

LEVELO

EASTERGATE

BARNHAM

LIFE ON ONE LEVEL,
CRAFTED FOR COMFORT.



DISCOVER A NEW LEVEL OF EVERYDAY LIVING.

Welcome to Levelo, a new collection of 21 two and three bedroom bungalows, perfectly placed in the welcoming village of Eastergate, at the heart of West Sussex's Six Villages. The community is surrounded by characterful rural locations set between Arundel and Chichester, with easy access to Barnham village centre and railway station, including nearby Goodwood and coastal areas.

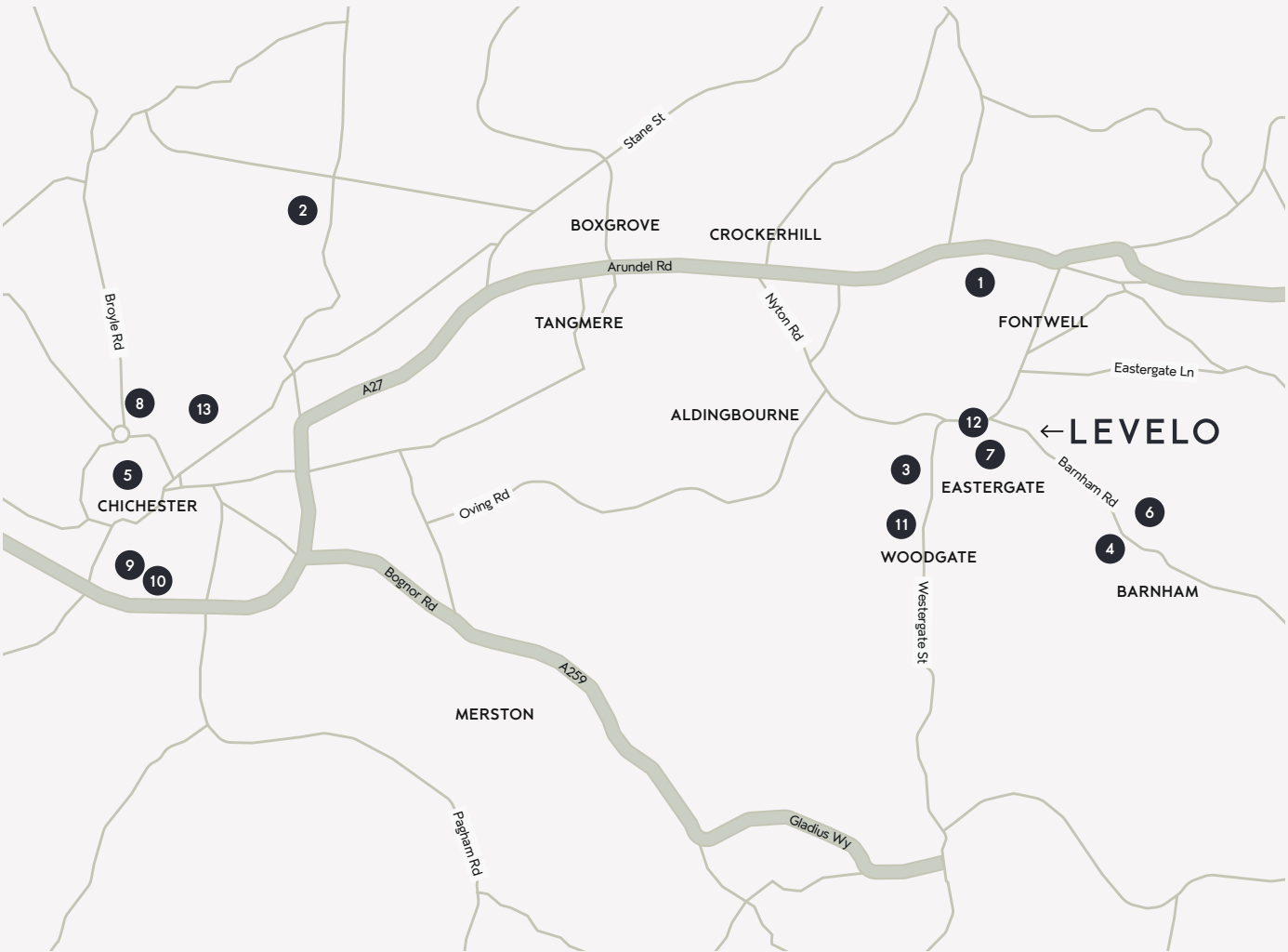
Designed for modern lifestyles, each bungalow offers well-planned interiors, generous living spaces and a specification that blends comfort with contemporary style. Whether you're seeking a simpler way to live, room to downsize without compromise, or a home that adapts effortlessly to your needs, Levelo offers a refined approach to single-storey living.



