



Lower Walls Walk

The Square, Eastgate, Chichester

An elegant terrace of ten classically designed four and five bedroom townhouses in the heart of the city

THE
SQUARE
EASTGATE

The Square offers you the opportunity to acquire a property within this unique development in the heart of cosmopolitan Chichester, where parks, gardens, fashionable shops and restaurants are all on your doorstep.

The Square offers the 'best of both worlds' - you will enjoy the secluded position adjacent to the City Walls whilst benefiting from living in the heart of this thriving, historic market town.



Contemporary, light filled interiors that balance classic design with contemporary style and convenience typify this desirable development





THE
SQUARE
EASTGATE

Chichester city

Although one of Britain's smaller cathedral cities, Chichester is steeped in history and boasts a varied and fascinating past with many historical periods represented in the region, the magnificent Roman Palace at Fishbourne and the medieval cathedral.

Founded by the Romans, Chichester flourished during the Georgian era and features a wealth of architecture from this period. The Victorian age saw the city develop further and establish itself as an important cultural centre for the south of England. Chichester is a university town and the region also offers a variety of other well-respected centres of learning such as West Dean College and the Weald and Downland Open Air Museum.

For those with a penchant for shopping, most of the major high street outlets are well represented as are a good number of smaller boutiques and prestige retailers. The pedestrianised city centre makes for a relaxing shopping experience and there are a wealth of restaurants, cafés and open spaces in which to relax.





Leisure and Culture

As a cultural centre for the arts Chichester offers many key attractions including the renowned Chichester Festival Theatre where a variety of performances can be enjoyed throughout the year. Pallant House Gallery is another valuable asset and home to one of the most important collections of 20th century British art in the country. The city also boasts one of the UK's most exciting independent cinemas - the Chichester Cinema at New Park, dedicated to showing the best films from around the world.

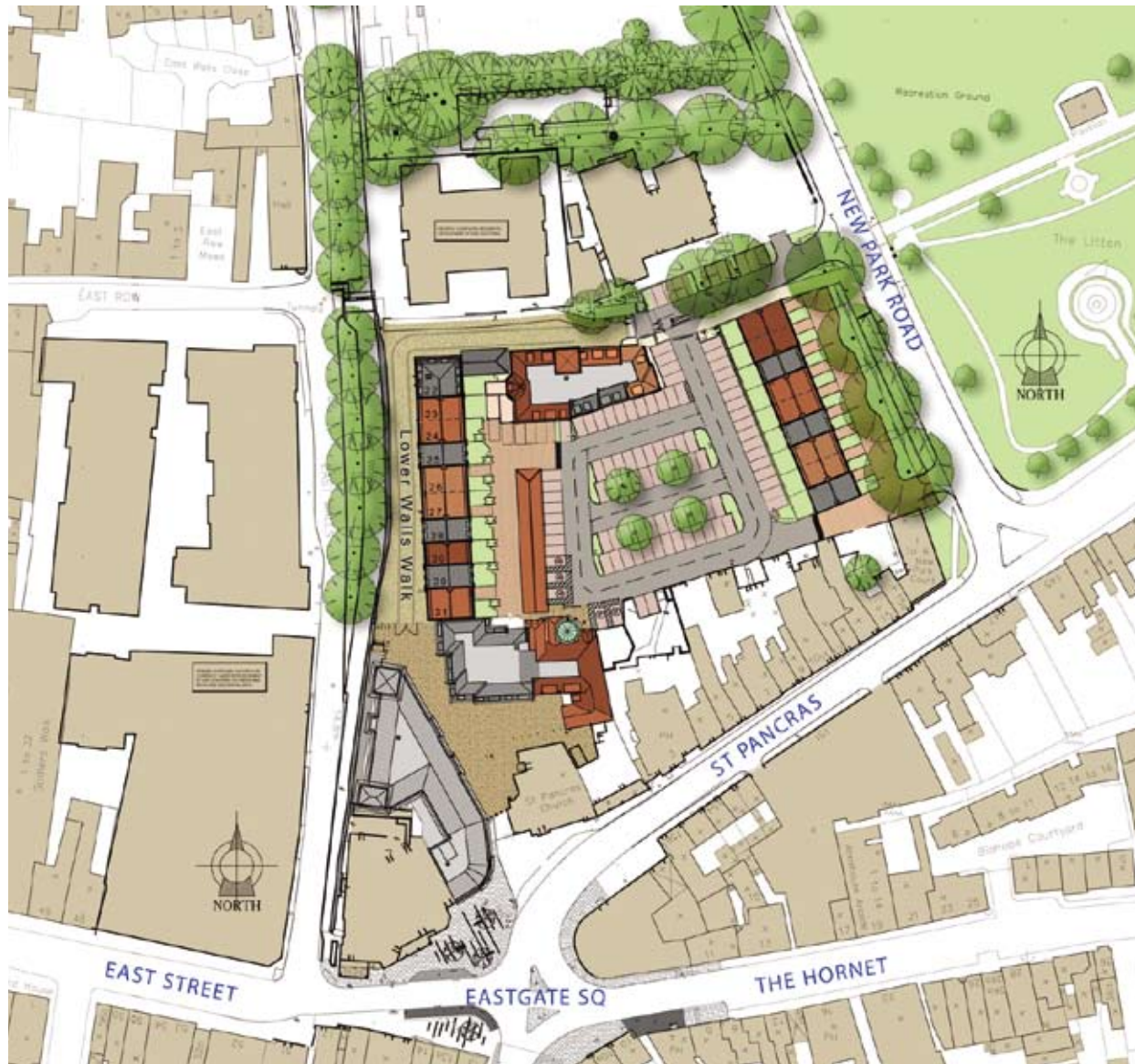
Annual events such as the Chichester Festivities, The Chichester Film Festival and The Real Ale and Jazz Festival contribute further to the city's vibrancy. Nearby are Goodwood racecourse and motor circuit which both regularly host immensely popular events.

