



THE GABLES

A distinctive new development of 6 apartments and 5 bungalows in the heart of historic Fishbourne



Seaward
Homes

AN OUTSTANDING LOCATION

The Gables is located in Fishbourne, a small village close to the historic city of Chichester and home to Fishbourne Roman Palace with its fabulous collection of mosaics and recreated Roman gardens. The peaceful millpond with its abundant wildlife is also right on the doorstep.

Its proximity to Chichester Harbour means Fishbourne really is the ideal location for anyone who enjoys the outdoors - whether sailing, walking, cycling or observing the abundant wildlife. The surrounding area offers beautiful beaches, stunning countryside, nature reserves and so much more.

Chichester has a wide range of shops and restaurants and is home to a wealth of cultural activities including the renowned Festival Theatre and Pallant House Art Gallery. The golf courses, motor circuit and horse racing on The Goodwood Estate are also within easy reach.

With its own railway station and excellent road links The Gables is the perfect location for your new home.





THE GABLES

Chichester Harbour

Roman Palace

Goodwood Estate

Tesco & Service Station

Chichester Festival Theatre

Chichester
Main Shopping Centre & Restaurants

Waitrose

Chichester Train Station

ne
on

AN EXCEPTIONAL FINISH

The Gables will be built to Seaward's exacting standards with a high quality specification.



Images from previous Seaward Development





Specification

General Construction

- Properties are traditionally built from a range of quality bricks, hanging tiles and flint elevations under grey slate effect or plain clay tile roofs.
- High quality UPVC double glazed windows (timber windows to front elevation of apartment building).

Kitchens

- Stylish contemporary kitchens.
- Laminate worktops and upstands to apartments. Stone worktops to bungalows.
- Soft close cupboard doors and drawers.
- All kitchens equipped with high quality appliances including oven, gas hob, extractor, integrated fridge freezer, dishwasher and combined washer/dryer. Washer/dryer is located in a separate utility cupboard
- Ceramic tiling by Porcelanosa.

Bathrooms & Ensuites

- Contemporary Roca sanitaryware in white with chrome fittings.
- Ceramic wall and floor tiles by Porcelanosa.
- Heated chrome towel rails.
- Fitted mirrors.

Doors

- Oak veneer internal doors throughout with chrome door furniture, hinges and door stops. Some internal doors may have glazed panels.

Internal Joinery & Decoration

- Contemporary skirting and architraves finished in white satinwood.
- Walls painted in matt emulsion in a neutral off-white shade.
- Smooth finished ceilings in Brilliant White matt emulsion.
- Build in wardrobes to Bedroom 1 (Bungalows only) with hanging rail and oak veneer shelf.

Electrical & Lighting

- Homes are fitted with a combination of white LED downlights and pendants.
- 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 to be received in living room and bedrooms.
- Individual digital aerials installed in loft space (bungalows), communal aerial (apartments).
- Cat5 media installed in hall cupboard..

Heating, Water & Insulation

- Gas fired central heating system.*
- High levels of insulation to floors, walls, windows and roof to meet Premier Guarantee standards.
- Solar panels to apartments

* *Underfloor heating to bungalows, radiators to apartments*

Security & Peace of Mind

- High security lock to front doors meeting British Standards with multipoint locking.
- Mains operated smoke detector with battery backup.
- Carbon Monoxide detector.
- External lighting.

Outside

- Outside water tap and external electrical point (bungalows).
- Allocated parking space, covered parking space/s or garage (see individual plot details).
- Power point and lighting in garage (plots 7 & 8).

General

- Fitted carpets to areas indicated on floor plans.

Common Areas (Apartments)

- Individual secure postboxes in entrance area.
- Lift to first and second floor.

Warranty

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

A HOME TO BE PROUD OF

The main house at The Gables is an attractive and impressive building, offering six 2-bedroom apartments with the first and second floors served by a lift.

At the rear of the development there will be five individually designed two and three bedroom detached bungalows.

