

Around the local neighbourhood

- | | | |
|--|---------------------------------|---------------------------------------|
| 1 Jessie Youngusband Primary School | 5 Pallant House Gallery | 9 Priory Park |
| 2 Bishop Luffa Secondary School | 6 Bishop's Palace Garden | 10 Chichester Festival Theatre |
| 3 Westgate Leisure Centre | 7 Chichester Cathedral | 11 University of Chichester |
| 4 South Downs Planetarium | 8 The Novium Museum | 12 St Richard's Hospital |

Minerva Heights Chichester

A fine collection of 3 & 4 bedroom homes.

Situated off Old Broyle Road, Chichester, yet within easy reach of the countryside and coast, Minerva Heights is a fantastic collection of new homes, delivering a whole new way of community living. It offers its own primary school, country park, sports pitches and retail/employment/health centre, yet is situated less than 2 miles from the shops, bars and restaurants at the heart of Chichester. This magnificent cathedral city offers abundant heritage, culture, entertainment and leisure facilities, plus a range of schools, a university, theatre, museums, waterways, parks and gardens.

Within easy reach, Chichester Harbour provides splendid opportunities for sailing, while the South Downs National Park offers a beautiful landscape for walking, cycling and horse riding. The seaside resort of Bognor is around 8 miles away, while a host of local attractions include Fishbourne Roman Palace and Goodwood House. Minerva Heights enjoys good access to the A27, A3 and M27, while the nearest train station is Chichester (1.8 miles) for direct routes to London Victoria (95 mins) and Southampton Central (52 mins).

Distances shown are by road (Source: Google). Fastest journey times are shown (Source: National Rail Enquiries). September 2022.

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Development layout



4 bedroom home

- The Charlton
Home 243
- The Bosham
Homes 237, 239, 261, 262 & 267

3 bedroom home

- The Midhurst
Homes 236, 238, 242, 246, 247, 250, 255, 260 & 268
- The Eveleigh
Homes 240, 241, 244, 245, 248, 249, 256, 257, 258, 259, 263, 264, 265 & 266
- The Chester
Homes 278, 279, 280, 281, 282, 283, 284, 285, 286 & 287

Affordable Housing *

- 1 bedroom homes
- 2 bedroom homes
- 3 bedroom homes
- Development by others

V	Visitor Parking Space	CS	Cycle Store
▶	Garage Entrance	■	Shed
BS	Bin Store		

Not to scale. Trees and landscaping are indicative only and may alter during construction. The trees, shrubs and gardens shown are illustrative only. Finishes and materials may vary from those shown here. Please ask your Sales Consultant for specific details.



Specification

Updated January 2023

We give you so much more

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Specification

We give you so much more

Each home will be independently surveyed during construction by NHBC, who will issue their 10 year warranty certificate on completion of the home.

3 bedroom homes

4 bedroom homes

Kitchens

Symphony fitted kitchen with premium worktops, upstand and stainless steel splashback behind hob	■	■
Single stainless steel under work top electric oven	■	■
Stainless steel gas hob	■	■
Integrated hood (and 4 bed semi's only)	■	■
Chimney hood	■	■
Space for fridge freezer	■	■
Space for dishwasher with plumbing and electric supply	■	■
Space for washing machine with plumbing and electric supply	■	■
Single bowl stainless steel sink with chrome mixer tap	■	■

Bathrooms, cloakrooms & ensuites

Contemporary white sanitaryware with chrome fittings	■	■
Half height tiling to walls above bath	■	■
Full height tiling to shower enclosure	■	■
Splashback tiling above basin only	■	■

Electrical & lighting

White pendant lights throughout (except cloakroom, kitchen, bathroom and ensuite)	■	■
Telephone BT point in Living Room adjacent to main TV position	■	■
Telephone BT points in Living Room adjacent to main TV position, and Family Room	■	■
White switches, plates and sockets	■	■
Kitchen, Cloakroom, Bathroom and Ensuite to have white batten holder	■	■
Media plate to living room	■	■

General

Walls in White supermatt emulsion	■	■
Ceilings in white Supermatt emulsion	■	■
Internal woodwork in gloss white	■	■
White internal doors with satin chrome fittings	■	■
White gloss staircase with white newel caps and handrails	■	■
Gas fired combi or system boiler	■	■
External door with multipoint locking system and doorbell	■	■
Low energy external light to front door	■	■

Linden Homes subscribes to the consumer Code of Conduct.

