

PARK PLACE

— The Square, Chichester —




Seaward
A SURE SIGN OF QUALITY

Residential & Commercial Development | Land | Investment

PARK PLACE AT THE SQUARE

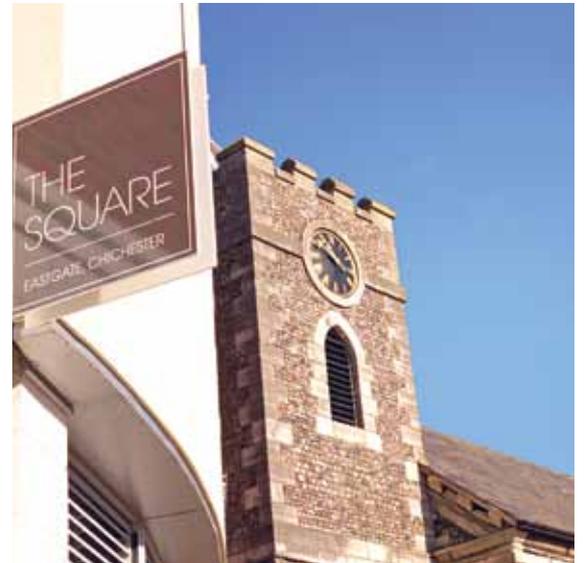
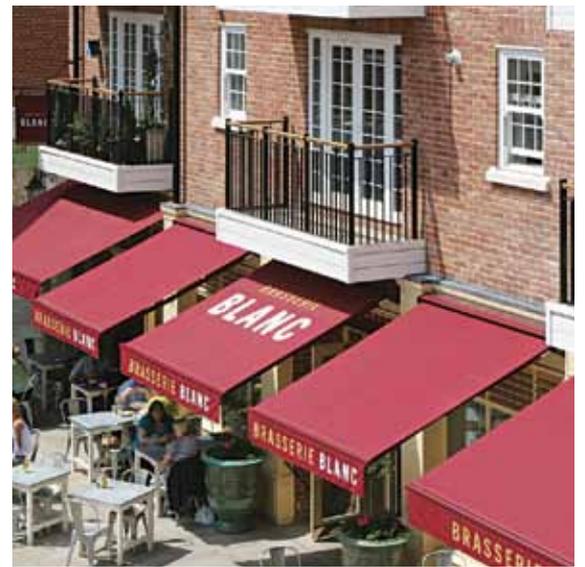
The Square in Chichester enjoys an enviable position adjacent to the ancient Roman Wall and close to the centre of this vibrant city.

In May 2011 Seaward Properties received the London Evening Standard Award for The Best New Regeneration Project for its development at The Square. The development has also received a 'What House' award in the 'Best Mixed Use' category and comprises 25 four and five bedroom townhouses and 15 two and three bedroom apartments in Richmond House.

Park Place is the final phase of this development and comprises nine three-storey luxury town houses built to a high standard. With automatic gates providing secure access, the properties are set back from the road with views towards the park. The west facing, part walled rear gardens are hard landscaped with fencing between each property.

Each property has an integral garage as well as a bedroom/garden room and en-suite shower room on the ground floor. The second floor provides a living room, kitchen/dining room and a cloakroom/utility room with a full balcony to the living room or dining area and an additional Juliet balcony.

The master bedroom on the second floor has an en-suite bathroom and there are two further bedrooms and a bathroom on this floor.



CHICHESTER

The Cathedral City of Chichester is steeped in history with many historical buildings and places of interest, including the magnificent Roman Palace at Fishbourne and the medieval cathedral.

As a cultural centre for the arts, the city offers many key attractions including the renowned Chichester Festival Theatre, of which Seaward has been a proud sponsor for many years, and Pallant House Gallery which houses one of the most important collections of 20th century British art in the country.

Annual events such as The Festival of Speed and Revival at Goodwood, the Chichester Festivities and the Chichester International Film Festival contribute further to the city's vibrancy.

Many of the major high street outlets are represented in the pedestrianised city centre and there are a number of smaller boutiques and prestige retailers. The retail and restaurant units are occupied by; Brasserie Blanc, Carluccio's, Cook, Art For All and Attibassi Espresso Bar.

