



# THE GABLES

FISHBOURNE, CHICHESTER

Six, 2 bedroom elegant new apartments in an impressive gabled property



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 itself is within easy reach and 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, a bus service right outside and excellent road links, The Gables is the perfect location for your new home.



Fishbourne  
Train Station





# THE GABLES

Roman Palace

Goodwood Estate

Tesco  
& Service  
Station

Chichester  
Festival  
Theatre

Waitrose

Chichester  
Train Station

## Chichester

Main Shopping Centre & Restaurants

# Chichester Harbour





## AN EXCEPTIONAL FINISH

The Gables has been built to Seaward's exacting standards with a high quality specification.











## Specification

### General Construction

- The Gables is traditionally built from a range of quality bricks, hanging tiles and flint elevations under a grey slate effect roofs and high quality UPVC double glazed windows (to rear). Timber windows to front elevation.

### Kitchens

- Stylish contemporary kitchens.
- Silestone worktops and upstands.
- 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.
- 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.

### 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.
- Communal aerial and satellite dish.
- 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\*

\* To serve communal areas

### 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.
- Fire alarm.

### Outside

- Allocated parking spaces.

### General

- Fitted carpets to areas indicated on floor plans.

### Common Areas

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

### Warranty

- The property has been inspected at the critical stages of construction by Premier and each apartment 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 are five individually designed two and three bedroom detached bungalows which are all sold.

