

HARBOUR PLACE

HAVANT ROAD, BEDHAMPTON, HAVANT, HAMPSHIRE PO9 3LW



A COLLECTION OF 2 AND 3 BEDROOM HOMES



AWARD-WINNING CUSTOMER SERVICE AND QUALITY

WITH YOU EVERY STEP OF THE WAY

Barratt Homes has years of experience building thoughtfully designed, high-quality homes. We've repeatedly been awarded 5 stars^ by the Home Builders Federation. And that's not all. Our homes come with an NHBC Buildmark Warranty which gives you a 10 year structural warranty and a 2 year fixtures and fittings warranty* as standard. This is just one of the added benefits of buying a new home.

We do all we can to make moving easy, putting people in touch with dedicated experts throughout the journey, which is why for more than 50 years, we have earned ourselves an enviable reputation for excellence.

At Barratt we build every type of home for every type of home buyer, in great locations the length and breadth of the country. Whether you're putting your first foot on the property ladder, moving up to a larger home or even downsizing, Barratt can help you find the home that suits you perfectly.



OUTSTANDING DESIGN

**BARRATT HOMES ARE BUILT AROUND
THE WAY YOU WANT TO LIVE**

Careful consideration and attention to detail goes into every home we build, and our homes are flexible and adaptable to suit every lifestyle. Open-plan living spaces are integral to our design, helping you make the most of space and natural light, and allowing every room to be enjoyed to its maximum potential.

We also know how vital outdoor space is in creating places people love to live in. Whether it's gardens or landscaped areas, we make sure there's plenty surrounding the homes we build, for the whole neighbourhood to enjoy.



WELCOME TO BARRATT HOMES

DEVELOPMENT AMENITIES

HARBOUR PLACE

HAVANT ROAD, BEDHAMPTON, HAMPSHIRE PO9 3LW



- Enjoy the best of city and coastal living, close to the countryside
- Within walking distance of Havant town centre for shops, cafés and restaurants
- A variety of nurseries and Ofsted-rated ‘Good’ schools nearby
- Excellent transport links via the A27 to across the South and to London
- Easy access to Bedhampton train station for further travel
- A host of family-friendly pubs and restaurants on your doorstep



SCHOOLS

| | |
|------------------------------|-----------|
| Solent Infant School | 1.5 miles |
| Havant & South Downs College | 1.8 miles |
| Springfield School | 2.0 miles |
| Moorlands Primary School | 2.3 miles |
| Bidbury School | 4.7 miles |
| Barncroft School | 5.1 miles |
| University of Portsmouth | 7.9 miles |

HEALTHCARE

| | |
|---------------------------|-----------|
| Rowlands Pharmacy | 1.0 mile |
| Farlington Dental Surgery | 1.0 mile |
| Parkway Dental Care | 1.1 miles |
| Havant Health Centre | 2.1 miles |
| Specsavers Opticians | 2.2 miles |
| Queen Alexandra Hospital | 3.7 miles |



SHOPPING

| | |
|----------------------|-----------|
| Tesco Extra | 1.8 miles |
| Argos | 2.0 miles |
| Asda Supercentre | 2.1 miles |
| Next | 2.1 miles |
| The Meridian Centre | 2.2 miles |
| The Cooperative Food | 2.9 miles |
| Gunwharf Quays | 7.0 miles |

LEISURE

| | |
|-----------------------------|-----------|
| Broadmarsh Coastal Park | 1.0 mile |
| Havant Rugby Club | 1.9 miles |
| Portsmouth Golf Course | 2.3 miles |
| The Springs Heritage Centre | 3.4 miles |
| Havant Leisure Centre | 5.2 miles |
| Highbury Sports Centre | 6.5 miles |
| David Lloyd Port Solent | 9.7 miles |



TRAVEL

| | |
|---------------------------|------------|
| Bedhampton Train Station | 1.3 miles |
| Havant Train Station | 2.3 miles |
| Portsmouth Ferry Terminal | 6.4 miles |
| Southampton Airport | 21.8 miles |
| Gatwick Airport | 56.1 miles |
| London Waterloo Station | 71.8 miles |

