



# Langmead Place

Angmering

Water Lane & Dappers Lane, Angmering



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# A new vision of village life

Set on the leafy outskirts of picturesque Angmering in lovely West Sussex, Langmead Place is a new vision of village life. Seamlessly blending traditional values with all the convenience, comforts and style of contemporary Cala homes. This is a vibrant and growing community complete with everything you're looking for in your ideal location. School, shops and workplaces, with open spaces for play and pleasure, sports and socialising, and greenery all around.





# Beautiful homes in a delightful setting

With a wide range of superbly designed 2, 3 and 4 bedroom homes to choose from, flooded with natural light and with flexible spaces to suit your changing needs, Langmead Place is ideal for every lifestyle and life stage. High quality specifications and sustainable and energy-efficient features throughout are complemented by attractive exteriors and gardens, in a delightfully landscaped environment.



Photography of Langmead Place



# The great outdoors, on your doorstep

Landscape-led and connecting seamlessly with the glorious surrounding West Sussex countryside, Langmead Place is full of extensive green spaces, parks and play areas. A network of footpaths, cycling paths and bridleways run along and through treasured ancient woodlands, making this a wonderful base for enjoying and exploring the great outdoors. It's right there on your doorstep.





# Angmering – the perfect place to settle down

Angmering is a traditional West Sussex village, with a choice of family-friendly pub restaurants, a local butcher, chip shop, village hall and community centre, library, 12th century church, primary and secondary schools. There's a good range of shops, too, both in the village and within easy reach at neighbouring shopping centres. Set just back from the coast between Littlehampton and Worthing, with its own station and great connections it's the perfect place to settle down and call home.





# First class for education

Great education options start close to home, with St Winifred's RC and St Margaret's CE primary schools within walking distance. They're both rated Good by Ofsted, as is Angmering Secondary School and Sixth Form. Northbrook College offers higher, further and adult education and throughout the surrounding area you'll find a wealth of outstanding choices at every level, including the private and independent sectors.



Local photography





# There's so much to see and do

With sea and sand to the south, the South Downs National Park to the north and glorious West Sussex countryside all around, life at Angmering is a breath of fresh air. The family will love exploring – taking in historic Arundel, for instance, or Chichester. Or popping along to Brighton, one of the UK's top destinations for fun and sun. Museums and galleries, adventure centres, play activities, fairs and festivals: come rain or shine there's always something for everyone.

Local photography



# Places to go



**Eating out** – Go local for family friendly pub food at The Spotted Cow or The Lamb gastro pub in the village, or So India close to the station. From fast food to fine dining, everything's on the menu within just a few miles.



**Sports and leisure** – The Angmering Club and Sports and Social Club are lively local centres, there's cricket and lawn tennis in the summer, football and horse riding, motor sports, golf at Ham Manor and Rustington, racing at Fontwell, sailing and water sports on the coast. It's all go, all year round!



**History and heritage** – The area is steeped in history and there are some fascinating museums along with delightful old villages like Steyning, the castle and conservation areas of Arundel, Chichester and its harbour, family attractions at Amberley and the Weald and Downland Living Museum.







**Parks and nature** – Pick up a leaflet for local walking trails, take in the views from the National Trust’s Highdown Hill and carry on down to Highdown Gardens or venture a little further to visit the wetlands centre at WWT Arundel.



**Entertainment and culture** – Kids will love the Out of Bounds activity centre just down the road and The Windmill on Littlehampton sea front has a year-round programme of cinema and theatre. In and around the area there’s a huge range of events and entertainments for all ages and interests.



**Shopping** – Along with the local Co-Op, a chemist and a traditional butcher in the village you’ll find Sainsburys, Waitrose, Aldi and an Asda Superstore all nearby. Littlehampton is great for independents and smaller shops, and all the big names are to be found in Worthing.



**Family days out** – Harbour Park at Littlehampton is a great beach adventure for young families, and they’re sure to love a trip to Roundstone Farm too. For something distinctly different, try the Upside Down House at Brighton!





# Getting around



By foot: Angmering's village centre, shops, schools, library, village hall and social amenities are all within an easy stroll.



By car: Langmead Place is well placed for easy access to the A27, with connections to the A24 and A259. The M25 is less than an hour away.



By rail: From Angmering you can get to London Victoria in an hour and a half, and Brighton in half an hour.

See a detailed view of the area and get directions



Journey times are approximate. Train journey times are accurate as of July 2024 and are sourced from thetrainline.com.