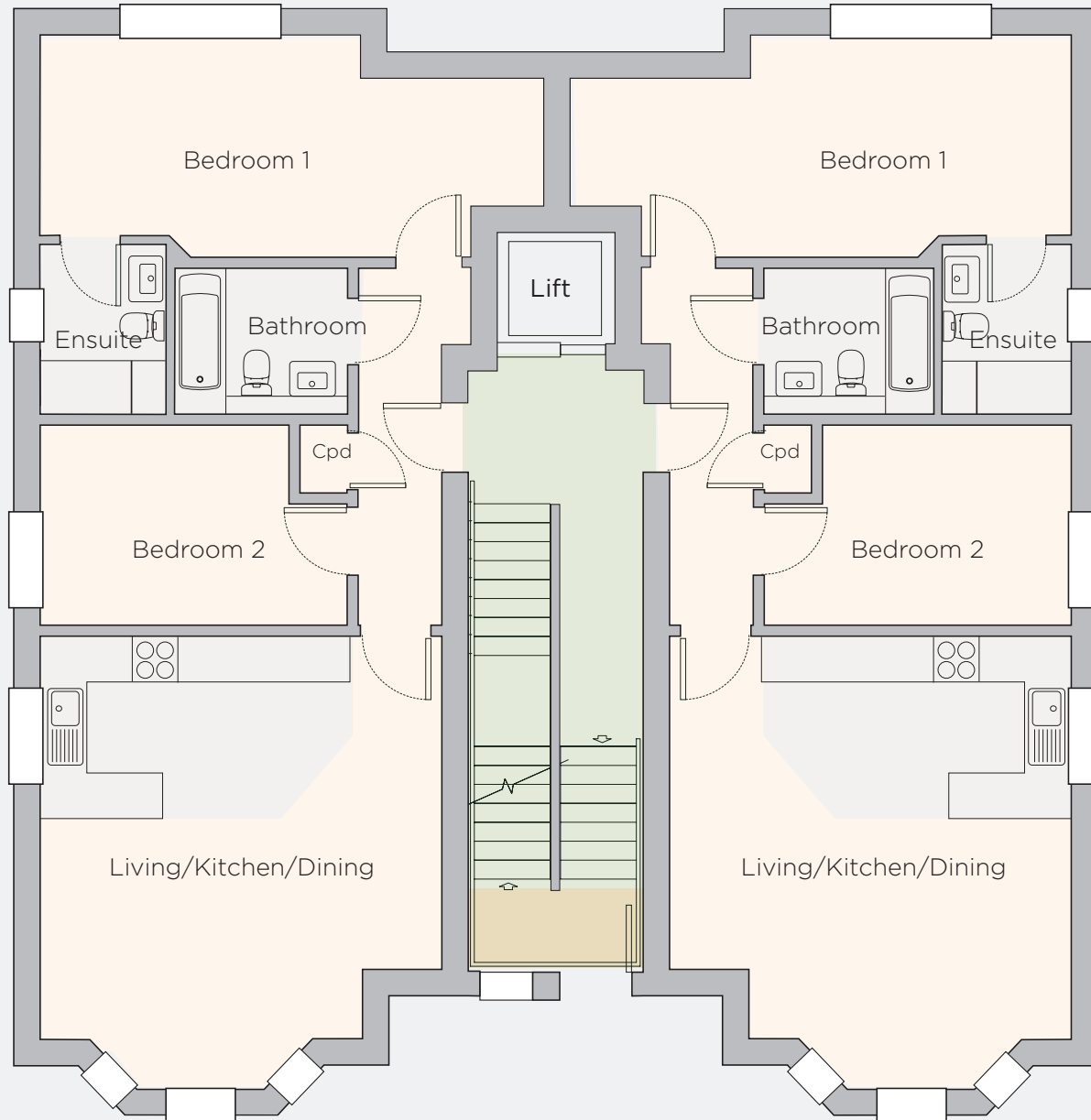


*Images from previous Seaward Development*





# 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"

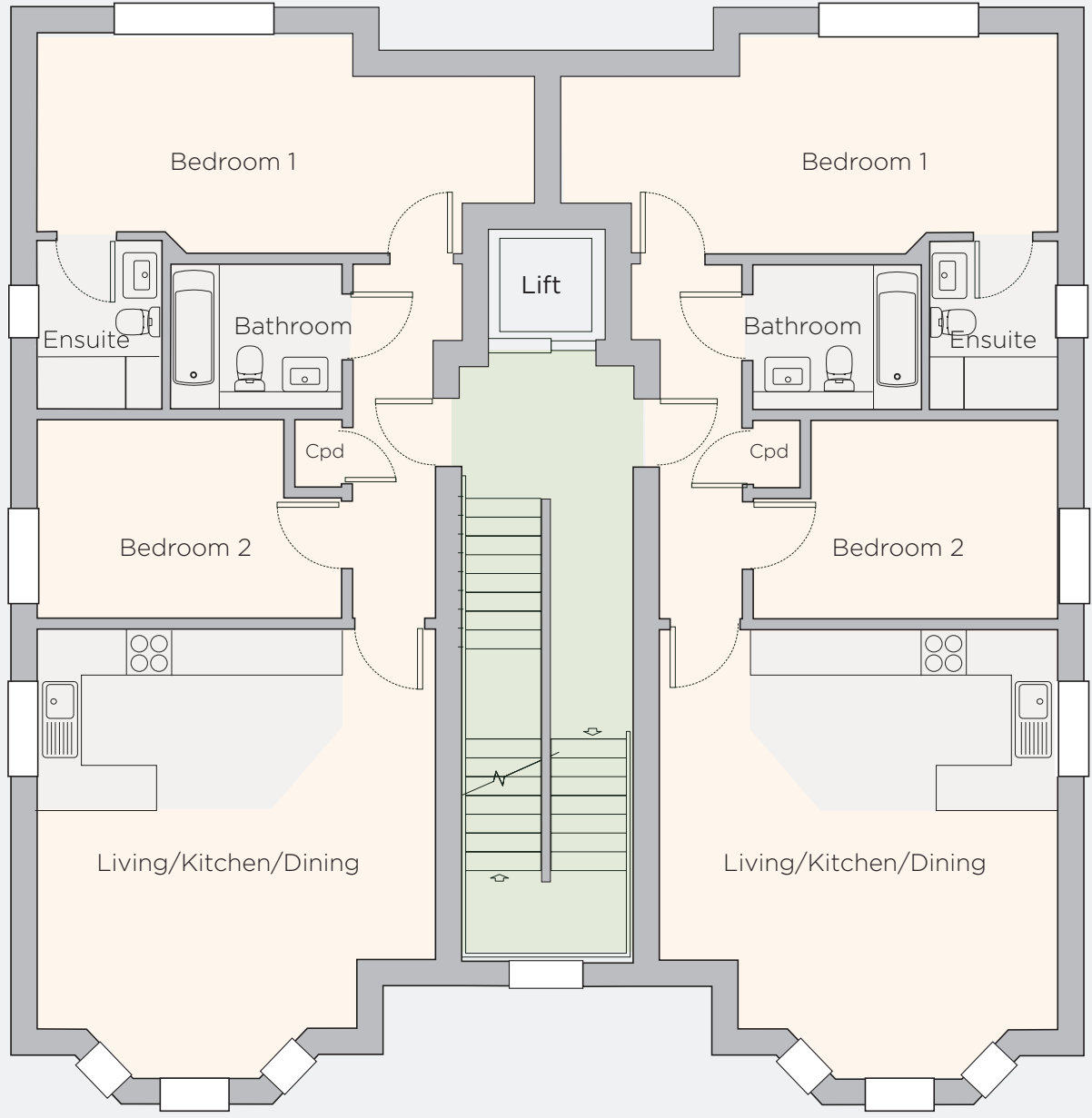
- Carpeted Area
- Tiled Floor
- Communal carpeted area
- Absorbing Barrier Matting