For those who enjoy the outdoors, Chichester Harbour, a designated Area of Outstanding Natural Beauty, offers great sailing and walking. The coast and South Downs are close at hand and there are a number of magnificent golf courses nearby.





BEAUTIFULLY DESIGNED HOMES

KITCHEN

Each kitchen has been individually designed using the Lastra and Canterbury ranges of quality cabinets from the award winning kitchen design studio, Sylvarna and finished with granite work tops. Each kitchen will be equipped with an under-mounted stainless steel one and a half bowl sink and Neff appliances including oven, hob, extractor canopy, integrated dishwasher, washer dryer or washing machine and tumble dryer. Under wall unit lighting is also a standard feature, the floor is laid with Amtico Spacia floor tiles.

BATHROOMS

The bathrooms, en-suites and cloakrooms are fitted with Roca sanitary ware from the Senso range and have complementary Hansgrohe polished chrome tap fittings. Ceramic wall tiles by Porcelanosa with Amtico or similar floor tiles.

DOORS AND INTERNAL JOINERY

Internal doors are from the Vicaima exclusive range with a cross directional oak veneer finish. Fitted wardrobes to the master bedroom are from Osborne Furniture's Uno range, finished in white full length doors fitted with chrome hanging rails.

IRONMONGERY

All ironmongery in chrome finish.

HEATING

A highly efficient condensing boiler from the Remeha Avanta range. The ground and first floors are laid with underfloor heating, all other floors are fitted with panel radiators. Megaflow (or similar approved) cylinders.

EXTERNAL

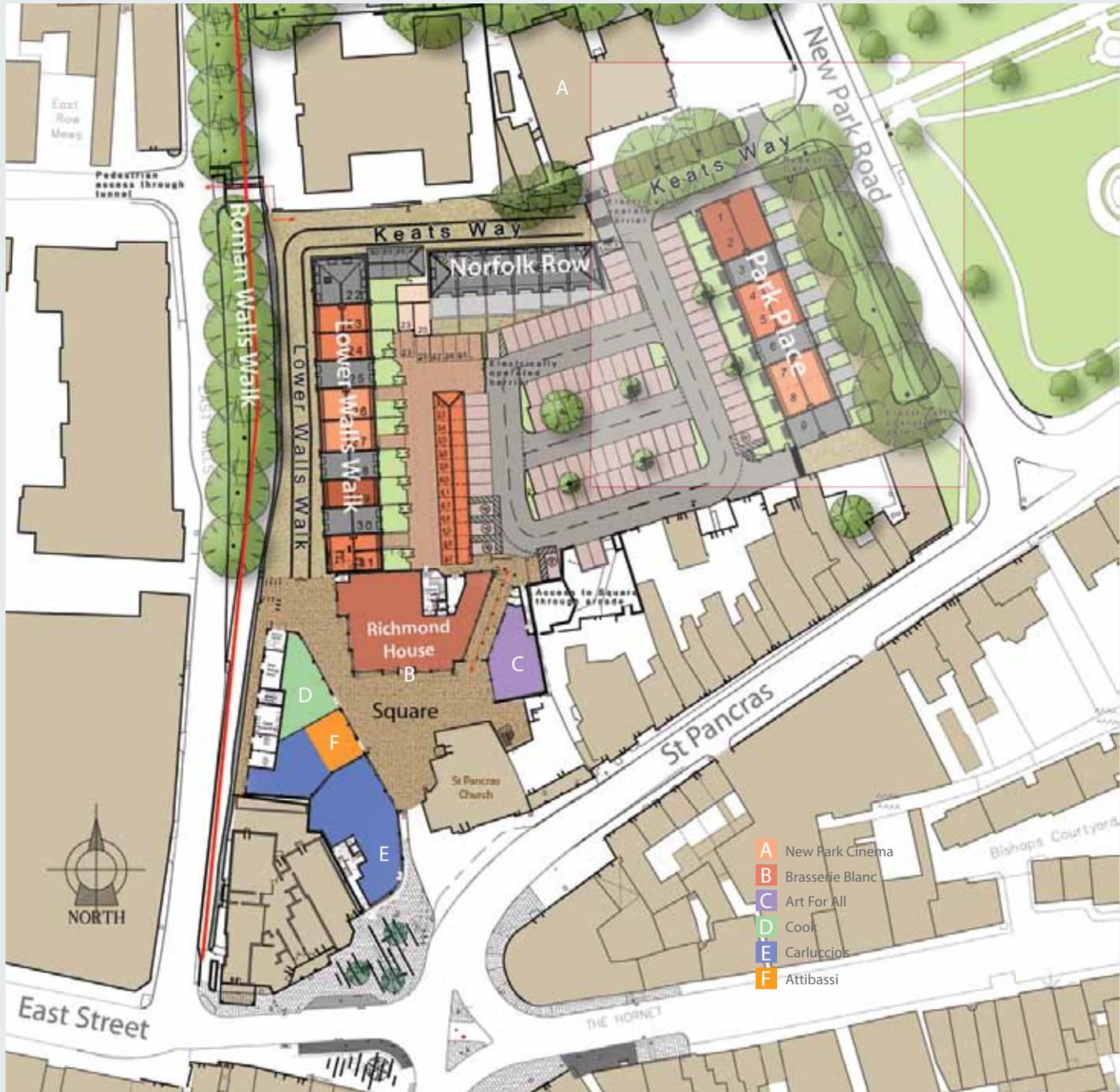
Each property has a front and rear garden with external water tap, integral garage and parking space.