# Superbly connected



## On foot

- St Winifred's RC Primary – 0.3 miles
- The Spotted Cow pub – 0.4 miles
- The Lamb gastro pub – 0.4 miles
- Co-Op – 0.5 miles
- Village Hall – 0.5 miles
- Angmering Club – 0.6 miles
- St Margaret's CE Primary – 0.7 miles
- Sports and Social Club – 0.9 miles
- Angmering Secondary School and Sixth Form – 0.8 miles



## By car

- Angmering Station – 1.4 miles
- Sainsbury's – 1.5 miles
- Ham Manor Golf – 1.6 miles
- Aldi – 2.1 miles
- Rustington Golf – 2.1 miles
- Waitrose – 2.5 miles
- Northbrook College – 3.7 miles
- Littlehampton – 4 miles
- Arundel – 5.5 miles
- Worthing – 6 miles
- Fontwell – 9.3 miles
- Amberley – 10.3 miles
- Chichester – 15.5 miles



## By rail from Angmering

- Brighton – 30mins
- Gatwick – 60 mins
- London Victoria – 90 mins

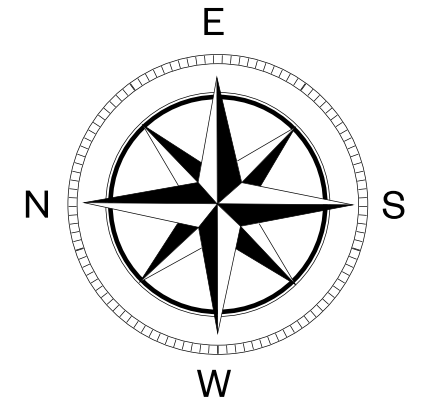
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# Langmead Place

## The development – Phase 1



-  **The Hornbeam**  
4 bedroom detached home
-  **The Rowan**  
4 bedroom detached home
-  **The Foxglove**  
3 bedroom detached home with study
-  **The Guelder**  
3 bedroom detached home with study
-  **The Chestnut**  
3 bedroom semi-detached/detached home
-  **The Fir**  
3 bedroom semi-detached/detached home
-  **The Alder**  
2 bedroom semi-detached/detached home
-  **The Alder (alt roof)**  
2 bedroom semi-detached/detached home
-  **The Bayberry**  
2 bedroom semi-detached/terrace home
-  **The Bayberry (alt roof)**  
2 bedroom semi-detached/terrace home
-  **Housing Association**



View our interactive siteplan for our latest availability 

The above development layout is not drawn to scale and is for general guidance only. Road layouts, pathways and external treatments may differ. Landscaping is indicative only. Please confirm the most up-to-date details with our sales consultants prior to reservation.





Photography from a previous Cala development



# Desirable in every detail

The finishing touches, unexpected flourishes and innovative features. Designer kitchens with desirable technology built-in, for showing off your culinary flair. Sleek family bathrooms and en suites with high specification sanitaryware, for indulging in some well-deserved pampering.

With every home comfort considered for energy-efficient and low maintenance living, each aspect of your family home is beautifully designed and built to an exacting standard; because when you look for quality, it's the little things that make all the difference.







This image includes upgrades at an additional cost



Photography of Audley Chase

# What our customers say

“ Moving into a house that was already fully designed and decorated was such a huge relief and absolutely fantastic. It’s a beautiful home which the kids love. Space is what we were after and it’s exactly what we now have at Audley Chase. Our garden in particular is far more open than at our previous home.

I can’t speak highly enough of the Cala team. The end-to-end management has been

exceptional. Looking back, having started the part exchange process quite anxious, I now can’t believe how easy it was. All of the people involved were as friendly, personable and in touch as much as possible, removing all of the negotiation. Nothing was too much of an ask, despite the pandemic looming over us all. ”

Beau Steele,  
Purchaser at Audley Chase

See more customer stories, reviews and ratings >





Photography from a previous Cala development

# Why buy new

There's nothing quite like moving into a brand-new home. From newly-installed kitchens and bathrooms to the peace of mind of knowing that your property is safe, energy efficient and low maintenance.

What's more, you're buying a complete blank canvas on which to stamp your own individual style.



Modern fixtures, fittings & technology



Hyper fast fibre optic broadband



Less maintenance



Energy efficient




A chain free move



A blank canvas



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[Click here to find out more about the top reasons to buy new](#) 





# Cala Homes

Cala Homes' primary goals are to deliver design excellence in everything we do and ensure a first class customer experience for everyone who buys one of our homes.

To achieve this, we focus on investing in our most important asset - our people - and running an effective and sustainable business that makes a positive contribution in the areas where we operate.

Cala is built on the foundation values of passion, quality, delivery and respect.

Click on the arrows below to find out more about Cala Homes.



Our values >



Aspirational homes >



First class customer service >



Quality design and build >



Investment in our people >



Photography from a previous Cala development





# Sustainability the Cala way

Cala has a rich heritage originally dating back to 1875. We started building homes in the 1970s and, for over 50 years, have been creating high quality, sustainable new homes and communities. However it is not just what we do, but the way we do it that matters to Cala.

Thinking sustainably is at the heart of everything we do; from identifying the right sites, through creating a safe, healthy and fulfilling working environment, to taking a sensitive approach to development and delivering communities that meet local requirements.

As part of our sustainability journey we are aiming to reduce our paper usage by 90% across the company, including the customer journey, which is why we are aiming for online only brochures at our developments.

Click on the icons below to find out more about our sustainability journey.



Environment >



Customers >



Design >



People >



Land >



Community consultation >





# Welcome to your new home

Langmead Place, Angmering

[Click here to arrange your viewing](#)



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