There are a choice of fitness centres in the city, including the Westgate Leisure Centre which has a wide range of facilities, Chichester Tennis and Squash Club and the Chichester Gate Leisure Complex with restaurants and bars, as well as a hotel and multi-screen cinema. There are also a number of magnificent golf courses nearby.

For those that enjoy the outdoors, Chichester Harbour - a designated Area of Outstanding Natural Beauty, the coast and the South Downs are close at hand.



CFI picture courtesy of Alberto Arzoz

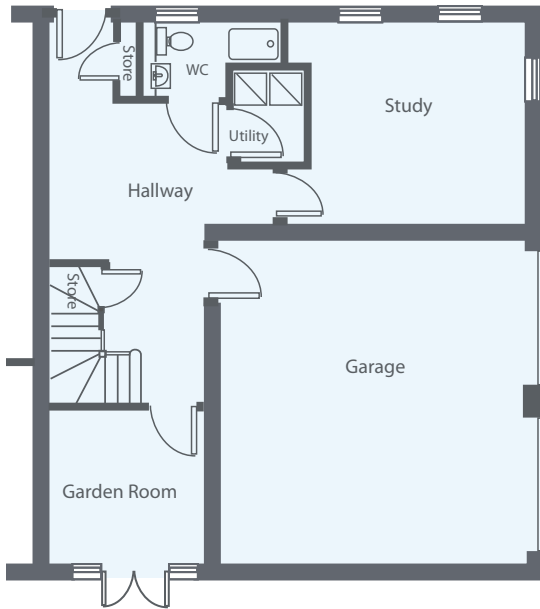


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Site plan

The Square, Eastgate, nestles neatly behind St Pancras and runs adjacent to the historic City Wall. The Festival Theatre and main shopping precinct are a short walk and there are plenty of restaurants, cafes and wine-bars close by.