PERFECTLY PLACED FOR CONNECTED VILLAGE LIVING.

Levelo provides access to a range of essential local amenities. The village medical centre, post office and friendly pub are all within easy reach, and excellent transport connections make journeys to the coast and surrounding areas refreshingly straightforward.

With its peaceful setting, practical location and homes shaped with care, Levelo is a place designed for balance, comfort and ease.



Levelo, Barnham Road, Eastergate, Chichester, PO20 3RP

POINTS OF INTEREST

- | | |
|--|----------------------------------|
| 1 / Fontwell Park | 7 / The Wilkes Head Pub |
| 2 / Goodwood | 8 / Chichester Festival Theatre |
| 3 / Aldingbourne Community Sports Centre | 9 / South Downs Planetarium |
| 4 / Barnham Train Station | 10 / Tangmere Aviation Museum |
| 5 / Chichester Cathedral | 11 / Aldingbourne Primary School |
| 6 / Medical Centre | 12 / Post Office |
| | 13 / St Richard's Hospital |

BY CAR

- 0.6 miles - Barnham Railway Station
- 2.3 miles - A27 Junction
- 5.9 miles - Bognor Regis
- 6.8 miles - Chichester

BY TRAIN (from Barnham*)

- 20 mins - Bognor Regis
- 20 mins - Chichester
- 39 mins - Portsmouth
- 1 h 37 mins - London Victoria

*Travel times and distances are approximate



- PRIVATE HOMES
- FIRST HOMES
- SHARED-EQUITY HOMES

DISCOVER YOUR PERFECT HOME AT LEVELO

Levelo is an exclusive collection of beautifully designed bungalows, offering a mix of two and three bedroom homes. Primarily private residences, the development also includes four affordable shared-equity homes and two First Homes, creating a thoughtfully balanced community within this carefully planned setting.

HOUSE TYPE	HOMES	BEDS	SQ FT
THE POPPY	1 & 2	2	966
THE BLUEBELL	6 & 7	2	1061
THE DAISY	10	3	860
THE IRIS	12	2	680
THE PRIMROSE	8 & 9	3	1275
THE DAFFODIL	13, 15, 17 & 19	3	1129
THE FOXGLOVE	14, 16 & 18	3	1147
THE BUTTERCUP	20 & 21	3	1372





THE POPPY

HOMES 1 & 2*

2 2 2 966 sq ft

This thoughtfully designed two bedroom bungalow offers well-balanced living with a generous open-plan kitchen, dining and lounge area that forms the heart of the home. Double doors lead directly out to the garden, creating a light-filled space ideal for everyday living and relaxed entertaining.

Bedroom 1 is positioned to the front of the house and benefits from an en suite, while a second double bedroom is served by a contemporary family bathroom. A welcoming entrance hall provides practical storage and a clear sense of separation between living and sleeping areas.

Externally, The Poppy is complemented by a convenient carport and private parking, completing this carefully considered layout.



*Home 2 is a handed version of the floorplan shown.

