

AN EXCLUSIVE DEVELOPMENT OF FIVE HANDCRAFTED HOMES OF CHARACTER AND DISTINCTION



THE WATERBANK
CHICHESTER WEST SUSSEX



A BEGUILING BLEND OF TRADITIONAL DESIGN AND CRAFTSMANSHIP WITH CONTEMPORARY COMFORTS, THE WATERBANK OFFERS GRACIOUS LIVING IN A TRANQUIL WATERSIDE LOCATION. FIVE CHARACTER PROPERTIES OF IMMENSE CHARM AND DISTINCTION, HAND BUILT BY DOMUSEA DEVELOPMENTS IN A DELIGHTFUL SEMI-RURAL LOCATION LESS THAN TWO MILES FROM HISTORIC CHICHESTER.





The Canal



The Spotted Cow PH at Hunston



Chichester Marina

THE VILLAGE ON THE RIVER

Ideally located just two miles south of the cathedral city of Chichester and the A27, Hunston affords the unspoilt pleasures of village life in a peaceful setting on the banks of the Chichester canal. With a mix of old and new housing, a post office, village store and highly rated gastropub, it's a small but thriving community and a warm, welcoming locale to call home.

With origins as far back as the 12th century, the picturesque Church of St Leodegar was built in 1885. Much of the original village dates back to

Georgian and Victorian times, its early prosperity linked to the construction of the Chichester Canal in 1822. Originally part of the Portsmouth and Arundel Canal, this historic waterway used to carry ships up to 100 tons - today it's a sleepy backwater and a delightful backdrop to village life.

With a population of less than 1,300, Hunston retains the self-contained charm of a small village. The nearest primary school is in neighbouring North Mundham, less than

a mile to the east, whilst excellent secondary education is provided at Chichester High, rated "Outstanding" at its last Ofsted report. The village enjoys a diverse demographic mix - home to young professionals and growing families as well as older and retired residents, all contributing to Hunston's tangible and inclusive sense of community.

Whilst the Hunston village stores conveniently cater for most day-to-day needs, nearby Chichester offers superb shopping facilities in an historic

setting, less than ten minutes' drive away. The only city in West Sussex and a location steeped in history and heritage, Chichester dates back to Roman and Anglo Saxon times. Along with the magnificent 12th century cathedral, the city boasts some of Britain's oldest churches and buildings, many of which are Grade I or Grade II listed.

Twinned with Chartres in France, and Ravenna in Italy, Chichester is also a thriving centre for culture and the arts, renowned for its Festival Theatre, galleries and museum.