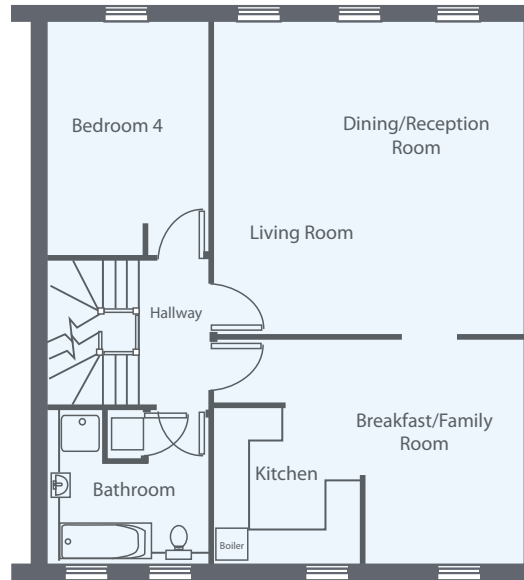
The New Park cinema is adjacent to the development if you fancy a glass of wine and a film in informal surroundings, and within moments you can also enjoy the open green spaces of Priory Park, a welcome and relaxing alternative from the hustle and bustle of the town.



Ground Floor

Approximate internal room sizes

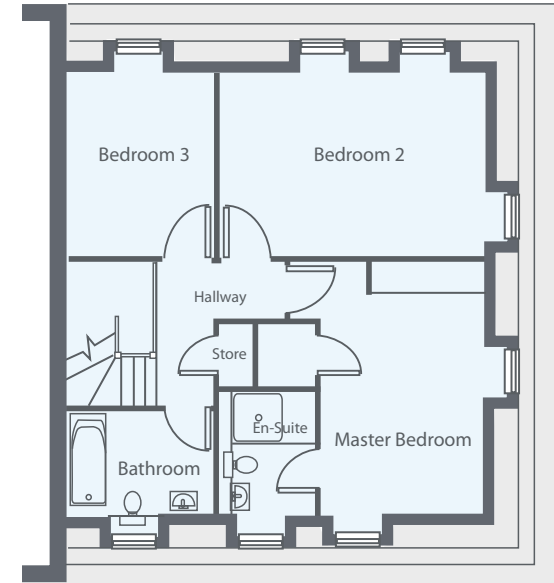
Double Garage	17' 9" x 19' 1"	(5.429 x 5.840)
Garden Room	8' 1" x 9' 0"	(2.713 x 2.750)
Study	12' 4" x 11' 1"	(3.763 x 3.617)
WC	4' 9" x 3' 9"	(1.468 x 1.160)



First Floor

Approximate internal room sizes

Living Room	17' 11" x 18' 4"	(5.466 x 5.589)
Bedroom 4	9' 3" x 13' 7"	(2.833 x 4.154)
Family Room / Kitchen	13' 2" x 17' 11"	(4.025 x 5.466)

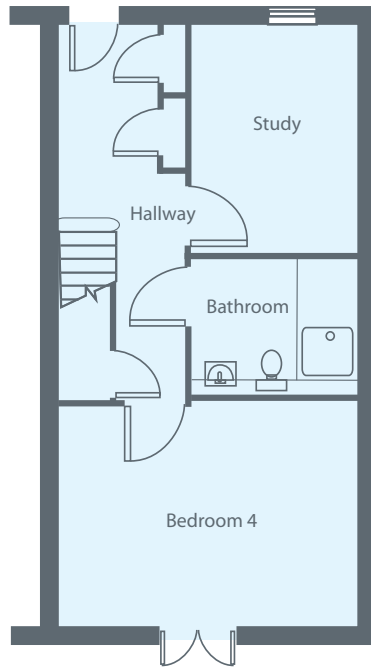


Second Floor

Approximate internal room sizes

Master Bed / En-suite	14' 9" x 9' 6"	(4.510 x 2.899)
Bedroom 3	10' 6" x 8' 8"	(3.205 x 2.655)
Bedroom 2	15' 5" x 10' 6"	(4.715 x 3.205)

