



PRIORS ORCHARD

— SOUTHBOURNE —

A DEVELOPMENT BY SEAWARD PROPERTIES

PRIORS ORCHARD

Priors Orchard is an exciting development by respected local developer, Seaward Properties.

Located in the heart of Southbourne, with excellent road and rail links, Priors Orchard offers an attractive selection of high quality two, three and four bedroom homes. The development offers something for every purchaser from first time buyers to growing families looking for more space or anyone seeking a beautiful area for retirement.

Named to reflect its origins as an apple orchard, the development is close to local schools, shops and the lively market town of Emsworth. Prinsted foreshore is close by offering excellent leisure opportunities.

Further afield is everything that West Sussex and Hampshire have to offer including the cathedral city of Chichester and Portsmouth with its historic dockyard.

Contents

Location	4
Lifestyle	6
The Development	9
Specification	10
About Seaward	12
Transport & Directions	13



Location

Southbourne is a small village with its own local shops, pubs and church. There is a library, post office, farm shop and doctors' surgery. The village has its own railway station with direct links to London Victoria, Portsmouth, Southampton and Brighton. The 700 bus service between Felpham and Portsmouth stops close to the entrance to the development.

Priors Orchard is situated on the A259 in the centre of Southbourne, with easy access to the A27.

The area to the south of Priors Orchard is the conservation area of Prinsted which offers excellent walking opportunities and access to Chichester Harbour.

The village has the benefit of three schools which have all been consistently assessed as Good by Ofsted in recent years :

- Southbourne Infants School: southbourneinfants.co.uk
- Southbourne Junior School: southbournejuniors.co.uk
- Bourne Community College (Secondary): bourne.org.uk

Bishop Luffa School in Chichester was judged to be Outstanding at its last inspection. Chichester High School is rated as a Good School. There are also a number of well-regarded independent schools in the local area including Westbourne House School, The Prebendal School, Great Ballard and Oakwood Preparatory School, Portsmouth High School and The Portsmouth Grammar School.



Lifestyle

Local attractions include **Stansted House & Park**, **Fishbourne Roman Palace**, **Staunton Country Park** and **Cobnor Activities Centre**.

Just a mile away from Priors Orchard is **Emsworth**, a charming market town with a strong fishing, sailing and boat building heritage. It has a wealth of amenities with many independent and traditional shops. There are also a number of excellent pubs and restaurants to choose from and a monthly market.

Emsworth is popular with artists who open their doors to visitors over two weekends in April and May for the **Emsworth Art Trail**, turning the town into a hive of creative activity.

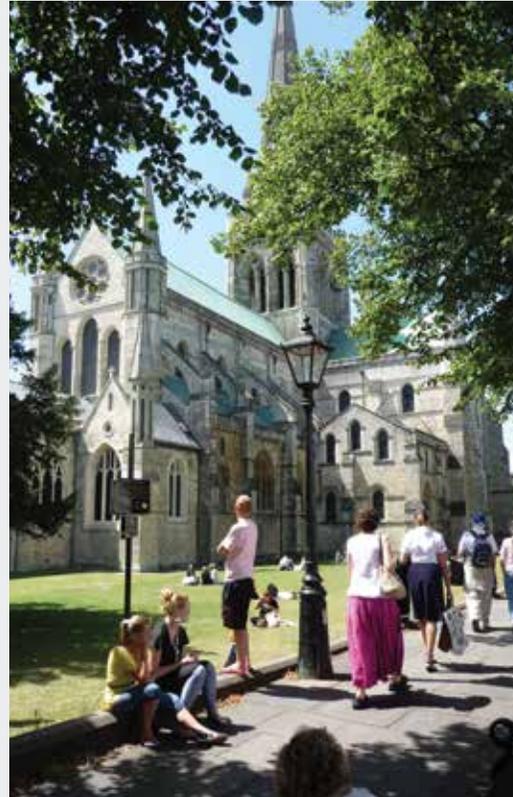


The historic city of **Chichester** is a short drive or train journey away. The city blends old with new, from the magnificent medieval **Cathedral** to stylish shops and a wealth of restaurants.

Chichester also boasts a rich and varied range of cultural activities. **The Chichester Festival Theatre** offers an impressive line-up of dramas, musicals and comedy. **Pallant House Gallery** contains one of the country's best collections of 20th century British art and hosts an exciting programme of exhibitions throughout the year. The city's museum, **The Novium**, houses the remains of the Roman Bath House as an open archaeological site.

The area is a haven for sailors and has some beautiful beaches, including the Blue Flag beach at **West Wittering**. The nearby **Goodwood** estate is the venue for the racecourse, two golf courses and motor racing circuit, which regularly hosts internationally recognised events including the **Festival of Speed**.

In the opposite direction is **Portsmouth** with its **Historic Dockyard**, home to HMS Victory and the fascinating Mary Rose exhibition. Nearby **Gunwharf Quays** has an extensive range of high street and high end retailers as well as a number of well-known restaurants and the **Emirates Spinnaker Tower**.





