



# Bader Heights Tangmere

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*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.



*the place to be*<sup>®</sup>

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Plot information >

# Plot information

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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.



Development

Existing Development

Existing Development

P.O.S.

L.E.A.P.

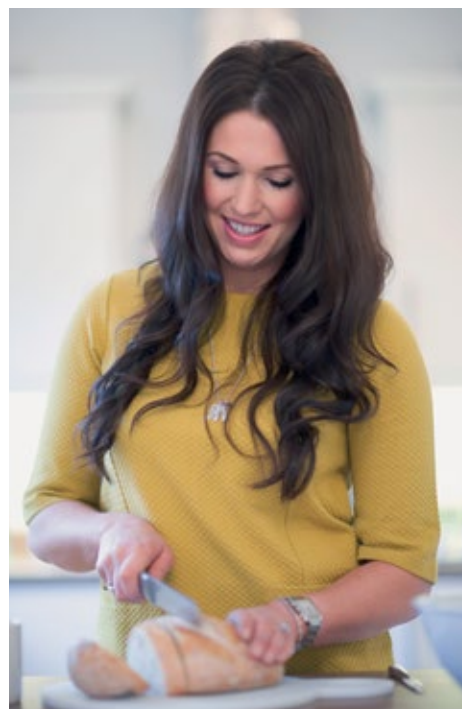
Possible Future Access

Former Airfield



## Welcome to Bader Heights

With broad horizons stretching away to the south and the amenities of Tangmere village just a short, pleasant stroll away, Bader Heights combines its convenient location with an opportunity to enjoy the peaceful surroundings and slower pace of a rural community. A pleasantly landscaped new neighbourhood incorporating an attractive selection of energy-efficient one, two, three and four bedroom homes arranged around open green spaces, this beautiful development is close to the A27 and just three miles from Chichester's historic city centre.



### We care about you

Every year, we help thousands of homebuyers to make the move. We understand what matters to you. And that's what matters to us. You can be sure we'll do everything we can to make your homebuying experience stress-free and as enjoyable as possible.

### Be Happy

We want you to love living in your new home. That's why everything is built around you. Your complete satisfaction is the only way we know we're getting things right. In fact, during 2014, 95% of customers said they'd recommend Miller Homes to their best friend. To check our latest performance results see our website.



## Living in Tangmere

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 Bader Heights.











**SPITFIRE Vc**  
The Spitfire Vc was the first biplane version of the Spitfire. It was developed by the Gloster Aircraft Company and first flew in 1938. It was used by the RAF as a high-speed fighter and was the first Spitfire to be equipped with a supercharger. The Vc was also the first Spitfire to be equipped with a canopy. It was used by the RAF in the Battle of Britain and was the first Spitfire to be equipped with a canopy. It was used by the RAF in the Battle of Britain and was the first Spitfire to be equipped with a canopy.



**SPITFIRE Vc BLISK AZ-G "VALDEMAR ATTERDAU"**  
This aircraft was flown by Valdemar Atterdag in 1940. It was the first Spitfire to be equipped with a canopy. It was used by the RAF in the Battle of Britain and was the first Spitfire to be equipped with a canopy.

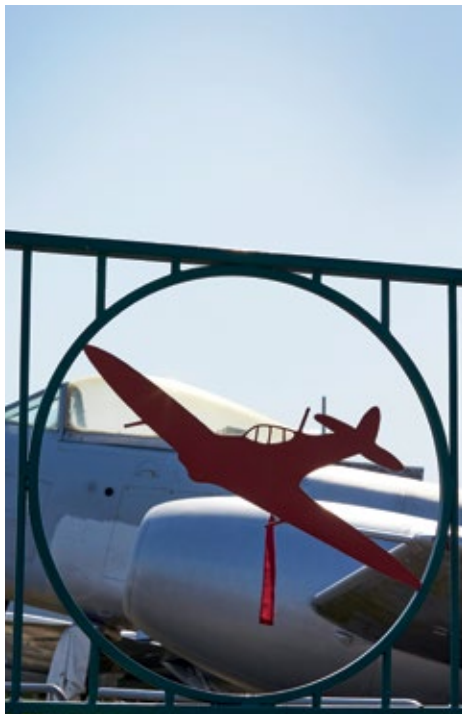
**English Electric Canberra T2**  
The Canberra T2 was a two-engine, high-altitude, medium bomber. It was developed by English Electric and first flew in 1948. It was used by the RAF as a strategic bomber and was the first Canberra to be equipped with a canopy. It was used by the RAF in the Battle of Britain and was the first Canberra to be equipped with a canopy.



- 1 Tangmere Aviation Museum
- 2 Chichester Market Cross
- 3 Tangmere Aviation Museum
- 4 Hainaker Windmill



2



3



4

**Local Roots**

While Tangmere dates back to Saxon times, the village is best known today for the vital part it played in the Second World War. Airmen from RAF Tangmere, commanded by the legendary Douglas Bader, played a pivotal role in the Battle of Britain. The history is kept alive in the Tangmere Aviation Museum, just yards from Bader Heights, while the airfields are now used for cultivating peppers and aubergines.

**Transport**

The development is less than half a mile from the A27, and Stagecoach service 99a buses from Petworth pass along nearby Meadow Way approximately every 20 minutes, reaching Chichester city centre in 25 minutes. Trains from Chichester station run to Brighton, Southampton and London Victoria, a journey of just over an hour and a half.

**Leisure & Recreation**

As well as offering easy access to Chichester's many attractions, including the Festival Theatre, galleries and cinemas, Tangmere is close to some magnificent outdoor amenities including the vast South Downs National Park. Goodwood Golf Course is around two miles away, and the Motorsports Circuit and Racecourse are both within a short drive. The attractions of Bognor Regis, around seven miles away, include some of the fine beaches that stretch along the coast as far as West Wittering and Bracklesham Bay. Closer to home, the hall at the Tangmere Village Centre is used by a wide range of community clubs and local organisations.









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Plots

134

Overview

The bright landing of the Halifax opens on to an attractive, light-filled open-plan living area with windows to front and rear, an immensely practical arrangement that is enhanced by a garage and generous storage space including a built-in wardrobe in the master bedroom.

Key Features

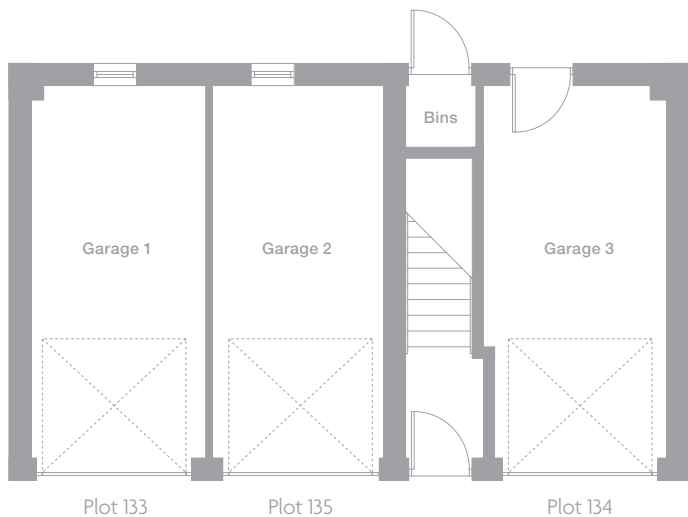
Kitchen/Living/Dining  
Master Bed Wardrobe  
Storage  
Garage

