



ROMAN FIELDS
SUMMERSDALE CHICHESTER

An exclusive development in a lovely sylvan setting backing onto glorious countryside



Seaward Properties Tel: 01243 790581
E: salesoffice@seawardproperties.co.uk
www.seawardproperties.co.uk



CONTENTS

CHICHESTER	5-6
CULTURE & EDUCATION	7-8
LIFESTYLE & LEISURE	8-9
THE DEVELOPMENT	10
SITE PLAN	11
SPECIFICATION	13
PLOTS 1 & 2	14-15
PLOTS 9 & 10	16-17
PLOTS 11 & 12	18-19
PLOT 13	20-21
PLOT 14	22-23
PLOT 15	24-25
PLOT 16	26-27
PLOT 17	28-29
PLOT 18	30-31
PLOT 19	32-33
PLOT 20	34-35
PLOT 21	36-37
ABOUT US	39
LOCATION	40

ROMAN FIELDS PRESENTS A RARE OPPORTUNITY TO ACQUIRE A BEAUTIFUL HOME
IN THE HIGHLY SOUGHT AFTER LOCATION OF LEAFY SUMMERSDALE ON THE
NORTHERN EDGE OF THE CITY.

NAMED TO REFLECT CHICHESTER'S FASCINATING ROMAN HISTORY, THE
DEVELOPMENT IS ADJACENT TO THE CENTURION WAY CYCLE AND PEDESTRIAN PATH
WHICH CROSSES THE ORIGINAL ROMAN ROAD FROM CHICHESTER TO SILCHESTER.

CHICHESTER'S RESTAURANTS, SHOPS AND WORLD RENOWNED CULTURAL VENUES
ARE ALL WITHIN REACH AND THE BEAUTIFUL ROLLING COUNTRYSIDE OF THE
SOUTH DOWNS NATIONAL PARK IS JUST MINUTES AWAY.



CHICHESTER

Chichester is an exciting and vibrant city, shaped by its fascinating history. It successfully blends old with new, from the magnificent medieval Cathedral, which has welcomed visitors for over 900 years, to stylish modern shops and restaurants.

Surrounded by the ancient city walls the four main streets meet at the Market Cross, built in 1501. The many small side streets throughout the centre offer opportunities for exploration and discovery.

The city centre also offers open green spaces for relaxation including Priory Park, the perfect venue for summer cricket matches and picnics.

Chichester is a university city and the area offers a variety of other well-respected centres of learning including West Dean College and the Weald and Downland Open Air Museum. Four state primary schools and the Bishop Luffa secondary school are classed as Outstanding by Ofsted. Local public schools include The Prebendal School and Westbourne House.



Festival Theatre photograph by Philip Vile

CULTURE & EDUCATION

The residents of Chichester and the surrounding area are able to access a rich and varied range of cultural activities.

The renowned Chichester Festival Theatre has recently undergone an extensive refurbishment. It offers an impressive line-up of dramas, musicals and comedy featuring a cast of well known and respected actors, writers and directors, with many of the productions moving on to the West End and elsewhere. The Chichester Festival Youth Theatre operates throughout West Sussex and offers young people the opportunity to learn new skills and gain confidence.

Located in the heart of the city, Pallant House Gallery combines a Grade 1 listed Queen Anne townhouse and an award-winning contemporary extension and contains one of the country's best collections of 20th century British art. The Gallery also hosts an exciting programme of events, exhibitions and workshops throughout the year.

The city's museum, the Novium, opened in 2012 and houses the remains of the Roman Bath House as an open archaeological site. The museum also runs talks, tours and workshops to suit all ages and interests.

The Chichester Cinema at New Park is an arthouse cinema which shows a selection of mainstream, small-budget and older films and hosts an ambitious and impressive International Film Festival every summer.



Guys & Dolls, Johan Persson





LIFESTYLE & LEISURE

The Chichester area has some beautiful beaches including the unspoilt Blue Flag beach at West Wittering with its traditional beach huts and sand dunes. The harbour is also popular with sailors and the area is home to a number of sailing clubs catering for all abilities.

The nearby Goodwood estate is the venue for the racecourse and motor circuit, which regularly host internationally recognised events including The Festival of Speed, as well as two magnificent golf courses. Golf is also available at the Chichester Golf Club.

There is a good choice of fitness centres and health clubs in and around the City including Goodwood Health Club, Chichester Lawn Tennis and Squash Club and the Westgate Leisure Centre.

Travelling north of the City takes you to the rolling hills and chalk landscapes of the South Downs National Park, with its breathtaking views stretching for miles and all waiting to be explored on foot or by bicycle.





THE DEVELOPMENT

Roman Fields is Seaward's latest development in Chichester following its award-winning success at The Square, Eastgate.

Roman Fields is situated off the main Chichester to Midhurst road on the edge of the highly regarded Summersdale area of Chichester in the parish of Lavant. This enviable location means that everything the area has to offer is within easy reach including the centre of Chichester and the beautiful surrounding countryside. The Centurion Way footpath and cycle way runs behind the development and provides an alternative way to reach Chichester to the south and Lavant to the north away from the main roads.

Built to Seaward's exacting high standards the development comprises the following properties:

- Two x 2 bedroom semi-detached
- Five x 3 bedroom semi-detached
- Eight x 4 bedroom detached





SPECIFICATION

PHASE 1: PLOTS 1, 2, 9-12 & 21

PHASE 2: PLOTS 13 – 20

GENERAL CONSTRUCTION

- Properties are constructed from a combination of quality bricks, flint, hung tiles and rendered elevations under natural grey slate or plain clay tile roofs. See CGI images of individual plots for details.
- High quality UPVC double glazed windows.
- Entrance doors by Prestige (with the exception of Plot 21) with chrome letter plate and door number.

KITCHENS

All kitchens by local award-winning kitchen design studio, Sylvarna.

Phase 1

- Stylish contemporary kitchens from the Lastra range finished with granite or quartz worktops and upstands and splashback to hob.
- All kitchens equipped with Franke under-mounted stainless steel one and a half bowl sink and Neff appliances including oven, gas hob, extractor, microwave, integrated fridge freezer, dishwasher and combined washer/drier.

Phase 2

- Stylish contemporary kitchens from the Lastra range finished with granite or quartz worktops and glass upstands and splashback to hob.
- All kitchens equipped with Franke under-mounted stainless steel one and a half bowl sink and Neff appliances including two ovens (plots 13 – 19 only, single oven in plot 20), gas hob, extractor, microwave, American-style fridge freezer (plots 13 – 19 only, integrated fridge freezer in plot 20) and integrated dishwasher. Free-standing washing machine and tumble drier in separate utility room.
- Ceramic floor tiles from the Porcelanosa range in all plots.

Choice of tile, kitchen door units, handles, worktops and glass upstands/splashback subject to stage of construction.

BATHROOMS, ENSUITES & CLOAKROOMS

- Bathrooms, ensuites and cloakrooms fitted with contemporary Roca sanitaryware.
- Vanity units by Roca in bathrooms, ensuites and cloakrooms.
- Stylish chrome fittings by Hansgrohe.
- Shower screen and tray by Kohler.
- Ceramic wall and floor tiles by Porcelanosa. Choice of tile available subject to stage of construction.
- Heated chrome towel rails on summer loop from hot water system to ensure all year round use.
- Mirrors in all bathrooms, ensuites and cloakrooms.

DOORS & STAIRCASES

Phase 1

- Oak veneer finish internal doors from the Premdor range with contemporary polished chrome finish ironmongery.
- White painted softwood stairs with oak handrails and newel caps.

Phase 2

- Oak veneer finish doors from Todd doors (ground floor), white finish doors (first floor) with contemporary polished chrome finish ironmongery.
- Feature oak handrail, balustrade, strings and newel posts.

