

CALA

Langmead Place

Angmering

Phase 2



External photography of Langmead Place



Enjoy a higher quality of life

Nestled between the picturesque South Downs National Park and the beautiful West Sussex coastline lies Langmead Place, a collection of exceptional new Cala homes. Located on the edges of the charming village of Angmering, this sought-after development is close to shops, pubs, restaurants and schools, and enjoys excellent transport links to nearby towns and cities. With open countryside stretching as far as the eye can see too, Langmead Place offers a highly desirable quality of living.



Local photography



Local photography



Local photography

Homes that match the elegance of their surroundings

Impressively designed on the outside and thoughtfully considered on the inside, these stylish homes feature flexible floorplans designed with all life stages in mind, that will adapt to your needs as they change. With plentiful light and generous amounts of space throughout, you can expect sleek fittings, a high specification and sustainable, energy efficient features, all included as standard.



The great outdoors, on your doorstep

At Langmead Place, the great outdoors will always be at your fingertips. There are open green spaces, parks and play areas all around, while a network of footpaths, cycling paths and bridleways lead into scenic ancient woodlands. Whether you enjoy walking, cycling or just want to take in the beauty and tranquillity of the countryside, nature has rarely been so accessible.



An idyllic village life awaits

Historic Angmering is located between the seaside towns of Worthing and Littlehampton, and has a traditionally close-knit village feel. Here you'll find a good selection of shops, including a convenience store, bakery, greengrocer's, butcher's, pharmacy and post office. There are also two cosy pubs, a coffee shop, café and two takeaways. With a village hall and community centre, library, schools and a train station too, Angmering offers everything you could want from modern village life.



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 country, coast and city all within easy reach, there will always be something new to see or do at Langmead Place. The spectacular South Downs National Park, with its rolling chalk hills, woodland and diverse wildlife, is so close, it will feel like an extension of your garden. Alternatively, breathe in the sea air and enjoy the sensation of soft sand underfoot on one of the many beaches to the south. Or when city calls, ancient Chichester and vibrant Brighton are both well worth a visit.

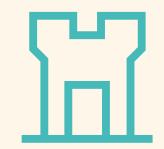
Places to go



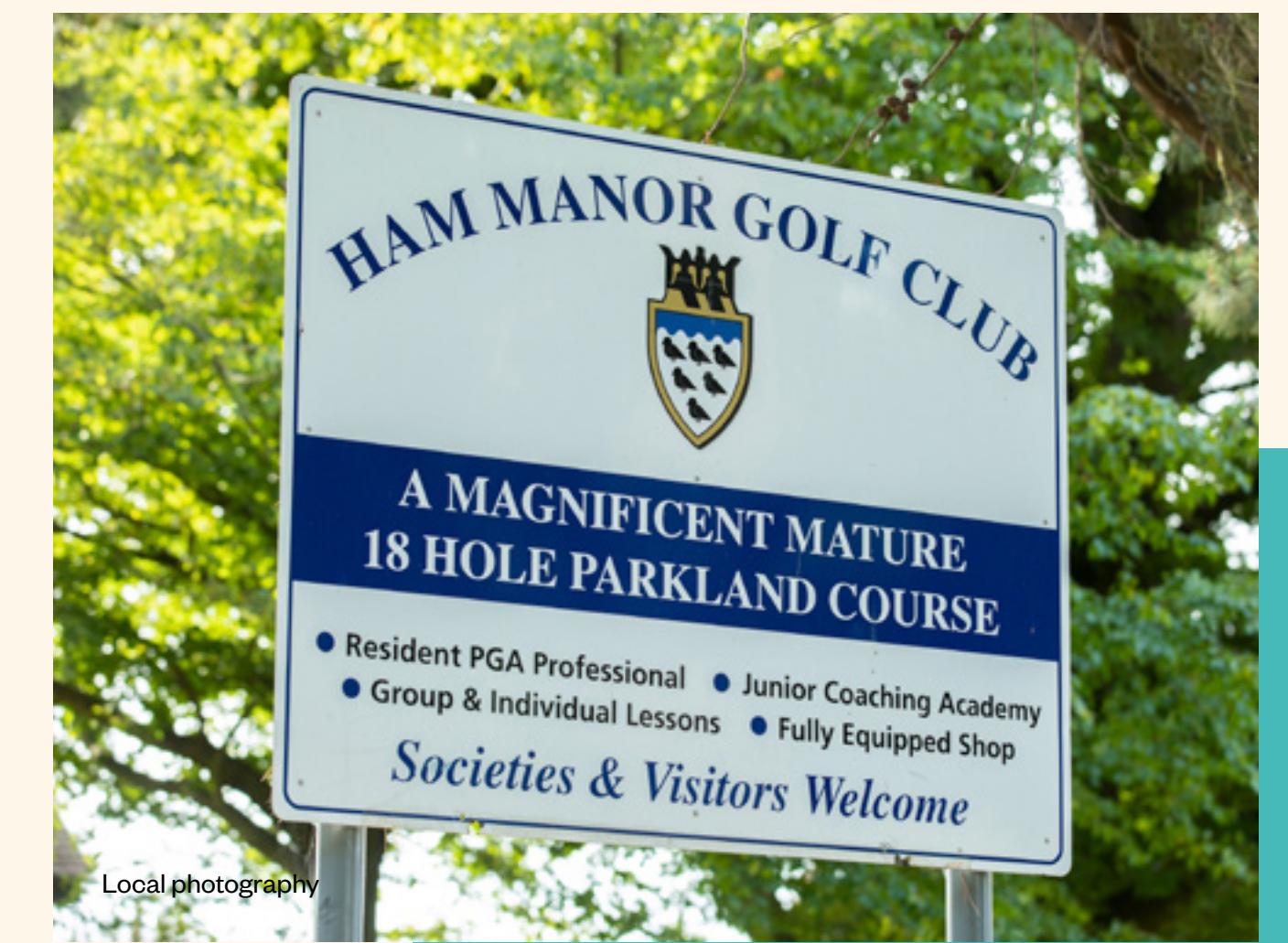
Eating out – Go local for family-friendly pub food at The Spotted Cow or The Lamb gastro pub in the village, or New So India close to the station. From fast food to fine dining, everything's on the menu, and minutes from home.