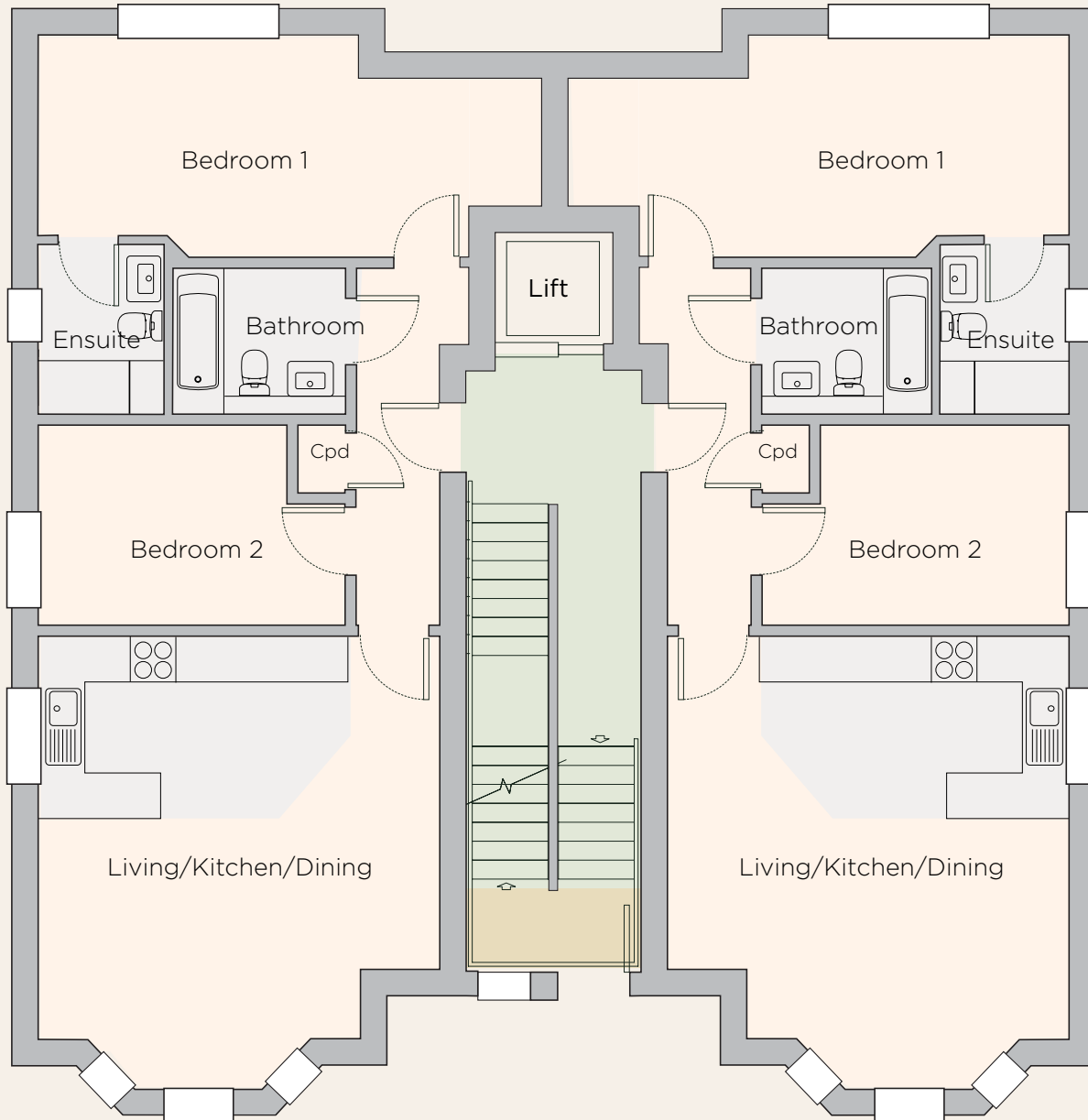


THE GABLES

Six, 2 bedroom purpose built apartments in an impressive gabled house.



THE GABLES: GROUND FLOOR



Apartment 1

Apartment 2

Apartment 1





DIMENSIONS

Living/Dining/Kitchen	5250 x 5940	17'2" x 19'4"
Bedroom 1	5650 x 2910	18'5" x 9'5"
Bedroom 2	4030 x 2650	13'2" x 8'6"