INTERNAL JOINERY AND DECORATION

- Ogee architraves and skirting boards finished with Dulux satinwood in white.
- Walls painted in Dulux Almond White matt emulsion as standard. Choice of Dulux emulsion colour available subject to stage of construction.
- Smooth finished ceilings painted in Dulux Brilliant White matt emulsion.
- Built in wardrobes to Bedroom 1. Please refer to plans for details of other wardrobes.
- Polished chrome hinges to all internal doors.
- Polished chrome door stops.

ELECTRICAL AND LIGHTING

- Each home fitted with a combination of stainless steel LED downlights and low energy pendant lights.
- Mains operated smoke detector with battery backup, loft light, external lights to front and rear along with external electrical socket at the rear.
- TV points fitted to bedrooms and living room together with BT point ready for connection to SKY.
- Digital aerial and booster also provided.

HEATING, WATER AND INSULATION

- Highly efficient gas fired central heating with Worcester Bosch boiler or similar.
- Ground floor laid with underfloor heating and wood burner, first floor fitted with Stelrad compact panel radiators with thermostatic radiator valves (Phase 2 only). Phase 1 has radiators throughout.
- Mains pressure hot water system with electronic programmer.
- High levels of insulation to floors, walls, windows and roof, all to Premier Guarantee standards.

OUTSIDE

Phase 1

- Allocated parking spaces, covered parking space or single garage (see individual plot details).

Phase 2

- Detached or attached double garage (see individual plot details).

All properties have:

- Outside water tap and electrical socket.
- Fully landscaped front gardens with turfed rear gardens.

SECURITY AND PEACE OF MIND

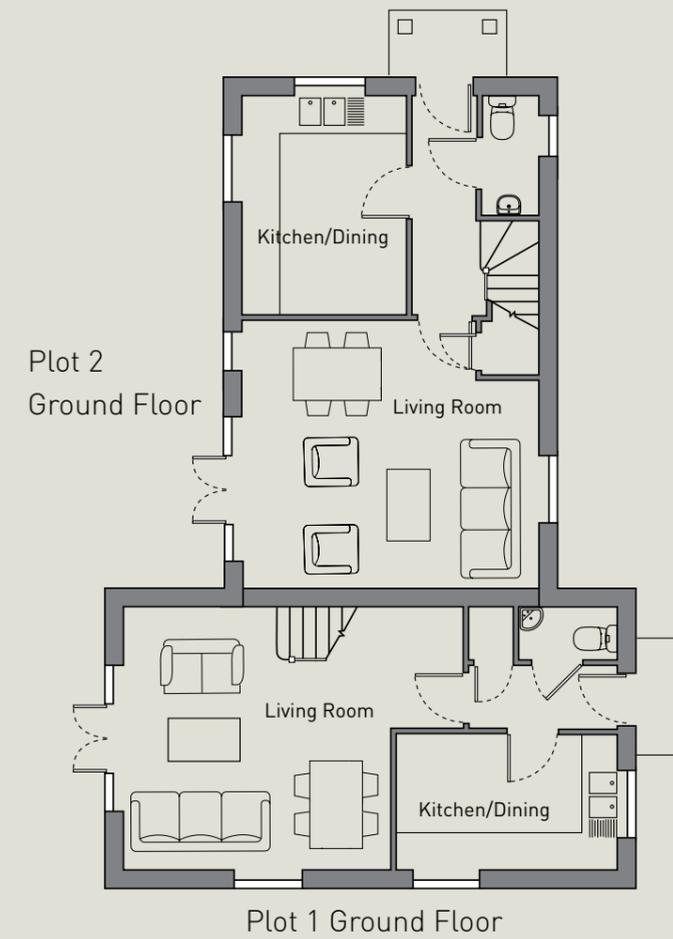
- Each home is inspected at the critical stages of construction by Premier and comes with a 10 year warranty.
- High security lock to front door.
- Mains fed smoke detector with battery backup to hall and landing.
- Wiring for future alarm system.

Please note the information included in this brochure was correct at the time of going to press and certain details may have changed since printing. Floor plans, dimensions and kitchen layouts are taken from architectural drawings and are for guidance only. Photography included depicts the surrounding area, previous Seaward developments and library images. Computer Generated Images are not to scale and any trees and landscaping are indicative only. Finishes and materials may vary from those shown. This brochure does not constitute any part of a contract, nor does it constitute an offer. Seaward Properties reserves the right to make alterations to the specification at any time during the course of the construction without prior notice. Seaward Properties gives notice to prospective purchasers that none of the materials issued or visual depictions of any kind made on behalf of the Company can be relied on as accurately describing any proposed house development of the Company, and any of the Specified Matters from time to time prescribed by an Order made under the Property Misdescription Act 1991.



1 & 2 ROMAN FIELDS

A pair of semi-detached properties with vertical tile hanging above face brick work and plain clay tile roof. Plot 1 has 2 bedrooms with a car barn space and an additional parking space. Plot 2 is a 3 bedroom property with two car barn spaces.

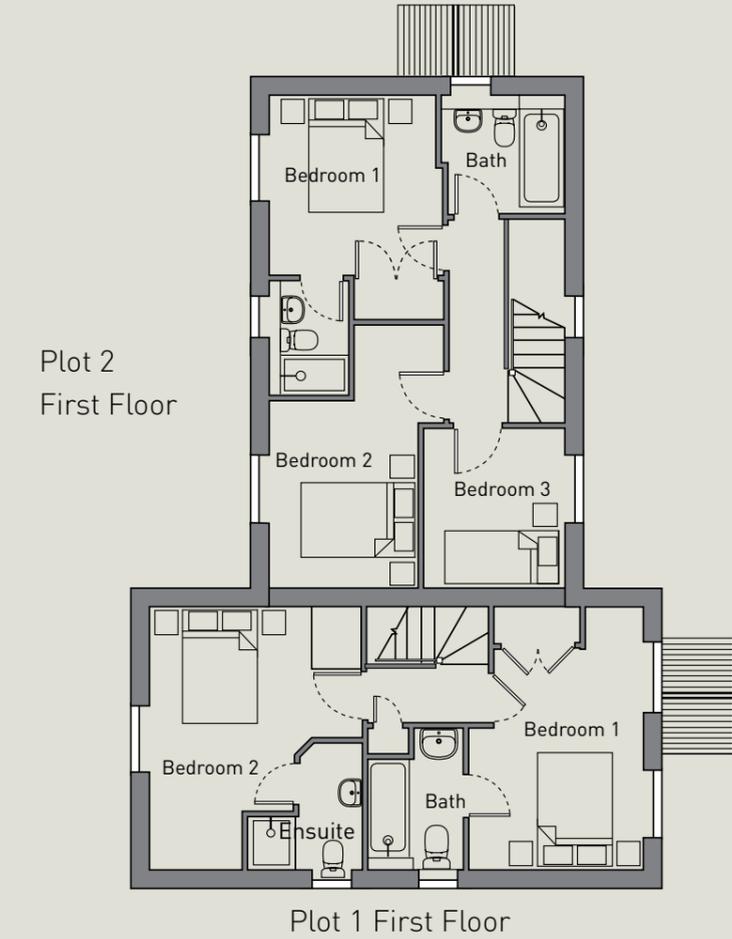


Plot 1. Ground Floor

	Metric	Feet/Inches
Living Room	4560 max x 4474 max	14'11" max x 14'8" max
Kitchen/ Dining	3762 x 2322	12'4" x 7'7"

Plot 2. Ground Floor

Living Room	5027 max x 4597 max	16'5" max x 15'1" max
Kitchen/ Dining	3762 x 2835	12'4" x 9'3"



Plot 1. First Floor

	Metric	Feet/Inches
Bedroom 1	4474 max x 2962 max	14'8" max x 9'8" max
Bedroom 2	4474 max x 3610 max	14'8" max x 11'10" max

Plot 2. First Floor

Bedroom 1	3062 x 2885	10'0" x 9'5"
Bedroom 2	3222 x 2562	10'6" x 8'4"
Bedroom 3	2772 x 2385	9'1" x 7'9"