Total Floor Space

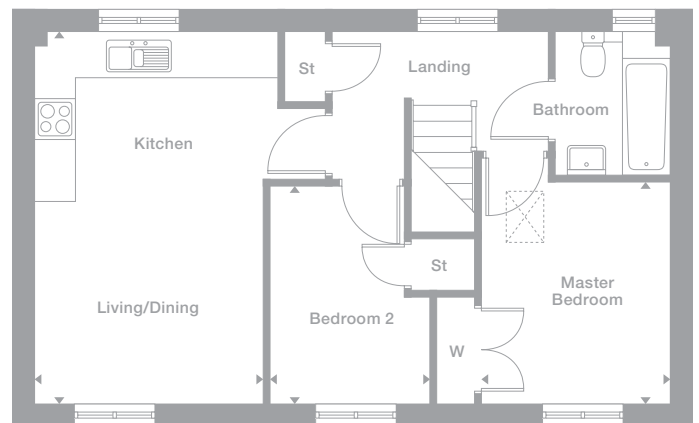
52.36m<sup>2</sup> (563 sq ft)



Ground Floor



First Floor



First Floor

Kitchen/Living/Dining  
3.350m min x 5.425m max  
10'11" x 17'9"

Master Bedroom  
2.770m x 3.240m min  
9'1" x 10'7"

Bedroom 2  
2.350m max x 3.175m max  
7'8" x 10'5"

Photography/CGI represents typical Miller Homes' interiors and exteriors. Please note elevational treatments may vary. 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 Notices' section at the back of this brochure for more information.



## 2 Bed

## Osprey



### Plots

21, 22, 23\*, 24\*, 39, 40\*, 41, 42\*, 43\* 56\*, 57, 58, 59, 60\*, 149, 150, 151\*, 152, 153\*, 154\*

### Key Features

French Doors  
Living/Dining  
Master Bed En-Suite  
Master Bed Wardrobe  
Downstairs WC

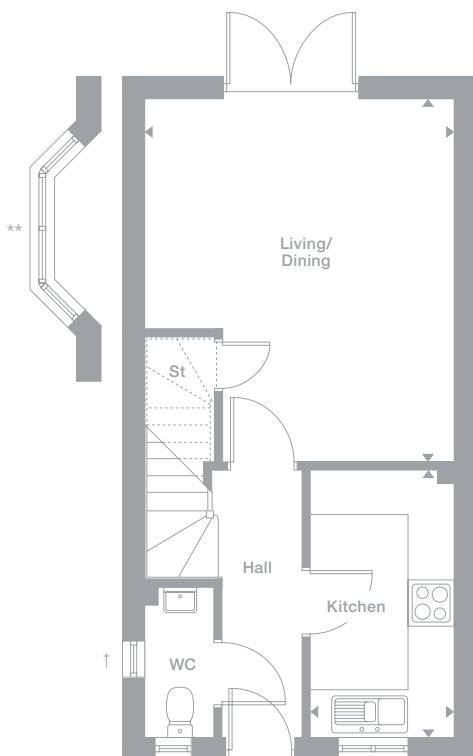
### Total Floor Space

68.4m<sup>2</sup> (736 sq ft)

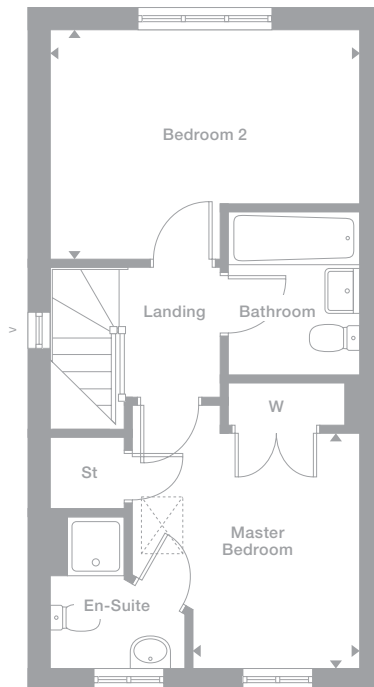
### Overview

The L-shaped living room, a flexible focal point for family life, is enhanced by French doors that bring a natural light and an open, fresh ambience while helping to make the garden an inspiring part of everyday life.

### Ground Floor



### First Floor



### Room Dimensions

#### Ground Floor

Living/Dining  
4.060m max x 4.790m max  
13'3" x 15'8"

Kitchen  
1.910m x 3.540m  
6'3" x 11'7"

#### First Floor

Master Bedroom  
2.190m min x 3.110m  
7'2" x 10'2"

Bedroom 2  
4.060m max x 3.040m max  
13'3" x 9'11"

\* Plots are a mirror image of plans shown above

† Window to plots 39, 40, 59 and 60 only

> Window to plots 21, 24, 39, 40, 41, 43, 59, 60, 149, 151, 152, 154 only

\*\* Bay window to plots 39 and 60 only

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# Stirling

# 3 Bed

## Plots

36, 37, 38\*, 61, 62\*, 63\*

## Overview

The ornamental façade with attractive feature tiling introduces a superb, spacious family home in which the bright living area offers endless adaptability to suit individual lifestyles. The en-suite master bedroom, with its built-in wardrobe, perfectly blends practicality and comfort.

## Key Features

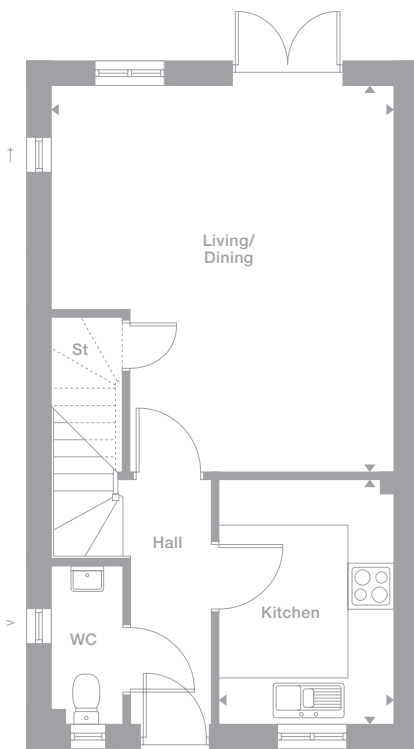
French Doors  
Living/Dining  
Master Bed Wardrobe  
Master Bed En-Suite  
Downstairs WC

## Total Floor Space

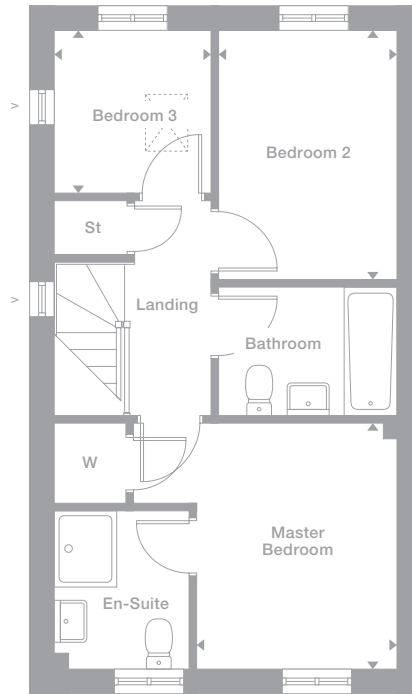
76.1m<sup>2</sup> (819 sq ft)



## Ground Floor



## First Floor



## Room Dimensions

### Ground Floor

Living/Dining  
4.510m max x 5.100m max  
14'9" x 16'8"

### Kitchen

2.310m x 3.210m  
7'6" x 10'6"

### First Floor

Master Bedroom  
2.650m min x 3.220m max  
10'4" x 10'6"