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Chichester Cathedral



The glorious South Downs



Chichester High Street



THE DEVELOPMENT



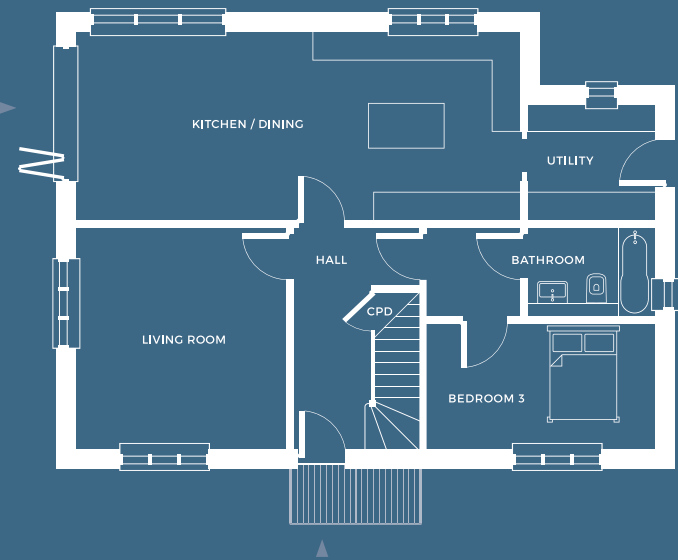


PLOT ONE

THREE BEDROOM DETACHED

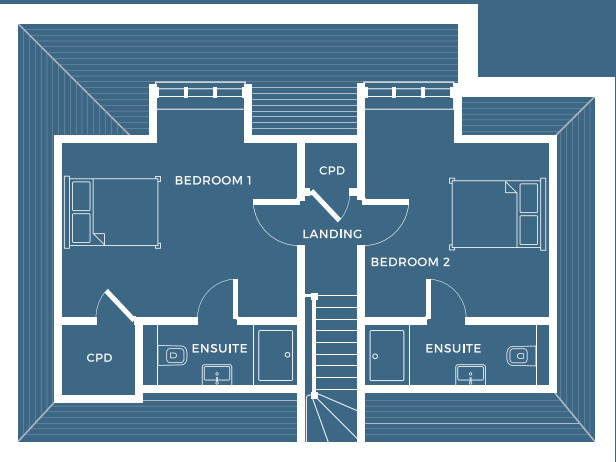
Ground Floor

Living Room	XXXX x XXXXm (XX'X" x XX'X")
Kitchen / Diner	XXXX x XXXXm (11'4" x 25'7")
Utility	XXXX x XXXXm (XX'X" x XX'X")
Bedroom 3	XXXX x XXXXm (XX'X" x XX'X")



First Floor

Bedroom 1	XXXX x XXXXm (XX'X" x XX'X")
Bedroom 2	XXXX x XXXXm (XX'X" x XX'X")

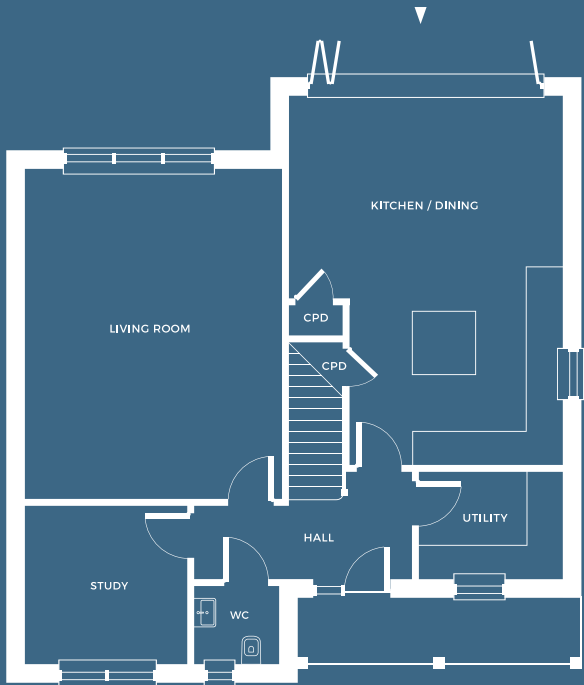


ALL MEASUREMENTS HAVE BEEN TAKEN FROM PLANS AND WHILST EVERY EFFORT HAS BEEN MADE TO ENSURE THEIR ACCURACY, THESE CANNOT BE GUARANTEED. THE ARTIST'S IMPRESSION SHOW FEATURES AND TREATMENTS, WHICH MAY VARY FROM THE FINISHED DEVELOPMENT. SIMILARLY, THE LANDSCAPING SHOWS HOW THE SITE MAY LOOK WHEN MATURE.