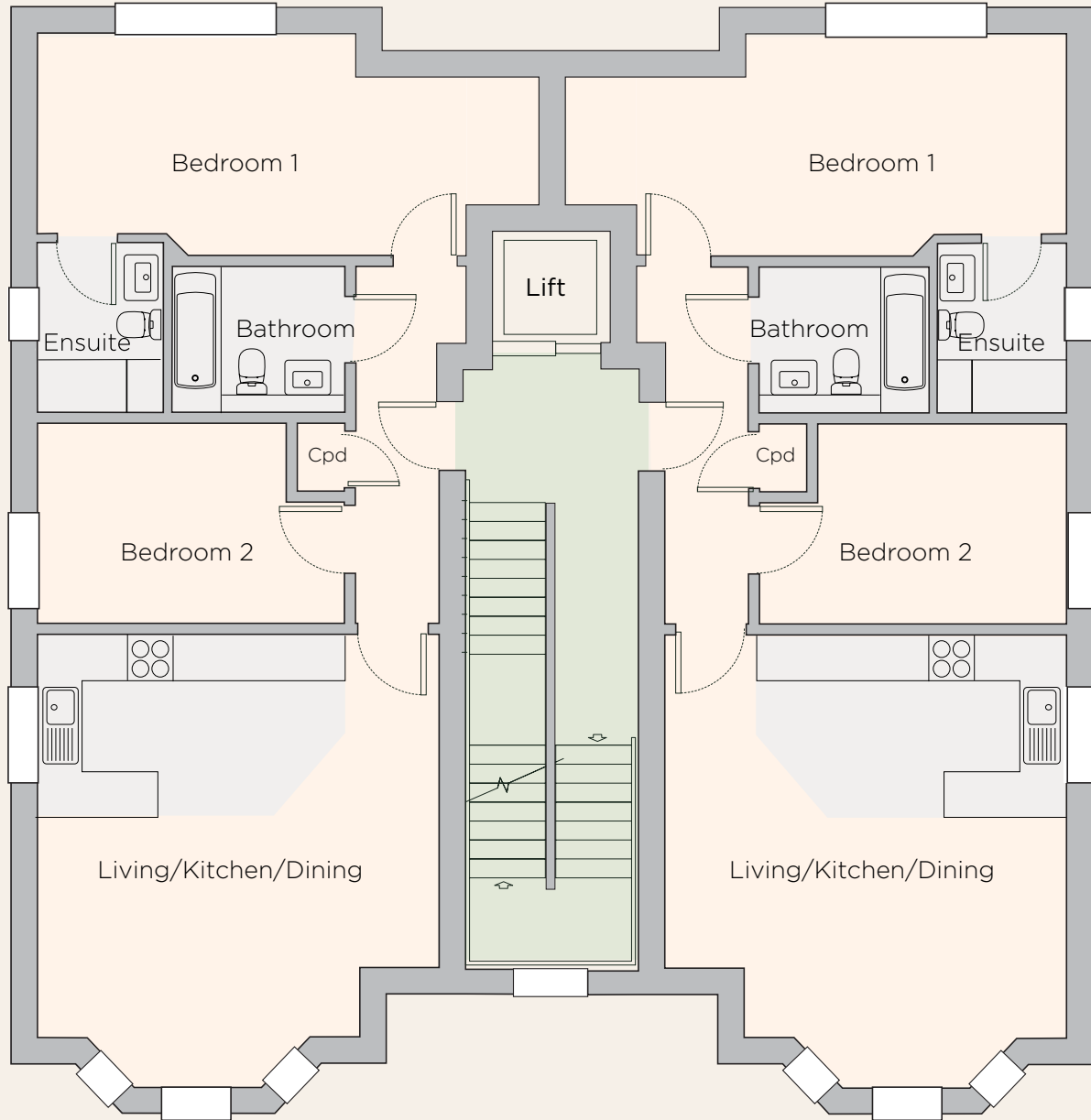
Apartment 2

DIMENSIONS

Living/Dining/Kitchen	5250 x 5940	17'2" x 19'4"
Bedroom 1	5650 x 2910	18'5" x 9'5"
Bedroom 2	4030 x 2650	13'2" x 8'6"

-  Carpeted Area
-  Tiled Floor
-  Communal carpeted area
-  Absorbing Barrier Matting

THE GABLES: FIRST FLOOR



Apartment 3

Apartment 4

Apartment 3

DIMENSIONS

Living/Dining/Kitchen	5250 x 5940	17'2" x 19'4"
Bedroom 1	5650 x 2910	18'5" x 9'5"
Bedroom 2	4030 x 2650	13'2" x 8'6"