Bedroom 2  
2.370m x 3.300m  
7'9" x 10'9"

Bedroom 3  
2.050m x 2.150m  
6'8" x 7'0"

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\* Plots are a mirror image of plans shown above

† Window to plots 38 and 61 only

> Window to plots 36, 38, 61 and 63 only



## 3 Bed

## Dakota



### Plots

75, 76\*, 77, 78\*, 79, 80\*, 81\*, 92, 93, 94\*, 95, 96\*, 97\*, 112, 113\*, 114, 115\*, 118, 119\*, 120, 121\*, 122, 123\*, 126, 127\*, 128, 129\*

### Key Features

French Doors  
Living/Dining  
Master Bed Wardrobe  
Master Bed En-Suite  
Downstairs WC

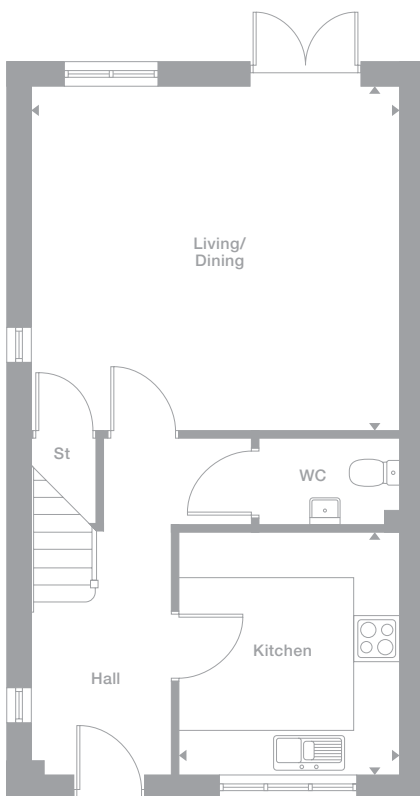
### Total Floor Space

88.6m<sup>2</sup> (954 sq ft)

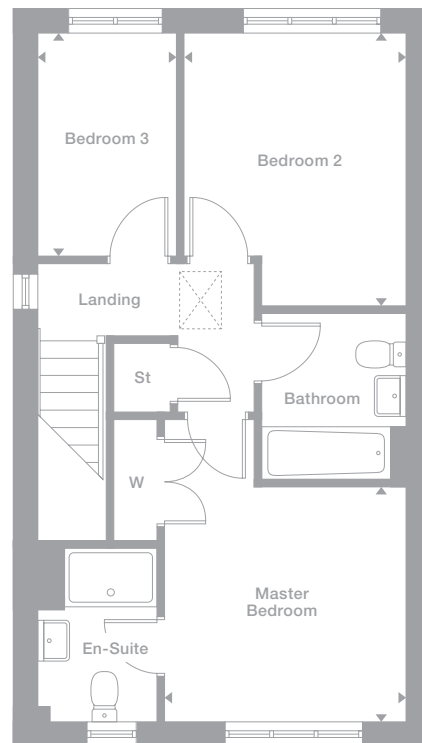
### Overview

With an en-suite shower room and built-in wardrobe, the master bedroom of the Dakota brings a dash of opulence to this spacious, comfortable residence. The third bedroom could be used to create a separate study for working from home.

### Ground Floor



### First Floor



### Room Dimensions

#### Ground Floor

Living/Dining  
4.870m max x 4.540m max  
15'11" x 14'10"

Kitchen  
2.925m x 3.220m  
9'7" x 10'6"

#### First Floor

Master Bedroom  
3.250m max x 3.110m  
10'7" x 10'2"

Bedroom 2  
2.990m max x 3.600m max  
9'9" x 11'9"

Bedroom 3  
1.910m x 2.950m  
6'3" x 9'8"

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\* Plots are a mirror image of plans shown above



# Lysander

## 3 Bed

### Plots

106, 107\*, 108, 109\*, 130, 131\*, 132, 133\*, 135, 136\*, 137, 138\*, 139, 140\*

### Overview

This imaginative home is complemented by a magnificent en-suite master bedroom with an ornamental balcony and a wonderful second floor room where dual-aspect dormer windows add a quite unique personality.

### Key Features

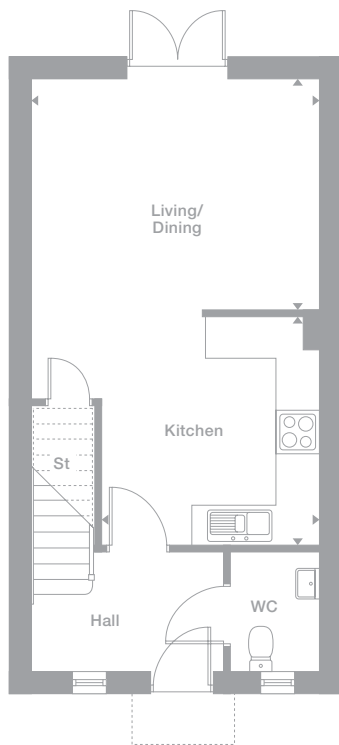
French Doors  
Dormer Windows  
Juliette Balcony  
Master Bed En-Suite  
Master Bed Wardrobe

### Total Floor Space

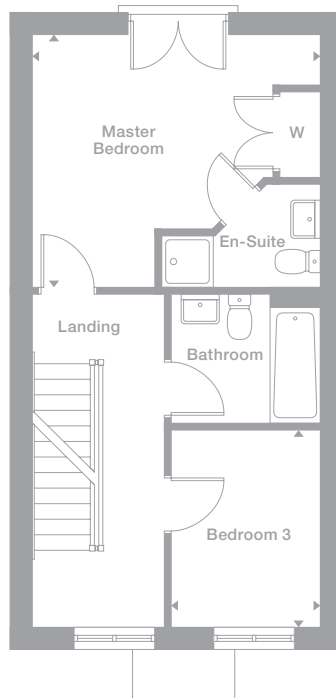
93.2m<sup>2</sup> (1,003 sq ft)



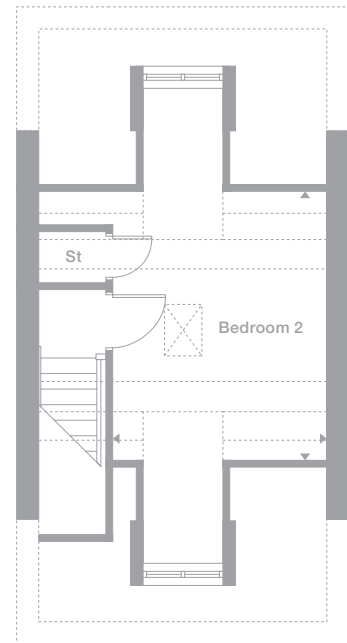
### Ground Floor



### First Floor



### Second Floor



### Room Dimensions

#### Ground Floor

Living/Dining  
4.150m x 3.400m  
13'7" x 11'1"

#### Kitchen

3.150m x 3.350m  
10'4" x 10'11"

#### First Floor

Master Bedroom  
4.150m max x 3.720m max  
13'7" x 12'2"

#### Bedroom 3

2.155m x 2.900m  
7'0" x 9'6"

#### Second Floor

Bedroom 2  
3.100m x 3.925m  
10'2" x 12'10"

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\* Plots are a mirror image of plans shown above

## 4 Bed

## Blenheim

### Plots

104\*, 105, 110\*, 141,  
142\*, 143\*, 144, 148

### Key Features

French Doors  
Feature Bay Window  
Master Bed Wardrobe  
Master Bed En-Suite  
Utility  
Study  
Garage