The Development

A wide range of external finishes to the homes provide an attractive street scene within the development includes public open space, communal orchard and a children's play area.

Built to Seaward's high standards, Priors Orchard offers a selection of two, three and four bedroom properties.



Specification

General Construction

- Properties are constructed from a combination of quality bricks, flint, clay tiles, cladded and rendered elevations under grey slate or plain clay tile roofs. CGI images or coloured elevation drawings are available providing full details of each individual property.
- High quality UPVC double glazed windows.
- Entrance doors by Eurocell with polished stainless steel letter plate and door number.



Kitchens

- Stylish contemporary kitchens from the Cucina Colore range by local award-winning kitchen design studio, Sylvarna.
- Laminate worktops and upstands and glass splashback to hob.
- Soft close cupboard doors and drawers
- All kitchens equipped with Franke sink and Neff appliances including oven, gas hob, extractor, integrated fridge freezer, dishwasher and combined washer/drier.
- Ceramic floor tiles by Porcelanosa or Amtico flooring. See individual plot information in the Marketing Suite for specific details.

Subject to stage of construction*, there is a choice of floor tile, kitchen door units, handles, worktops and glass upstands. Our sales staff will be pleased to advise you on the choices available as well as the upgrade packages.

Bathrooms, Ensuites and Cloakrooms

- Bathrooms, ensuites and cloakrooms fitted with contemporary Porcelanosa sanitaryware, shower screens and chrome fittings.
- Soft close toilet seat.
- Ceramic wall and floor tiles by Porcelanosa with aluminium brushed chrome tile trim.
- Heated chrome towel rails.
- Fitted mirrors in bathrooms, ensuites and cloakrooms.

Subject to the stage of construction* there is a choice of tile finish. Our sales staff will be pleased to advise you on the choices available as well as the upgrade packages.

* Once the roof of a property is completed, we regret that choices referred to above will no longer be available due to construction programme and lead times involved.

Doors & Staircases

- Oak veneer handrails and newel caps with white painted softwood stairs and newel posts. Stairs will be carpeted.
- Staircases will be fitted with stylish and contemporary glass balustrades with chrome fittings.
- Oak veneer internal doors by Todd Doors throughout with chrome door furniture, hinges and door stops. Some internal doors will have glazed panels. Please refer to individual property details.

Internal Joinery & Decoration

- Contemporary 'V' grooved skirting and architraves finished in white satinwood.
- Walls painted in Crown Grey Lace matt emulsion.
- Smooth finished ceilings painted in Brilliant White matt emulsion.
- Built in wardrobes to Bedroom 1 with hanging rail and oak veneer fitted shelving. Duncton house type also has built in wardrobe in bedroom 2.

Electrical & Lighting

- Each home fitted with a combination of white LED downlights and low energy pendant lights.
- White sockets and light switches to living and bedroom areas, brushed stainless steel fittings to kitchen.

Home Entertainment & Communication

- Properties are wired for standalone terrestrial TV and FM/DAB to be received in all bedrooms, living and family rooms.
- Digital aerial installation and distribution amplifier to loft space and cat5 media in hallway cupboard.
- Wiring is also installed for standalone SKY + HD. Full details available in the Marketing Suite.
- Broadband speed as indicated by BT up to 300MB*

* Actual speed is dependent on the supplier selected

Heating, water & Insulation

- Gas-fired central heating system with Vaillant boiler and Stelrad compact panel radiators throughout.
- Mains pressure hot water system with electronic programmer.
- High levels of insulation to floors, walls, windows and roof to meet Premier Guarantee standards.

Security & Peace of Mind

- High security lock to front door, BS7950 compliant with multipoint locking.
- Fused connection unit on a dedicated circuit and telephone point provided in hall media cupboard for future alarm system.
- Mains operated smoke detector with battery backup, loft light, external lights to front and rear.
- Carbon Monoxide detector.

Outside

- Fully landscaped front gardens with turfed rear garden and patio.
- Outside water tap and external electrical point.
- Allocated parking space, covered parking space/s or garage (see individual plot details)
- Power and light points in garage (if applicable)

General

- Fitted carpets and/or Amtico flooring through living areas and bedrooms. Specific details available in Marketing Suite.

Warranty

- Each home is inspected at the critical stages of construction by Premier and comes with a 10 year warranty.

Personalise your new home

On selected plots and subject to the stage of construction* you may select one of the following upgrade packages. Our sales staff will be able to give you full details of all the products available and cost.

Signature

KITCHEN

- Quartz worktop/upstands with under mount sink
- Cantilever shelving in corner unit**

BATHROOM/ENSUITE

- Signature package Porcelanosa white sanitary ware. (Full details available in Marketing Suite)
- Full height tiling with a choice from Signature collection of Porcelanosa wall and floor tiles

ELECTRICAL

- Brushed stainless steel sockets and light switches throughout

Autobiography

KITCHEN

- Quartz worktop/upstands with under mount sink
- Cantilever shelving in corner unit**
- Double oven: main oven with ** slideaway door + combination microwave oven
- Induction hob

BATHROOM/ENSUITE

- Autobiography Porcelanosa white sanitary ware. (Full details available in Marketing Suite)
- Full height tiling with a choice from Autobiography collection of Porcelanosa wall and floor tiles

ELECTRICAL

- Brushed stainless steel sockets and light switches throughout

* Once the roof of a property is completed, we regret that choices referred to above will no longer be available due to construction programme and lead times involved.