Kitchen/Dining Area/Lounge Area
6365mm x 7100mm 20' 11" x 23' 4"

Bedroom 1
3150mm x 4015mm 10' 4" x 13' 2"

Bedroom 2
3815mm x 2695mm 12' 6" x 8' 10"

Floorplans shown are for approximate measurements only. Exact layout and sizes may vary. All measurements may vary within a tolerance of 5%. Correct at time of going to print. Kitchen layouts shown are for illustration purposes only, contact us for approved layout.



THE BLUEBELL

HOMES 6 & 7*

2 2 2 1061 sq ft

This thoughtfully designed two bedroom bungalow offers well-balanced living with a generous sized kitchen and open-plan dining and lounge area that forms the heart of the home. Double doors lead directly out to the garden, creating a light-filled space ideal for everyday living and relaxed entertaining.

Bedroom 1 is positioned to the front of the house and benefits from an en suite, while a second double bedroom is served by a contemporary family bathroom. A welcoming entrance hall provides practical storage and a clear sense of separation between living and sleeping areas.

Externally, The Bluebell is complemented by a convenient carport and private parking, completing this carefully considered layout.



*Home 7 is a handed version of the floorplan shown.

- Kitchen
3365mm x 3348mm 11' 0" x 11' 0"
- Dining Area/Lounge Area
7100mm x 6438mm 23' 4" x 21' 1"
- Bedroom 1
3150mm x 4015mm 10' 4" x 13' 2"
- Bedroom 2
2695mm x 3815mm 8' 10" x 12' 6"

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THE PRIMROSE

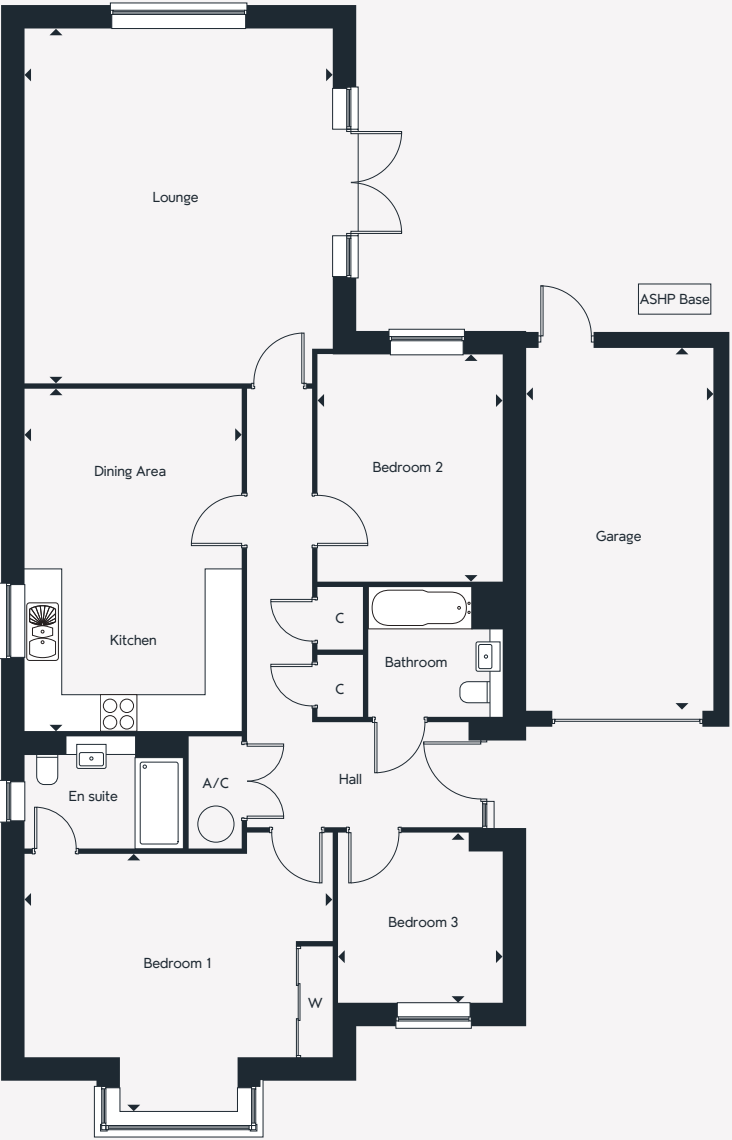
HOMES 8 & 9*

3 2 2 1275 sq ft

This attractive three bedroom bungalow offers generous accommodation, with a well-proportioned open-plan kitchen and dining area. Double doors from the lounge open directly onto the garden, creating a light-filled and welcoming space for relaxing and entertaining.