### Total Floor Space

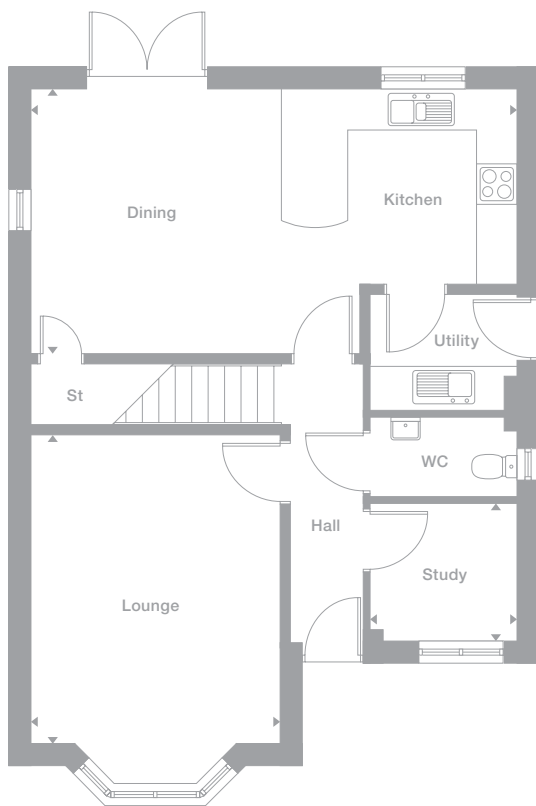
128.0m<sup>2</sup> (1,378 sq ft)

### Overview

The bay window and entrance canopy demonstrate a classic quality that is reinforced by each new detail of the interior, from the light-filled stylishness of the dual-aspect kitchen and dining room to the separate study and the bright gallery landing.



### Ground Floor



### Room Dimensions

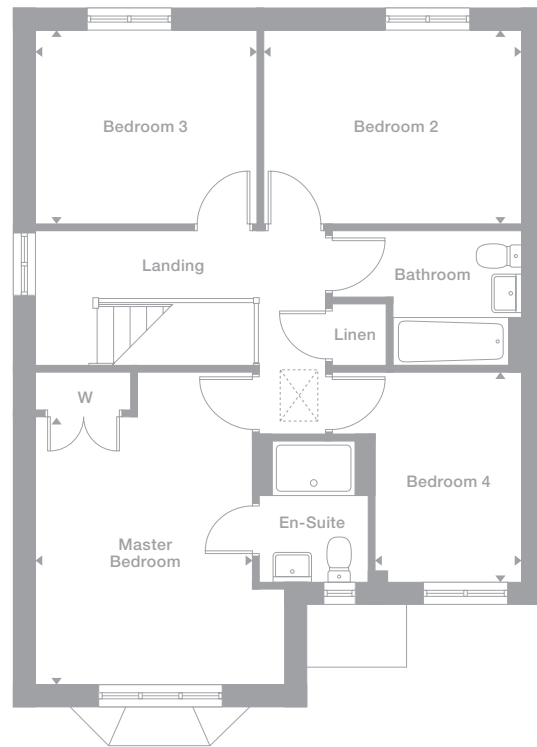
#### Ground Floor

Lounge  
3.650m x 4.540m  
11'11" x 14'10"

Dining/Kitchen  
7.140m max x 3.880m max  
23'5" x 12'8"

Study  
2.165m x 2.035m  
7'1" x 6'8"

### First Floor



#### First Floor

Master Bedroom  
3.190m x 3.935m  
10'5" x 12'10"

Bedroom 2  
3.790m x 2.850m  
12'5" x 9'4"

Bedroom 3  
3.260m x 2.850m  
10'8" x 9'4"

Bedroom 4  
2.160m min x 3.100m max  
7'1" x 10'2"

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# Lancaster

## 4 Bed

### Plots

111, 147

### Overview

From the impressively spacious kitchen and dining room and the bay-windowed lounge to the dual aspect study and the twin wardrobes of the master bedroom suite, every detail marks the Lancaster out as a family home of the highest quality.

### Key Features

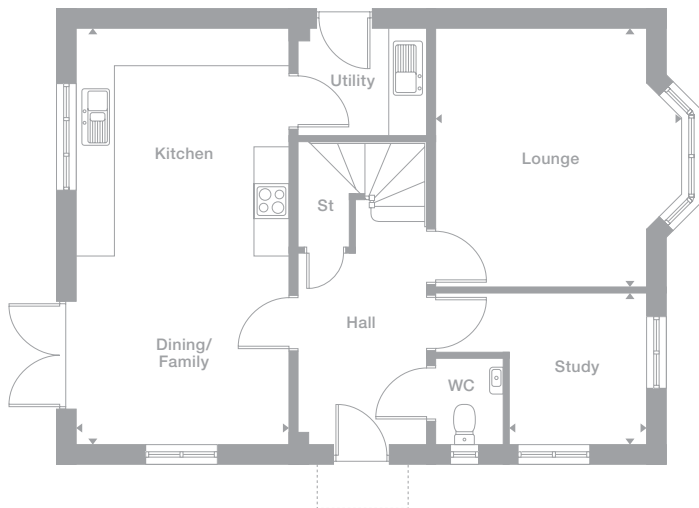
French Doors  
Feature Bay Window  
Master Bed En-Suite  
Master Bed Wardrobes  
Utility  
Garage  
Study

### Total Floor Space

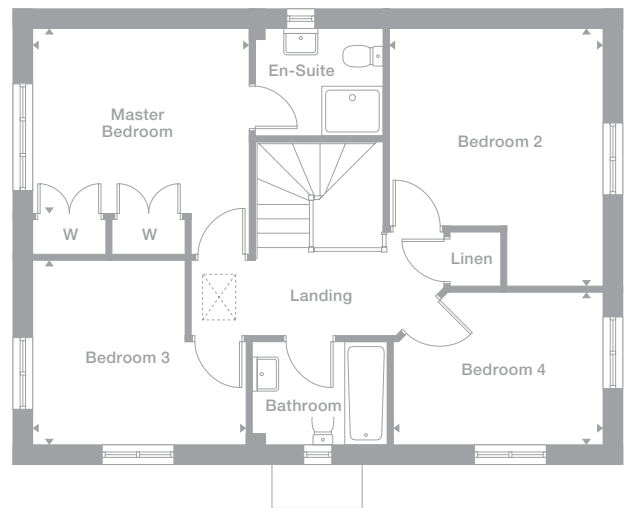
130m<sup>2</sup> (1,399 sq ft)



### Ground Floor



### First Floor



### Room Dimensions

#### Ground Floor

Lounge  
3.440m x 4.275m  
11'3" x 14'0"

Kitchen/Dining/Family  
3.510m x 6.860m  
11'6" x 22'6"

Study  
2.255m min x 2.495m  
7'4" x 8'2"

#### First Floor

Master Bedroom  
3.570m max x 3.055m min  
11'8" x 10'0"

Bedroom 2  
3.510m max x 4.260m max  
11'6" x 13'11"

Bedroom 3  
3.520m max x 3.044m max  
11'6" x 9'11"

Bedroom 4  
3.455m max x 2.505m max  
11'4" x 8'2"

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## 4 Bed

## Canberra



### Plots

116, 117\*, 124, 125\*,  
145, 146\*

### Key Features

French Doors  
Dormer Windows  
Feature Bay Window  
Dressing Room  
Master Bed En-Suite  
Garage