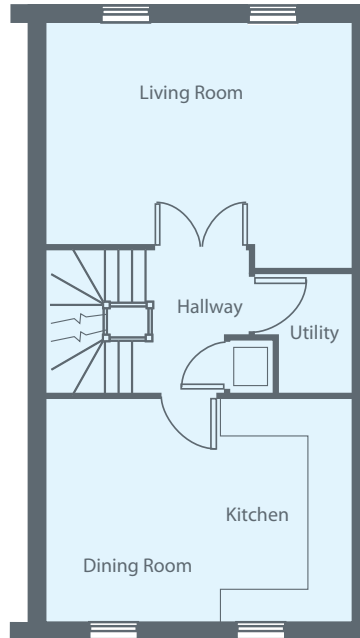
23 and 25



Ground Floor

Approximate internal room sizes

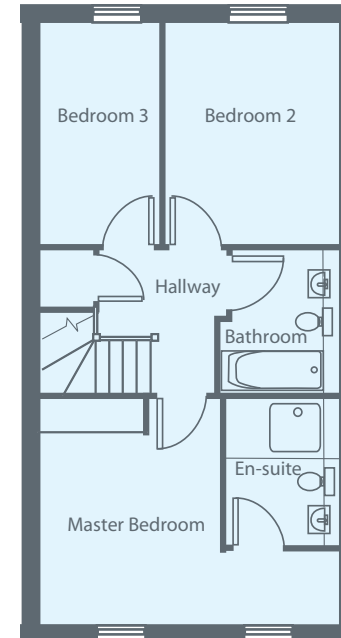
Study	12' 1" x 8' 6"	(3.690 x 2.610)
Bedroom 4	15' 6" x 11' 11"	(4.735 x 3.650)



First Floor

Approximate internal room sizes

Living Room	15' 6" x 11' 8"	(4.735 x 3.650)
Dining / Kitchen	11' 11" x 15' 6"	(3.637 x 4.735)
Utility / Larder	6' 1" x 3' 4"	(1.869 x 1.032)



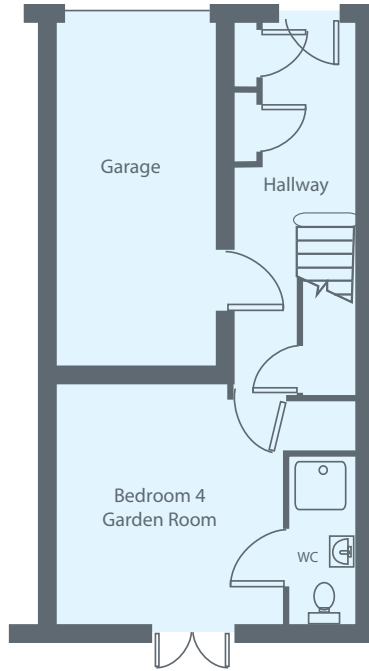
Second Floor

Approximate internal room sizes

Master Bed / En-suite	15' 6" x 11' 11"	(4.735 x 3.637)
Bedroom 2	11' 8" x 8' 11"	(3.574 x 2.737)
Bedroom 3	11' 8" x 6' 0"	(3.574 x 1.845)

