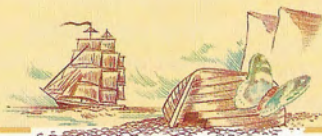




OLD FARM
— COURT —



— SHOREHAM-BY-SEA · WEST SUSSEX —
LUXURY COASTAL LIVING
TRADITIONAL COUNTRY STYLE



SITUATION

Standing in open countryside between Shoreham and Lancing with extensive views over the valley of the River Adur, Old Farm Court enjoys a delightful setting within easy reach of several major centres including Brighton (6 miles), Hove (4 miles), and Worthing (3 miles). The ancient port of Shoreham with its delightful harbour lies a mile away just across the river. Good local shopping facilities can be found in both Lancing and Shoreham with an extremely comprehensive selection of specialist shops, stores and entertainment facilities in Brighton.

Old Farm Court is very well placed to offer the best sporting and recreational facilities in Sussex with five golf courses, five Squash Centres, County Cricket, private flying, sailing and cruising marinas, fishing and beaches all within 5 miles. Slightly further afield is horse racing at Brighton, Fontwell and glorious Goodwood, Showjumping at Hickstead and gliding at Parham.

Travelling to and from Old Farm Court is simple. The A27 South Coast Trunk Road lies 1½ miles to the North and frequent fast trains from Shoreham reach Victoria and London Bridge in just over the hour. Air travellers have Shoreham Airport nearby and Gatwick just 40 minutes away and Newhaven Ferry Port is only 15 miles along the coast.

DIRECTIONS

Leave the A27 South Coast Trunk Road at the Adur Flyover on the Shoreham By-pass between Lancing and Shoreham. Follow signs to Shoreham onto the A283 Old Shoreham Road as far as the High Street turning right at the roundabout towards South Lancing onto Norfolk Bridge A259. Follow this road for about ½ mile and turn right at the first roundabout into New Salts Farm Road. The development will be found on the left after a short distance.

TENURE & POSSESSION

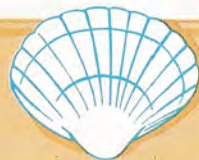
All the properties are for sale Freehold and vacant possession will be given on completion.

SERVICE CHARGES

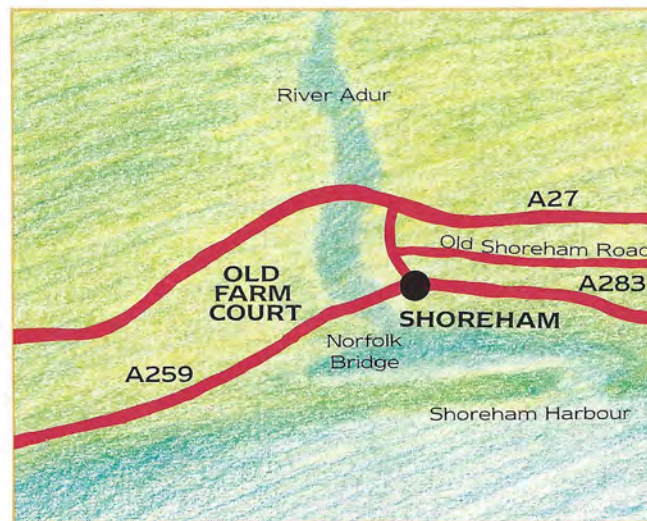
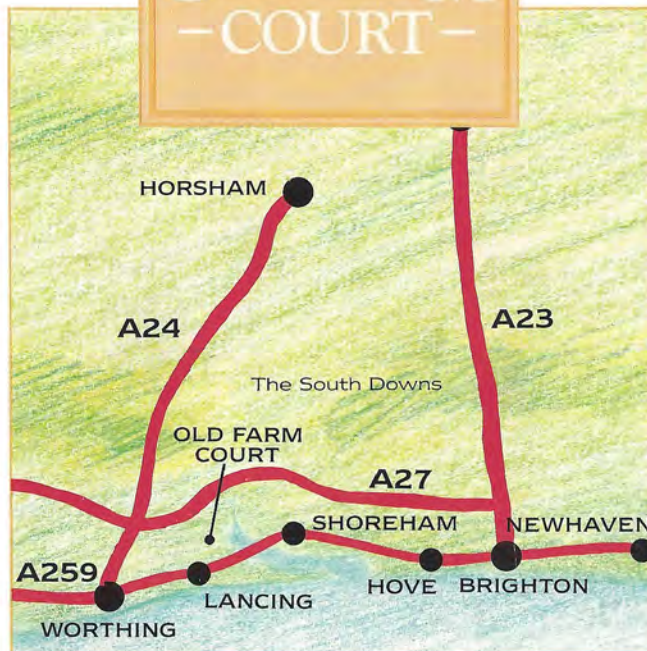
Service Charges will be kept to a minimum and will cover the cost of maintenance of communal areas and driveways.

SERVICES

All main services are connected. Full gas fired central heating is installed.



OLD FARM - COURT -



RAYFORD HOMES

Rayford Homes embodies the traditional approach to building and development. From the Architects first drawing to the final handover. Rayford Homes ensure that the highest standards of planning, design and craftsmanship are maintained.

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70 High Street, Shoreham-by-Sea, Sussex BN4 5DB
Telephone: Shoreham (0273) 464681

Humberts

Chartered Surveyors –
Residential, Commercial, Agricultural and Leisure
23 High Street, Lewes, Sussex BN7 2LU
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Messrs HUMBERTS and Fox and Sons for themselves and for the Vendor of this property whose agents they are give notice that.

(i) The particulars are set out as a general outline only for the guidance of intending purchasers and do not constitute, nor constitute part of, any offer or contract.

(ii) All descriptions, dimensions references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.

(iii) No person in the employment of Messrs HUMBERTS or Fox and Sons has any authority to make or give any representation or warranty whatever in relation to the property.



OLD FARM COURT

Wrong! Architect on LSD!
See front page.
RESIDENCES 1 & 2

OLD FARM COURT, NEW SALTS FARM ROAD, SHOREHAM-BY-SEA

A superb development created by the conversion of period farm buildings into 9 houses, plus 6 newly constructed homes set in an outstanding rural setting on the outskirts of Shoreham and Lancing.

Accommodation ranges from homes with 1 Reception Room, Kitchen/Dining Room, Bedroom and Bathroom, to homes with 2 Reception Rooms, Kitchen/Breakfast Room, 3 Bedrooms and 2 Bathrooms. All houses have Garages.

All homes are appointed to the highest standards, most with individual gardens and with the added pleasure of communal gardens.

SHOW HOME

Imagine living in the fully-furnished Show Home. Open 7 days per week – please telephone our joint Sole Agents for precise opening times. Fox & Sons (0273) 464681 or Humberts (0723) 478828.



DESCRIPTION

Standing amidst unspoilt Sussex countryside, Old Farm Court enjoys an unrivalled location within easy reach of several major centres, yet having a seclusion and tranquility rarely found in this area.

Old Farm Court was originally courtyards of period farm buildings centred around a substantial country home. Now they have been converted and added to, creating an exciting architectural concept. The Variety of homes grouped around two beautifully landscaped courtyards is certain to appeal to everyone.



RESIDENCES 3 & 6:

These superb homes are both end units of the rebuilt Sussex Flint Barn with a wealth of character combined with exceptionally high quality construction and fittings. They both comprise:

Magnificent Hall: 12'10" x 9'3" with double height window wall from ground to roof level, and a very attractive staircase with turned spindle balusters, rising to the First Floor.

Lounge: 22' x 12'10" with French doors leading to the West facing patio, very attractive brick fireplace with fitted gas fire, the main feature of this room is the floor to roof area with its exposed beamed ceiling and gallery. Internal double doors leading to the Dining Room.

Dining Room: 12'10" x 12'0", which also has an exposed beamed ceiling and door to the Kitchen.

Luxury Kitchen/Breakfast Room: This very spacious room 19' x 19' is fitted with a range of solid oak kitchen units, including a superb Breakfast Bar. The Kitchen is extensively equipped with a built-in Oven, built-in Hob and Cooker Hood together with a built-in Dishwasher, Washing Machine, Fridge and separate Deep Freeze all of which are fitted with door panels to match the rest of the Kitchen units. Amtico floor finish.

These are both single storey Flint Barn conversions comprising:

Entrance Hall: with exposed beamed ceiling.

2 Bedrooms: of 16'1" x 10'4" and 12'6" x 8'5" respectively, both with fitted mirrored wardrobes.

Lounge/Dining Room: 13'2" x 16'1" with exposed beamed ceiling and fireplace with fitted gas fire, plus French Doors opening to South facing patio.

Luxury Kitchen: 11'6" x 8'6" with Amtico flooring, fitted with range of solid oak units, plus built-under oven, built-in hob and cooker hood.

Superbly fitted Bathroom: with high quality suite and co-ordinated tiling. Hand Mixer/ Shower Unit, Vanitory Unit with mirror, light and shaving point.

Both Residences 1 & 2 have the benefit of South facing gardens and garages.





OLD FARM — COURT —

Mr. Tillard - Lewis - Husband.

Ground Floor Cloakroom.

First Floor Gallery: overlooking part of the Lounge, this attractive feature creates a very light, airy and open atmosphere in these superb homes.

Bedroom 1 - 12'3" x 15' into extensive mirrored fitted wardrobes and door to en-suite Bathroom.

Bedroom 2 - 11' x 9' with mirrored fitted wardrobes and floor to ceiling windows.

Bedroom 3 - 9'9" x 9'3"

En-suite Bathroom: (to Bedroom 1) luxuriously appointed with corner bath and high quality suite with co-ordinated tiling. Plus Hand Mixer/Shower Unit, Vanity Unit with mirror, shaver point and light above.

Family Bathroom: with similar fittings and appointments as the en-suite Bathroom but including a conventional bath. Residence 6 has a good sized, West facing garden and Residence 3 has a pleasantly large garden to the South and West of the house.

Both Residences have garages.



RESIDENCES 4 & 5:

These attractive homes form the central part of the re-built Sussex Flint Barns of Old Farm Court and each comprise the following:

Entrance Hall: 9' x 8'3" with attractive staircase with turned balusters leading to the First floor.

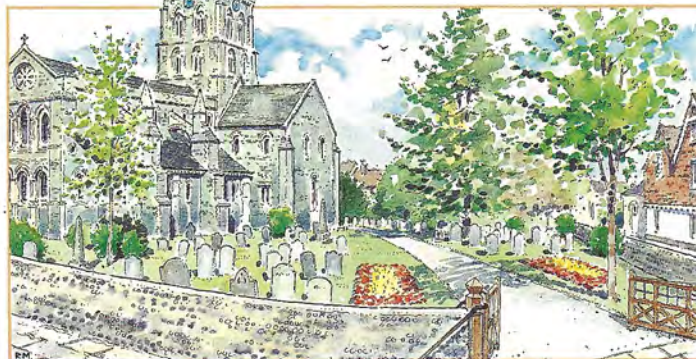
Lounge/Dining Room: 23'1 x 12'10" with exposed beamed ceiling and double French Doors leading to the West facing patio. This elegant room also has a feature brick-built fireplace with fitted gas fire.

Kitchen: 10'9" x 9' this exceptional Kitchen has been extremely well planned and fitted with a range of solid Oak Kitchen units and Amtico flooring. It also comprises a superb range of kitchen equipment - built-under Oven, built-in Hob and Cooker Hood, plus built-in Fridge and separate Deep Freezer each with door panels to match the rest of the Kitchen.

Ground Floor Cloakroom.

A PRESTIGIOUS DEVELOPMENT
OF INDIVIDUALLY DESIGNED
LUXURY HOMES.

BEAUTIFULLY DESIGNED.
SPLENDIDLY APPOINTED.



SPECIFICATIONS

Each home has been traditionally constructed to the highest standard and includes the very best quality fixtures and fittings. Briefly some of the main features are:



Extensively fitted
Kitchens with
quality built-in
appliances



Fully fitted luxury
Bathrooms



Gas
Central Heating



Double Glazed
timber windows



Insulated walls and
roof spaces



Open fireplaces for
open or gas fires



RESIDENCES 7 & 8

Sympathetically converted from the Flint Barns, these single storey homes comprise:

Entrance Hall: with exposed beamed ceilings.

Lounge/Dining Room: 15'10" × 12'3" featuring an exposed beamed ceiling and brick built fireplace with fitted gas fire. French doors to the patio at the rear.

Kitchen: 11'6" × 6'9" with well-planned range of solid oak units which are equipped with a built-under Oven, a built-in Hob and a Cooker Hood, plus Amtico flooring.

Bedroom: 15'10" × 9'9" with mirrored fitted wardrobes.

Bathroom: fitted with high quality suite and co-ordinated wall tiling. Plus Hand Mixer/Shower Unit, Vanity Unit with mirror, shaver point and light above.

Both these Residences enjoy direct access to the communal courtyard gardens to the front and rear, and each residence has a garage.

LATHAM LODGE

Latham Lodge stands at the entrance to the first Courtyard and forms part of the original Brooklands House building. This charming cottage has now been refurbished to an exceptional standard to provide a new single storey home.

Lobby: with glass screening.

Lounge: 16'1" × 13'6" with an old style fireplace now sympathetically fitted with a gas fire.

Luxury fitted Kitchen: with solid Oak Kitchen units, equipped with built-in Oven, built-in Hob and Cooker Hood. Plus Amtico flooring.

Dining Area: maximum of 16'1" × 13'2" including the Kitchen, creates a pleasant cottage-style home.

Internal Lobby: leading to *Cloakroom*.

Bedroom: 9'7" × 11'6" with fitted mirrored wardrobe.

Luxury Bathroom: fitted with high quality suite and matching wall tiles plus Hand Mixer/Shower Unit, Vanity Unit with mirror, Shaver point and light above.

Latham Lodge has the benefit of the courtyard gardens and an East and South aspect, with private parking adjacent.

RESIDENCES 9 & 10:

Both Residences 9 & 10 have been carefully designed and constructed to compliment the Barn conversions and Brooklands House itself. These homes are single storey, cottage-style, enjoying access to the second courtyard gardens with its fountains and sundial and private West-facing gardens to the rear.

Entrance Hall: spacious and attractive.

Lounge/Dining Room: 19'6" × 11'6" with attractive feature solid fuel fireplace and French doors opening to the West facing patio and private gardens.

Luxury Kitchen: 10'6" × 8'3" with extensive range of fitted solid Oak Kitchen cabinets, excellently equipped with built-under Oven, Hob and Cooker Hood. These superb Kitchens also have Amtico flooring.

Bedroom: 13'2" × 11'3" with mirrored fitted wardrobe.

Luxury Bathroom: fitted with high quality suite and co-ordinated tiling, Hand Mixer/Shower Unit, Vanity Unit with mirror, shaver point and light above.

Garage.

RESIDENCES 11 & 12:

Facing South, these two Cottage style homes have been sympathetically designed to complete the second courtyard. These comprise:

Entrance Hall.

Lounge/Dining Room: 16'6" × 11'2" with attractive solid fuel fireplace and French doors to courtyard gardens to the South.

Luxury Kitchen: 9'0" × 8'6" fitted with range of solid Oak units and well equipped with built-under Oven, built-in Hob and Cooker Hood, plus Amtico flooring.

Bedroom 1: 11'2" × 10'2" with mirrored fitted wardrobes.

Bedroom 2: 9'1" × 8'7" (Residence 12) 9'1" × 13'6" (Residence 11) into mirrored fitted wardrobes.

Luxury Bathroom: fitted with high quality suite and co-ordinated wall tiles Hand Mixer/Shower Unit, Vanity Unit with mirror, shaver point and light above.

Both these charming cottages enjoy direct access to the courtyard gardens and have Garages.

RESIDENCE 13

One of the larger newly constructed homes in Old Farm Court. Residence 13 is a cottage-style home carefully designed to compliment the courtyards.

Entrance Hall with *Ground Floor Cloakroom*

Lounge/Dining Room: 17'7" × 13'0" with attractive feature solid fuel fireplace and French doors opening to the West facing patio and garden.

Luxury Kitchen: 12'6" × 10'6" (max.) fitted with well planned range of solid oak units and superbly equipped with built-in Oven, Hob and Cooker Hood. This excellent Kitchen also includes a built-in Dishwasher and high-level Fridge, both with matching oak doors and has Amtico flooring.

Bedroom 1: 13'5" × 10'4" with mirrored fitted wardrobes.

Bedroom 2: 12'4" × 10'4" also with mirrored fitted wardrobe.

Bedroom 3: 9'3" × 7'0".

Luxury Bathroom: fitted with high quality suite and co-ordinated tiling, Hand Mixer/Shower Unit, Vanity Unit with mirror, shaver point and light above.

Garage.

RESIDENCE 14:

This superb home stands at the edge of Old Farm Court overlooking the farmland towards Lancing. The accommodation which is on two floors, is as follows.

Entrance Hall: with door to *Ground Floor Cloakroom*.

Lounge: 17'10" × 11'2" with attractive solid fuel fireplace and French doors leading to West-facing patio garden.

Dining Room: 10'3" × 8'7".

Luxury Kitchen: 7'9" × 14'6" superbly fitted with solid oak cabinets and well equipped with built-in Oven, Hob and Cooker Hood. Plus built-in Dishwasher and Fridge, both with decor panels to match the rest of the kitchen, and Amtico flooring.

Bedroom 1: 12'9" × 11'2" with a range of mirrored fitted wardrobes and door to en-suite Bathroom.

Bedroom 2: 8'9" × 9'2" also with mirrored fitted wardrobes.

Bedroom 3: 11'8" × 7'9".

En-suite Bathroom: (to Bedroom 1) luxuriously fitted with high quality suite, including corner bath, plus matching wall tiles, Hand Mixer/Shower Units, Vanity Unit with mirror, shaver point and light above.

Family Bathroom: with similar fittings and appointments to the en-suite Bathroom, but with conventional bath.

The garage for Residence 14 is in the block nearby.



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- COURT -



RESIDENCES 7 & 8:

Sympathetically converted from the Flint Barns, these single storey homes comprise:

Entrance Hall: with exposed beamed ceilings.

Lounge/Dining Room: 15'10" x 12'3" featuring an exposed beamed ceiling and brick built fireplace with fitted gas fire. French doors to the patio at the rear.

Kitchen: 11'6" x 6'9" with well-planned range of solid oak units which are equipped with a built-under Oven, a built-in Hob and a Cooker Hood, plus Amtico flooring.

Bedroom: 15'10" x 9'9" with mirrored fitted wardrobes.

Bathroom: fitted with high quality suite and co-ordinated wall tiling. Plus Hand Mixer/Shower Unit, Vanity Unit with mirror, shaver point and light above.

Both these Residences enjoy direct access to the communal courtyard gardens to the front and rear, and each residence has a garage.

LATHAM LODGE

Latham Lodge stands at the entrance to the first Courtyard and forms part of the original Brooklands House building. This charming cottage has now been refurbished to an exceptional standard to provide a new single storey home.

Lobby: with glass screening.

Lounge: 16'1" x 13'6" with an old style fireplace now sympathetically fitted with a gas fire.

Luxury fitted Kitchen: with solid Oak Kitchen units, equipped with built-in Oven, built-in Hob and Cooker Hood. Plus Amtico flooring.

Dining Area: maximum of 16'1" x 13'2" including the Kitchen, creates a pleasant cottage-style home.

Internal Lobby: leading to *Cloakroom*.

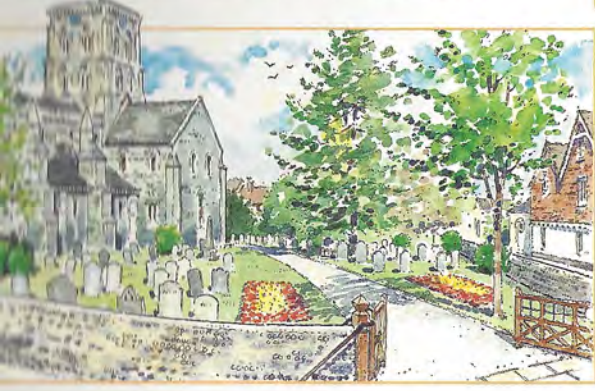
Bedroom: 9'7" x 11'6" with fitted mirrored wardrobe.

Luxury Bathroom: fitted with high quality suite and matching wall tiles plus Hand Mixer/Shower Unit, Vanity Unit with mirror, Shaver point and light above.

Bedroom 1: 13'0" x 10'6" maximum with mirrored fitted wardrobes.
Bedroom 2: 9'9" x 9'0" also with mirrored fitted wardrobe.
Bedroom 3: 10'6" x 9'0"

Bathroom: fitted with high quality suite including corner bath, co-ordinated wall tiling. Hand Mixer/Shower Unit, Vanity Unit with mirror, shaver point and light above.

Each residence has a pleasant West-facing rear garden and Garage.



Latham Lodge has the benefit of the courtyard gardens and an East and South aspect, with private parking adjacent.

RESIDENCES 9 & 10:

Both Residences 9 & 10 have been carefully designed and constructed to compliment the Barn conversions and Brooklands House itself. These homes are single storey, cottage-style, enjoying access to the second courtyard gardens with its fountains and sundial and private West-facing gardens to the rear.

Entrance Hall: spacious and attractive.

Lounge/Dining Room: 19'6" x 11'6" with attractive feature solid fuel fireplace and French doors opening to the West facing patio and private gardens.

Luxury Kitchen: 10'6" x 8'3" with extensive range of fitted solid Oak Kitchen cabinets, excellently equipped with built-under Oven, Hob and Cooker Hood. These superb Kitchens also have Amtico flooring.

Bedroom: 13'2" x 11'3" with mirrored fitted wardrobe.

Luxury Bathroom: fitted with high quality suite and co-ordinated tiling, Hand Mixer/Shower Unit, Vanity Unit with mirror, shaver point and light above. Garage.

RESIDENCES 11 & 12:

Facing South, these two Cottage style homes have been sympathetically designed to complete the second courtyard. These comprise:

Entrance Hall.

Lounge/Dining Room: 16'6" x 11'2" with attractive solid fuel fireplace and French doors to courtyard gardens to the South.

Luxury Kitchen: 9'0" x 8'6" fitted with range of solid Oak units and well equipped with built-under Oven, built-in Hob and Cooker Hood, plus Amtico flooring.

Bedroom 1: 11'2" x 10'2" with mirrored fitted wardrobes.

Bedroom 2: 9'1" x 8'7" (Residence 12) 9'1" x 13'6" (Residence 11) into mirrored fitted wardrobes.

Luxury Bathroom: fitted with high quality suite and co-ordinated wall tiles Hand Mixer/Shower Unit, Vanity Unit with mirror, shaver point and light above.

Both these charming cottages enjoy direct access to the courtyard gardens and have Garages.

One of the large Residences 13 is a cottage-style home.

Entrance Hall

Lounge/Dining Room with fireplace and French doors

Luxury Kitchen with solid oak units and well equipped with built-under Fridge, both with Amtico flooring.

Bedroom 1: 13'0" x 10'6" maximum with mirrored fitted wardrobes.

Bedroom 2: 9'9" x 9'0" also with mirrored fitted wardrobe.

Bedroom 3: 10'6" x 9'0"

Luxury Bathroom fitted with high quality suite including corner bath, co-ordinated wall tiling. Hand Mixer/Shower Unit, Vanity Unit with mirror, shaver point and light above. Garage.

This superb home is set on a plot of farmland toward the rear of the development.

Entrance Hall

Lounge: 17'10" x 11'6" with attractive feature solid fuel fireplace and French doors leading to West-facing courtyard gardens.

Dining Room: 10'6" x 8'3" with extensive range of fitted solid Oak Kitchen cabinets, excellently equipped with built-under Oven, Hob and Cooker Hood. These superb Kitchens also have Amtico flooring.

Luxury Kitchen with solid oak units and well equipped with built-under Oven, built-in Hob and Cooker Hood, plus Amtico flooring.

Bedroom 1: 12'9" x 10'6" maximum with mirrored fitted wardrobes.

Bedroom 2: 8'9" x 8'0" also with mirrored fitted wardrobe.

Bedroom 3: 11'3" x 9'0"

En-suite Bathroom fitted with high quality suite, including Hand Mixer/Shower Unit, Vanity Unit with mirror, shaver point and light above. Garage.

Family Bathroom fitted with high quality suite and matching wall tiles plus Hand Mixer/Shower Unit, Vanity Unit with mirror, Shaver point and light above. The garage for 1 car.