Bedroom 1 benefits from a large bay window and en suite, while two further bedrooms provide flexible accommodation for guests, home working or hobbies. A contemporary family bathroom and central hallway complete the home, offering practical storage and a clear sense of flow throughout.

Externally, The Primrose is complemented by an integral garage and private parking, delivering comfort, convenience and thoughtfully considered living on one level.



*Home 9 is a handed version of the floorplan shown.

Kitchen/Dining Area 3590mm x 5645mm 11' 9" x 18' 6"	Bedroom 2 3063mm x 3755mm 10' 1" x 12' 4"
Lounge 5095mm x 5866mm 16' 9" x 19' 3"	Bedroom 3 2723mm x 2813mm 8' 11" x 9' 3"
Bedroom 1 5095mm x 4265mm 16' 9" x 14' 0"	Garage 3125mm x 6015mm 10' 3" x 19' 9"

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THE DAFFODIL

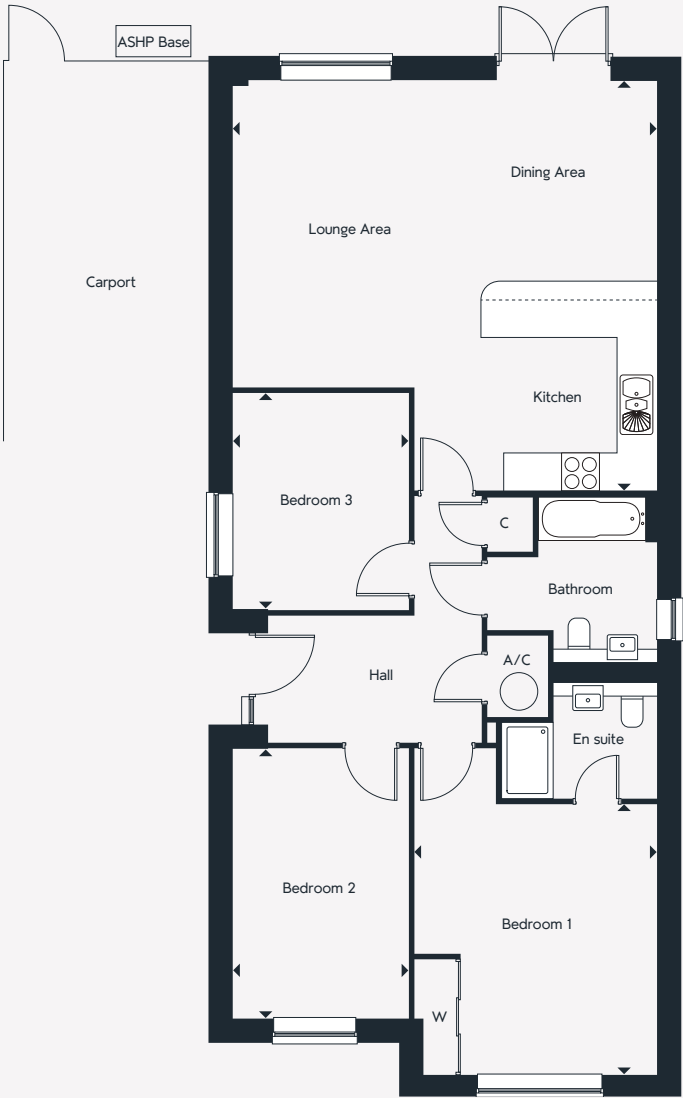
HOMES 13, 15, 17 & 19

3 2 2 1129 sq ft

This spacious three bedroom bungalow offers well-considered living, centred around an open-plan kitchen, dining and lounge area that creates a welcoming hub for the home. Double doors open directly onto the garden, allowing natural light to flow through the living space and enhancing the sense of openness.