Apartment 4

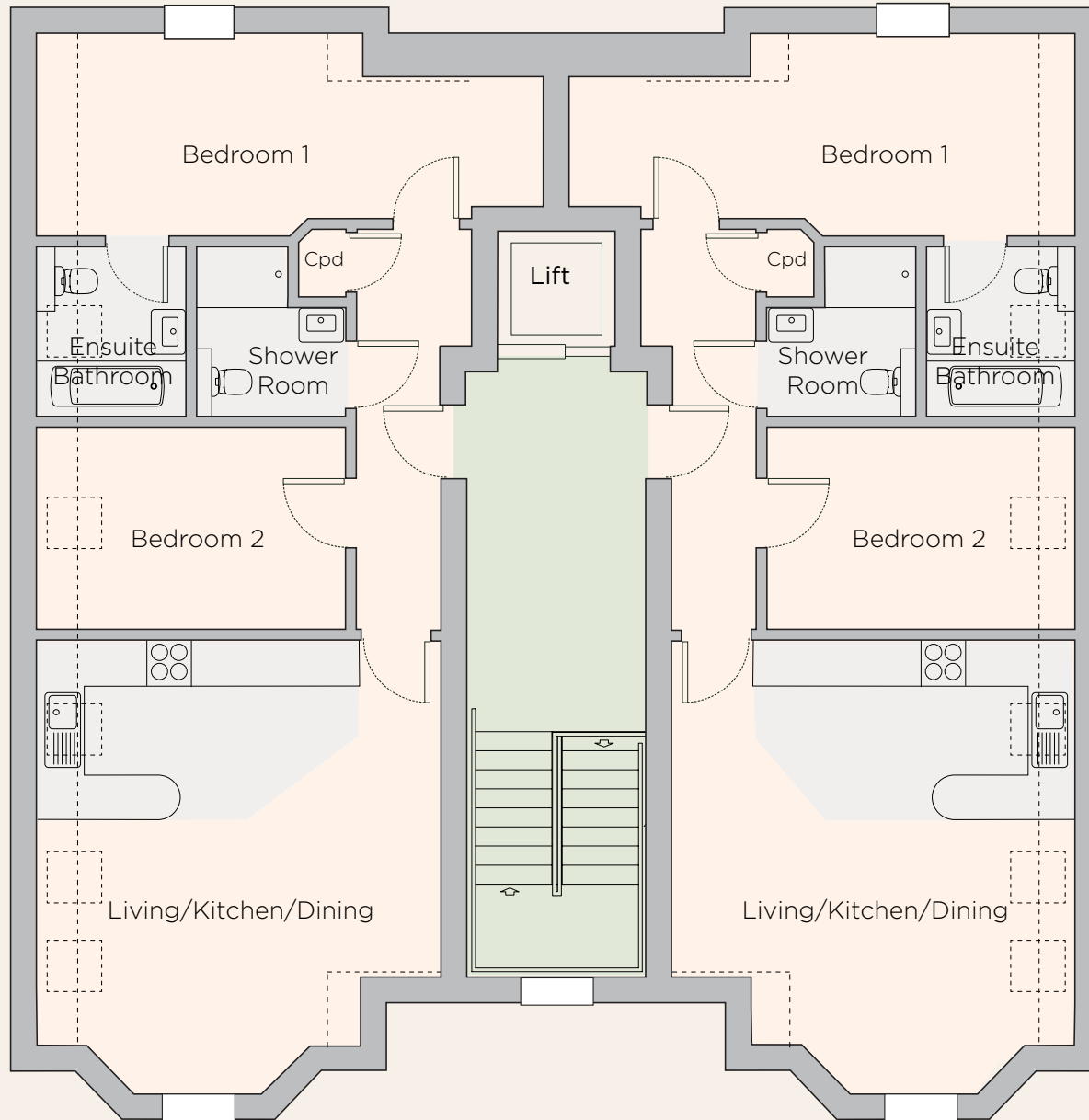
DIMENSIONS

Living/Dining/Kitchen	5250 x 5940	17'2" x 19'4"
Bedroom 1	5650 x 2910	18'5" x 9'5"
Bedroom 2	4030 x 2650	13'2" x 8'6"

- Carpeted Area
- Tiled Floor
- Communal carpeted area



THE GABLES: SECOND FLOOR



Apartment 5

Apartment 6

Apartment 5

DIMENSIONS

Living/Dining/Kitchen	5250 x 5940	17'2" x 19'4"
Bedroom 1	5650 x 2630	18'5" x 8'6"
Bedroom 2	4030 x 2650	13'2" x 8'6"

Apartment 6

DIMENSIONS

Living/Dining/Kitchen	5250 x 5940	17'2" x 19'4"
Bedroom 1	5650 x 2630	18'5" x 8'6"
Bedroom 2	4030 x 2650	13'2" x 8'6"

- Carpeted Area
- Tiled Floor
- Communal carpeted area
- Velux Windows & Skelining Lines





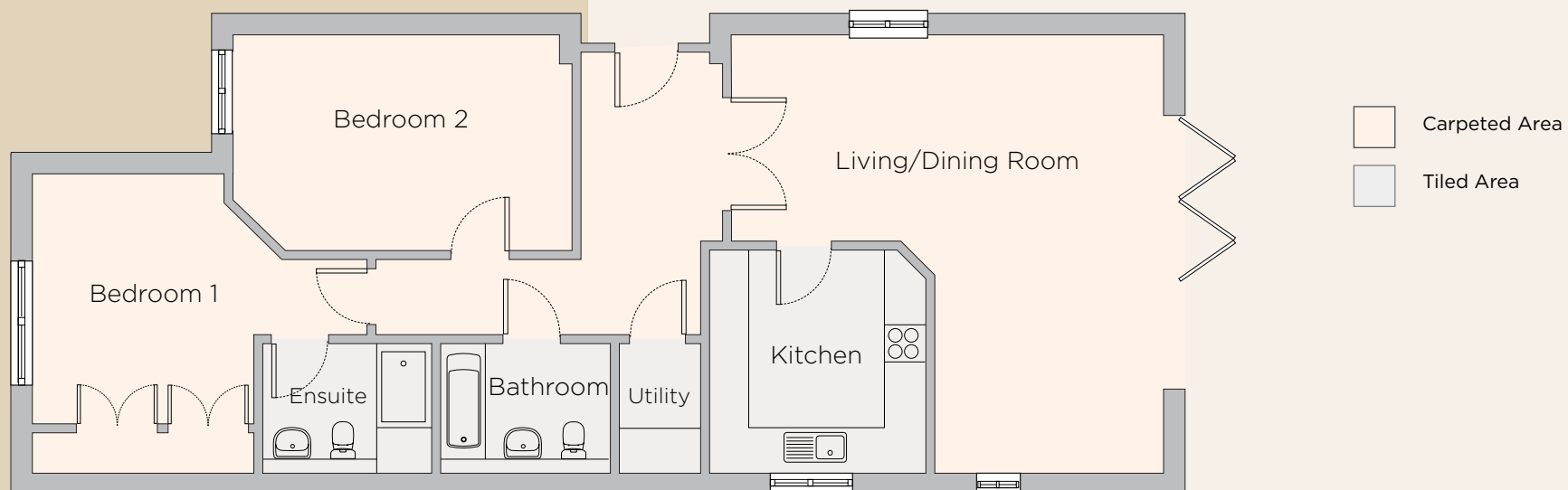
Minerva (Plot 7)

A two-bedroom bungalow with flint elevations and clay tile roof. Single garage.

DIMENSIONS

Living/Dining	6600 x 6565	21'7" x 21'6"
Kitchen	3265 x 3350	10'8" x 10'11"
Utility	1250 x 1950	4'1" x 6'4"
Bathroom	2565 x 1950	8'4" x 6'4"
Bedroom 1	5010 x 3700	16'5" x 12'1" *
Bedroom 1 ensuite	2515 x 1950	8'2" x 6'4"
Bedroom 2	5150 x 3225	16'10" x 10'6"

* (excluding wardrobe)





Vesta (Plot 8)

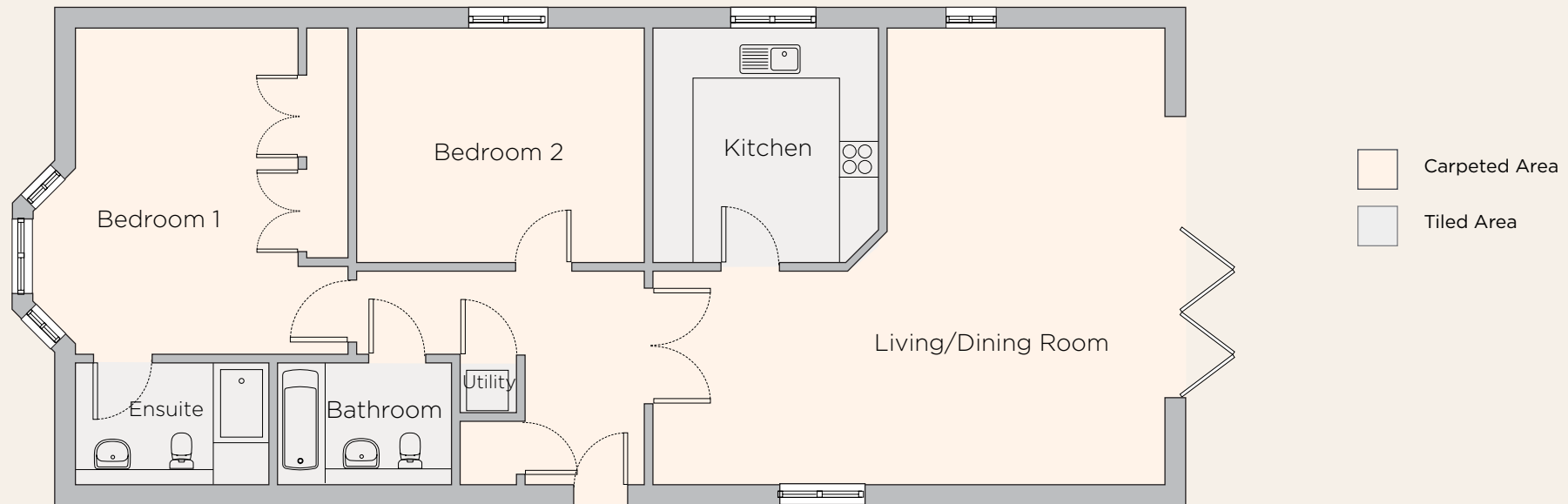
A two-bedroom bungalow with brick elevations and clay tile roof. Single garage.