Please refer to www.consumercodeforhomebuilders.com or ask your Sales Consultant for further information.

The specifications of all our homes is correct at the date of going to press but may be subject to change as necessary and without notice. Please ask your Sales Consultant for more information. January 2023.

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The Midhurst

3 bedroom home



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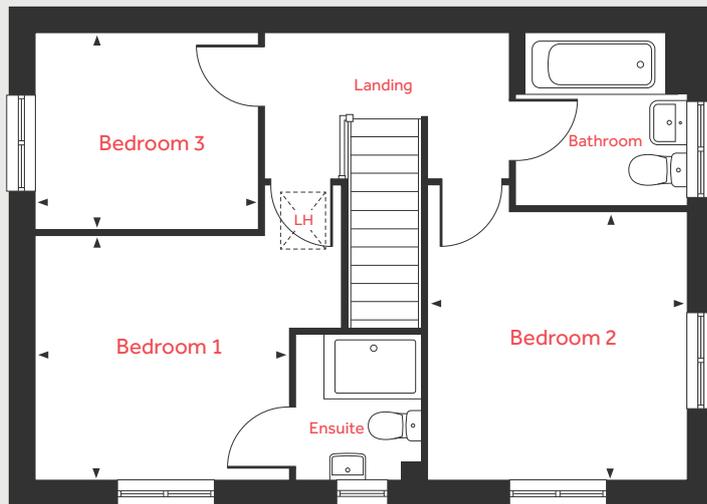
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The Midhurst

3 bedroom home

First Floor



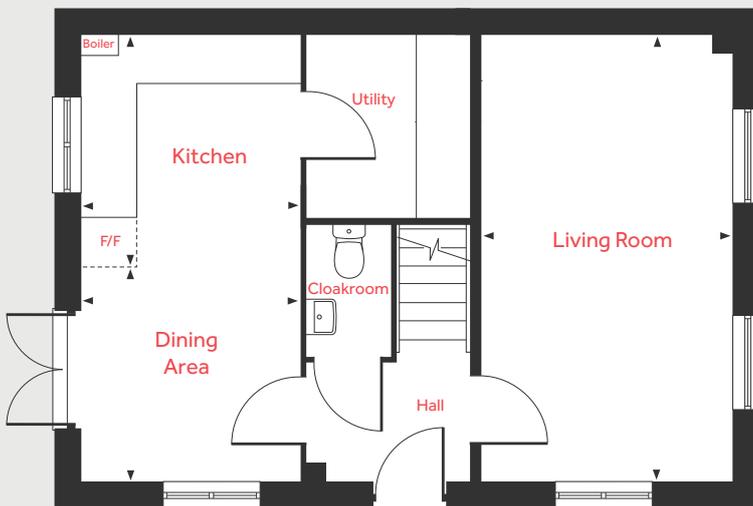
Ground Floor

Living Room	5.59m x 3.11m	18'4" x 10'3"
Kitchen	2.94m x 2.71m	9'8" x 8'11"
Dining Area	2.71m x 2.64m	8'11" x 8'8"

First Floor

Bedroom 1	3.15m x 3.07m	10'4" x 10'1"
Bedroom 2	3.36m x 3.19m	11'1" x 10'6"
Bedroom 3	2.76m x 2.44m	9'1" x 8'0"

Ground Floor



LH Loft hatch ◀ ▶ Measuring points
 F/F Space for fridge freezer

Please note, floorplans and dimensions are taken from architectural drawings and are for guidance only. Dimensions stated are within a tolerance of plus or minus 50mm. Overall dimensions are usually stated and there may be projections into these. With our continual improvement policy we constantly review our designs and specification to ensure we deliver the best product to our customers. Computer generated images not to scale. Finishes and materials may vary and landscaping is illustrative only. Kitchen layouts are indicative only and may change. To confirm specific details on our homes please ask your Sales Consultant. September 2022.