9 & 10 ROMAN FIELDS

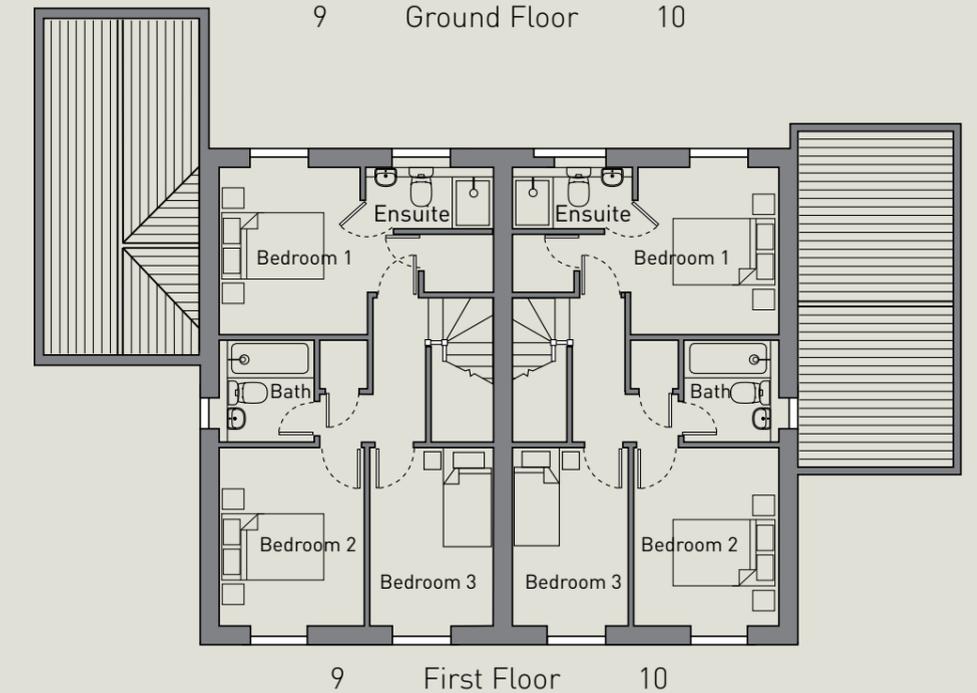
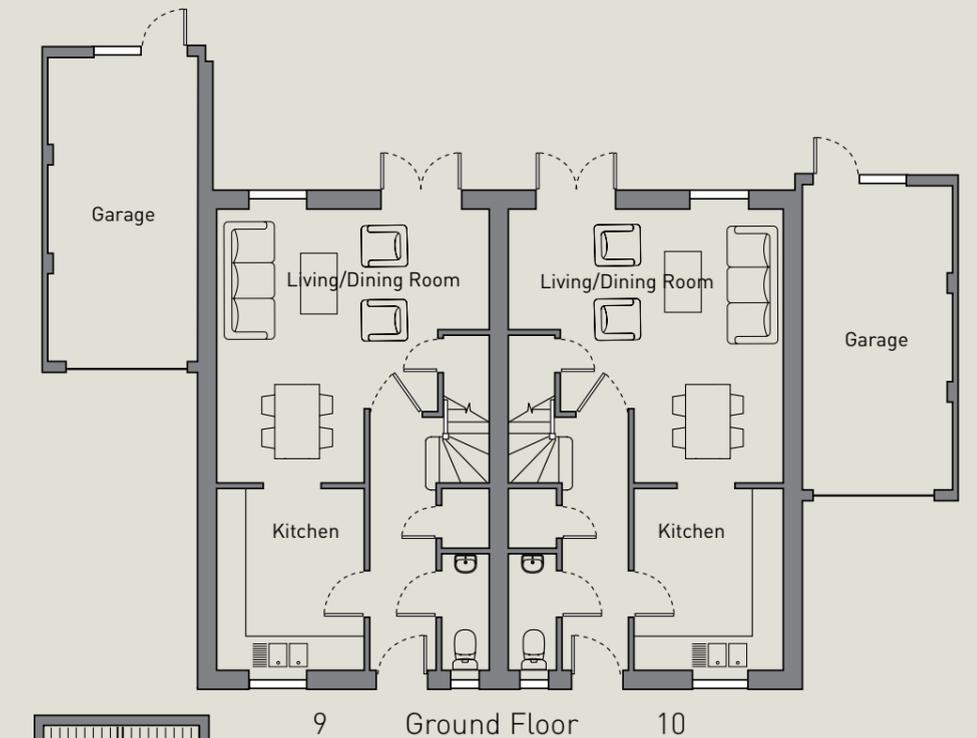
Three bedroom semi-detached properties with colour washed render elevations under a natural slate roof. Single garage and parking space in front.

Plot 9.

	Metric	Feet/Inches
Living/Dining Room	5475 max x 5388 max	17'11" max x 17'8" max
Kitchen	3522 x 2936	11'6" x 9'7"
Bedroom 1	3325 x 2986 max	10'11" x 9'9" max
Bedroom 2	3522 x 2936	11'6" x 9'7"
Bedroom 3	3522 x 2372	11'6" x 7'9"
Garage	5973 x 2813	19'7" x 9'2"

Plot 10.

	Metric	Feet/Inches
Living/Dining Room	5475 max x 5388 max	17'11" max x 17'8" max
Kitchen	3522 x 2936	11'6" x 9'7"
Bedroom 1	3325 x 2986 max	10'11" x 9'9" max
Bedroom 2	3522 x 2936	11'6" x 9'7"
Bedroom 3	3522 x 2372	11'6" x 7'9"
Garage	5973 x 2813	19'7" x 9'2"





11 & 12 ROMAN FIELDS

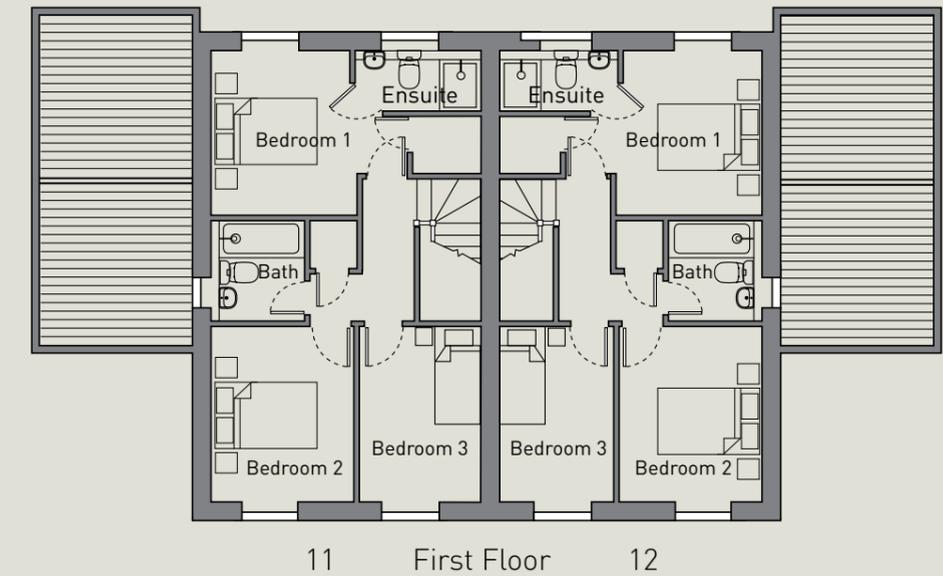
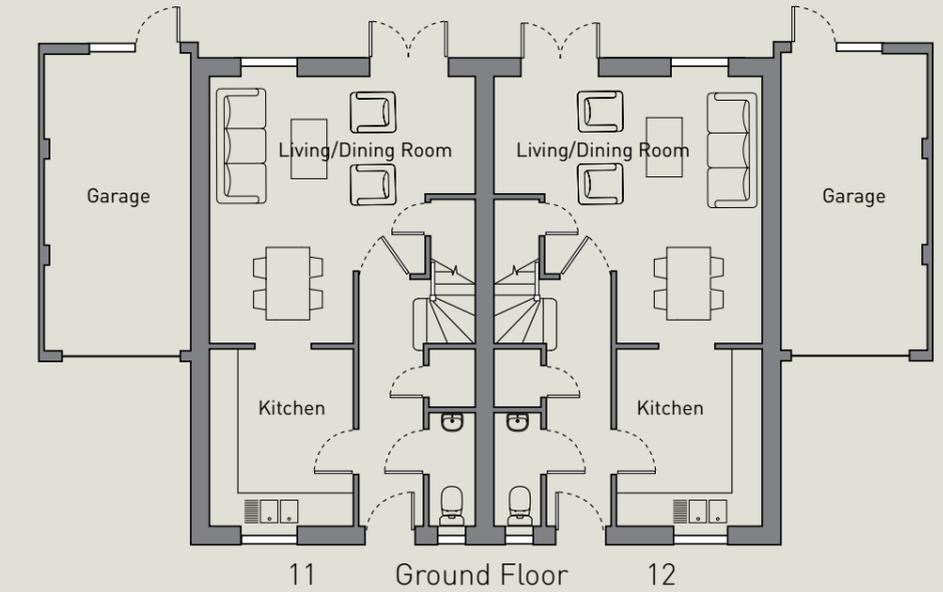
Three bedroom semi-detached properties with colour washed render elevations under a natural slate roof. Single garage and parking space in front.