DIMENSIONS

Living/Dining	7400 x 6565	24'3" x 21'6"
Kitchen	3265 x 3350	10'8" x 10'11"
Bathroom	2565 x 1750	8'4" x 5'8"
Bedroom 1	4605 x 4690	12'7" x 15'5" *
Bedroom 1 ensuite	2750 x 1750	9' x 5'8"
Bedroom 2	4190 x 3350	13'8" x 10'11"

** (excluding wardrobe)*

Planting on property for illustrative purposes only





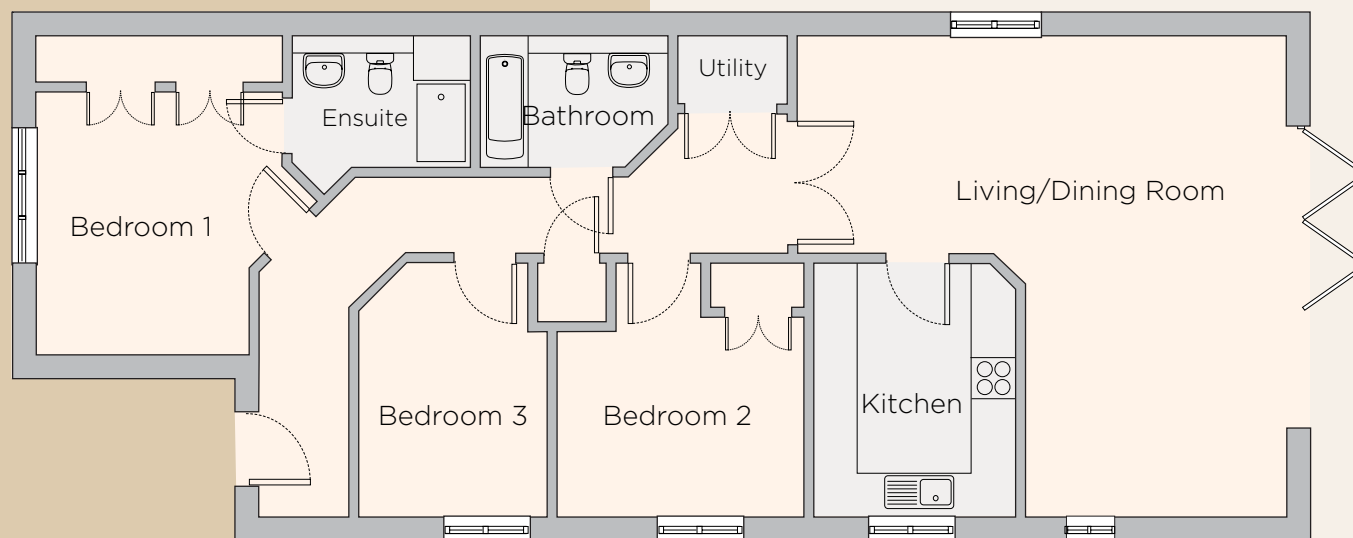
Verica (Plot 9)

A three-bedroom bungalow with brick elevations and clay tile roof. Single car barn.

DIMENSIONS

Living/Dining	6695 x 6565	21'11" x 21'6"
Kitchen	2775 x 3475	9'1" x 11'4"
Bathroom	2585 x 1775	8'5" x 5'9"
Bedroom 1	3353 x 3590	10'11" x 11'9" *
Bedroom 1 ensuite	2475 x 1775	8'1" x 5'9"
Bedroom 2	3395 x 3475	11'1" x 11'4"
Bedroom 3	2615 x 3475	8'6" x 11'4"

* (excluding wardrobe)





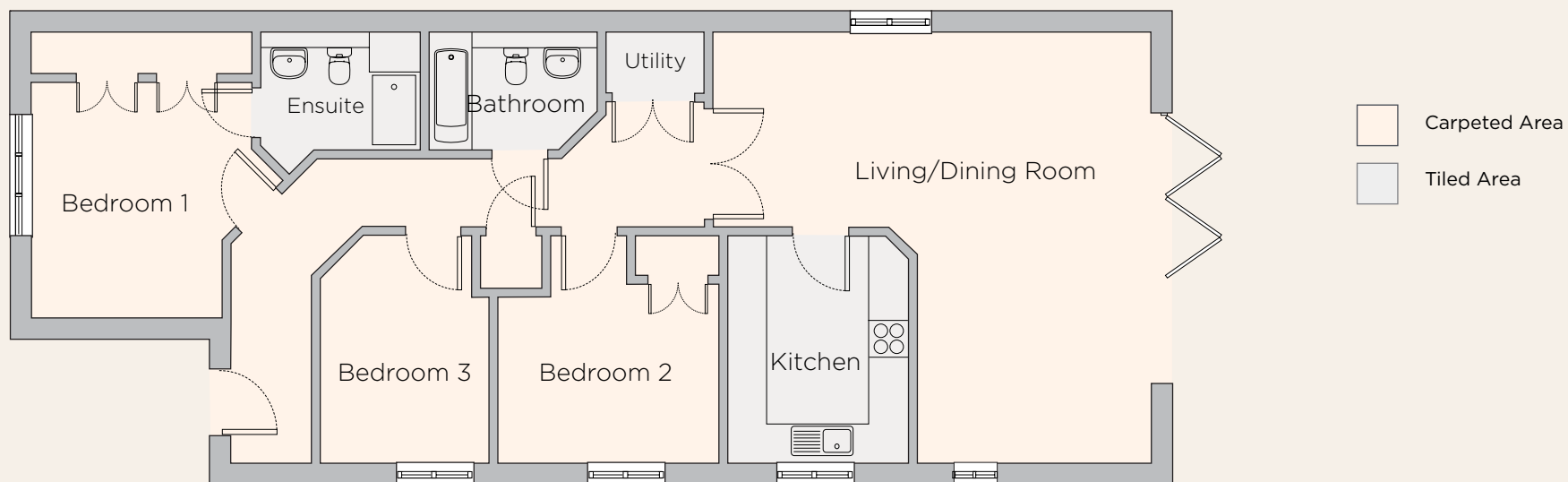
Neptune (Plot 10)

A three-bedroom bungalow with brick elevations and grey slate roof. Single car barn.

DIMENSIONS

Living/Dining	6695 x 6565	21'11" x 21'6"
Kitchen	2775 x 3475	9'1" x 11'4"
Bathroom	2585 x 1775	8'5" x 5'9"
Bedroom 1	3350 x 4315	10'11" x 11'9" *
Bedroom 1 ensuite	2475 x 1775	8'1" x 5'9"
Bedroom 2	3395 x 3475	11'1" x 11'4"
Bedroom 3	2615 x 3475	8'6" x 11'4"

* (excluding wardrobe)





Arrentine (Plot 11)

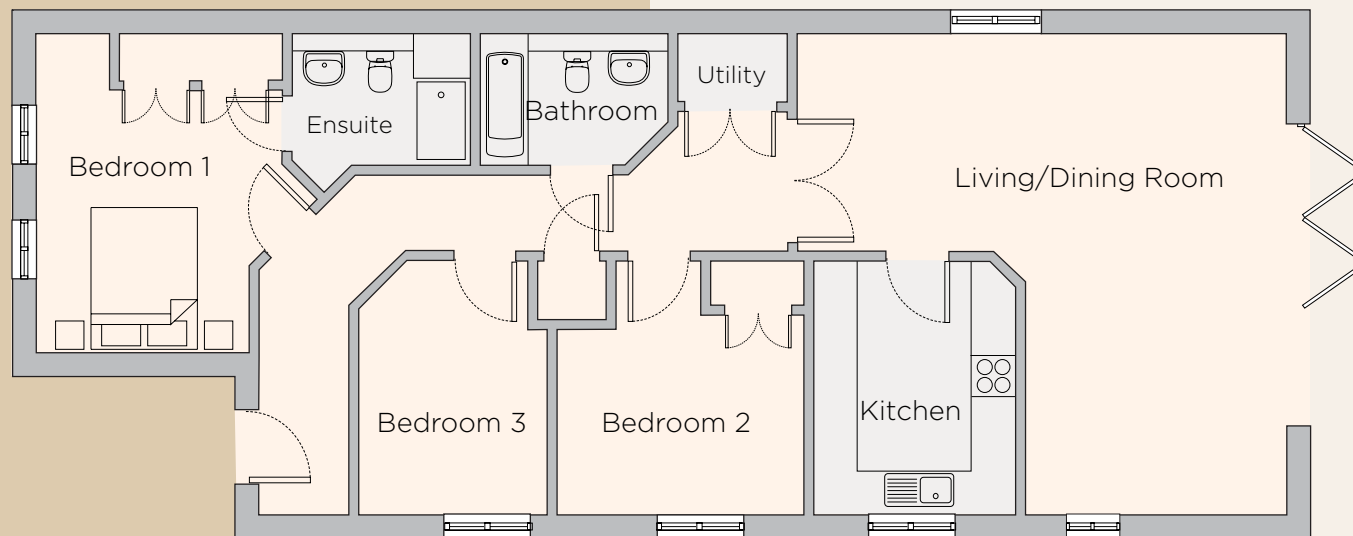
A three-bedroom bungalow with brick and hung tile elevations and clay tile roof. Single car barn.

DIMENSIONS

Living/Dining	6695 x 6565	21'11" x 21'6"
Kitchen	2775 x 3475	9'1" x 11'4"
Bathroom	2585 x 1775	8'5" x 5'9"
Bedroom 1	3350 x 4315	10'11" x 11'9" *
Bedroom 1 ensuite	2475 x 1775	8'1" x 5'9"
Bedroom 2	3395 x 3475	11'1" x 11'4"
Bedroom 3	2615 x 3475	8'6" x 11'4"

* (excluding wardrobe)

-  Carpeted Area
-  Tiled Area





ABOUT SEAWARD

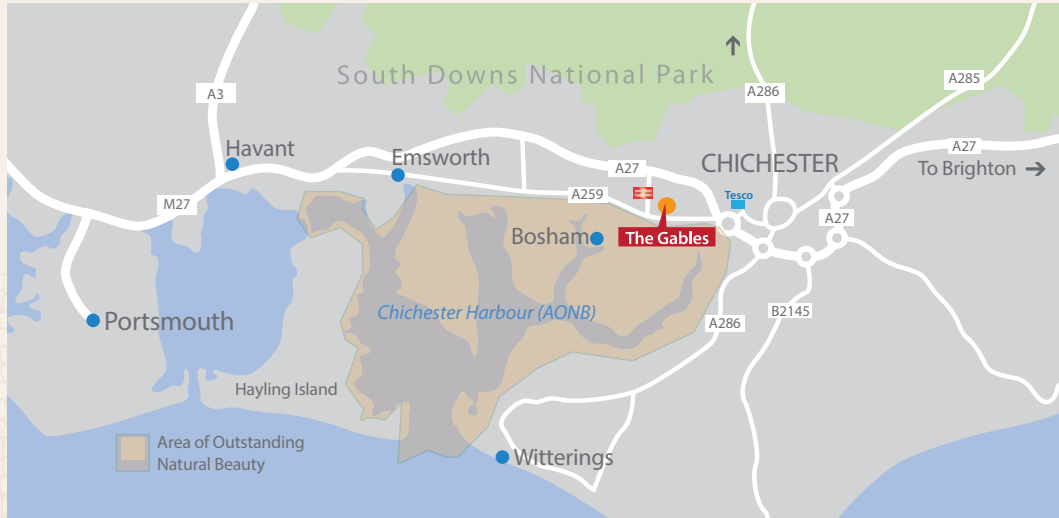
Award-winning developer Seaward Homes has been creating superior homes throughout Southern England and along the South Coast for over 45 years.

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
Homes



From Chichester proceed West to A27. At the roundabout take the A259 (Fishbourne Road West). After half a mile (just past the Woolpack Inn pub on left) The Gables will be on your right. The nearest mainline station is in Salthill Road, Fishbourne with regular services from Chichester and Havant .

The A27/M27 gives fast access across the south coast and to the M3 direct to London. For air travel the nearest airports are Gatwick (43 miles) and Southampton (30 miles).

Sat Nav reference PO19 3JL

Distances

Chichester City Centre	2.5 miles
Goodwood	5 miles
West Wittering Beach	8 miles
Portsmouth	16 miles
Southampton Airport	31 miles
Gatwick Airport	51 miles
London	80 miles

All distances are approximate.

**CONSUMER
CODE FOR
HOME BUILDERS**

www.consumercode.co.uk

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.





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or email: details@seawardproperties.co.uk



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