Bedroom 1 benefits from an en suite, while two further bedrooms provide flexible accommodation for guests, home working or hobbies. A contemporary bathroom and central hallway complete the internal layout, offering practical storage and a sense of flow throughout.

Externally, The Daffodil is complemented by a convenient carport and private parking, delivering comfort, functionality and thoughtfully designed living on one level.



Home 13 is detached. Homes 15, 17 & 19 are link-detached via a carport.
Home 19 will have the same exterior as the image depicts.
Homes 13 & 17 will have multi red brick exterior.

Kitchen/Dining Area/Lounge Area		
6783mm	x 6565mm	22' 3" x 21' 6"
Bedroom 1		
3878mm	x 4315mm	12' 9" x 14' 2"
Bedroom 2		
2815mm	x 4308mm	9' 3" x 14' 2"
Bedroom 3		
2815mm	x 3465mm	9' 3" x 11' 4"

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THE FOXGLOVE

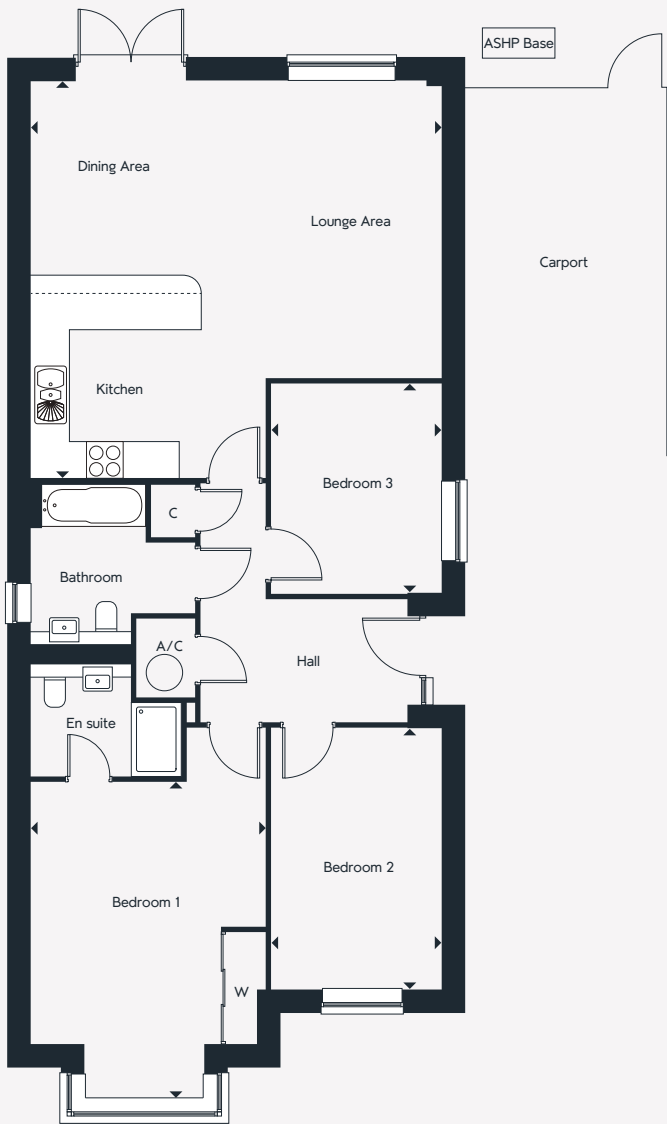
HOMES 14, 16 & 18

 3  2  2  1147 sq ft

This attractive three bedroom bungalow offers well-balanced living, with a spacious open-plan kitchen, dining and lounge area forming the heart of the home. Double doors open directly onto the garden, allowing natural light to fill the space and creating an inviting setting for everyday living and entertaining.