SECURITY & PEACE OF MIND

Each home is covered under the Premier Building Guarantee Scheme. Mains powered automatic smoke detector with battery back-up to be installed in each dwelling. High security lock to front door plus security chain and bolts. Wiring for future alarm system.



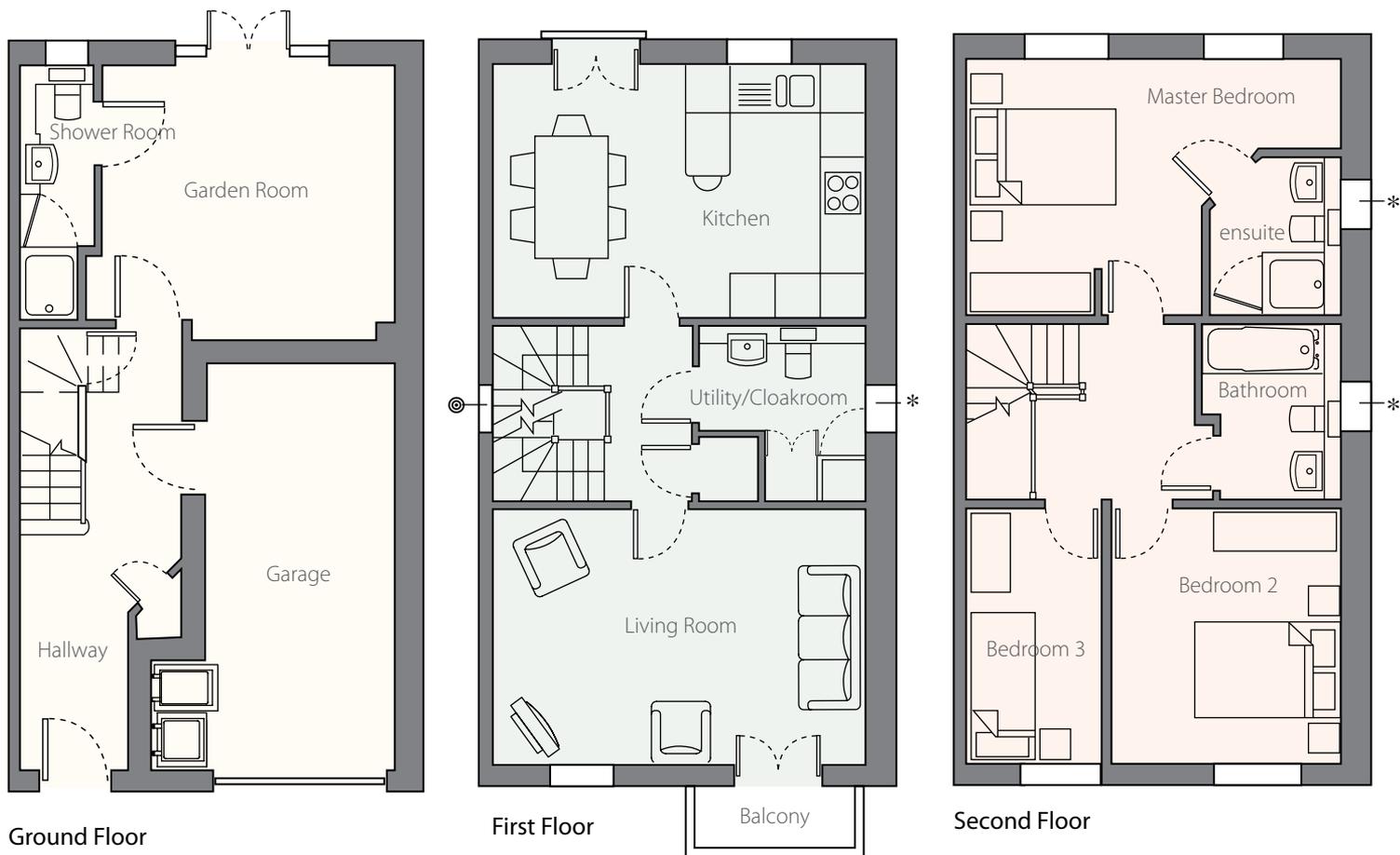
Site Plan



Detailed Site Plan



Plots 1 and 9



