect and one en-suite.

Ground Floor

- Kitchen/Dining**
6.87m x 3.52m
22'6" x 11'6"
- Lounge**
4.16m x 4.37m
13'8" x 14'4"
- Study**
2.21m x 2.24m
7'3" x 7'4"
- WC**
1.45m x 1.13m
4'9" x 3'8"
- Laundry**
1.76m x 2.13m
5'9" x 7'0"

First Floor

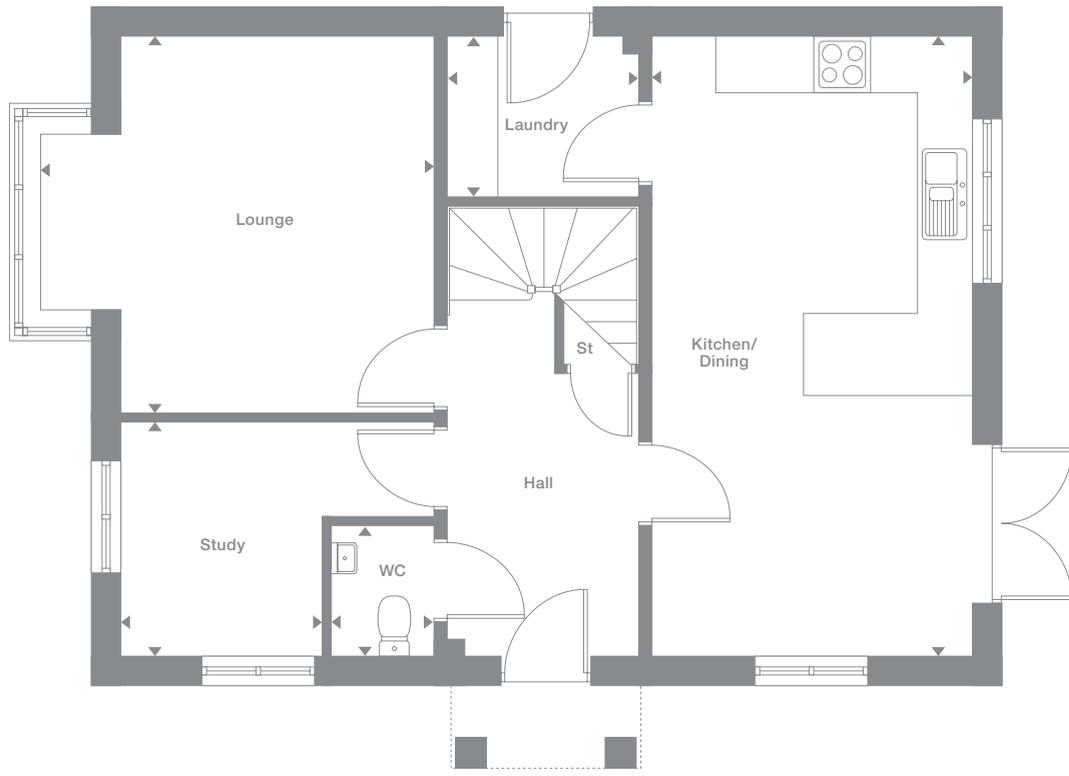
- Principal Bedroom**
3.68m x 3.57m
12'1" x 11'8"
- Bedroom 2**
3.23m x 3.51m
10'7" x 11'6"
- Bedroom 3**
3.54m x 2.47m
11'7" x 8'1"
- Bedroom 4**
3.08m x 3.53m
10'1" x 11'7"
- Bathroom**
1.94m x 3.21m
6'4" x 10'6"
- En-Suite**
1.76m x 2.05m
5'9" x 6'8"