Plots 23 and 25 provided with a single garage and a parking space

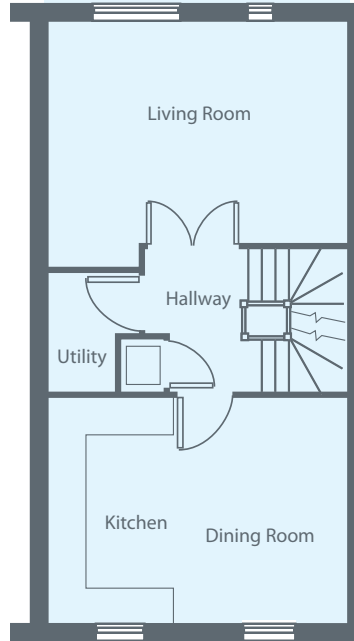
24/28/29/30



Ground Floor

Approximate internal room sizes

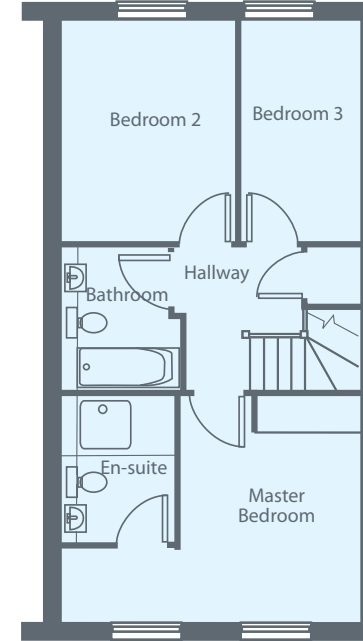
Garage	8; 5 x 18' 7"	(2.585 x 5.682)
Bedroom 4	12' 4" x 12' 1"	(3.775 x 3.665)



First Floor

Approximate internal room sizes

Living Room	15' 6" x 11' 8"	(4.735 x 3.574)
Dining / Kitchen	11'11" x 15' 6"	(3.637 x 4.735)
Utility / Larder	6' 1" x 3' 4"	(1.869 x 1.032)



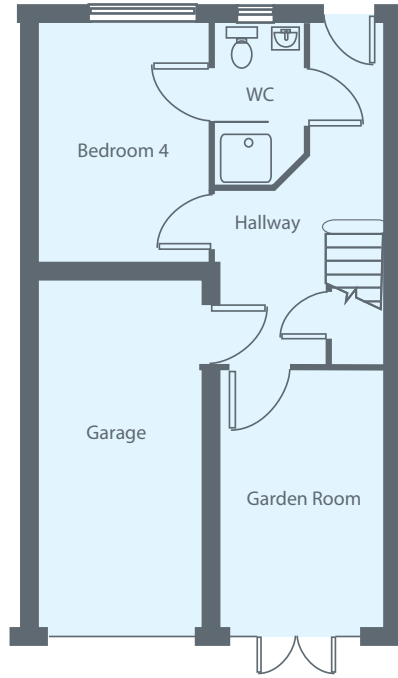
Second Floor

Approximate internal room sizes

Master Bed / En-suite	15' 6" x 11' 11"	(4.735 x 3.637)
Bedroom 2	11' 8" x 8' 11"	(3.574 x 2.737)
Bedroom 3	11' 8" x 6' 0"	(3.574 x 1.845)

Plots 24, 28, 29 and 30 are provided with a single integral garage and a parking space