Room Dimensions Approximate internal room sizes

Ground Floor

Garden Room	12'5 x 13'2	3806 x 4038
Garage	8'8 x 18'6	2648 x 5650

First Floor

Kitchen/Dining	16'10 x 11'8	5136 x 3560
Living Room	16'10 x 11'6	5136 x 3526

Second Floor

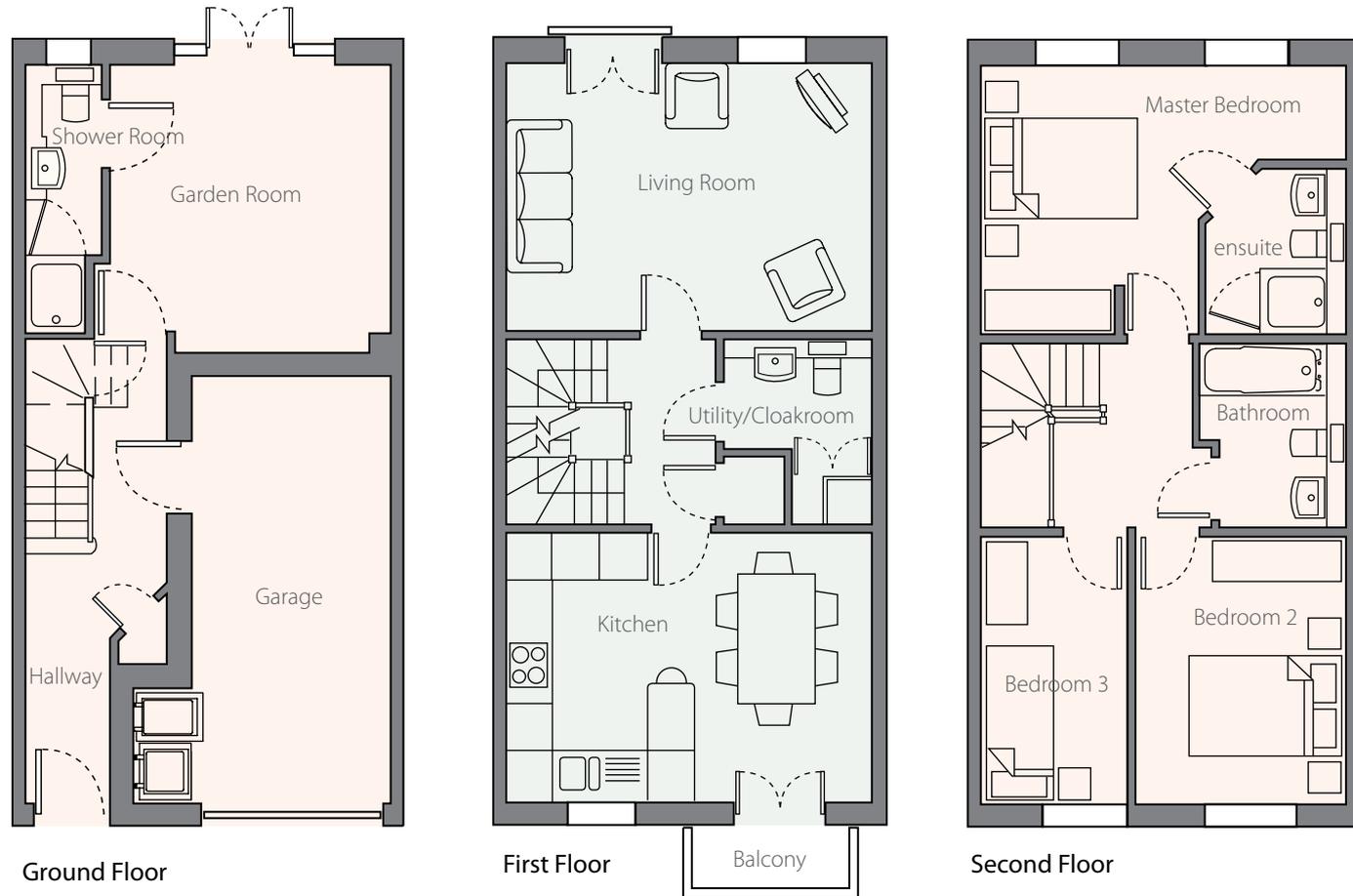
Master Bedroom	16'10 x 11'8	5136 x 3560
Bedroom 2	11'6 x 10'4	3526 x 3167
Bedroom 3	11'6 x 6'0	3526 x 1846