Bedroom 1 benefits from a large bay window, and en suite, while two further bedrooms provide flexible accommodation for guests, home working or hobbies. A contemporary family bathroom and central hallway complete the internal layout, offering practical storage and a sense of flow throughout.

Externally, The Foxglove is complemented by a convenient carport and private parking, delivering comfort, practicality, and thoughtfully designed living on one level.



Home 18 will have the same exterior as the image depicts.
Home 16 will have cladding exterior.

Kitchen/Dining Area/Lounge Area
3783mm x 6565mm 12' 5" x 21' 6"

Bedroom 1
3878mm x 5215mm 12' 9" x 17' 1"

Bedroom 2
2815mm x 4308mm 9' 3" x 14' 2"

Bedroom 3
2815mm x 3465mm 9' 3" x 11' 4"

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THE BUTTERCUP

HOMES 20 & 21*

3 2 2 1372 sq ft

This attractive three bedroom bungalow offers well-proportioned accommodation, with a spacious open-plan kitchen and dining area. Double doors from the lounge open directly onto the garden, creating a light-filled space for relaxing and entertaining.

Bedroom 1 benefits from an en suite, while two further bedrooms provide flexible accommodation for guests, home working or hobbies. A contemporary family bathroom and central hallway complete the internal layout, offering practical storage and a sense of flow throughout.

Externally, The Buttercup is complemented by an integral garage and private parking, delivering comfort, convenience, and thoughtfully designed living on one level.



*Home 21 is a handed version of the floorplan shown.

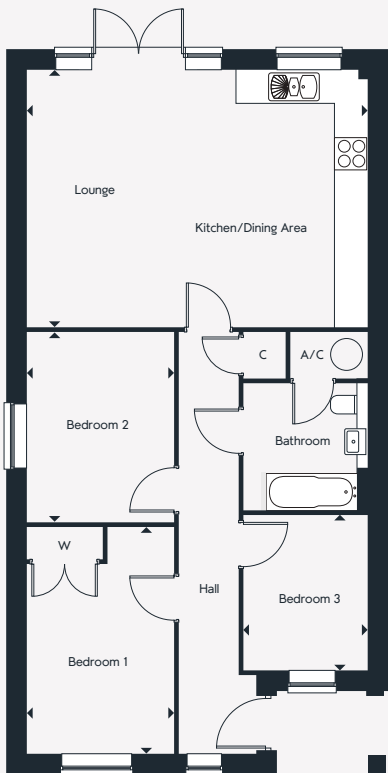
Kitchen/Dining Area 3590mm x 5670mm 11' 9" x 18' 7"	Bedroom 2 3175mm x 4308mm 10' 5" x 14' 2"
Lounge 5095mm x 6526mm 16' 9" x 21' 5"	Bedroom 3 3059mm x 3713mm 10' 0" x 12' 2"
Bedroom 1 3713mm x 4871mm 12' 2" x 16' 0"	Garage 3125mm x 6015mm 10' 3" x 19' 9"

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FIRST HOMES



THE DAISY
HOME 10
860 sq ft



Kitchen/Dining Area/Lounge
6405mm x 4832mm 21' 0" x 15' 10"

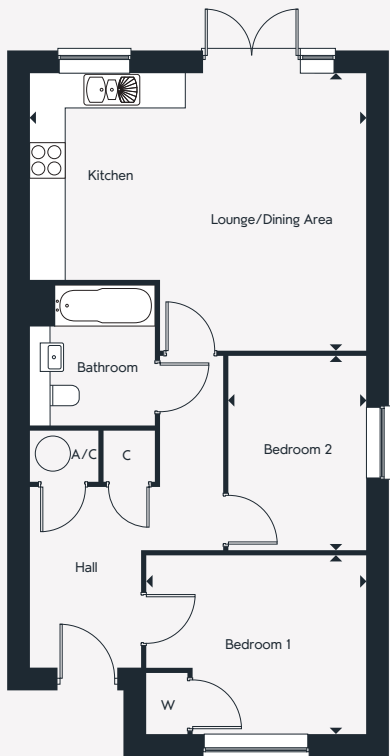
Bedroom 1
2765mm x 4265mm 9' 1" x 14' 0"