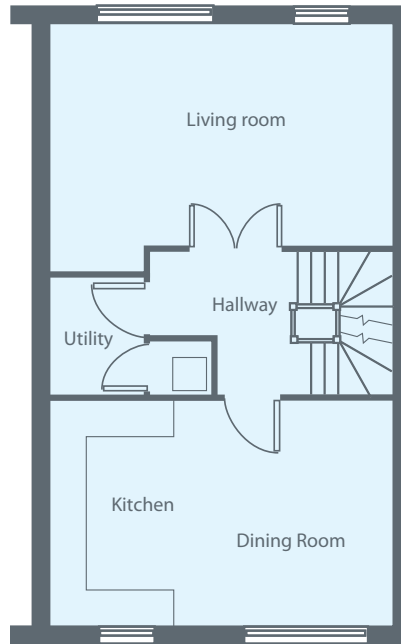
26 and 27



Ground Floor

Approximate internal room sizes

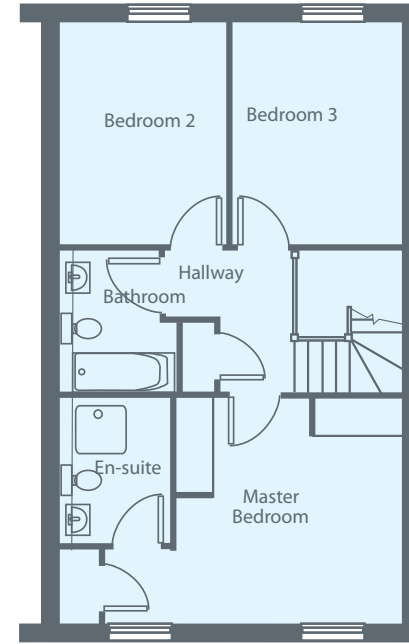
Garage	8' 8" x 18' 6"	2.663 x 5.667
Garden Room	13' 6" x 8' 9"	4.145 x 2.533
Bedroom 4	12' 5" x 8' 9"	3.790 x 2.690



First Floor

Approximate internal room sizes

Living Room	18' 0" x 11' 8"	5.505 x 3.574
Dining / Kitchen	18' " x 11' 11"	5.505 x 3.637
Utility / Larder	4' 10" x 3' 4"	1.489 x 1.032

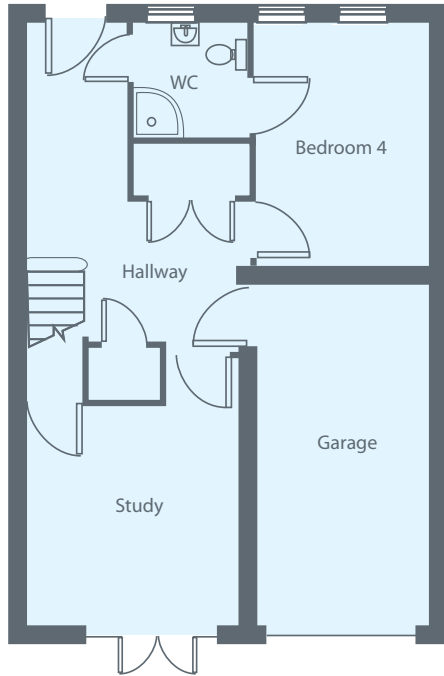


Second Floor

Approximate internal room sizes

Master bed / En-suite	18' 1" x 11' 11"	5.505 x 3.637
Bedroom 2	11' 8" x 8' 10"	3.574 x 2.703
Bedroom 3	11' 8" x 8' 8"	3.574 x 2.649

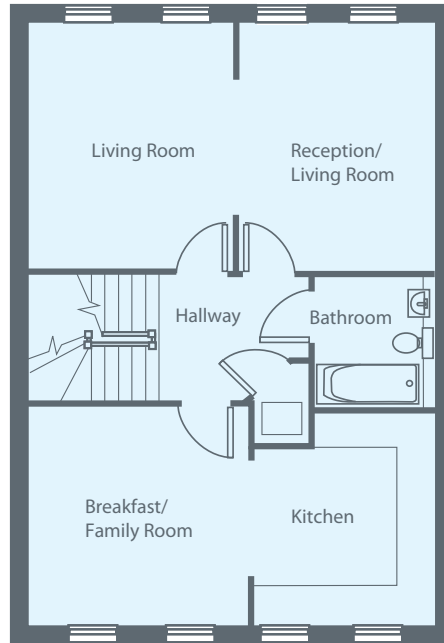
Plots 26 and 27 are provided with a single integral garage and a parking space



Ground Floor

Approximate internal room sizes

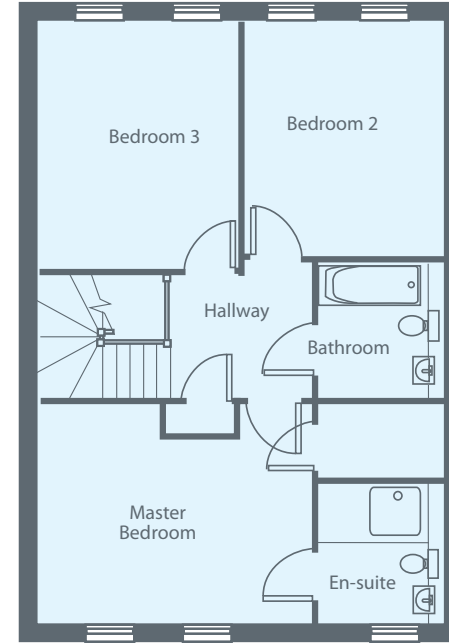
Garage	9' 2" x 18' 3"	2.775 x 5.557
Study	10' 1" x 14' 4"	3.342 x 4.384
Bedroom 4	9' 0" x 12' 9"	2.755 x 3.900