* These windows in plot 9 only

© This window in plot 1 only

All floorplans and dimensions have been taken from plans and although every care has been taken to ensure their accuracy, this cannot be guaranteed. We constantly review our specification and reserve the right to amend without prior notice.

Plot 2



Room Dimensions Approximate internal room sizes

Ground Floor

Garden Room	12'5 x 12'0	3806 x 3670
Garage	8'8 x 18'6	2648 x 5650

First Floor

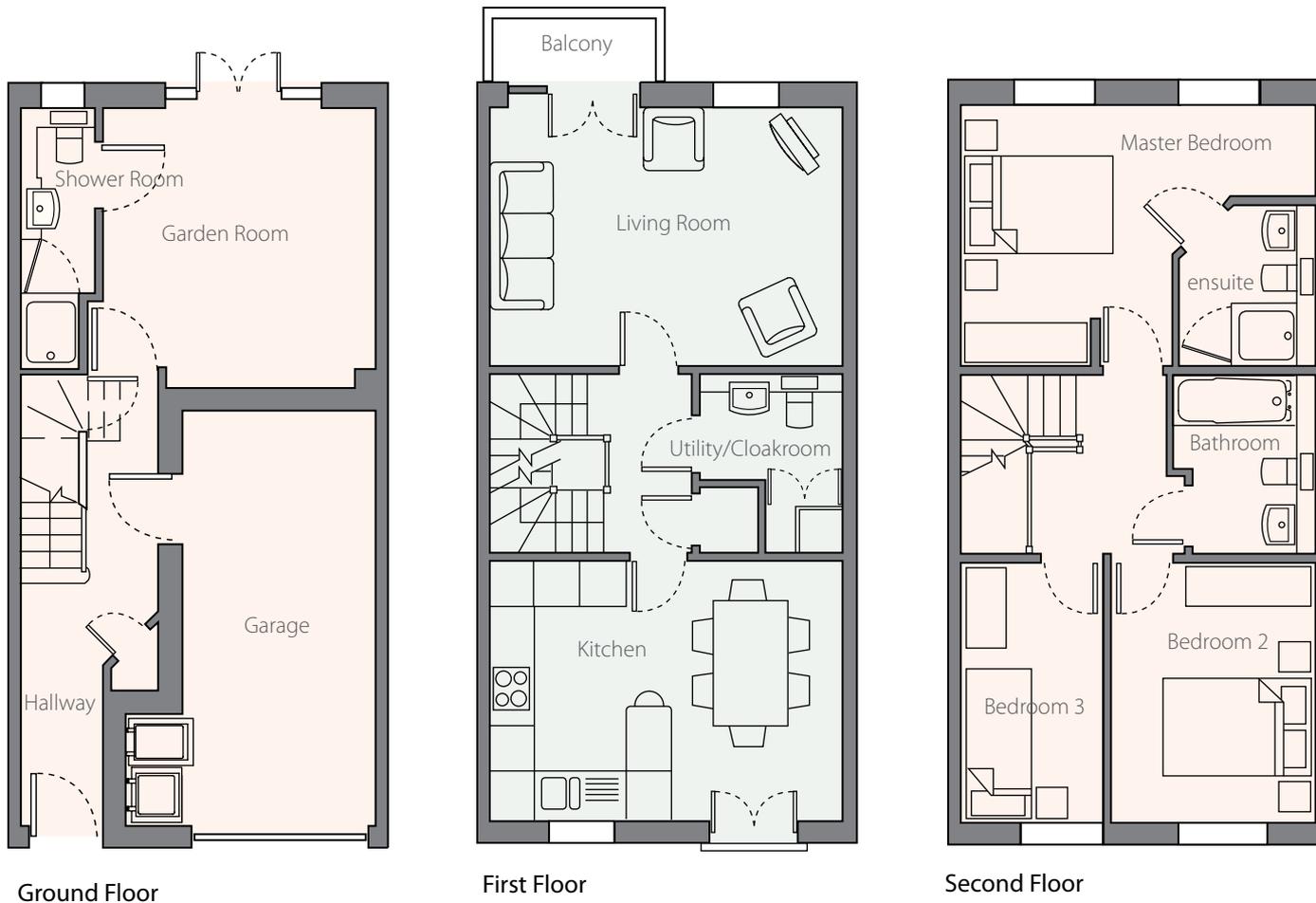
Kitchen/Dining	15'7 x 11'6	4767 x 3526
Living Room	15'7 x 11'8	4767 x 3560