Bedroom 2
2765mm x 3562mm 9' 1" x 11' 8"

Bedroom 3
2335mm x 2915mm 7' 8" x 9' 7"



THE IRIS
HOME 12
680 sq ft



Kitchen/Lounge/Dining Area
5730mm x 4748mm 18' 10" x 15' 7"

Bedroom 1
3745mm x 3045mm 12' 3" x 10' 0"

Bedroom 2
2345mm x 3292mm 7' 8" x 10' 10"

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DISCOVER THE FIRST HOMES SCHEME.

MAKING YOUR FIRST HOME MORE AFFORDABLE

The Government-backed First Homes initiative is designed to help first-time buyers onto the property ladder by offering selected new-build homes at a minimum 30% discount from open market value. This built-in saving reduces both your deposit and mortgage requirements, helping make home ownership more achievable.

Even better, the discount is locked into the property forever, meaning it is passed on to future eligible buyers, keeping homes in the community genuinely affordable for generations.

WHO IS IT FOR?

The scheme is aimed at first-time buyers who:

- Have never owned a property before
- Have a household income of up to £80,000 (£90,000 in London)
- Can secure a mortgage for at least 50% of the discounted price
- Meet any local eligibility requirements set by the local authority*
- You may be eligible if you are an Armed Forces Member or Key Worker*

To keep homes accessible, First Homes are subject to national or local price caps applied after the discount.

WHY CHOOSE A FIRST HOME AT LEVELO?

With First Homes, you own 100% of your property, with no rent, no shared ownership, and a guaranteed long-term discount built in from day one. It's a straightforward, affordable way to put down roots in this thriving West Sussex village.

* Ask our Sales Team for more information about the local eligibility requirements, and the Armed Forces Member/Key Worker eligibility.

WHAT'S INCLUDED

KITCHEN

- Fully fitted kitchen with Quartz worktops and integrated appliances
- Neff single slide and hide oven
- Neff combination microwave oven
- Neff 5 zone induction hob
- Integrated fridge/freezer
- Integrated washer dryer
- Integrated dishwasher
- Hob extractor
- Undermount lights to wall cabinets
- Recessed ceiling downlights
- Inset LED lights to kitchen plinths
- Undermount 1 ½ bowl sink

LIVING ROOM/AREA

- Low energy pendant lighting
- Multi-media point with 2 x double sockets, 2 x CT100 aerial and 1 x HDMI
- Additional TV point with single socket

DINING AREA

- Low energy pendant lighting
- TV Point

BATHROOMS/EN SUITES

- Porcelanosa wall and floor tiles
- White sanitaryware
- Chrome brassware
- Recessed ceiling downlights
- Electric heated towel rail
- Mirrors to bathrooms and en suites where possible
- Shaver point to bathrooms and en suites
- White vanity units to all basins
- Shower and screen over baths
- Surface mounted shower mixer valves and riser kit, rain head with rigid riser to en suite showers

BEDROOMS

- En suite to bedroom 1
- Built-in wardrobe to bedroom 1
- Low energy pendant lighting
- USB/C sockets to all bedrooms
- TV points to all bedrooms

ADDITIONAL FINISHES

- Air source heat pump
- Underfloor heating
- Karndean flooring and carpets
- FTTP broadband connectivity to the home
- Walls painted in Crown Sail White matt emulsion
- Timber painted in white Satinwood
- Triple glazed uPVC white windows with polished chrome ironmongery
- Fuse spur for future installation of security alarm system
- Oak veneer cottage doors with chrome ironmongery

EXTERNAL

- External water tap
- External electrical socket
- Turf to gardens
- Low light spill (bat friendly) external wall lights. PIR control at front door
- Composite front door
- Solar PV

GARAGE (homes 8, 9, 20 & 21)

- EV charging point
- LED strip lighting
- Double electrical socket
- Spur for future installation of an electric door
- Sedum green roof