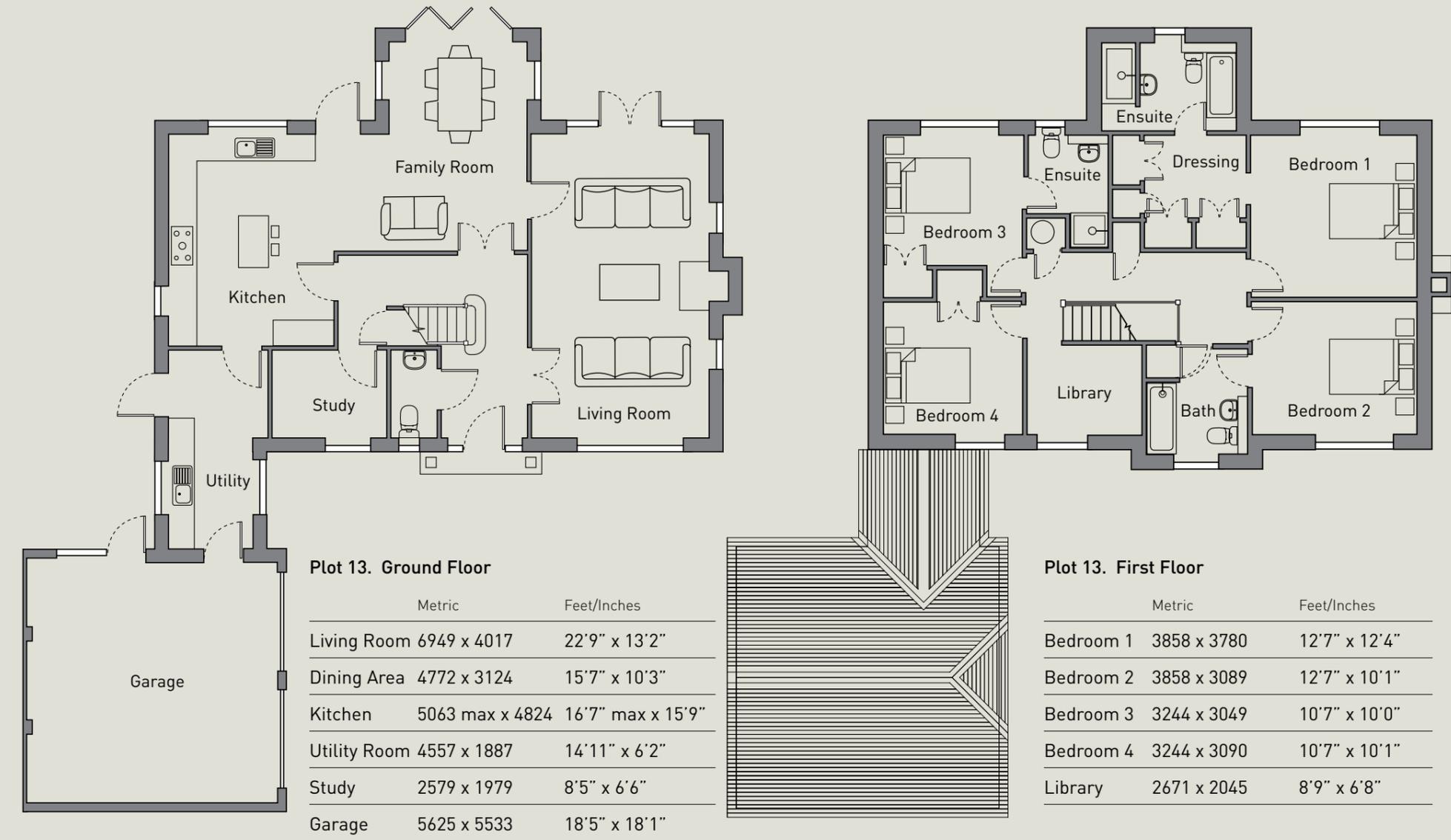
Plot 11.

	Metric	Feet/Inches
Living/Dining Room	5475 max x 5388 max	17'11" max x 17'8" max
Kitchen	3522 x 2936	11'6" x 9'7"
Bedroom 1	3325 x 2986 max	10'11" x 9'9" max
Bedroom 2	3522 x 2936	11'6" x 9'7"
Bedroom 3	3522 x 2372	11'6" x 7'9"
Garage	5973 x 2813	19'7" x 9'2"

Plot 12.

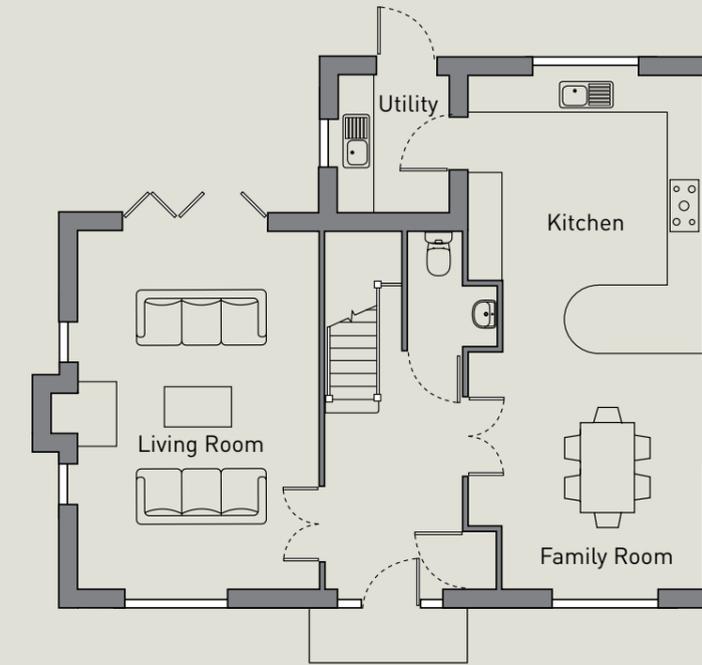
	Metric	Feet/Inches
Living/Dining Room	5475 max x 5388 max	17'11" max x 17'8" max
Kitchen	3522 x 2936	11'6" x 9'7"
Bedroom 1	3325 x 2986 max	10'11" x 9'9" max
Bedroom 2	3522 x 2936	11'6" x 9'7"
Bedroom 3	3522 x 2372	11'6" x 7'9"
Garage	5973 x 2813	19'7" x 9'2"