Second Floor

Master Bedroom	15'7 x 11'8	4767 x 3560
Bedroom 2	11'6 x 9'2	3526 x 2798
Bedroom 3	11'6 x 6'0	3526 x 1846

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Plots 3, 6, 7



Ground Floor

First Floor

Second Floor

Room Dimensions Approximate internal room sizes

Ground Floor

Garden Room	12'5 x 12'0	3806 x 3670
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Garage	8'8 x 18'6	2648 x 5650
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First Floor

Kitchen/Dining	15'7 x 11'6	4767 x 3526
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Living Room	15'7 x 11'8	4767 x 3560
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Second Floor

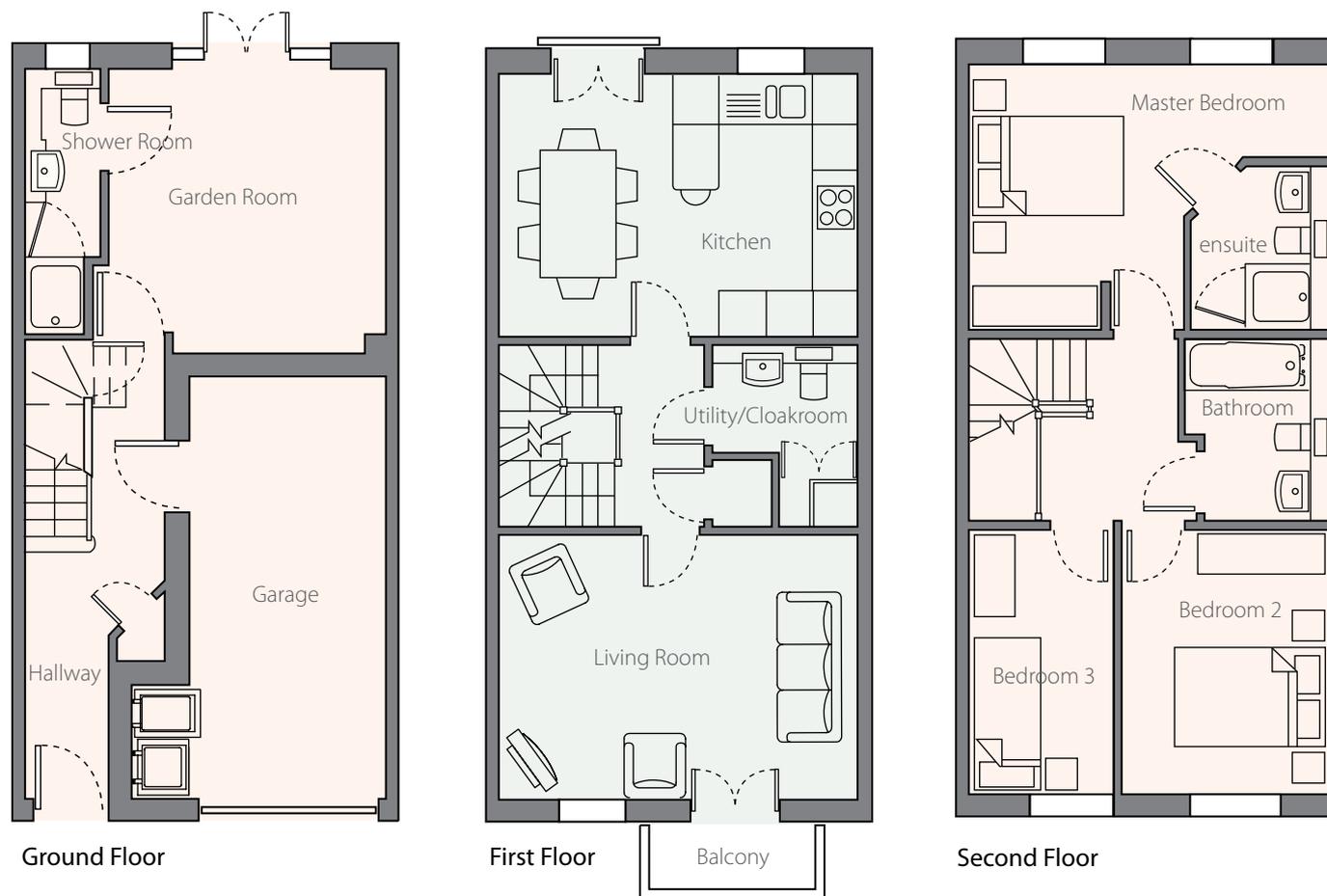
Master Bedroom	15'7 x 11'8	4767 x 3560
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Bedroom 2	11'6 x 9'2	3526 x 2798
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Bedroom 3	11'6 x 6'0	3526 x 1846
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Plots 4, 5, 8



Room Dimensions Approximate internal room sizes

Ground Floor

Garden Room	12'5 x 12'0	3806 x 3670
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Garage	8'8 x 18'6	2648 x 5650
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First Floor

Kitchen/Dining	15'7 x 11'8	4767 x 3560
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Living Room	15'7 x 11'6	4767 x 3526
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Second Floor

Master Bedroom	15'7 x 11'8	4767 x 3560
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Bedroom 2 (unit 4)	11'6 x 8'10	3526 x 2698
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Bedroom 2 (unit 5)	11'6 x 9'2	3526 x 2798
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Bedroom 2 (unit 8)	11'6 x 9'0	3526 x 2753
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Bedroom 3 (unit 4)	11'6 x 6'4	3526 x 1950