Sports and leisure – The Angmering Club and Sports and Social Club are lively local centres throughout the year. There's also cricket and lawn tennis in the summer, football and horse-riding, golf at Ham Manor and Rustington, racing at Fontwell and water sports on the coast.

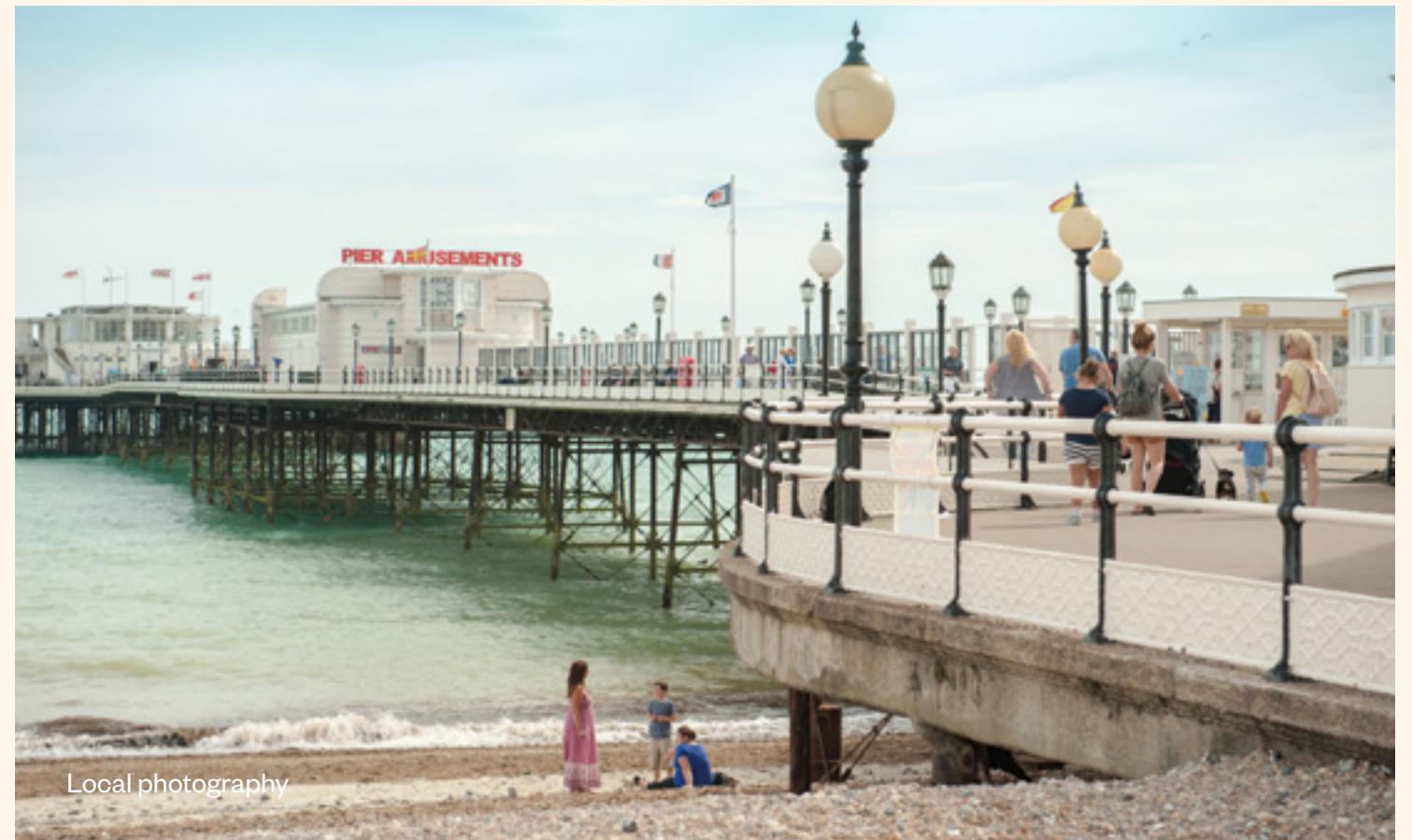


History and heritage – The area is steeped in history and there are some fascinating museums to explore. You'll also find delightful old villages like Steyning, the castle and conservation areas of Arundel, plus historic Chichester and its peaceful harbour.