First Floor

Approximate internal room sizes

Living Room	10' 8" x 13' 0"	3.272 x 3.977
Dining Room	10' 3" x 13' 0"	6.537 x 3.977
Family Room	11' 6" x 11' 5"	3.524 x 3.499
Kitchen	11' 3" x 9' 5"	3.424 x 2.885



Second Floor

Approximate internal room sizes

Master Bed / En-suite	21' 1" x 11' 6"	6.427 x 3.524
Bedroom 2	12' 4" x 10' 3"	3.777 x 3.112
Bedroom 3	13' 0" x 10' 4"	3.977 x 3.162

Plot 31 is provided with a single integral garage and a parking space

THE
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Creative by design

Quality is an intrinsic characteristic of your new Seaward home. From the elegant and impressive exterior, the spacious and well-planned interior, from every brick to every brushstroke, the detail and care that goes into each property is evident. We are proud of our reputation and we are confident that you will be proud of your new home.

KITCHEN

Each kitchen has been individually designed using the Lastra range of quality cabinets from the award winning kitchen design studio Sylvarna, in a choice of styles and finished with a choice of granite work tops*. Each kitchen will be equipped with an under-mounted stainless steel one and a half bowl sink with waste disposal unit, 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. A choice of floor tiles to the kitchens and utility rooms from a selected range.

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 from a selection of tiles by Porcelnosa and Amtico or similar floor tiles.

DOORS AND INTERNAL JOINERY

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

IRONMONGERY

All ironmongery in chrome finish manufactured by Frisco.

HEATING

A highly efficient condensing boiler from the Remeha Avanta range. Panel radiators to all rooms. Megaflow (or similar approved) cylinders.

EXTERNAL

Each property has a landscaped rear garden, garage and parking space.

SECURITY & PEACE OF MIND

Each home is covered under the Zurich 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.



Images from previous Seaward developments and suppliers

*subject to stage of construction

The floorplans, site plan and specification are for guidance purposes. All dimensions have been taken from plans and although every care has been taken to ensure their accuracy, this cannot be guaranteed. The contents of this brochure do not form part of, or constitute a representation, warranty, or part of any contract. Materials for each development may vary, purchasers must consult the selling agent. Some photographs are from previous Seaward developments and are for illustrative purposes only and do not necessarily depict the final specification © Seaward Properties Limited.



*Image is from similar previous development and for representation purposes only

Seaward

The care and attention to detail evident within each Seaward home and the Company's ability to reach 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 is 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 social and commercial awareness has made them the discerning choice of buyers everywhere.

A sure sign of quality

Award winning house builder Seaward Properties has been creating superior family homes throughout the South of England and along the South Coast for the past 35 years.

In 2008 Seaward Celebrated thirty-five years in business. In this time the company has built more than 1,500 homes in and around the South and South East of England.





Lower Walls Walk



Navigate the area

Travelling is exceptionally easy from the town centre with a choice of road, rail and bus stations from which to explore the south east, the south coast or journey to London. Air travel presents no problem as Gatwick International Airport is 38 miles away from Chichester, Heathrow International Airport is 57 miles and Southampton International Airport is 35. Frequent train services operate from Chichester to London Victoria taking approximately 1 hour 45 minutes whilst Chichester is easily reached via the M27 and A27 coast road which links Hampshire, Sussex and Kent, with the A29 and A24 connecting London and mid-Sussex to Chichester.



www.seawardproperties.co.uk

Please contact Seaward Properties on 01243 778800 or email info@seawardproperties.co.uk for further information.