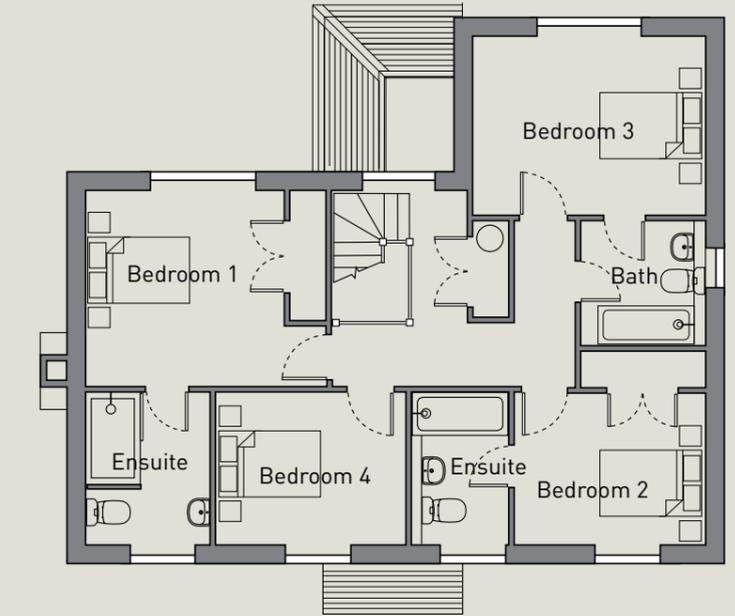
13 ROMAN FIELDS

Four bedroom detached property with attached double garage with direct access from utility room. Stock red brick elevations with tile hung feature to front under a plain clay tile roof.



Plot 14. Ground Floor

	Metric	Feet/Inches
Living Room	6162 x 4129	20'2" x 13'6"
Kitchen/Breakfast	8862 x 4024 max	29'0" x 13'2" max
Utility Room	2329 x 1877	7'7" x 6'1"
Garage	5625 x 5545	18'5" x 18'2"

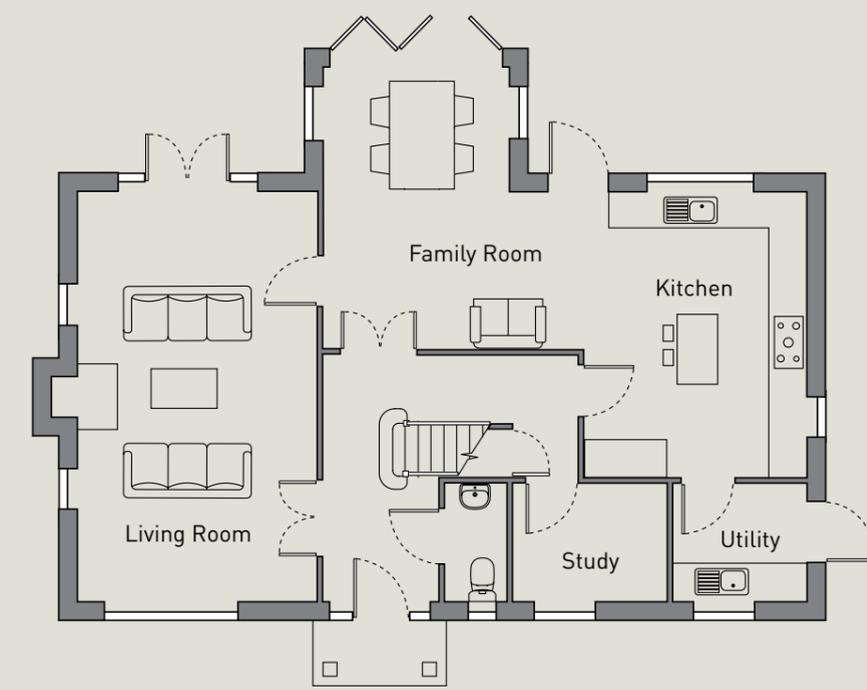


Plot 14. First Floor

	Metric	Feet/Inches
Bedroom 1	3457 x 3423	11'4" x 11'2"
Bedroom 2	3344 x 2659	10'11" x 8'8"
Bedroom 3	4024 x 3143	13'2" x 10'3"
Bedroom 4	3330 x 2659	10'11" x 8'8"

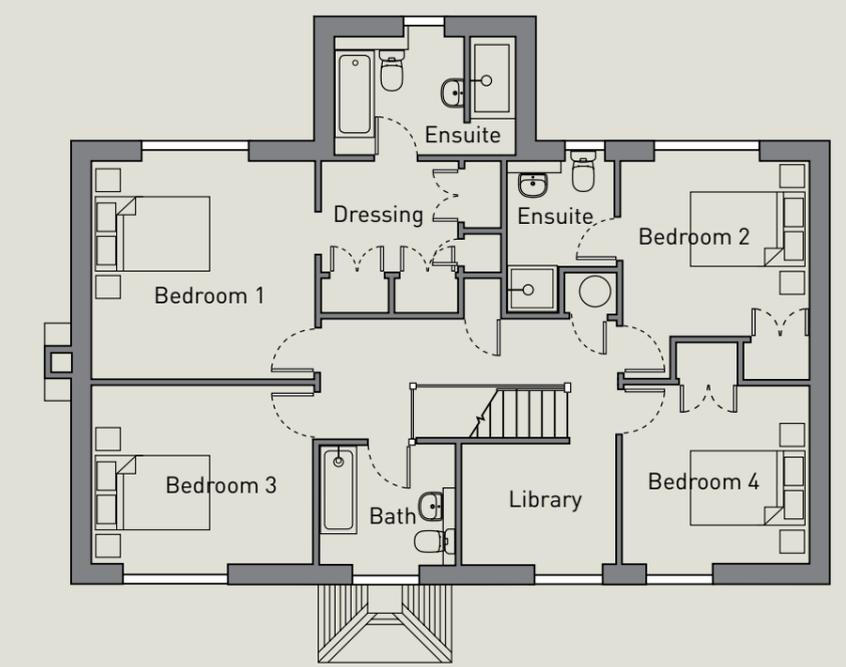
14 ROMAN FIELDS

Four bedroom detached property with separate double garage. Brick and flint elevations (flint front only) under a natural grey slate roof.



Plot 15. Ground Floor

	Metric	Feet/Inches
Living Room	6949 x 4040	22'9" x 13'3"
Kitchen	5086 x 4824	16'8" x 15'9"
Study	2579 x 1979	8'5" x 6'5"
Utility Room	2229 x 1979	7'3" x 6'5"
Family	4771 x 3124	15'7" x 10'3"
Garage	5625 x 5645	18'5" x 18'6"



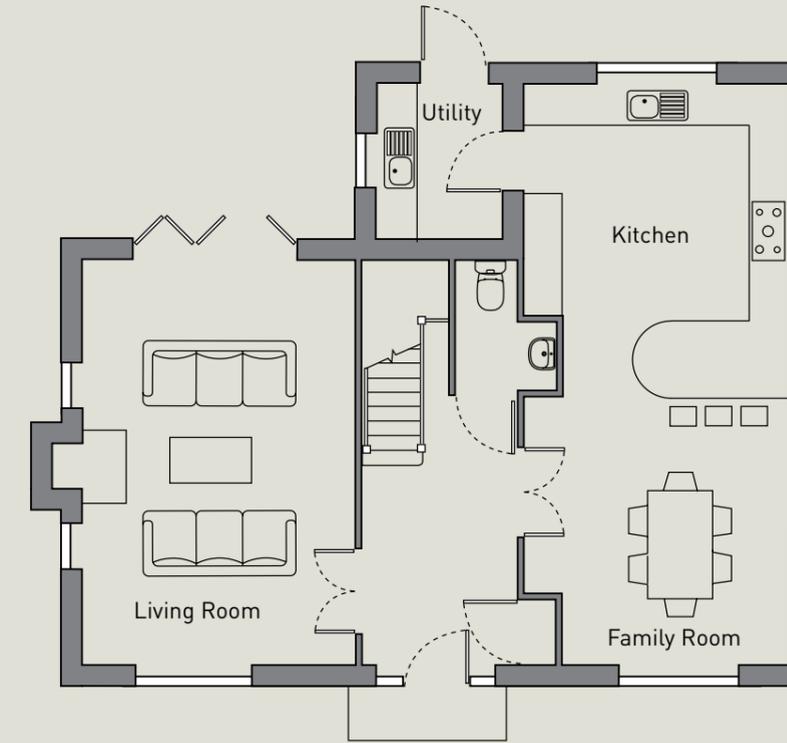
Plot 15. First Floor

	Metric	Feet/Inches
Bedroom 1	3858 x 3780	12'7" x 12'4"
Bedroom 2	3244 x 3049	10'7" x 10'0"
Bedroom 3	3858 x 3089	12'7" x 10'1"
Bedroom 4	3244 x 3090	10'7" x 10'1"