Stock photography



Local photography

Things to do



Parks and nature – Take in the views from the National Trust's Highdown Hill, before losing yourself in nature at Highdown Gardens. Or why not venture a little further, to the wetlands centre at WWT Arundel.



Entertainment and culture – Kids will love the Out of Bounds activity centre, located moments from Langmead Place, while The Windmill on Littlehampton seafront offers a year-round programme of cinema and theatre. Worthing's Connaught Theatre & Studio is also a good choice for live music, comedy and the performing arts.



Shopping – Along with the local Co-Op, a chemist and a traditional butcher's, bakery and greengrocer's in the village, you'll find Sainsbury's, 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 enjoy 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.

Journey times are approximate. Train journey times are accurate as of July 2024 and are sourced from [thetrainline.com](https://www.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



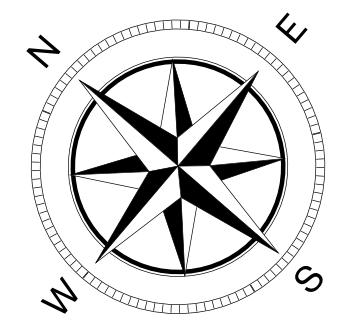
By rail

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

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

Langmead Place

The development – Phase 2



- The Alder**
2 bedroom semi-detached and terraced home
- The Bayberry**
2 bedroom semi-detached and terraced home
- The Bungalow 2**
2 bedroom detached home
- The Cedar**
3 bedroom detached home
- The Chestnut**
3 bedroom detached home
- The Fir**
3 bedroom semi-detached and detached home
- The Bungalow 1**
4 bedroom detached home

- The Hornbeam**
4 bedroom semi-detached and detached home
- The Larch**
4 bedroom detached home
- The Rowan**
4 bedroom detached home
- The Walnut**
4 bedroom detached home
- Affordable Rent
- Shared Ownership



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. SS: Sub station.

IMPORTANT NOTICE TO CUSTOMERS: The Consumer Protection from Unfair Trading Regulations 2008. Cala Homes (Southern Home Counties) Limited operates a policy of continual product development and the site layout shown in this brochure insert is indicative only. Information contained is accurate at time of publication on 08.01.26. See the main brochure for the full Consumer Protection statement.



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.





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



External photography from a previous Cala development



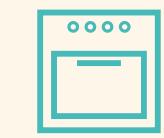
Stock photography

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. Your new home is covered by an NHBC or similar industry-regulated insurance scheme covering the structural integrity of your new home from years three to 10. The first two years of the warranty is provided by us.

This means we take responsibility for fixing any quality issues during this period after you move in. We also provide you a 24-hour response service for emergency calls. We take personal pride in our customer service.



Modern fixtures, fittings & technology



Hyper fast fibre optic broadband



Less maintenance



Energy efficient



A chain free move



A blank canvas



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 >



External 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 >



Stock photography



Welcome to your new home

Langmead Place,
Water Lane,
Angmering, BN16 4EJ

IMPORTANT NOTICE TO CUSTOMERS: The Consumer Protection from Unfair Trading Regulations 2008. Cala Homes (South Home Counties) Limited operates a policy of continual product development and the specifications outlined in this brochure are indicative only. We reserve the right to implement minor changes to the sizes and specifications shown on any plans or drawings in this brochure without warning. Where alterations to the design, construction or materials to be used in the construction of the property would materially alter the internal floor space, appearance or market value of the property, we will ensure that these changes are communicated to potential purchasers. Whilst these particulars are prepared with all due care for the convenience of intending purchasers, the information is intended as a guide. The computer generated images and photographs do not necessarily represent the actual finishings/elevation or treatments, landscaping, furnishings and fittings at this development. Floor plans, dimensions and specifications are correct at the time of print. The illustrated location map is a general guide only. Please note that distances and timings referred to in this brochure are approximate and sourced from Google Maps. For information relating to weather in the area of this development, please refer to the Meteorological Office (www.metoffice.gov.uk). Nothing contained in this brochure shall constitute or form part of any contract. Information contained in this brochure is accurate at date of publication 08.01.26. CALA Homes (South Home Counties) Limited. Registered in England & Wales: 08800163. Registered office at: CALA House, 54 The Causeway, Staines-Upon-Thames, Surrey, TW18 3AX. Agent of CALA Management Limited.