FROM HARBOUR PLACE

| | |
|---------------------------|------------|
| Port Solent | 4.7 miles |
| Portsmouth | 6.7 miles |
| Chichester | 12.5 miles |
| Bognor Regis | 19.0 miles |
| Southampton | 22.0 miles |
| South Downs National Park | 23.2 miles |

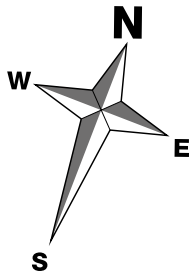


- 1 Hobbycraft
- 2 Waitrose & Partners
- 3 Farlington Nature Reserve
- 4 Northney Marina
- 5 South Parade Pier
- 6 Southsea Castle
- 7 Emsworth Yacht Harbour
- 8 Havant Football Club
- 9 Purbrook Junior School
- 10 Havant Train Station
- 11 Dobbie's Garden Centre
- 12 Warblington School
- 13 Hayling Golf Club
- 14 Queen Alexandra Hospital

HARBOUR PLACE, HAVANT

SITE PLAN

- Ambersham 2 bedroom apartment
- Maldon 2 bedroom apartment
- Alverton 2 bedroom apartment
- Roseberry 2 bedroom home
- Denford 2 bedroom home
- Ellerton 3 bedroom home
- Maidstone 3 bedroom home
- Moresby 3 bedroom home
- Kingsville 3 bedroom home
- AH Affordable Housing
- SH Show Home SC Sales Centre
- S/S Substation
- V Visitor Parking Space



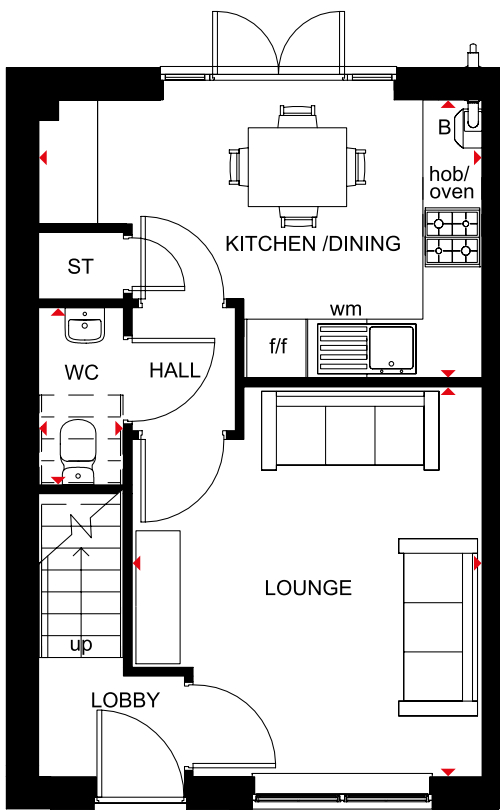
ROSEBERRY

THE CLASSIC
COLLECTION

2 BEDROOM HOME



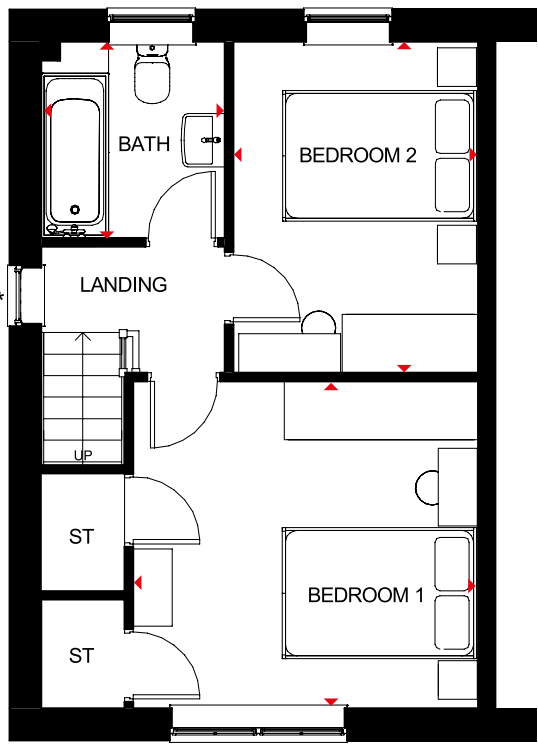
- Light fills this two bedroom home through oversized windows, giving it a bright and airy feeling
- Downstairs has a kitchen with dining area and French doors that lead onto the rear garden, a separate lounge, storage and a cloakroom
- Upstairs are two double bedrooms and a bathroom. The larger bedroom has plenty of built-in storage space



Ground Floor

| | | |
|----------------|---------------|---------------|
| Lounge | 3580 x 3888mm | 11'8" x 12'8" |
| Kitchen/Dining | 4505 x 2828mm | 14'9" x 9'3" |
| WC | 863 x 1800mm | 2'10" x 5'11" |
| Lobby | 1483 x 1210mm | 4'10" x 4'0" |

(Approximate dimensions)



First Floor

| | | |
|-----------|---------------|---------------|
| Bedroom 1 | 3580 x 3373mm | 11'8" x 11'1" |
| Bedroom 2 | 2524 x 3413mm | 8'3" x 11'2" |
| Bathroom | 1893 x 2023mm | 6'3" x 6'8" |

(Approximate dimensions)

* Window may be omitted on certain plots. Speak to a Sales Adviser for details on individual plots.

KEY

| | |
|----|-----------------------|
| B | Boiler |
| ST | Store |
| wm | Washing machine space |

f/f Fridge/freezer space
◀▶ Dimension location

barratthomes.co.uk

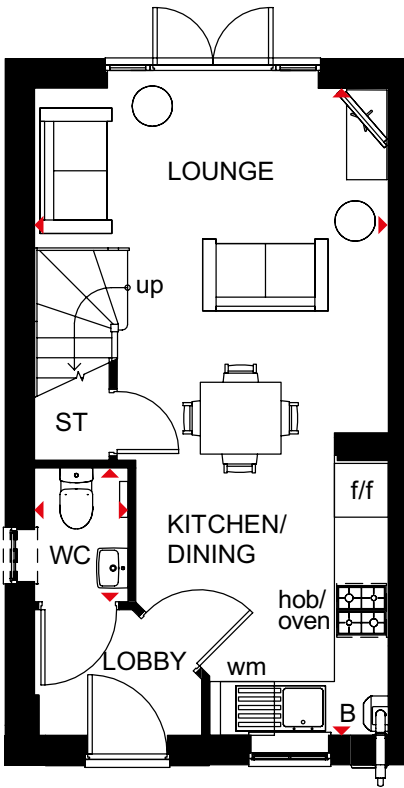


DENFORD

2 BEDROOM HOME



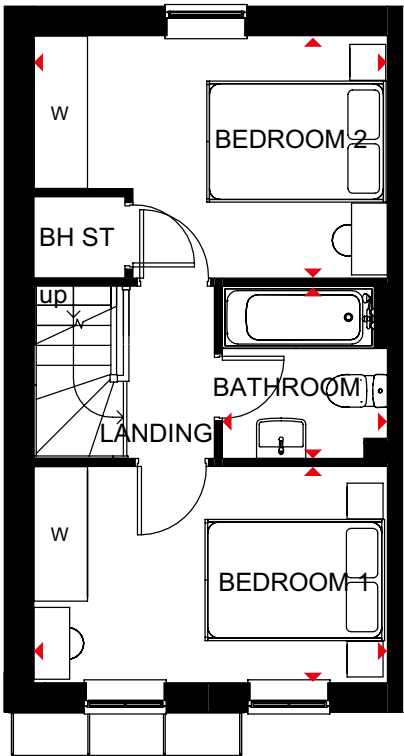
- Free-flowing living space creates a flexible home, ideal for first-time buyers and downsizers
- French doors lead to the rear garden giving the open-plan lounge, dining area and fitted kitchen a bright and airy feeling
- Upstairs are two double bedrooms and the bathroom



Ground Floor

| | | |
|---------------------------|---------------|----------------|
| Kitchen/ Dining/Lounge | 3943 x 7210mm | 12'11" x 23'8" |
| WC | 1040 x 1490mm | 3'5" x 4'11" |

(Approximate dimensions)



First Floor

| | | |
|-----------|---------------|----------------|
| Bedroom 1 | 3943 x 2412mm | 12'11" x 7'11" |
| Bedroom 2 | 3943 x 2702mm | 12'11" x 8'10" |
| Bathroom | 1840 x 1920mm | 6'0" x 6'4" |

(Approximate dimensions)

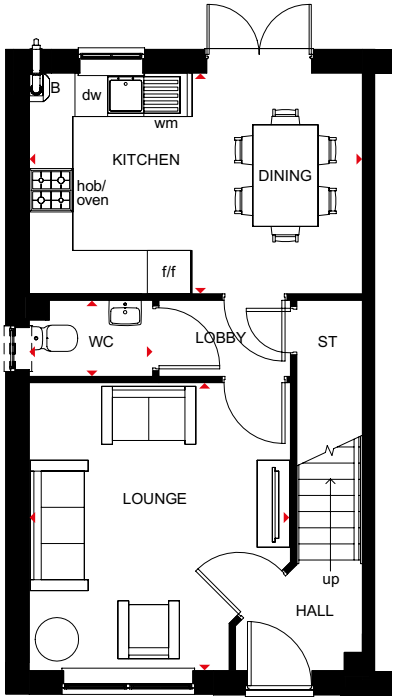
| | | | | | | |
|-----|-------|----------------|-----|-----------------------|----|--------------------|
| KEY | B | Boiler | wm | Washing machine space | W | Wardrobe space |
| | ST | Store | f/f | Fridge/freezer space | ◀▶ | Dimension location |
| | BH ST | Bulkhead store | dw | Dishwasher space | | |
| | | | | | | |

ELLERTON

3 BEDROOM HOME



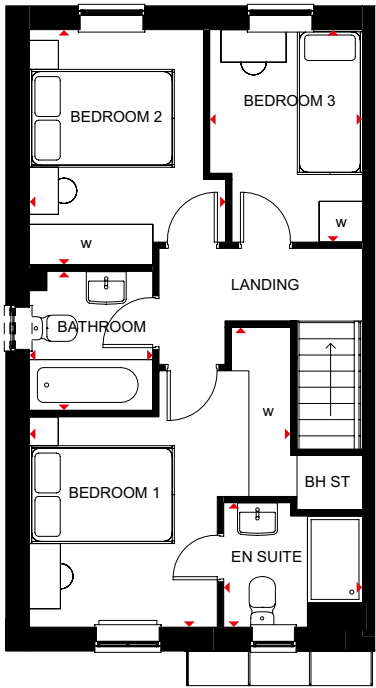
- Bright, practical home, ideal for modern family living
- Large, open-plan kitchen with ample dining space has French doors leading to the rear garden
- Good-sized lounge for all the family to relax in
- Upstairs, the main bedroom has an en suite shower room, and there is a further double bedroom, a single bedroom and a family bathroom



Ground Floor

| | | |
|----------------|---------------|---------------|
| Lounge | 3605 x 3911mm | 11'0" x 12'8" |
| Kitchen/Dining | 4598 x 3048mm | 15'1" x 10'0" |
| WC | 1703 x 1050mm | 5'7" x 3'5" |

(Approximate dimensions)



First Floor

| | | |
|-----------|---------------|----------------|
| Bedroom 1 | 3605 x 4138mm | 11'10" x 13'7" |
| En Suite | 1940 x 1716mm | 6'4" x 5'8" |
| Bedroom 2 | 2708 x 3250mm | 8'11" x 10'8" |
| Bedroom 3 | 2140 x 2932mm | 7'0" x 9'7" |
| Bathroom | 1703 x 1917mm | 5'7" x 6'3" |

(Approximate dimensions)

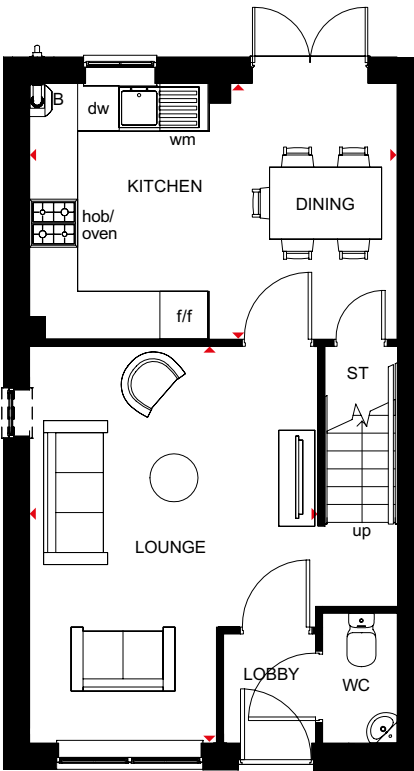
| | | | | | | |
|------------|-------|----------------|-----|-----------------------|----|--------------------|
| KEY | B | Boiler | wm | Washing machine space | w | Wardrobe space |
| | ST | Store | f/f | Fridge/freezer space | ◀▶ | Dimension location |
| | BH ST | Bulkhead store | dw | Dishwasher space | | |

MAIDSTONE

3 BEDROOM HOME



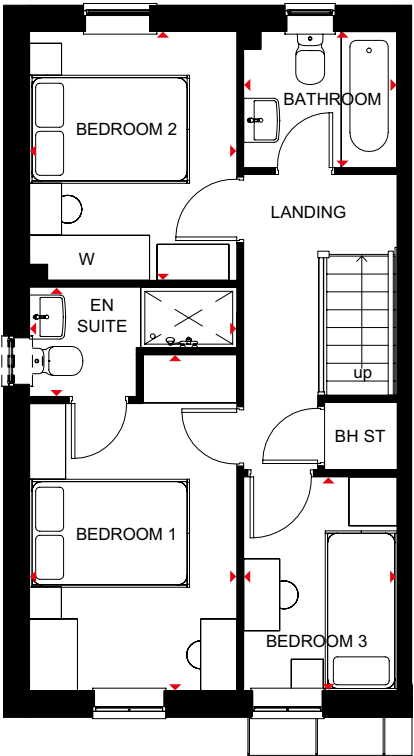
- An ideal family home designed with plenty of space for modern living
- The ground floor comprises a good-sized lounge and an open-plan kitchen with dining area and French doors leading to the garden
- The first floor has two double bedrooms – the generous main bedroom with en suite – a single bedroom and family bathroom



Ground Floor

| | | |
|----------------|---------------|---------------|
| Lounge | 3607 x 4895mm | 11'8" x 16'1" |
| Kitchen/Dining | 4618 x 3192mm | 15'2" x 10'5" |
| WC | 938 x 1608mm | 3'1" x 5'3" |

(Approximate dimensions)



First Floor

| | | |
|-----------|---------------|--------------|
| Bedroom 1 | 2595 x 4186mm | 8'5" x 13'7" |
| En Suite | 2595 x 1350mm | 8'5" x 4'4" |
| Bedroom 2 | 2595 x 3095mm | 8'5" x 10'6" |
| Bedroom 3 | 1920 x 2658mm | 6'3" x 8'7" |
| Bathroom | 1920 x 1690mm | 6'3" x 5'5" |

(Approximate dimensions)

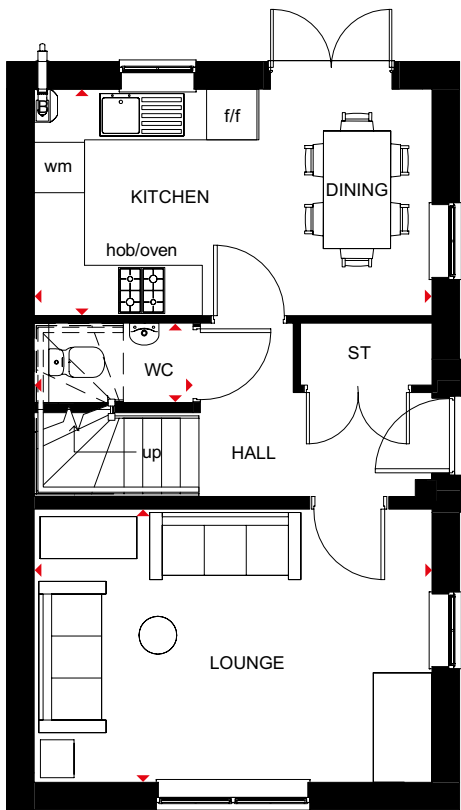
| | | | | | | |
|-----|-------|----------------|-----|-----------------------|----|--------------------|
| KEY | B | Boiler | wm | Washing machine space | W | Wardrobe |
| | ST | Store | f/f | Fridge/freezer space | ◀▶ | Dimension location |
| | BH ST | Bulkhead store | dw | Dishwasher space | | |
| | | | | | | |

MORESBY

3 BEDROOM HOME



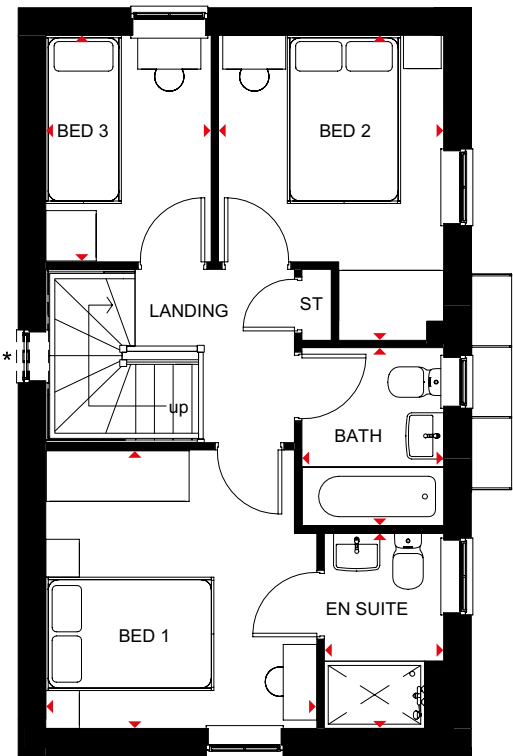
- A bright family home full of light and plenty of space
- The ground floor comprises a dual-aspect lounge and an open-plan kitchen with dining area opening onto the garden
- The first floor accommodates two double bedrooms, the main bedroom with en suite, a single bedroom and family bathroom



Ground Floor

| | | |
|----------------|---------------|---------------|
| Lounge | 4735 x 3250mm | 15'6" x 10'8" |
| Kitchen/Dining | 4735 x 2933mm | 15'6" x 9'7" |
| WC | 1891 x 945mm | 6'2" x 3'1" |

(Approximate dimensions)



First Floor

| | | |
|-----------|---------------|----------------|
| Bedroom 1 | 3226 x 3312mm | 10'7" x 10'10" |
| En Suite | 2322 x 1421mm | 7'7" x 4'8" |
| Bedroom 2 | 2679 x 3628mm | 8'9" x 11'11" |
| Bedroom 3 | 2696 x 1968mm | 8'10" x 6'5" |
| Bathroom | 2120 x 1688mm | 6'11" x 5'6" |

(Approximate dimensions)

* Window may be omitted on certain plots. Speak to a Sales Adviser for details on individual plots.

KEY

| | |
|----|-----------------------|
| B | Boiler |
| ST | Store |
| wm | Washing machine space |

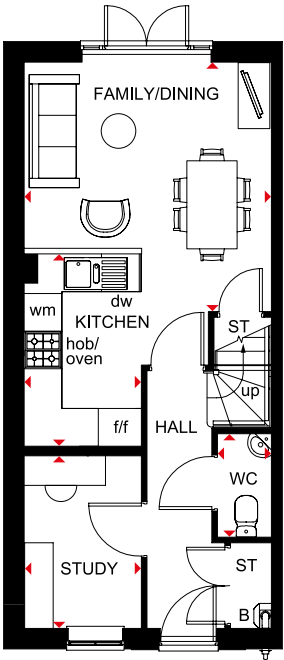
f/f Fridge/freezer space
◀▶ Dimension location

KINGSVILLE

3 BEDROOM HOME



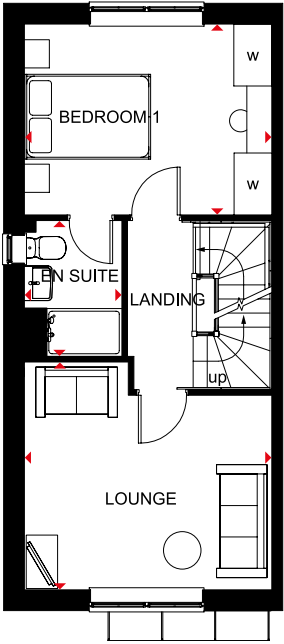
- An ideal family home designed over three floors
- A generous open-plan kitchen with dining and family areas, and a study are on the ground floor
- On the first floor, oversized windows fill the lounge and main bedroom with light, giving them a bright and airy feeling, and the bedroom has an en suite
- The second floor offers a further double bedroom, a single bedroom and a family bathroom



Ground Floor

| | | |
|---------------|---------------|----------------|
| Family/Dining | 3913 x 3966mm | 12'10" x 13'0" |
| Kitchen | 1866 x 3066mm | 6'1" x 10'0" |
| Study | 1866 x 2757mm | 6'1" x 9'0" |
| WC | 881 x 1551mm | 2'10" x 5'1" |

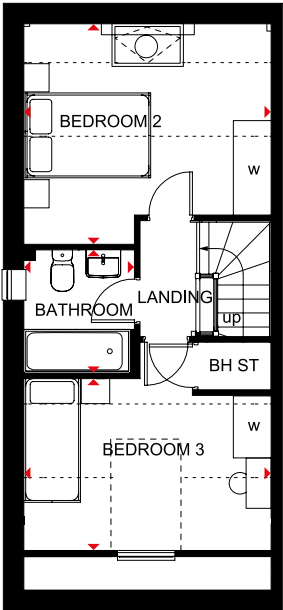
(Approximate dimensions)



First Floor

| | | |
|-----------|---------------|-----------------|
| Bedroom 1 | 3056 x 3941mm | 10'0" x 12'11" |
| En Suite | 1562 x 2144mm | 5'1" x 7'0" |
| Lounge | 3625 x 3951mm | 11'10" x 12'11" |

(Approximate dimensions)



Second Floor

| | | |
|-----------|----------------|-----------------|
| Bedroom 2 | 3503 x 3951mm* | 11'6" x 12'11"* |
| Bedroom 3 | 2744 x 3951mm* | 9'0" x 12'11"* |
| Bathroom | 1800 x 1963mm | 5'11" x 6'5" |

(Approximate dimensions)

*Overall floor dimension includes lower ceiling areas.

| | | | | | | |
|-----|-------|----------------|-----|-----------------------|----|--------------------|
| KEY | B | Boiler | wm | Washing machine space | RL | Roof light |
| | ST | Store | f/f | Fridge/freezer space | ◀▶ | Dimension location |
| | BH ST | Bulkhead Store | dw | Dishwasher space | | |

CUSTOMER SERVICE BY BARRATT HOMES

BUILDING OUR CUSTOMER SERVICE TO BE THE BEST

At Barratt we are genuinely committed to delivering the highest standards of customer service. The same exacting standards that have helped us win more quality awards than any other major housebuilder also ensure we look after our customers as well as we possibly can.

We believe that solid foundations are as important to a customer relationship as they are to a building. During the planning and design process we go to great lengths to make sure that the homes and developments we build are perfectly in tune with the needs and aspirations of their prospective owners.

Our Directors carry out weekly site inspections before, during and after the build process. As your home is built, it is checked at every stage to ensure it reaches the exacting standards we demand.

Our Customer Service Charter lays out our commitments to you and details the care, support and assistance we'll provide you with throughout your purchase and long after you've moved in.

As a result of the outstanding service we provide to our customers, we have been awarded the exceptional accreditation of "5 Star Builder" by the independent Home Builders Federation. 29,000 homebuyers across the country took part in the survey and this honour recognises the highest levels of positive recommendation by our customers, as well as the superior build quality of our homes.



5 GREAT REASONS TO BUY WITH BARRATT

1. 5 Stars for Customer Satisfaction

No other major national housebuilder** has been awarded a Home Builders Federation 5 Star Housebuilder accolade every year since 2010. All thanks to positive recommendations by our customers.

2. Building homes for over 5 decades

We've been established for over 5 decades and in that time have built over 300,000 new homes. Our commitment to quality and innovation is shown in the highest standards of design, construction, finish and the customer service we provide.

3. Award winners, time and time again

Our steadfast commitment to quality has ensured that for the eleventh year in a row our site managers have picked up more awards than any other housebuilder, winning NHBC Pride in the Job awards for their workmanship and demonstrating our dedication and commitment to building homes of the very highest standard.

4. Creating places where you'll love to live both inside and out

Our light, open-plan properties are really adaptable – every room can suit a variety of lifestyles. Whether you want space for the kids to play or more room to entertain friends, our fantastic range of homes can give you that flexibility.

We also know our customers love green open spaces and we go to great lengths to maintain and enhance the local environment on our developments. In fact, we plant an average of 20 shrubs or trees for each home we build, creating a beautiful and sustainable environment to live in.

5. Our energy efficient homes could save you money

Every home we build is sustainable and energy efficient – minimising their impact on the environment, while reducing your energy costs too. Our homes could save you money by being 45% to 55% more energy efficient than a same sized older home – even after it's been modernised. As a result, you could save a staggering £1,312*** per year on your energy bill.

Find out more, talk to one of our Sales Advisers today.



Images may include optional upgrades at additional cost. All information in this document is correct to the best of our knowledge at the time of going to print. Harbour Place is a marketing name only and may not be the designated postal address, which may be determined by The Post Office. All distances/journey times are approximate and are from Google Maps. *We are the only major national housebuilder to be awarded this key industry award 11 years in a row. **We refers to the Barratt Developments PLC group brands including Barratt London, Barratt Homes and David Wilson Homes. Based on HBF star rating scheme from 2010 to 2020 derived from the NHBC national new homes survey at eight weeks, over 90% of Barratt Developments PLC group customer would recommend our brands to a friend. Barratt Development brands include Barratt London, Barratt Homes and David Wilson Homes. *First 2 years covered by Builder Warranty & NHBC Guarantee or similar. Years 3-10 covered by NHBC insurance or similar. Full exclusions and limitations can be found on the NHBC website. Available on virtually all of our developments. **Refers to the Barratt Developments PLC Group brands. ***Costs based upon the comparison of a new build four-bed detached house built to 2010 regulations vs. Victorian property (upgraded with modern-day improvements). An upgraded Victorian home means one which has the following improvements over original build specification: 200mm loft insulation, double glazing to half of all windows, a 72% efficient (non-condensing) gas boiler and insulated hot water cylinder. Source: Zero Carbon Hub and NHBC Foundation 2012. 438550

THE CONSUMER CODE

The Consumer Code for Home Builders (“the Code”), which came into effect in April 2010, applies to all home builders registered with the UK’s main new Home Warranty Bodies: NHBC, Premier Guarantee and LABC Warranty.

The Code gives protection and rights to purchasers of new homes. It requires all new home buyers to be treated fairly and ensure they are fully informed about their purchase before and after they sign the contract.

The aim of the Code is for all new home buyers to:

- be treated fairly
- know what levels of service to expect
- be given reliable information about their purchase and their consumer rights before and after they move in
- know how to access speedy, low-cost dispute resolution arrangements to deal with complaints about breaches of the Code.

The Code reinforces best practice among home builders to encourage a consistently high level of information and customer service. It builds on successful efforts already made by the industry to improve consumer satisfaction in recent years.

The Code covers every stage of the home-buying purchase – pre-contract, exchange of contract and during occupation.

As a 5 Star Housebuilder, we are committed to the Consumer Code for Home Builders. For more information on the Consumer Code for Home Builders, please visit <http://www.consumercode.co.uk/>

**CONSUMER
CODE FOR
HOME BUILDERS**
www.consumercode.co.uk



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