15 ROMAN FIELDS

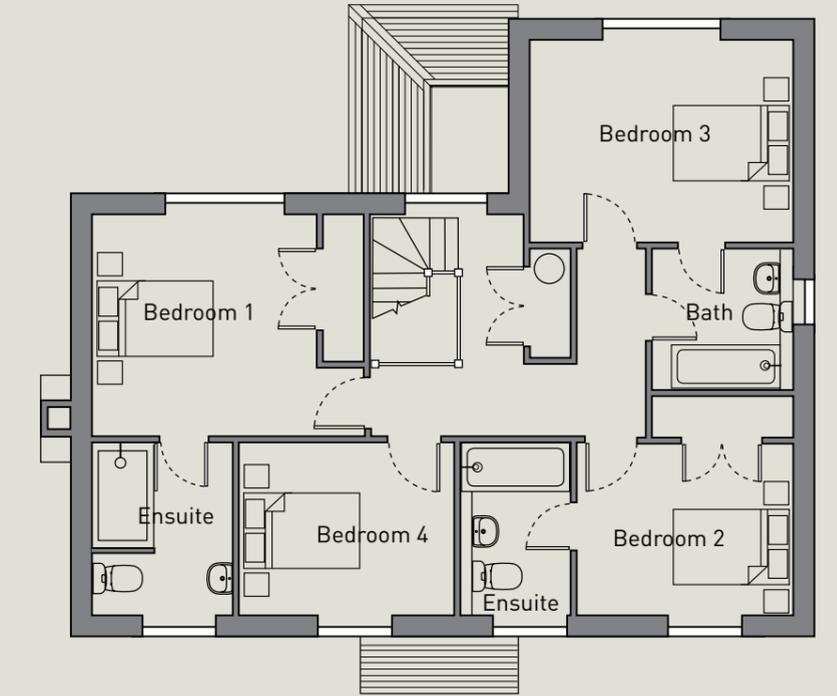
Substantial four bedroom detached property with separate double garage. Stock brick elevations with stone quoins under a plain clay tile roof.





Plot 16. Ground Floor

	Metric	Feet/Inches
Living Room	6274 x 4129	20'7" x 13'6"
Kitchen/Breakfast	8974 x 4024 max	29'5" x 13'2" max
Utility Room	2329 x 1877	7'7" x 6'1"
Garage	5625 x 5645	18'5" x 18'6"

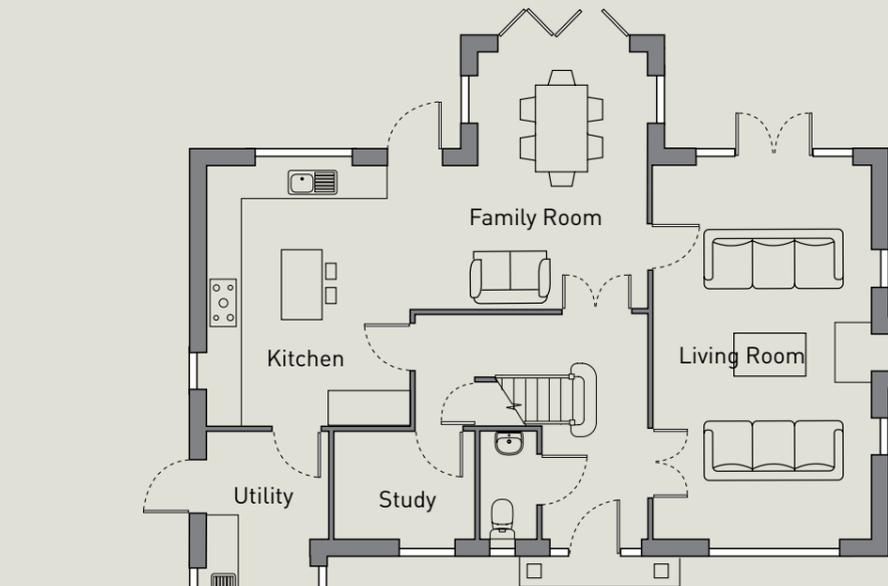


Plot 16. First Floor

	Metric	Feet/Inches
Bedroom 1	3457 x 3423	11'4" x 11'2"
Bedroom 2	3344 x 2771	10'11" x 9'1"
Bedroom 3	4024 x 3143	13'2" x 10'3"
Bedroom 4	3330 x 2771	10'11" x 9'1"

16 ROMAN FIELDS

Four bedroom detached property with separate double garage. Colour washed render elevations with reconstituted stone sills under a natural grey slate roof.



Plot 17. Ground Floor

	Metric	Feet/Inches
Living Room	6949 x 4017	22'9" x 13'2"
Family Room	4772 x 3124	15'7" x 10'3"
Kitchen	5063 x 4824	16'7" x 15'9"
Study	2579 x 1979	8'5" x 6'5"
Utility Room	4557 x 1887	14'11" x 6'2"
Garage	5625 x 5433	18'5" x 17'9"

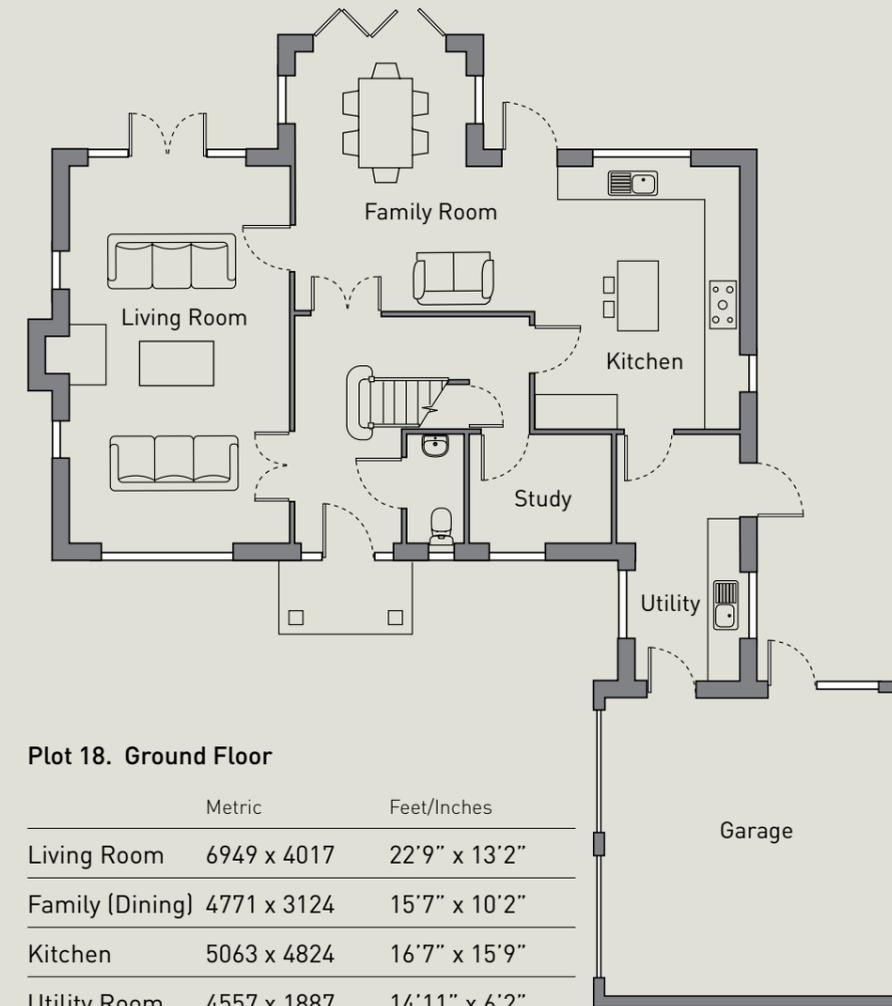


Plot 17. First Floor

	Metric	Feet/Inches
Bedroom 1	3858 x 3780	12'7" x 12'4"
Bedroom 2	3858 x 3089	12'7" x 10'1"
Bedroom 3	3244 x 3049	10'7" x 10'0"
Bedroom 4	3244 x 3090	10'7" x 10'1"
Library	2671 x 2045	8'9" x 6'8"