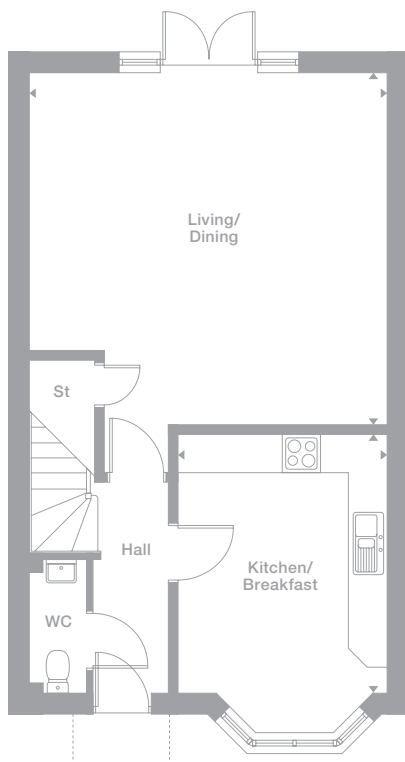
### Total Floor Space

138.4m<sup>2</sup> (1,490 sq ft)

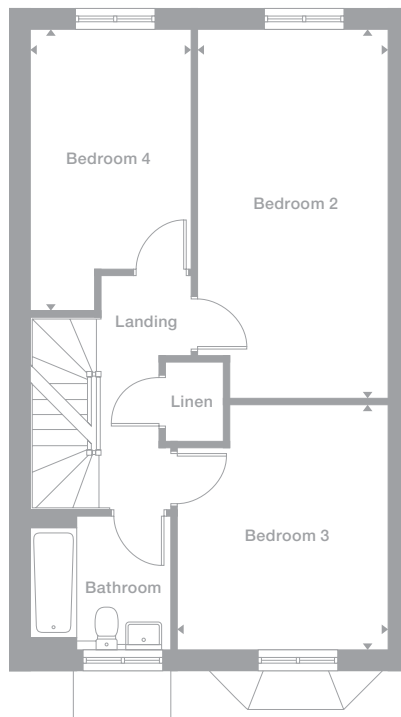
### Overview

The exceptionally light living room and the inviting bay-windowed kitchen are complemented by a master bedroom suite of enormous character, with charming dormer windows and separate dressing area, providing a relaxing retreat from the pace of everyday life.

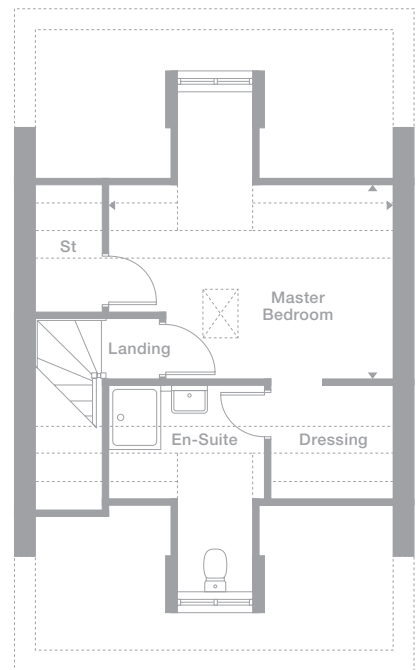
### Ground Floor



### First Floor



### Second Floor



### Room Dimensions

#### Ground Floor

Living/Dining  
5.528m max x 5.477m max  
18'1" x 17'11"

Kitchen/Breakfast  
3.240m max x 4.043m max  
10'7" x 13'3"

#### First Floor

Bedroom 2  
2.950m max x 5.740m max  
9'8" x 18'9"

Bedroom 3  
3.270m max x 3.830m max  
10'8" x 12'6"

Bedroom 4  
2.480m max x 4.380m max  
8'1" x 14'4"

#### Second Floor

Master Bedroom  
4.415m max x 3.000m max  
14'5" x 9'10"

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# Spitfire Apts

## Plots

1, 2\*, 3, 4\*, 5, 6\*

## Overview

The lower apartments incorporate dual aspect windows in the lounge, kitchen and en-suite master bedroom, while the second floor homes' open-plan living area includes twin dormer windows. A choice of frontages brings individuality to the contemporary fitted kitchens.

## Key Features

Dual Aspect  
2 Bedrooms  
Master Bed Wardrobe  
Parking  
Storage

## Total Floor Space

Apt Type 1  
94.5m<sup>2</sup> (1,017 sq ft)  
Apt Type 2  
94.5m<sup>2</sup> (1,017 sq ft)  
Apt Type 3  
62m<sup>2</sup> (667 sq ft)

## Apt Type 1



## Apt Type 2



## Room Dimensions

### Apt Type 1

Lounge  
5.235m x 3.960m  
17'2" x 12'11"

Kitchen/Dining  
3.910m x 5.060m  
12'9" x 16'7"

Master Bedroom  
3.820m x 3.960m max  
12'6" x 12'11"

Bedroom 2  
2.635m x 3.785m  
8'7" x 12'6"

### Apt Type 2

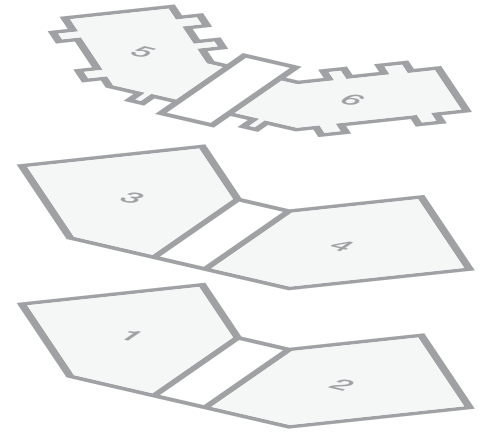
Lounge  
5.235m x 3.960m  
17'2" x 12'11"

Kitchen/Dining  
3.910m x 5.060m  
12'9" x 16'7"

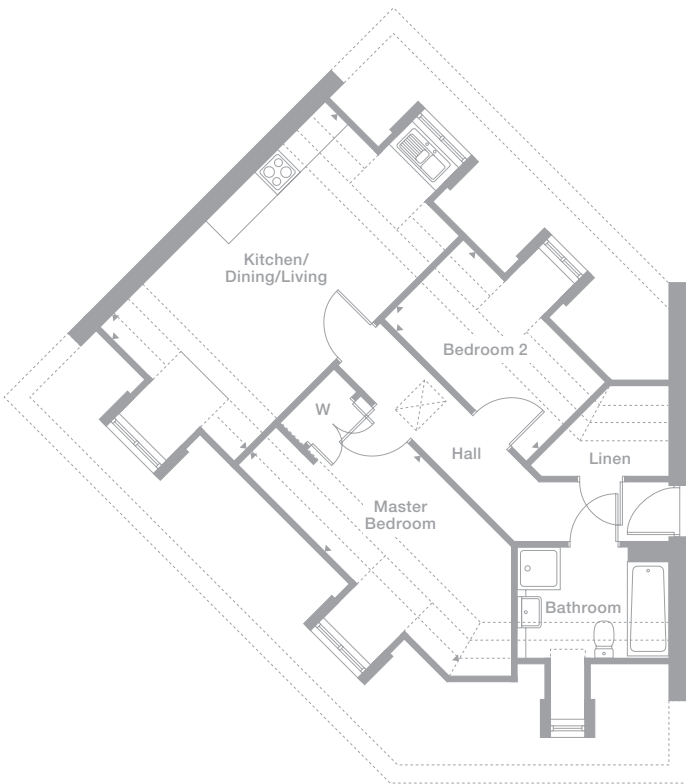
Master Bedroom  
3.980m x 3.960m max  
13'0" x 12'11"

Bedroom 2  
2.800m x 3.875m  
9'2" x 12'8"

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Apt Type 3



Room Dimensions

Apt Type 3

Kitchen/Dining/Living  
3.410m max x 5.670m min  
11'2" x 18'7"

Master Bedroom  
5.360m x 2.300m  
17'7" x 7'6"

Bedroom 2  
3.600m max x 1.985m min  
11'9" x 6'6"

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# Tempest Apts

## Plots

155, 156\*, 157,  
158\*, 159, 160\*

## Overview

Created for a contemporary lifestyle, with natural light flooding in from front and rear, the bright open-plan living areas of these welcoming apartments are designed and equipped to maximise convenience while clearly differentiating between the kitchen and leisure spaces.