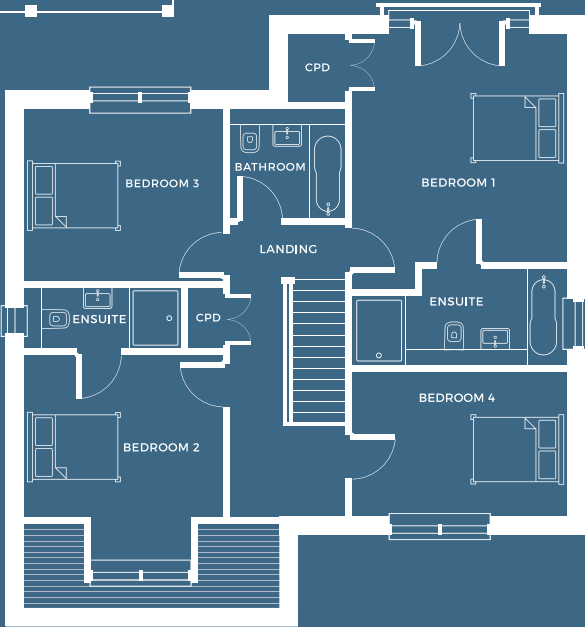


PLOT TWO
FOUR BEDROOM DETACHED

Ground Floor	
Living Room	XXXX x XXXXm (XX'X" x XX'X")
Kitchen / Diner	XXXX x XXXXm (XX'X" x XX'X")
Utility	XXXX x XXXXm (XX'X" x XX'X")
Study	XXXX x XXXXm (XX'X" x XX'X")



First Floor	
Bedroom 1	XXXX x XXXXm (XX'X" x XX'X")
Bedroom 2	XXXX x XXXXm (XX'X" x XX'X")
Bedroom 3	XXXX x XXXXm (XX'X" x XX'X")
Bedroom 4	XXXX x XXXXm (XX'X" x XX'X")



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PLOT THREE

FOUR BEDROOM DETACHED

Ground Floor

Living Room	XXXX x XXXXm (XX'X" x XX'X")
Kitchen / Diner	XXXX x XXXXm (XX'X" x XX'X")
Utility	XXXX x XXXXm (XX'X" x XX'X")
Study	XXXX x XXXXm (XX'X" x XX'X")

First Floor

Bedroom 1	XXXX x XXXXm (XX'X" x XX'X")
Bedroom 2	XXXX x XXXXm (XX'X" x XX'X")
Bedroom 3	XXXX x XXXXm (XX'X" x XX'X")
Bedroom 4	XXXX x XXXXm (XX'X" x XX'X")



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PLOT FOUR

FOUR BEDROOM DETACHED

Ground Floor

Living Room	XXXX x XXXXm (XX'X" x XX'X")
Kitchen / Diner	XXXX x XXXXm (XX'X" x XX'X")
Utility	XXXX x XXXXm (XX'X" x XX'X")
Study	XXXX x XXXXm (XX'X" x XX'X")

First Floor

Bedroom 1	XXXX x XXXXm (XX'X" x XX'X")
Bedroom 2	XXXX x XXXXm (XX'X" x XX'X")
Bedroom 3	XXXX x XXXXm (XX'X" x XX'X")
Bedroom 4	XXXX x XXXXm (XX'X" x XX'X")



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PLOT FIVE

THREE BEDROOM DETACHED

Ground Floor

Living Room	XXXX x XXXXm (XX'X" x XX'X")
Kitchen / Diner	XXXX x XXXXm (XX'X" x XX'X")
Utility	XXXX x XXXXm (XX'X" x XX'X")
Study	XXXX x XXXXm (XX'X" x XX'X")



First Floor

Bedroom 1	XXXX x XXXXm (XX'X" x XX'X")
Bedroom 2	XXXX x XXXXm (XX'X" x XX'X")
Bedroom 3	XXXX x XXXXm (XX'X" x XX'X")
Bedroom 4	XXXX x XXXXm (XX'X" x XX'X")



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ARCHITECTURE OF DISTINCTION

SONOS

NEFF

The five character properties at The Waterbank have been individually designed to reflect local vernacular architecture and evoke a distinct sense of place. The steep pitched roofs, gables and sash windows nod to classic Arts and Crafts period architecture, whilst striking oak porticos, artisan finishes and extensive use of hand-fired bricks enhance the premium nature of this small and exclusive development.

Inside, bi-fold doors and deep windows allow natural light to flood into the cool,

contemporary interiors. With sustainable, modern living at the top of the agenda, kitchens and bathrooms have been specified to the very highest standards and cutting-edge technology used at every turn to transform these houses into well-connected homes for the future.