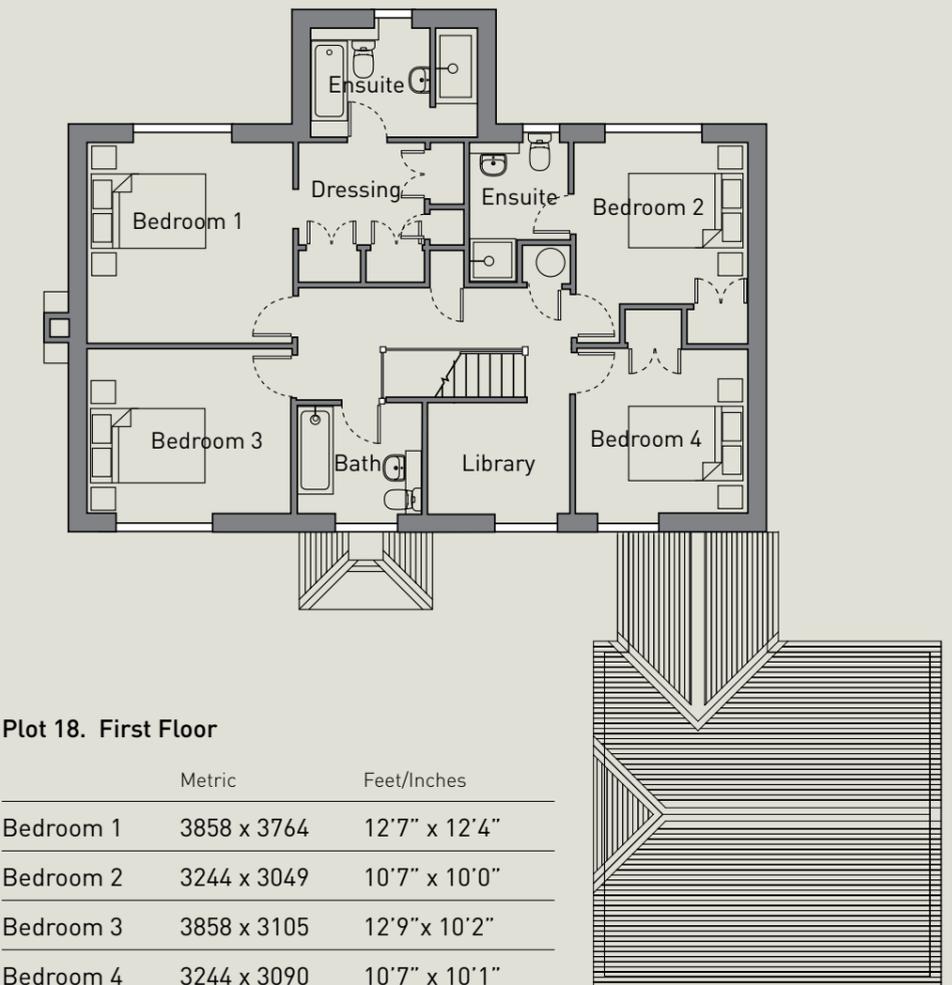
17 ROMAN FIELDS

Substantial four bedroom detached property with attached double garage with direct access from utility room. Brick and clay tile elevations under a plain clay tile roof.



Plot 18. Ground Floor

	Metric	Feet/Inches
Living Room	6949 x 4017	22'9" x 13'2"
Family (Dining)	4771 x 3124	15'7" x 10'2"
Kitchen	5063 x 4824	16'7" x 15'9"
Utility Room	4557 x 1887	14'11" x 6'2"
Study	2579 x 1979	8'5" x 6'5"
Garage	5625 x 5433	18'5" x 17'9"

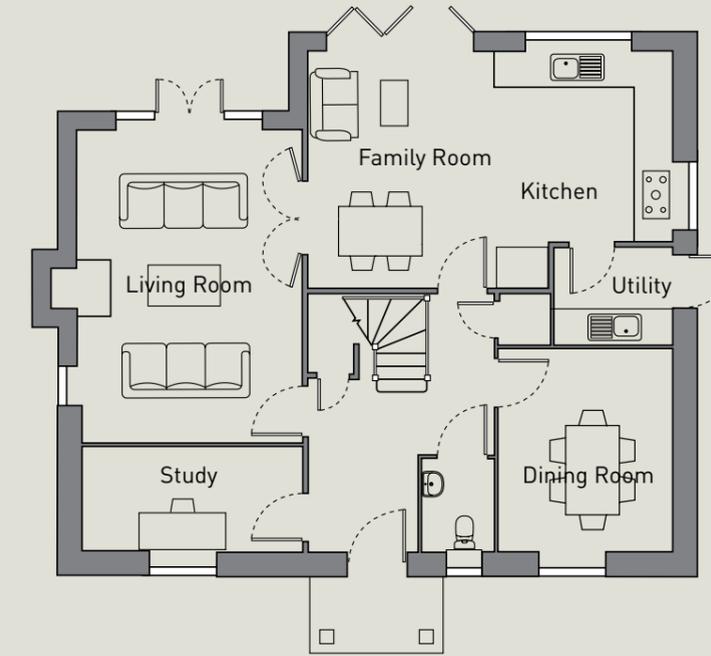


Plot 18. First Floor

	Metric	Feet/Inches
Bedroom 1	3858 x 3764	12'7" x 12'4"
Bedroom 2	3244 x 3049	10'7" x 10'0"
Bedroom 3	3858 x 3105	12'9" x 10'2"
Bedroom 4	3244 x 3090	10'7" x 10'1"

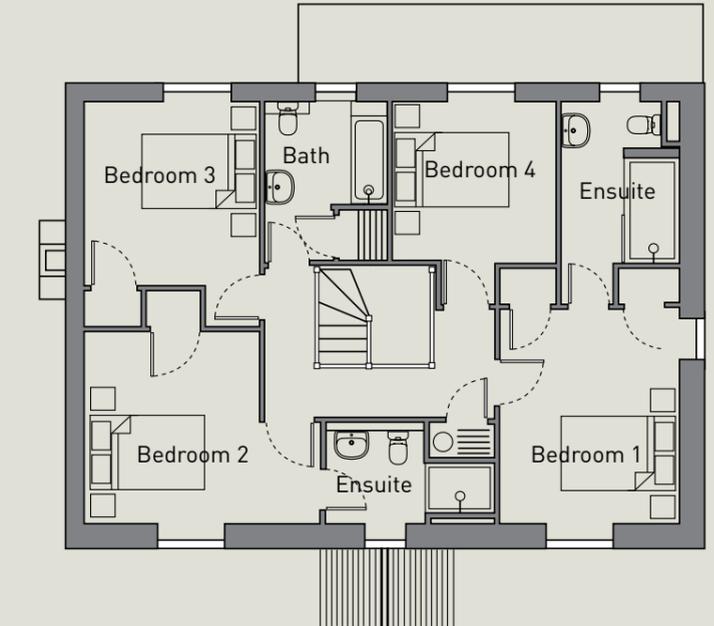
18 ROMAN FIELDS

Substantial four bedroom detached property with attached double garage with direct access from utility room. Stock brick elevations under a plain clay tile roof.



