



# HARBOUR REACH

NYETIMBER

NHBC

Pagham Road, Nyetimber, West Sussex PO21 3QB

**Crayfern**  
HOMES  
[www.crayfernhomes.co.uk](http://www.crayfernhomes.co.uk)



# 'Stroll through the Countryside...

Nestled at the foot of the South Downs and the Sussex coastline, Nyetimber is surrounded by beautiful countryside, sandy beaches, historical and family attractions, to suit every buyer.

Harbour Reach is a stunning development with open landscaped areas and a wide range of architecturally designed homes in Nyetimber Village. Within just a few hundred yards from Harbour Reach you will find a couple of convenience stores for the everyday essentials and welcoming cafes to enjoy. An array of pubs and hotels to enjoy a drink, after a long day, include The Inglenook, The Bear Inn, The Lion, and The Lamb.



...or along

## Local Beaches & Harbour'



Pagham Harbour Local Nature Reserve is a short distance away, with beautiful walks and views across the harbour. Enjoy a stroll along Pagham Beach, which is approximately 1 mile from Harbour Reach, with Pagham Beach Café and Pagham Yacht Club. Beaches at West Wittering, Selsey and Bognor Regis are all with easy reach.

The vibrant City of Chichester, which is approximately 5 miles to the North, offers a host of shopping to cater for all tastes with many designer labels being represented together with a host of café bars and restaurants offering cuisine from around the world. The University, Chichester Festival and acclaimed Theatre are centrally located together with the famous Goodwood Racecourse and Yacht Harbour, offering wonderful sailing facilities, being within a short drive.





Goodwood

B2178

University of Chichester

A27

Tangmere

B2146

A27

B2144

CHICHESTER

Westergate

A259

A286

Barnham

Bosham

Chichester By-Pass

Whyke Roundabout

Dell Quay

B2145

A259

A29

Merston

Colworth

Donnington

Lagness Rd

B2166

B2145

A286

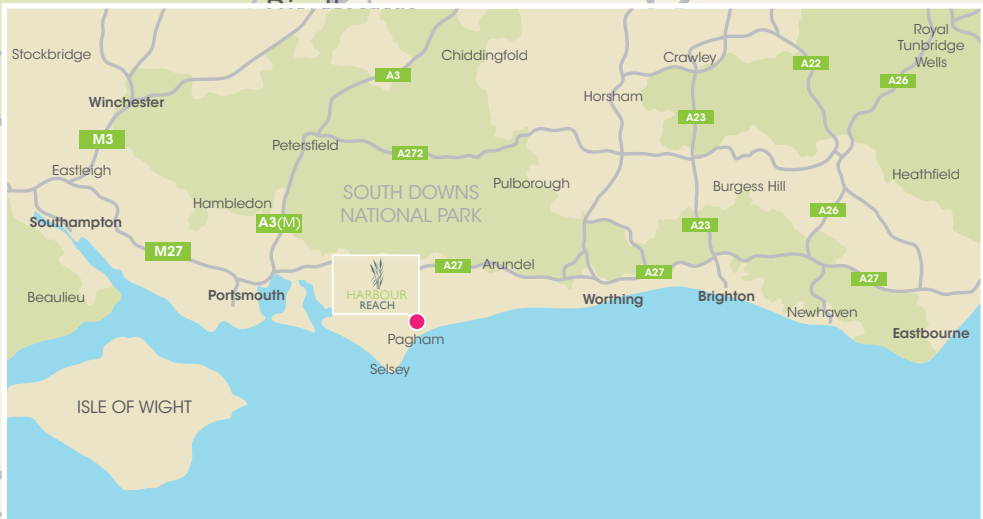
B2201

Pagham Rd

Lower Bognor Rd

Chalcraft Ln

B2259



Nyetimber

BOGNOR REGIS

Pagham

Pagham Lagoon

## **A27 Eastwards** From Southampton

Follow the A27 onto the Chichester bypass until you reach Whyke roundabout. Turn right onto the B2145 and travel southward going straight over the next roundabout onto Lagness Road (B2166). Follow this road over the following roundabout which will lead you onto Pagham Road. Continue following this road southward for 2.5 miles until you reach Pagham. Harbour Reach is immediately right, after the Inglenook Hotel.

## **A27 Westwards** From Brighton

Follow the A27 onto the Chichester bypass until you reach Whyke roundabout. Turn left onto the B2145 and travel southward going straight over the next roundabout onto Lagness Road (B2166). Follow this road over the following roundabout which will lead you onto Pagham Road. Continue following this road southward for 2.5 miles until you reach Pagham. Harbour Reach is immediately right, after the Inglenook Hotel.

### **Chichester Town Centre**

15 min by car (Approx)  
5 miles (Approx)

### **Chichester Harbour**

36 min by car (Approx)  
7 miles (Approx)

### **Bognor Regis Town Centre**

11 min by car (Approx)  
4 miles (Approx)

### **Bognor Regis Railway Station**

13 min by car (Approx)  
4 miles (Approx)

### **Rose Green Infant and Junior School\***

3 min by car (Approx)  
13 min by foot (Approx)  
1 miles (Approx)

### **The Regis School\*\***

9 min by car (Approx)  
55 min by foot (Approx)  
3 miles (Approx)

### **University of Chichester**

15 min by car (Approx)  
6 miles (Approx)

# About the West Sussex location...

A short drive away you can enjoy a more comprehensive range of amenities in the resort town of Bognor Regis and the Historic City of Chichester. You are in catchment of a nursery, primary and senior school; GP, dental and veterinary surgeries, sport, leisure and cultural attractions. In addition, you'll be spoilt for choice with the shopping facilities and also a great selection of eateries. These include coffee shops, bars, bistros, restaurants and traditional pubs await you.

Whether you have to travel for business or pleasure, major routes such as the A27, A29 and A259 are all within easy reach of our stylish new development, while the rail stations at Bognor Regis and Chichester both provide direct services to London Victoria and a service to London Waterloo from Chichester via Havant. The airports at Southampton (45 mins drive) and London Gatwick (1 hour 15 mins drive) offer you a wide range of domestic and international destinations.

(All times are approximate and depend on time of day)

\***Rose Green Infant** Ofsted 'Good' (March 2017) **Junior** Ofsted 'Good' (September 2017)

\*\* **The Regis School** Ofsted 'Good' (October 2017)



# Site Plan

## KEY

- 1 Bedroom Homes
- 3 Bedroom Homes
- 2 Bedroom Homes
- 4 Bedroom Homes

Affordable Housing ■





HARBOUR  
REACH  
NYETIMBER

## About Crayfern Homes

Since 1992, Crayfern Homes has been building quality homes to a high specification across Hampshire, Dorset and Sussex.

We know that choosing your home is one of the biggest and most exciting decisions that you will make in a lifetime. That's why we like to work with you to build the home you want - all the way through the construction process.

Crayfern Homes has an excellent track record over a sustained period and has attained a current A1 NHBC rating.



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Reservations: Reservations will only be accepted with a £1,000 deposit payable to Crayfern Homes Limited. In the event of a cancellation £500 + VAT will be retained to cover administration costs. (Help to buy purchaser deposit £500)