The Eveleigh

3 bedroom home

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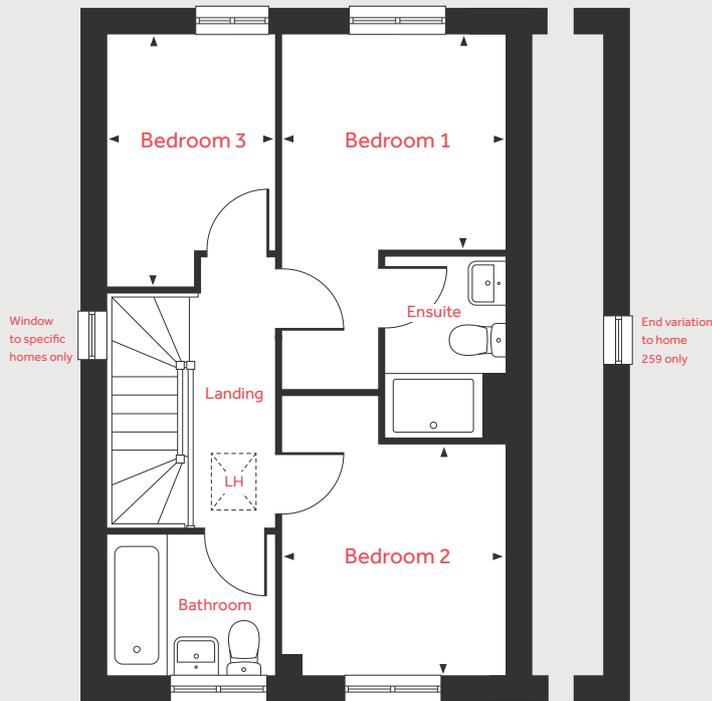
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The Eveleigh

3 bedroom home

First Floor



Ground Floor

Living Room

4.98m x 3.19m 16'4" x 10'6"

Kitchen/Dining Area

4.78m x 2.80m 15'9" x 9'2"

First Floor

Bedroom 1

2.78m x 2.71m 9'2" x 8'11"

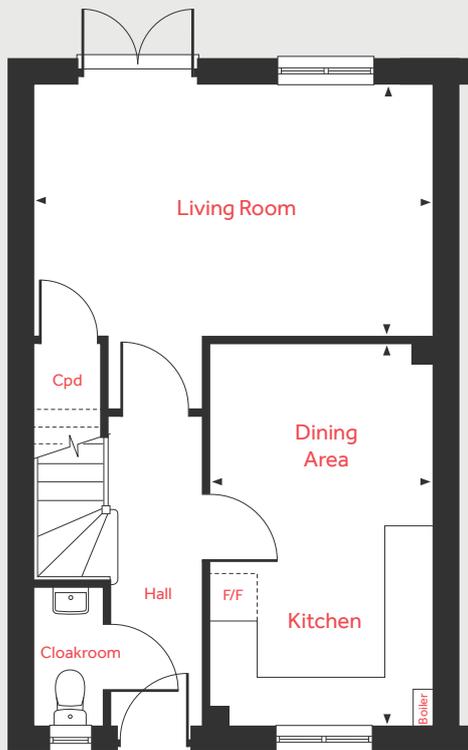
Bedroom 2

2.90m x 2.78m 9'6" x 9'1"

Bedroom 3

3.20m x 2.12m 10'6" x 7'0"

Ground Floor



LH	Loft hatch	F/F	Space for fridge freezer
Cpd	Cupboard	◀ ▶	Measuring points

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The Chester

3 bedroom home

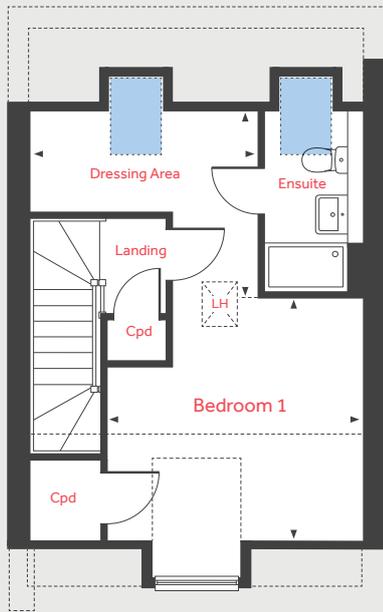
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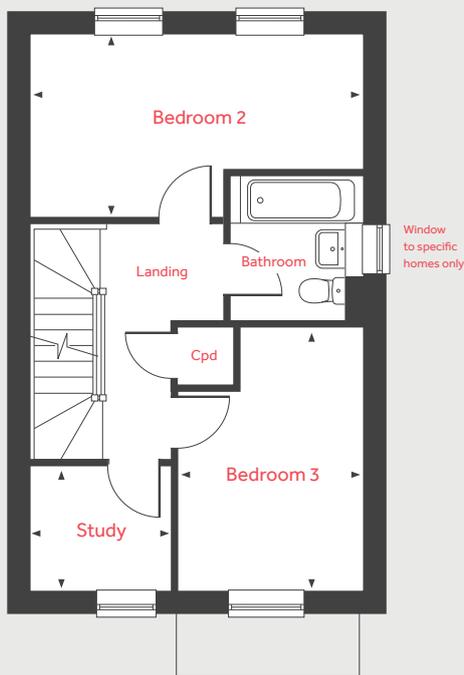
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Second Floor



First Floor



Ground Floor



The Chester

3 bedroom home

Ground Floor

Living Room
4.80m x 3.63m 15'9" x 11'11"

Kitchen
2.61m x 2.45m 8'7" x 8'0"

Dining Area
2.75m x 2.61m 9'0" x 8'7"

First Floor

Bedroom 2
4.80m x 2.63m 15'9" x 8'7"

Bedroom 3
3.80m x 2.63m 12'6" x 8'7"

Study
2.10m x 1.80m 6'11" x 5'11"

Second Floor

Bedroom 1
4.02m x 3.71m 13'2" x 12'2"

Dressing Area
3.30m x 2.69m 10'10" x 8'10"

LH	Loft hatch		Velux window
Cpd	Cupboard		Measuring points
F/F	Integrated fridge freezer		Reduced ceiling height
W	Space for wardrobe		

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The Charlton 4 bedroom home

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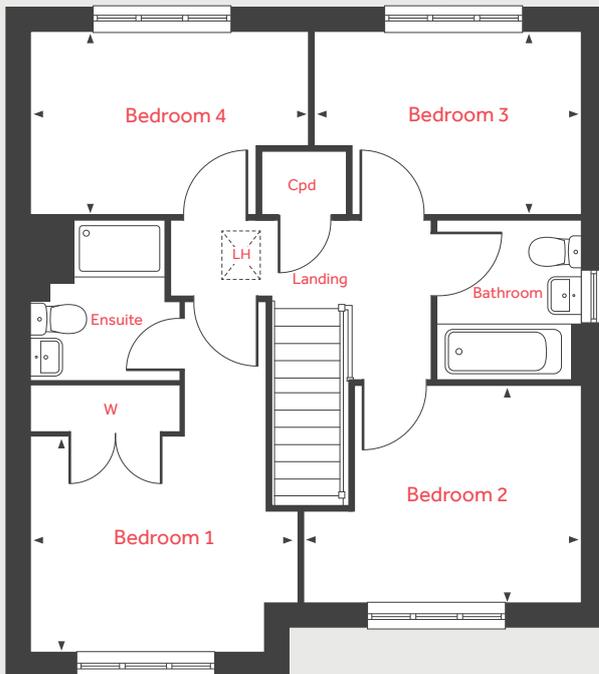
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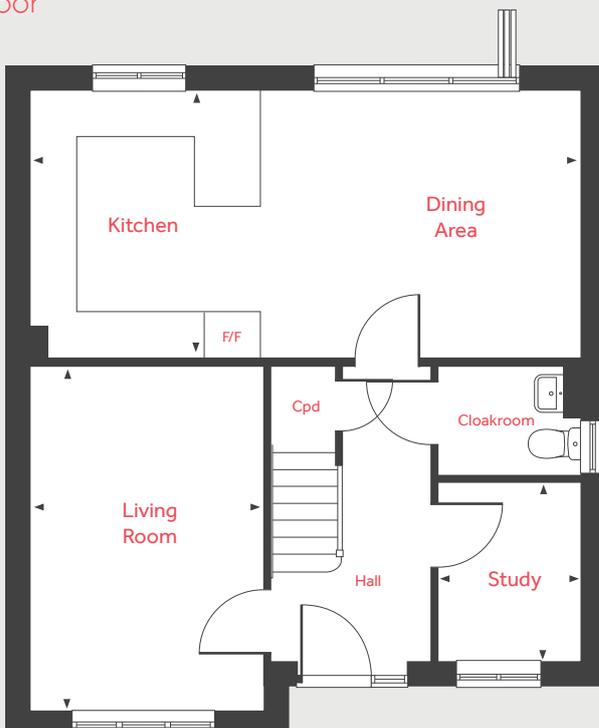
The Charlton

4 bedroom home

First Floor



Ground Floor



Ground Floor

Living Room
4.55m x 3.05m 14'11" x 10'0"

Kitchen/Dining Area
7.21m x 3.52m 23'8" x 11'7"

Study
2.35m x 1.86m 7'9" x 6'1"

First Floor

Bedroom 1
3.48m x 2.86m 11'5" x 9'5"

Bedroom 2
3.65m x 2.85m 12'0" x 9'5"

Bedroom 3
3.52m x 2.39m 11'7" x 7'10"

Bedroom 4
3.62m x 2.39m 11'11" x 7'10"

LH Loft hatch F/F Integrated fridge freezer
Cpd Cupboard ◀ ▶ Measuring points

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The Bosham 4 bedroom home

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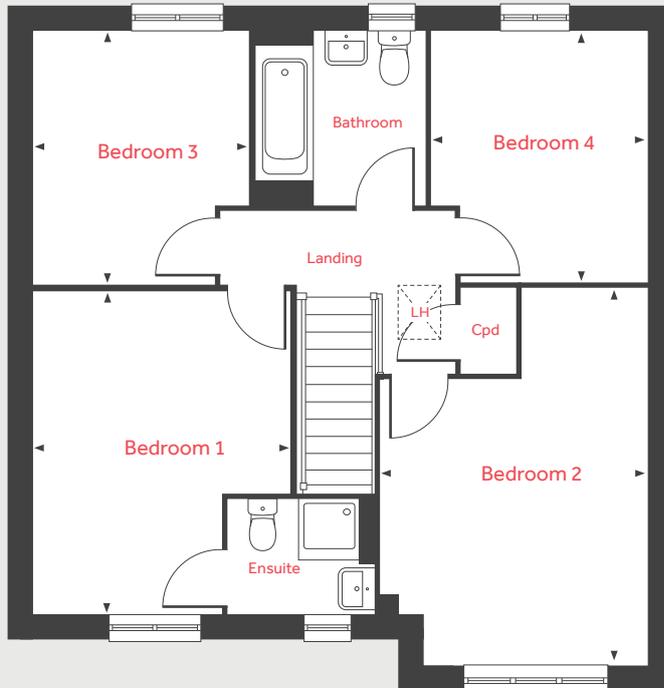
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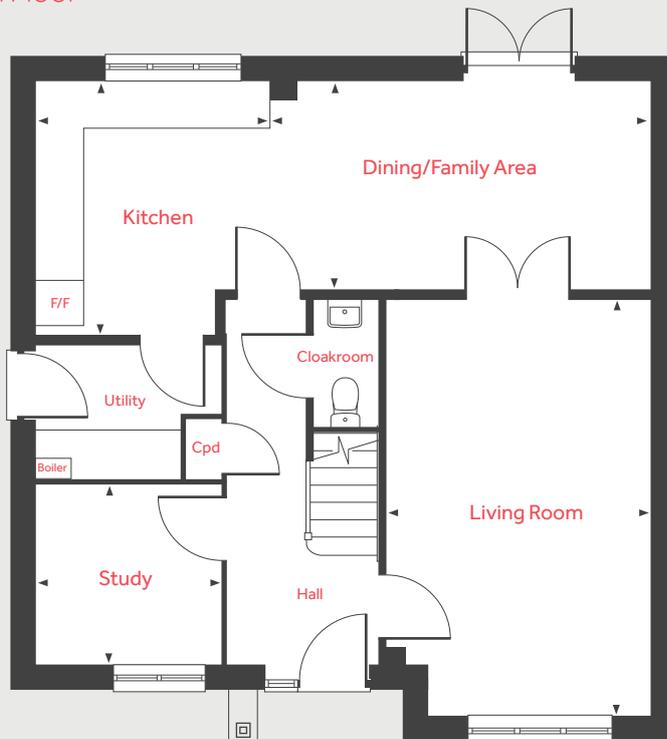
The Bosham

4 bedroom home

First Floor



Ground Floor



Ground Floor

Living Room	5.50m x 3.50m	18'1" x 11'6"
Kitchen	3.34m x 3.04m	11'0" x 10'0"
Dining/Family Area	5.02m x 2.75m	16'6" x 9'0"
Study	2.41m x 2.37m	7'11" x 7'9"

First Floor

Bedroom 1	4.29m x 3.40m	14'1" x 11'2"
Bedroom 2	4.98m x 3.50m	16'4" x 11'6"
Bedroom 3	3.35m x 2.88m	11'0" x 9'5"
Bedroom 4	3.34m x 2.82m	11'0" x 9'3"

LH	Loft hatch	F/F	Integrated fridge freezer
Cpd	Cupboard	◀ ▶	Measuring points

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