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Bedroom 3 (unit 5)	11'6 x 6'0	3526 x 1846
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Bedroom 3 (unit 8)	11'6 x 6'2	3526 x 1895
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SEAWARD

Award-winning house builder Seaward Properties has been creating superior family homes throughout the South of England and along the South Coast for 40 years.

The care and attention to detail evident within each Seaward home and the company's ability to achieve the highest levels of quality and workmanship has resulted in a strong reputation for excellence.

Each home is designed for modern living ensuring that character, style and sensitive landscaping are the cornerstone to every development. Seaward's respect for the natural environment, ability to source the best locations for building, consideration for the individuality of each buyer and its social and commercial awareness have made the company the discerning choice of buyers everywhere.



Lower Walls Walk, Chichester



Wharf House, Chichester



Canal Basin, Chichester



Breakwaters, East Wittering



Copper Beech Drive, Tangmere



Location

Chichester is well connected by both public transport and car. The nearby M27 provides convenient routes along the south coast to Portsmouth, Southampton, Worthing and Brighton, whilst Winchester and London can be easily reached via the M3.

Heathrow, Gatwick and Southampton airports are all accessible by car and rail. There are also ferries from Portsmouth Harbour regularly departing to the Isle of Wight and Europe.


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Please contact Seaward Properties on 01243 790581 or email thesquare@seawardproperties.co.uk for further information
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