** In selected plots only



About Seaward

Award-winning developer Seaward Properties has been creating superior homes throughout Southern England and along the South Coast for over 45 years.

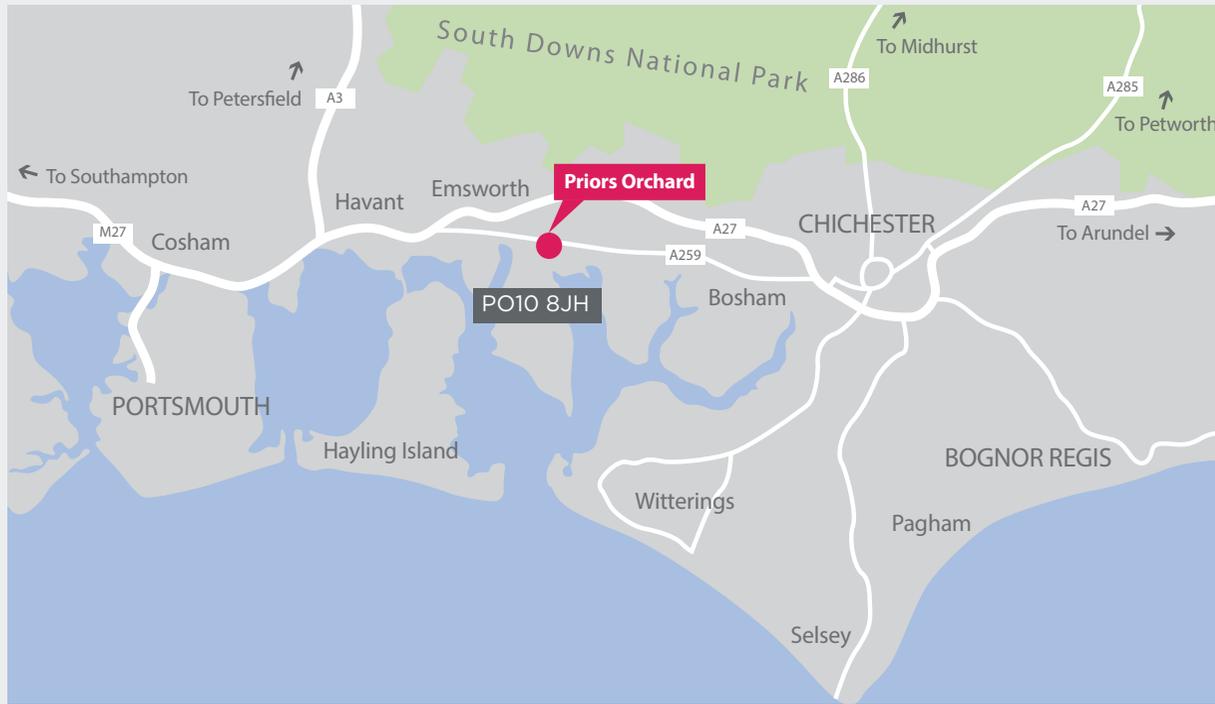
The care and attention to detail evident within each Seaward home and the company's ability to achieve the highest levels of quality and workmanship has resulted in a reputation for excellence.

Each home is designed for modern living whilst 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 for many years.

Seaward places the highest priority on providing an excellent level of customer service and when you buy at Priors Orchard you can be assured of our commitment to providing you with the support you need throughout the purchasing process.

**Seaward**
A SURE SIGN OF QUALITY



Distances

Chichester City Centre	7 miles
Goodwood	9 miles
West Wittering Beach	12 miles
Portsmouth	12 miles
Southampton Airport	26 miles
Gatwick Airport	51 miles
London	70 miles

All distances are approximate.



Directions

From Chichester proceed west towards Emsworth on the A259. After approximately five miles Priors Orchard will be on your right just after Inlands Road.

From Havant leave the A27 at the Emsworth junction and proceed along the A259 through Emsworth to Southbourne. Priors Orchard will be on your left just past the Southbourne Medical Centre on the east side of the village.

Please note the information included in this brochure was correct at the time of going to press. Floor plans, dimensions and kitchen layouts are taken from architectural drawings and are illustrative only. Photography included depicts the surrounding area, show home, previous Seaward developments and library images. Computer Generated Images are not to scale and any trees and landscaping are illustrative only. Finishes and materials may vary from those shown. This brochure does not constitute any part of a contract. 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 housing development of the Company, whether in relation to the Consumer Protection from Unfair Trading Regulations 2008, the Business Protection from Misleading Marketing Regulations 2008 or otherwise.



www.seawardproperties.co.uk

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