## Key Features

Dual Aspect  
Kitchen/Dining/Living  
Master Bed Wardrobe  
Parking  
Storage

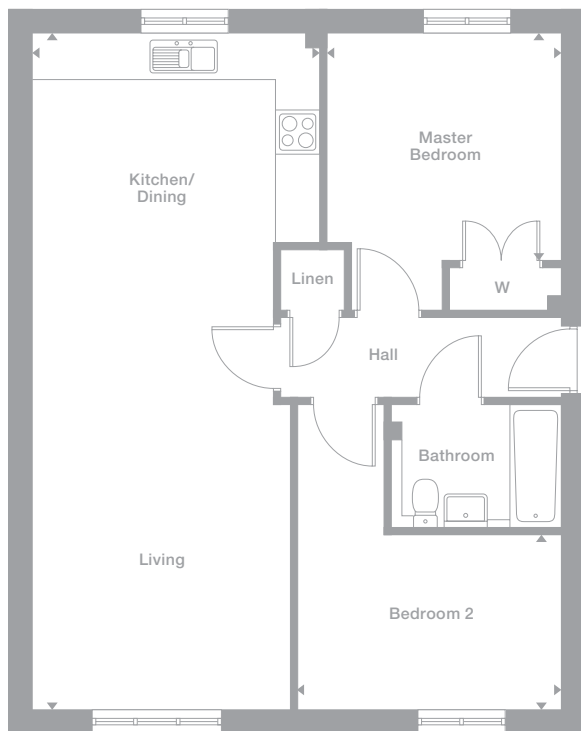
## Total Floor Space

Apt Type 1  
67.1m<sup>2</sup> (722 sq ft)

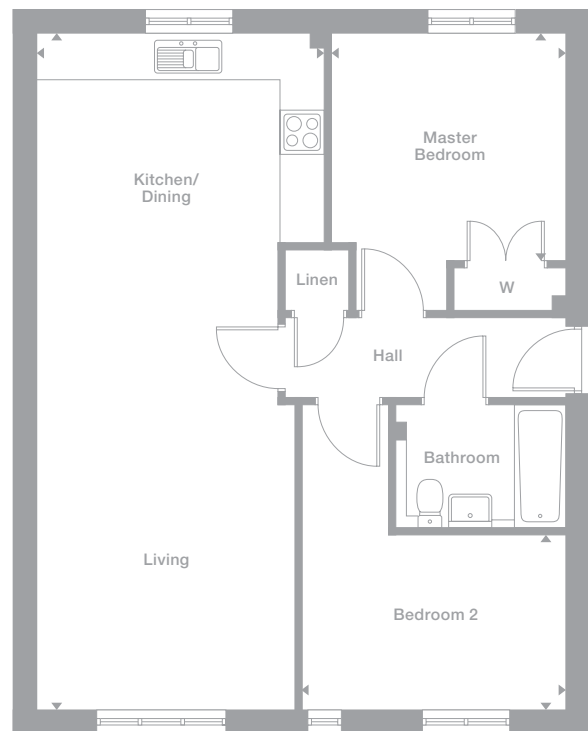
Apt Type 2  
67.1m<sup>2</sup> (722 sq ft)

Apt Type 3  
45.6m<sup>2</sup> (490 sq ft)

## Apt Type 1



## Apt Type 2



## Room Dimensions

### Apt Type 1

Kitchen/Dining/Living  
3.930m max x 9.264m max  
12'10" x 30'4"

Master Bedroom  
3.220m max x 3.110m  
10'6" x 10'2"

Bedroom 2  
3.620m max x 2.390m min  
11'10" x 7'10"

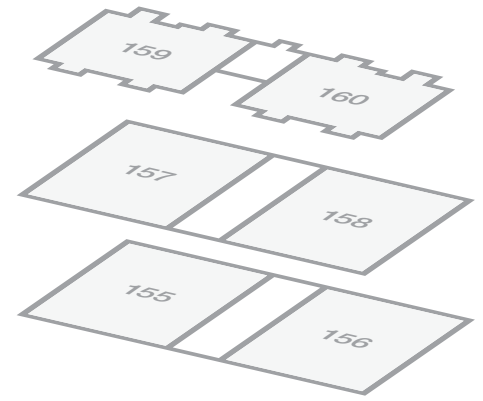
### Apt Type 2

Kitchen/Dining/Living  
3.930m max x 9.264m max  
12'10" x 30'4"

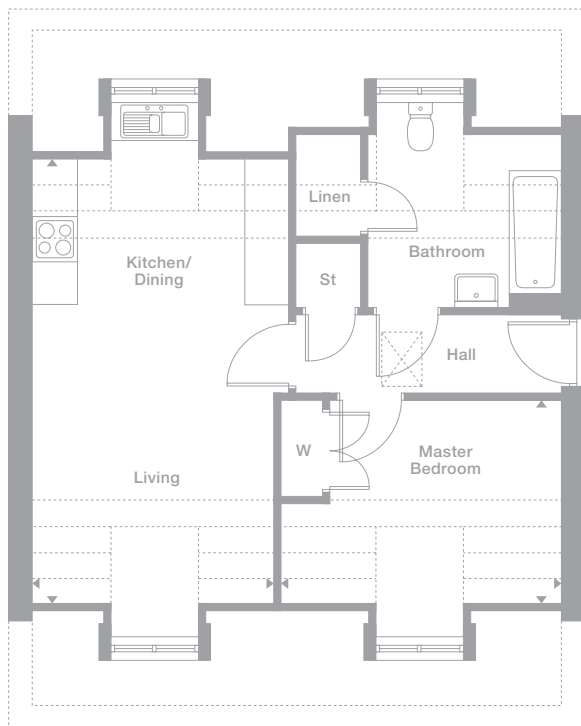
Master Bedroom  
3.220m max x 3.110m  
10'6" x 10'2"

Bedroom 2  
3.620m max x 2.390m min  
11'10" x 7'10"

Photography/CGI represents typical Miller Homes' interiors and exteriors. Please note elevational treatments may vary. 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 Notices' section at the back of this brochure for more information.



**Apt Type 3**



**Room Dimensions**

**Apt Type 3**

Kitchen/Dining/Living  
3.300m max x 6.110m min  
10'9" x 20'10"

Master Bedroom  
3.840m max x 2.790m  
12'7" x 9'1"

\* Plots are a mirror image of plans shown above

Photography/CGI represents typical Miller Homes' interiors and exteriors. Please note elevational treatments may vary. 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 Notices' section at the back of this brochure for more information.



# Specification

	Halifax	Osprey	Stirling	Dakota	Blenheim	Lancaster	Canberra	Lysander	Spitfire Apts	Tempest Apts
<b>Kitchens</b>										
Contemporary styled fitted kitchen with choice of kitchen frontal colours	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Bullnosed edged worktop with upstand to wall	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Stainless steel one and half bowl sink (where layout permits) and monobloc mixer tap	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Stainless steel single bowl sink and monobloc mixer tap to utility (where layout permits)	-	-	-	-	✓	✓	-	-	-	-
Stainless steel chimney hood and splashback to hob	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Stainless steel 4-burner gas hob	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Stainless steel single fan oven ('A' energy rating)	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Stainless steel single multi-function fan oven ('A' energy rating)	○	○	○	○	○	○	○	○	○	○
Stainless steel double multi-function fan oven ('A' energy rating)	○	○	○	○	○	○	○	○	○	○
Housing for integrated fridge/freezer (appliances not included)	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Integrated fridge/freezer ('A+' energy rating)	○	○	○	○	○	○	○	○	○	○
Plumbing and electrics for washing machine	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Integrated washing machine or washer/dryer	○	○	○	○	○	○	○	○	○	○
Freestanding washer/dryer	✓	○	○	○	○	○	○	○	✓	✓
Plumbing and electrics for dishwasher	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Integrated dishwasher	○	○	○	○	○	○	○	○	○	○
Lighting to underside of wall units	○	○	○	○	○	○	○	○	○	○
3 spot energy efficient LED track light to ceiling	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Energy efficient LED downlighters to ceiling	○	○	○	○	○	○	○	○	○	○
Brushed stainless steel sockets and switches	○	○	○	○	○	○	○	○	○	○
Ceramic floor tiles	○	○	○	○	○	○	○	○	-	-

## Bathrooms

Ideal Standard's contemporary styled 'Concept Cube' bathroom suite	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Water efficient dual flush toilets	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Soft close toilet seat to main bathroom WC	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Lever operate chrome monobloc mixer taps	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Chrome finished electric shower	-	✓	✓	✓	-	-	-	✓	✓	-
Bar style chrome shower mixer valve	✓	-	-	-	✓	✓	✓	-	-	✓
Low profile shower tray with stainless steel framed clear glass enclosure	-	✓	✓	✓	✓	✓	✓	✓	✓	-
Shaver point to en-suite	-	○	○	○	○	○	○	○	○	-
Drum type low energy light to ceiling	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Energy efficient LED downlighters to ceiling	○	○	○	○	○	○	○	○	○	○
Full height ceramic tiling to shower area	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Half height ceramic tiling to walls incorporating sanitaryware appliances	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Ceramic floor tiles	○	○	○	○	○	○	○	○	-	-

- ✓ Standard
- Optional Extra
- Not Available

	Halifax	Osprey	Stirling	Dakota	Blenheim	Lancaster	Canberra	Lysander	Spitfire Apts	Tempest Apts
<b>Electrical</b>										
Mains wired smoke and carbon monoxide detectors	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Power and lighting to garage (where attached to property)	✓	✓	✓	✓	✓	✓	✓	✓	-	-
Power and lighting to detached garage (where in curtilage)	○	○	○	○	○	○	○	○	-	-
TV socket to lounge and master bedroom	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
TV socket to kitchen	○	○	○	○	○	○	○	○	○	○
BT socket	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Porch light with energy efficient LED bulb	✓	✓	✓	✓	✓	✓	✓	✓	-	-
Front doorbell and chime	✓	✓	✓	✓	✓	✓	✓	✓	-	-
Intruder alarm	○	○	○	○	○	○	○	○	-	-
<b>Heating</b>										
Gas central heating throughout	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Thermostatically controlled radiators to all rooms (except where thermostat is fitted)	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Programmable control of heating zones	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Chrome towel radiator to bathroom/en-suite	○	○	○	○	○	○	○	○	○	○
<b>Exterior</b>										
Double glazed PVCu windows	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Double glazed PVCu french casement doors to patio (where layout permits)	-	✓	✓	✓	✓	✓	✓	✓	-	-
PVCu fascia, soffit and gutters	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Multi-point door locking system	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Up-and-over steel garage door (where garage provided)	✓	✓	✓	✓	✓	✓	✓	✓	-	-
<b>Decorative</b>										
Stop chamfer moulded spindles and newels to staircase	✓	✓	✓	✓	✓	✓	✓	✓	-	-
Clear finished natural oak staircase handrail	✓	✓	✓	✓	✓	✓	✓	✓	-	-
Moulded skirting boards and architraves	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Vertical 5-panel moulded internal doors with chrome lever on rose door handles	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Smooth finish ceilings, painted in white emulsion	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Walls painted in soft white emulsion	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Woodwork painted satin white	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Integrated wardrobe to master bedroom	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Fitted wardrobe system to bedroom 2	○	○	○	○	○	○	○	○	○	○
<b>Landscaping</b>										
Turf to front garden/soft landscaped	✓	✓	✓	✓	✓	✓	✓	✓	-	-
Turf to rear garden	○	○	○	○	○	○	○	○	-	-
1,800mm high, larch lap/close board boundary fencing (please refer to siteplan)	✓	✓	✓	✓	✓	✓	✓	✓	-	-

All customer choices and optional extras can only be included at an early stage of building construction please check with the Sales Adviser for specific details. These sales particulars do not constitute a contract, form part of a contract or a warranty. Please refer to the 'Important Notice' section at the back of this brochure for more information. Photography represents typical Miller Homes' fittings and options.



- 1 St. Andrew's Church, Tangmere
- 2 Chichester Festival Theatre
- 3 Goodwood Motorsports Circuit
- 4 View of Local Area

**Shopping**

The local One-Stop convenience store in Tangmere Road, approximately 300 yards from Bader Heights, incorporates a Post Office and an autoteller machine. There is also a Co-op food store in nearby Malcolm Road and a Sainsbury's supermarket around two and a half miles away. Chichester, three miles away, offers an enormous choice of high street names, independent boutiques and speciality shops in a lively, historic environment.

**Recycling Facilities**

Textiles can be recycled at the Village Centre in Malcolm Road and there are recycling facilities for glass, electronic equipment, paper, cardboard and most other household waste at Westhampnett, two and a half miles away.

**Education & Health**

The village primary school, Tangmere Academy, is set in spacious grounds less than half a mile from the development, with a swimming pool, a pond and an orchard. The nursery classes take children from age three and there is a private nursery school, Willowdene, a few minutes walk away. There is a second primary school in Boxgrove, within around fifteen minutes walk. For secondary education, pupils normally move to Chichester High where there are separate girls and boys schools, or to Bishop Luffa School, also in Chichester. Tangmere Medical Centre, which provides GP services for the village, shares its modern, purpose-built accommodation with a dispensary and a dental surgery.

2



3



4











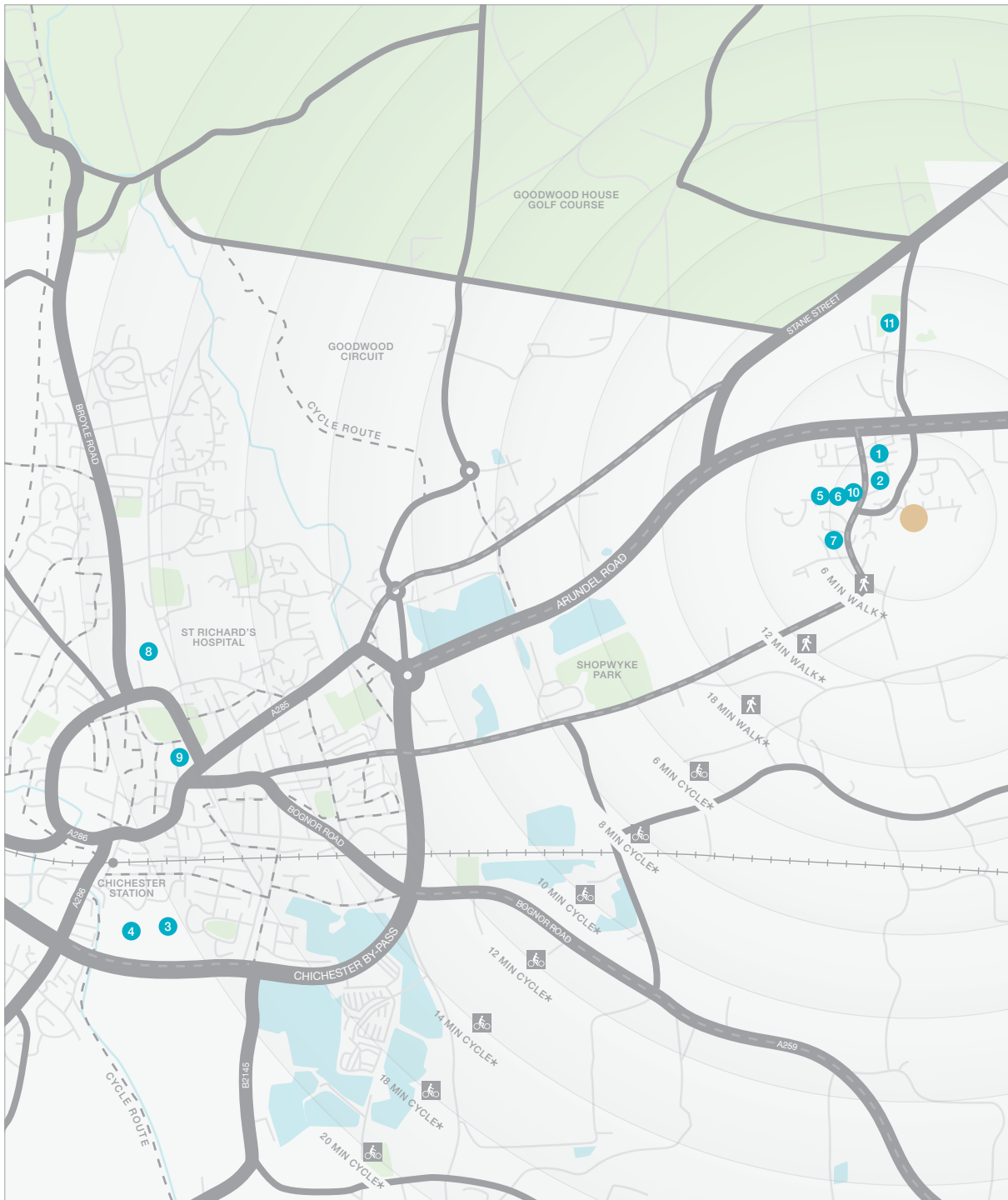






## Living in Tangmere

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 of Bader Heights.



- 1 Tangmere Academy  
Bishops Road  
01243 773 339
  - 2 Willowdene Nursery School  
Tangmere Road  
01243 530 720
  - 3 Chichester High School for Girls,  
Kingsham Road  
01243 787 014
  - 4 Chichester High School for Boys,  
Kingsham Road  
01243 787 691
  - 5 Tangmere Medical Centre  
Malcolm Road  
01243 776 988
  - 6 Tangmere Dental Care Limited  
Malcolm Road  
01243 775 545
  - 7 One Stop Convenience Store  
Tangmere Road  
01243 773 329
  - 8 Chichester Festival Theatre  
Oaklands Park  
Chichester  
01243 781 312
  - 9 Chichester Cinema  
New Park Road  
Chichester  
01243 786 650
  - 10 Tangmere Co-op  
Malcolm Road  
01243 780 185
  - 11 Boxgrove C of E  
Primary School,  
The Street  
01243 773 309
- Bishop Luffa School  
Bishop Luffa Close  
Chichester  
01243 787 741

\* 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 9 mins cycle  
 2.5km = 6 to 10 mins cycle  
 3.0km = 7 to 12 mins cycle  
 3.5km = 8 to 14 mins cycle  
 4.0km = 10 to 16 mins cycle  
 4.5km = 12 to 18 mins cycle  
 5.0km = 14 to 20 mins cycle





PUBLIC  
FOOTPATH



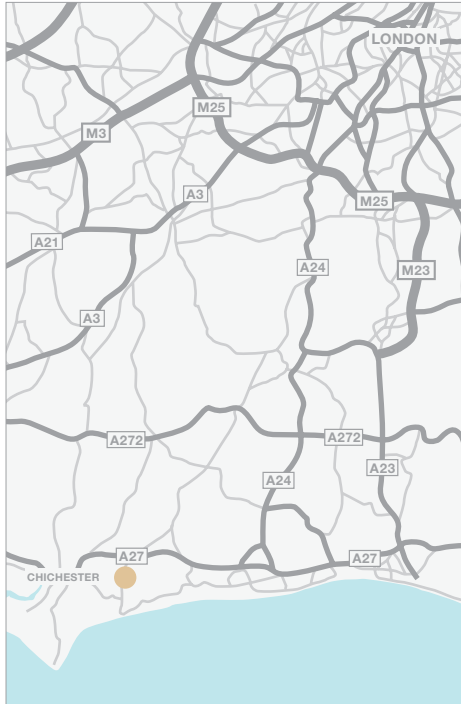
WOODS

## How to find us

We are open Thursday - Monday

10am - 5pm

Telephone: 03333 310 001



### From Chichester and the West

From the roundabout at Portfield Retail Park, follow signs for Brighton and Worthing to join the A27 Arundel Road. After two miles, at the roundabout take the third exit, signposted for Tangmere and the Business Park, to enter Meadow Way. Drive on for 700 yards, following the curve round to the right. Pass the turning on the left with the pillar box, then take the next left into Bader Heights.

### From the East

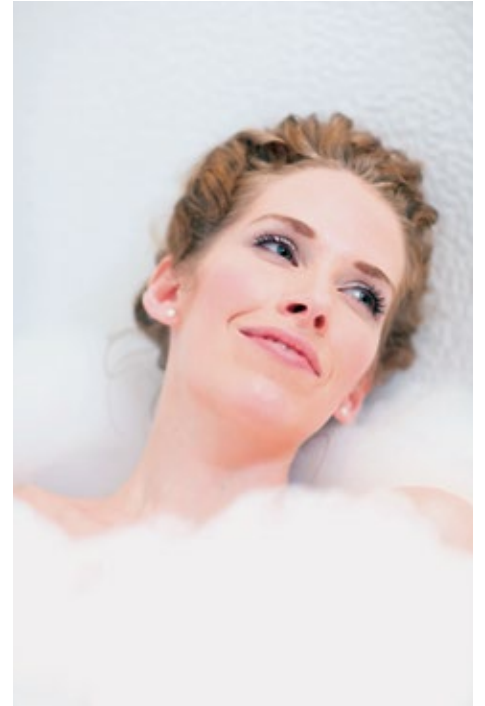
Travelling west on the A27, pass Arundel and Fontwell then, two and a half miles after the roundabout at Fontwell, take the first exit at the next roundabout to enter Meadow Way following signs for Tangmere and the Business Park. Drive on for 700 yards, following the curve round to the right. Pass the turning on the left with the pillar box, then take the next left into Bader Heights.

Sat Nav: PO20 2GS

### 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.





*the place to be*<sup>®</sup>

### **a better place**<sup>\*</sup>

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.

## 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.

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