Plot 19. Ground Floor

	Metric	Feet/Inches
Living Room	5322 x 3792	17'5" x 12'5"
Kitchen/Family	6175 x 4004 Max	20'3" x 13'1" Max
Dining	3412 x 2922	11'2" x 9'7"
Study	3792 x 1762	12'5" x 5'9"
Utility Room	1954 x 1662	6'4" x 5'5"
Garage	5625 x 5625	18'5" x 18'5"

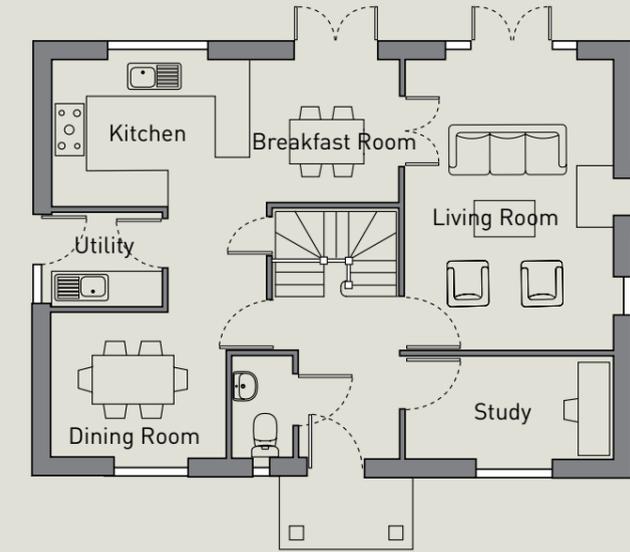


Plot 19. First Floor

	Metric	Feet/Inches
Bedroom 1	3662 x 3054	12'0" x 10'0"
Bedroom 2	4000 max x 3262	13'1" max x 10'8"
Bedroom 3	3122 x 2950	10'2" x 9'8"
Bedroom 4	2841 x 2722	9'3" x 8'11"

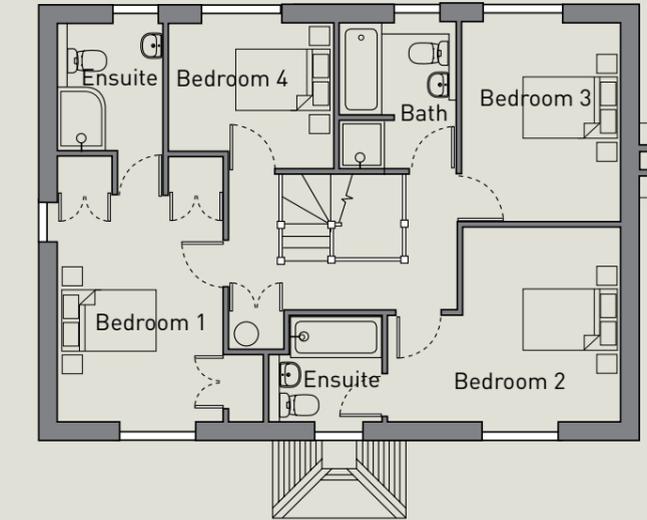
19 ROMAN FIELDS

Four bedroom detached property with separate double garage. Brick and flint elevations (flint to front and one side only) under a plain clay tile roof.



Plot 20. Ground Floor

	Metric	Feet/Inches
Living	5228 x 3725	17'1" x 12'2"
Dining	3117 x 2619	10'2" x 8'7"
Kitchen/Breakfast	6227 x 2609	20'5" x 8'6"
Study	3725 x 1800	12'2" x 5'10"
Utility Room	1968 x 1654	6'5" x 5'5"
Garage	5625 x 5645	18'5" x 18'6"

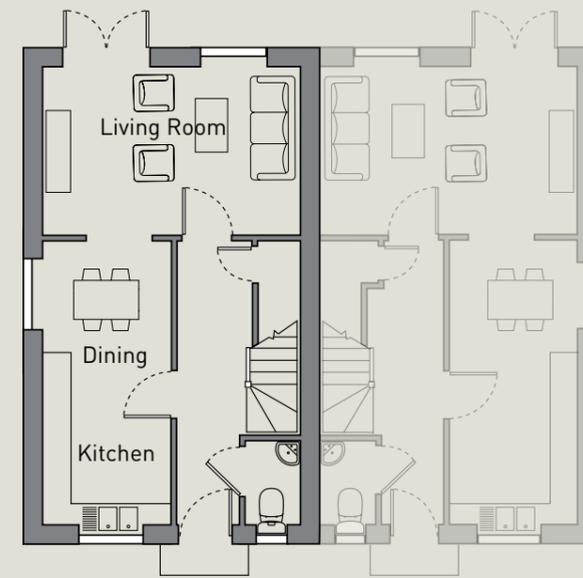


Plot 20. First Floor

	Metric	Feet/Inches
Bedroom 1	4064 x 2974	13'4" x 9'9"
Bedroom 2	4185 max x 3510	13'8" max x 11'6"
Bedroom 3	3585 x 2849	11'9" x 9'4"
Bedroom 4	3016 x 2642 max	9'10" x 8'8" max

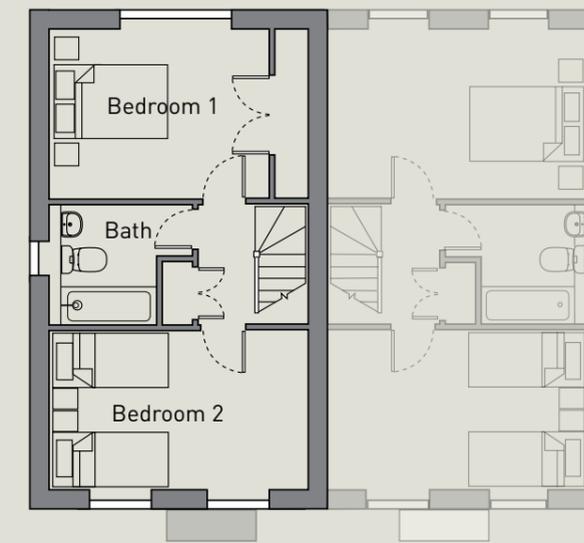
20 ROMAN FIELDS

Four bedroom detached property with separate double garage. Colour washed render elevations under a plain clay tile roof.



Plot 21. Ground Floor

	Metric	Feet/Inches
Living Room	4600 x 3010	15'1" x 9'10"
Kitchen/Dining	5087 x 2298	16'8" x 7'6"



Plot 21. First Floor

	Metric	Feet/Inches
Bedroom 1	3900 x 3022	12'9" x 9'11"
Bedroom 2	4600 x 2825	15'1" x 9'3"

21 ROMAN FIELDS

Two bedroom semi-detached property with two parking spaces at front. Brick and colour washed render elevations under a plain clay tile roof.



THE DEVELOPER

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

Each home is designed for modern living ensuring that character, style and sensitive landscaping are the cornerstone of 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.

CUSTOMER SERVICE

We place the highest priority on providing a high level of customer service and when you buy at Roman Fields you can be assured of our commitment to providing you with the support you need throughout the purchasing process.



LOCATION

From Chichester proceed north towards Lavant on the A286 (Broyle Road). After approximately 1 mile Roman Fields will be on your left.

The nearest mainline station is Chichester with regular services from London (1 hr 35min)

The A27/M27 gives fast access across the south coast and the M23/M3. The A286 from Roman Fields north via Midhurst offers a scenic route to the A3 and London.

For air travel the nearest airports are Gatwick (43 miles) and Southampton (30 miles).

Sat Nav reference PO19 5RD



All distances and timings are approximate



NOTES:

