



# Horizon House

Prices From £169,950

Each apartment has been intelligently planned to create the best accommodation flow possible in which to socialise and relax and an individual specification selected to maximise the appearance and long-term enjoyment of each newly created home.

Many of the apartments boast elegant balconies or terraces where you can dine al fresco, unwind with a good book in the sunshine or simply watch the world go by, with the backdrop of the Isle of Wight in the distance.

Don't miss this opportunity to buy a newly created home in one of Sussex's sought after locations and register your interest today.

## About MER Developments

Following a career in residential property and bespoke furniture creation that has spanned over 30 years, MER Developments was formed by CEO Michael Ricketts to produce affordable, highly specified apartments and houses to the market in unique locations across the South of England.

Based in elegant Richmond-upon-Thames, the MER team painstakingly select individual specifications for each and every project, to ensure excellent accommodation flow in which our home owners will enjoy for years to come.

Wherever possible, MER create outdoor spaces in which to relax and play, a place to eat and drink and put your feet up and watch the World go by.

## Investors

Plot	Price	Rent (PCM)	Yield % (Gross)	Status
1 The Kingfishers	£210,000	£875	4.47%	Available
2 The Kingfishers	£169,950	£695	4.63%	Available
3 The Kingfishers	£169,950	£695	4.63%	Available
4 The Kingfishers	£220,000	£900	4.5%	Reserved
5 The Kingfishers	£169,950	£700	4.62%	Available
6 The Kingfishers	£169,950	£700	4.62%	Available

## Capital Connectivity

London Victoria is only one and a half hours away, via a frequent service from Chichester Station, a short drive from Kingfishers, providing ready access to the bustling Capital. This excellent service also stops at London Gatwick Airport, making Kingfishers the perfect choice for the frequent traveller.

## A Happening Place

There are currently 15 places in which you can eat ranging from a Michelin mentioned restaurant through to fish and chips. Additionally there are numerous other restaurants within a few minutes' drive. The food available to cook or to eat out makes the village a food lover's paradise.

The village is served by two high street supermarkets and has a plethora of independent shops providing a diverse range of goods.

## Help to Buy

With a Help to Buy: Equity Loan the Government lends you up to 20% of the cost of your newly built home, so you'll only need a 5% cash deposit and a 75% mortgage to make up the rest\*

You won't be charged loan fees or interest on the 20% loan for the first five years of owning your home.

\*Loans provided subject to status.

## Ultra-Modern Heating

Heating is provided by the new Vanguard electric radiators. These lightweight, ultra-modern looking electric radiators are constructed from Aluminium for rapid heat up and lightness. They have the most advanced electronic controls ever seen on an electric radiator and it is one of the world's first electric radiators compatible with Amazon Alexa allowing voice control. They also have WiFi smart control via App from anywhere in the world.

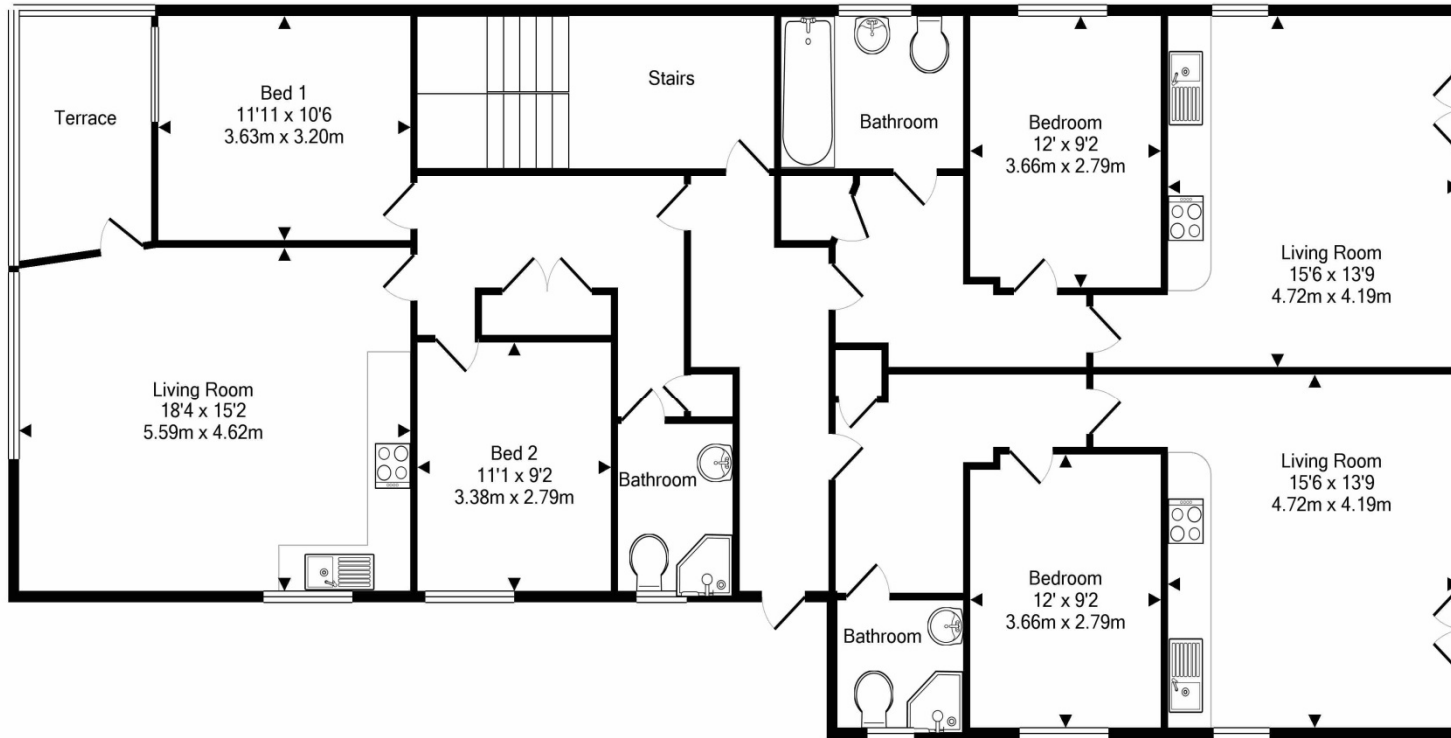
The Geolocation function will allow you to set a distance going to/from home for the heating to turn on or off.

## Lease Details

Each apartment will have a 225 year lease with a ground rent of £300 per annum. The service charge is expected to be approximately £1200 per annum.







Measurements are approximate. Not to scale. Illustrative purposes only  
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