Floor Space

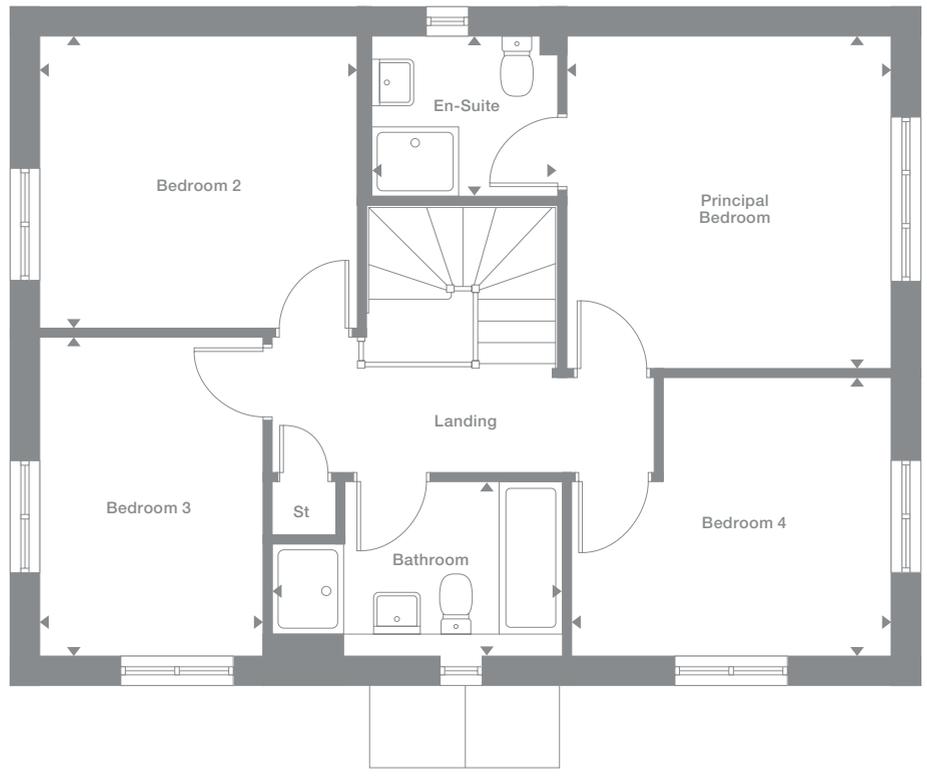
1,409 sq ft



Ground Floor



First Floor



The artist's impressions (computer-generated graphics) and plans, which are not drawn to scale, have been prepared for illustrative purposes and are indicative 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

“Buying a property is one of the most important decisions in life and I am delighted that Miller Homes made it an easy one for me.”

Chris Mackenzie
Miller Home Owner

“We are so impressed with the exceptional customer service and quality of our home that we’ve recommended Miller Homes to a friend.”

Helen Moscrop
Miller Home Owner

The Miller Difference

We’re enormously proud of the homes we’ve been building for the last 85 years, and throughout that time we’ve been listening to our customers and learning from them. From insisting on the best workmanship and the highest quality materials right through to recognising our responsibilities to the environment.

During this time we’ve seen many generations of families enjoy our homes and developments, and we’ve seen the happy, thriving communities they’ve become.

Trust

For us, the most important people are the customers who choose our homes in which to build their future. Their satisfaction and confidence in us, from our very first meeting onwards, is a key measure of our success.

We’re proud of the independent surveys that consistently show our high levels of customer satisfaction. That’s the real barometer of our quality and our service.

Helping where we can

We invest everything into your customer journey - it’s designed not just to please you, but to exceed your expectations.

When you become a Miller customer, we’ll listen to you right from the start. From the day you first look around a showhome until long after you’ve moved in, we’re here to offer help and support. We’ve been doing this a long time so we have a vast amount of experience to draw on.

We don’t want you to just be satisfied, we want you to be proud of your new home and delighted by the whole experience. We want you to recommend us, too.

Pushing up standards

We frequently win awards for the quality of our homes. For their generous specification, skilful construction, beautiful locations, and for the teams that build them. We are acknowledged experts in the field. You can see the quality of our product and you will notice the quality of our service as we guide you through the many different ways of buying your home. It’s a customer journey that has taken 85 years to perfect.

We know the importance of workmanship and job satisfaction. We look after our teams, we train and employ the best people and we reward safe and careful practice.

Keeping you involved

First you’ll meet your Development Sales Manager who will give you any help you need in choosing and buying your home. Then your Site Manager, who will supervise the build of your home and answer your questions along the way.

We’ll invite you to a pre-plaster meeting with your Site Manager during the construction of your new home, where you’ll get to see, first hand, the attention to detail, care and craftsmanship involved.

Wherever practical, we ask you to choose your own kitchen and bathroom including your own tiles, worktops, appliances and other options. Your home becomes personal to you long before we’ve finished building it.

A Better Place

We don’t just create more homes, we enhance locations with our developments. Places where people will make friends, enjoy family life and take pride in their neighbourhoods and surroundings. We provide a unique mymillerhome.com website to keep you up to date on the build progress of your home and to help you get to know the area, your neighbours and live more sustainably once you’ve moved in.

For your future

For us, success is building exceptional homes, in sustainable communities. And that’s how we’ve built a business that goes from strength to strength.



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.

The centre of East Wittering, just a mile from Bracklesham Grove, presents a comprehensive range of local amenities including cafés, banks, pharmacies and hairdressers. Shops include Tesco Express, Co-op, a fishmonger's, greengrocer's and butcher's. East Wittering also has a welcoming village library, a large medical centre and a dental surgery.

For pre-school childcare Ladybirds Nursery, 600 yards away, was given the highest possible rating by Ofsted. East Witterings Community Primary School is just three quarters of a mile away, and pupils moving on to Chichester High School, which has Academy status and is rated 'outstanding' by Ofsted, can travel by a bus that passes the development.

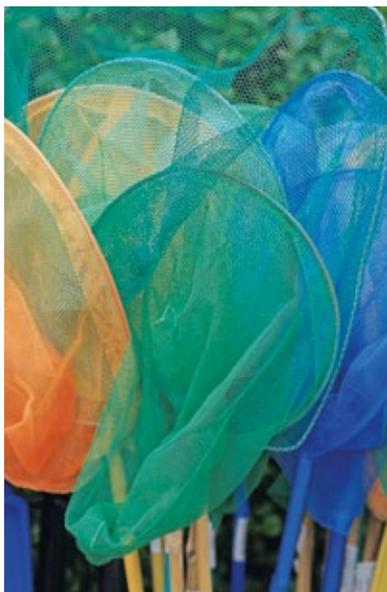
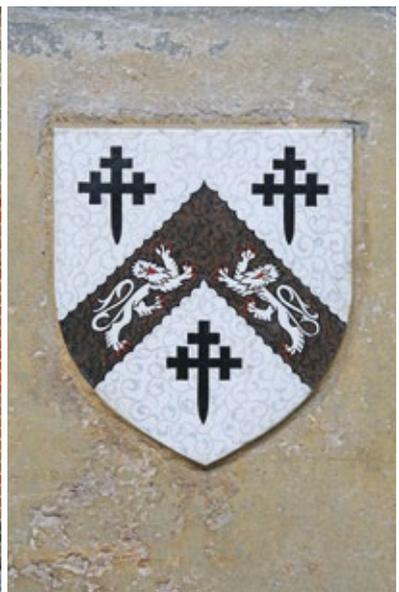
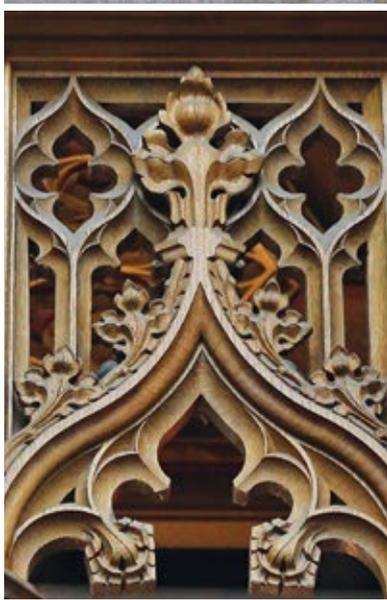
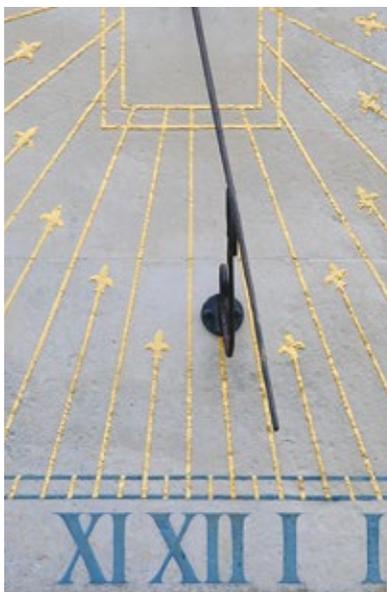
In addition to miles of beaches, including West Wittering, which is renowned as one of the UK's top beaches, the area's natural attractions include the Medmerry RSPB Reserve to the east, a habitat for water voles and adders as well as a rich assortment of bird life. Chichester Harbour Area of Outstanding Natural Beauty is only two miles away, and the vast South Downs National Park is also in easy reach.

For days and evenings out, the attractions of Chichester include cinemas, theatres, galleries and museums as well as a cosmopolitan choice of pubs, live music, cafés and restaurants.



- 1 Bracklesham Bay Post Office, Bracklesham Lane 01243 670 277
 - 2 Bracklesham Bay Tea Rooms, Bracklesham Lane 01243 670 250
 - 3 Bracklesham Barn Beech Avenue 01243 673 588
 - 4 Witterings Library Oakfield Avenue 01243 673 484
 - 5 The Witterings Medical Centre, Cakeham Road 01243 671 833
 - 6 Witterings Dental Practice, Ingol Cottage Cakeham Road 01243 672 362
 - 7 Witterings Pharmacy Cakeham Road 01243 672 441
 - 8 Ladybirds Nursery Bracklesham Lane 01243 671 915
 - 9 East Witterings Primary School, Stocks Lane 01243 672 208
- Chichester High School, Kingsham Road 01243 787 014

* 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

Please see our website for development opening times:
www.millerhomes.co.uk
03300 292 218

From Chichester
Leave Chichester by the A286 Stockbridge Road, and follow signs for Witterings through the Stockbridge Roundabout. After passing through Birdham, at the roundabout take the first exit, signposted for Earnley and Bracklesham via the B2198. Stay on the B2198 for one and three quarter miles, and around 300 yards after entering Bracklesham the entrance to Bracklesham Grove is on the left.

From Southampton and the west
Follow signs for Chichester, then at the Fishbourne Roundabout carry straight on for Brighton. At the Stockbridge Roundabout, take the third exit for Witterings via the A286 and follow the directions above.

Sat Nav: PO20 8JE



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®



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 Sales Adviser 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 Sales Adviser and confirmed with solicitors.

CONSUMER CODE FOR HOME BUILDERS
www.consumercode.co.uk

the place to be®

Why Miller?

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.

This brochure is printed on GaleriArt and contains material sourced from responsibly managed forests. It's certified by the Forest Stewardship Council, an organisation dedicated to promoting responsible forest management and manufacture of wood products. Like paper. It's a small thing, we know, but enough small things make a big difference. Please recycle this brochure and help make that difference.

millerhomes.co.uk

millerhomes

the place to be®