# 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"

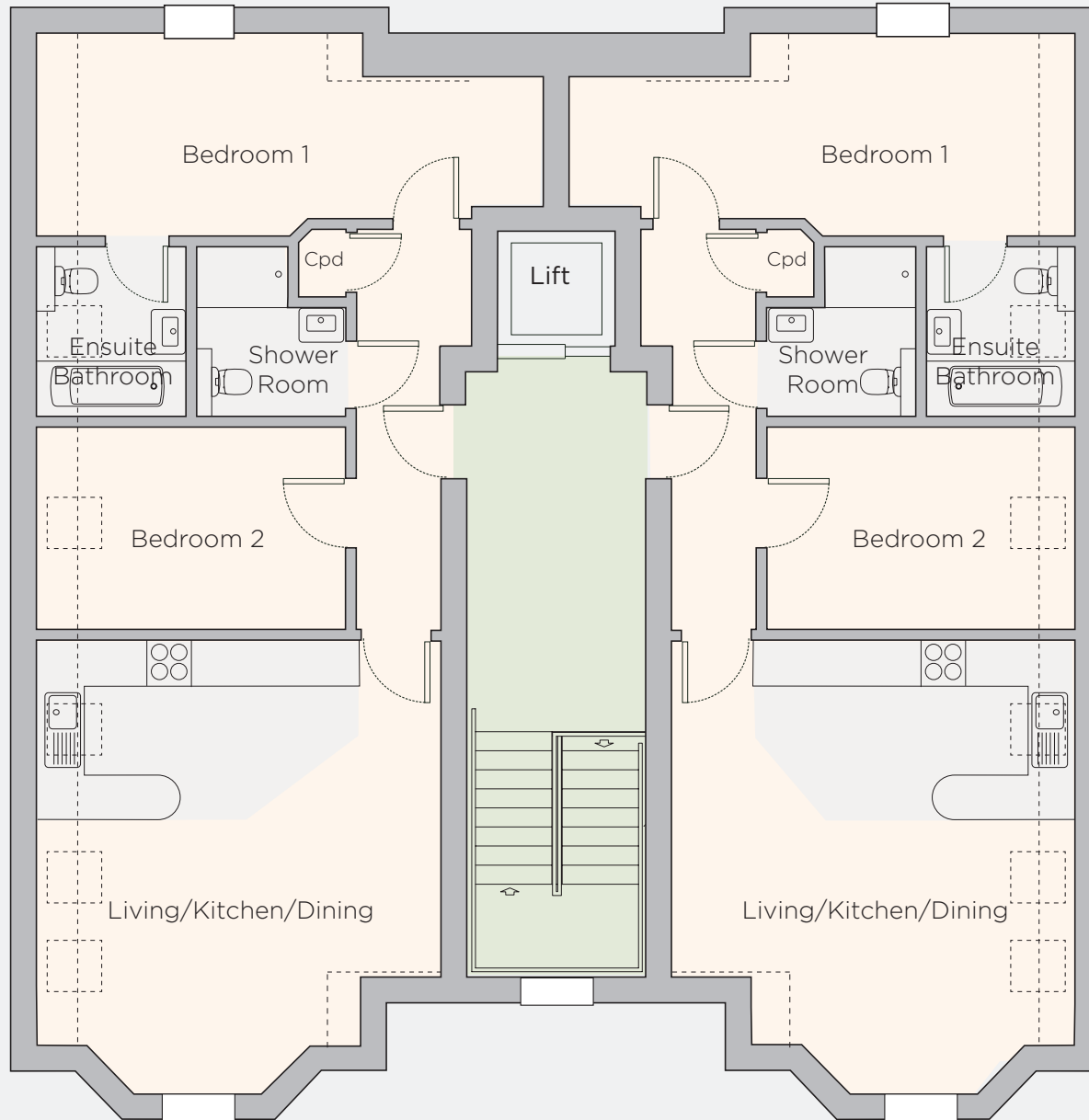
- Carpeted Area
- Tiled Floor
- Communal carpeted area







# THE GABLES: SECOND FLOOR



## Apartment 5

### 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"

Apartment 5

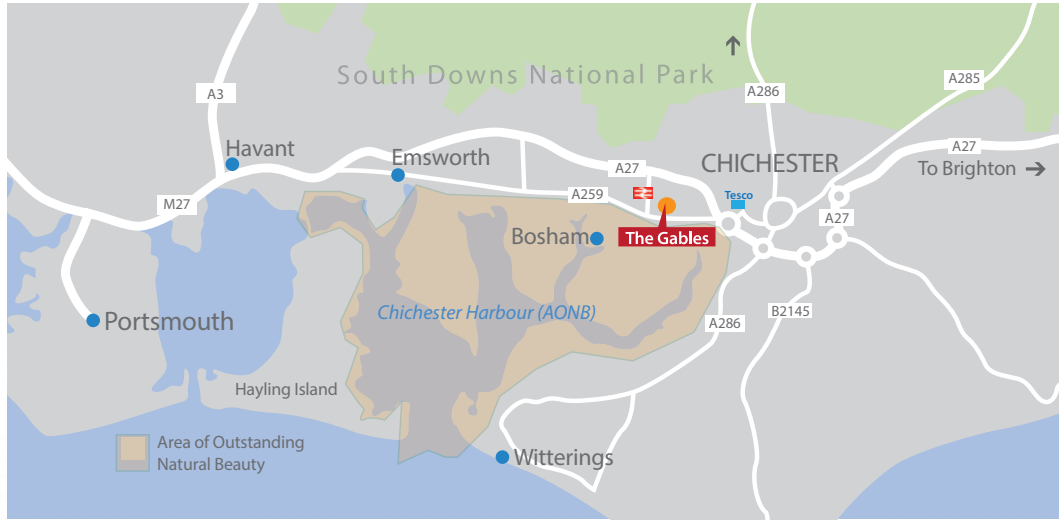
Apartment 6

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









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.

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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.







## ABOUT SEAWARD HOMES



Seaward Homes have been designers and builders of award winning, high quality homes in the region for 50 years. We strive to achieve the highest levels of quality and workmanship resulting in a reputation for excellence.



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