CARPORT (homes 1, 2, 6, 7 & 13 – 19)

- EV charging point
- Sedum green roof
- 6ft x 4ft timber shed

FIRST HOMES - WHAT'S INCLUDED

KITCHEN

- Fitted kitchen with laminate worktops and integrated appliances
- Single slide and hide oven
- 4 zone induction hob
- Integrated fridge/freezer
- Space for washer dryer
- Integrated dishwasher
- Hob extractor
- Undermount lights to wall cabinets
- Recessed ceiling downlights
- Inset 1 ½ bowl sink

LIVING / DINING AREA

- Low energy pendant lighting
- Multi-media point with 2 x double sockets, 2 x CT100 aerial and 1 x HDMI
- Additional TV point with single socket

BATHROOMS

- Porcelanosa wall and floor tiles
- White sanitaryware
- Chrome brassware
- Recessed ceiling downlights
- Electric heated towel rail
- Shaver point
- White vanity units to all basins
- Bath with shower and screen

BEDROOMS

- Built-in wardrobe to bedroom 1
- Low energy pendant lighting
- TV points to all bedrooms

ADDITIONAL FINISHES

- Air source heat pump
- Underfloor heating
- Luxury vinyl tile flooring and carpets
- FTTP broadband connectivity to the home
- Walls painted Crown Sail White matt emulsion
- Timber painted in white Satinwood
- Triple glazed white windows with polished chrome ironmongery
- Fuse spur for future installation of security alarm system
- Oak veneer cottage doors with chrome ironmongery

EXTERNAL

- External water tap
- External electrical socket
- Turf to gardens
- Low light spill (bat friendly) external wall lights. PIR control at front door
- Composite front door
- Allocated parking for 2 vehicles
- 6ft x 4ft timber shed
- Solar PV

The items within this specification are for guidance only and may be substituted at any time. The information in this document is indicative and intended only as a guide to the finished product. Accordingly, due to our policy of continuous improvement, the finished product may vary from the information provided. These particulars should not be relied upon as accurately reflecting any of the matters covered by any order under the Unfair Trading Regulations 2008 (CPRs). This information does not constitute a contract or warranty. Please check with a member of the Metis Homes team for the latest information. Correct at the time of going to print. Revision C.

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YOUR ESTATE MANAGEMENT COMPANY.

As you explore your new surroundings, it's reassuring to know the shared areas across the development will be well cared for. Because these spaces aren't maintained by the local authority, a dedicated Management Company has been created to look after them.

Its Role: The Management Company maintains the communal areas, such as landscaped spaces, private estate roads and paths, lighting, drainage and any other shared features. This ensures the neighbourhood stays tidy, cared for and welcoming.

How it's managed: During construction and the sales period, the company is overseen by Metis Homes, who appoint a professional managing agent to handle day-to-day administration and maintenance.

Resident ownership: Once all homes are occupied, ownership of the Management Company transfers to the residents, giving every homeowner a share and a say in how the estate is run. Residents may continue with the existing managing agent or appoint a new one in the future.

Estate maintenance charge: As these are freehold homes, an estate maintenance charge covers the cost of managing and maintaining the shared areas. Full details are set out in your home's legal documentation.

This structure helps ensure the development remains thoughtfully maintained, now and for the long term, supporting a place you'll be proud to call home.

"I am at a point in my life where I wish to live mortgage-free and not have to worry about the upkeep of a home, or expensive running costs. My two-bedroom house has been designed in such a thoughtful and clever way, every inch of space is maximised."

MRS M - FOREST EDGE



Discover Home

Metis Homes builds award-winning properties that deliver exceptional living.

With generously designed spaces and specifications that exceed expectation, a Metis home is designed from the ground up to be everything you want it to be.

Our approach is rooted in attention to detail and a belief that great homes are defined not just by how they look, but by how they feel to live in.



100% OF METIS HOMES CUSTOMERS WOULD RECOMMEND US *

*In-house research benchmarking report for customer completions in 2024.



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