The tranquil, leafy waterside location is enhanced by imaginative landscaping, with an outlook across the towpath and canal towards an unspoilt patchwork of farmland and open countryside.

Externals

Feature brick and flint walling. High quality composite UPVC windows with bifold doors to the rear gardens. UPVC fascias and soffits, and composite front doors complete 5 traditional properties set in fully landscaped front and private rear gardens. Block pavior driveways with either a garage or car port allows off road parking for 2/3 cars. Security flood lighting to the front and rear of all 5 properties and energy saving courtesy lighting to the perimeter.

Internals

All ground level floors finished with engineered Oak veneered 150mm wood with underfloor heating powered by a gas fired condensing boiler. Feature two panel oak veneer (Premdor) doors with high quality brass furniture complement Dulux painted walls and smooth plastered ceilings. Oak staircase, strings and balustrade gives access to the first floors.

Kitchens and Utility Areas

Individually designed by award winning kitchen design studio - Sylvarna, to include 20mm Quartz worktops with glass splash backs. Fully integrated

NEFF appliances including hob, oven and extractor hood, microwave, fridge/freezer and dishwasher. Franke double bowl stainless steel sink with chrome mixer tap and a Capel glass fronted wine fridge. Low energy LED lights with smooth ceilings. Utility areas include laminated worktops with services to allow for a washing machine and tumble dryer.

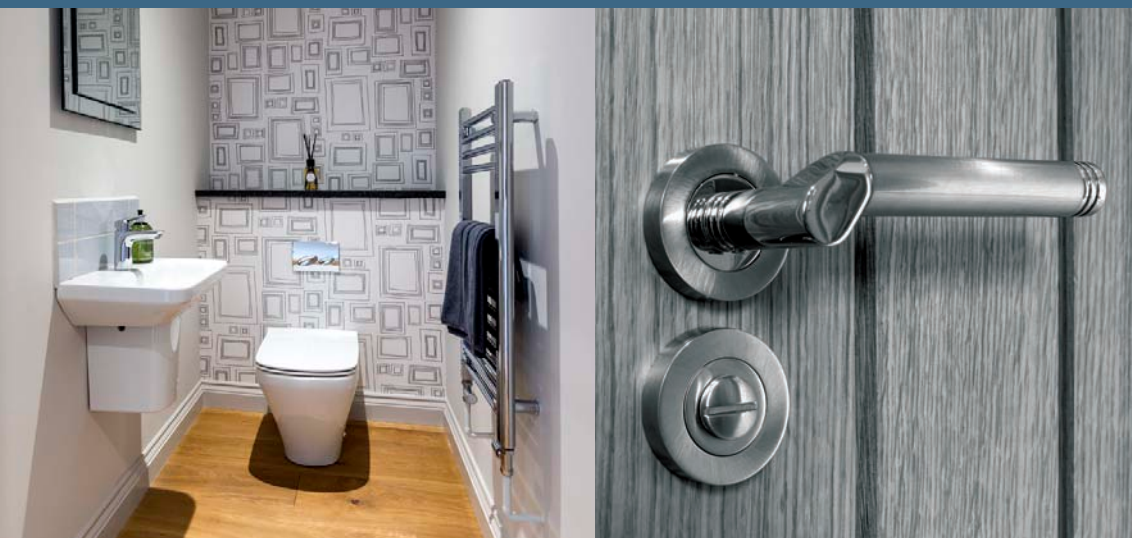
Bathrooms and En-suites

Individually designed by award winning bathroom design studio - Little John, to include hand crafted Duravit sanitary furniture. Kohler Shower enclosures with Hans Grohe mixer taps and thermostats.

Multi rail chrome towel warmers on mains heating for all round year use. Duravit bathroom furniture and storage. Shaver light and point.

Electricals

Integrated smoke and heat detectors as standard. Automated alarm system. In-house audio system (SONOS) installed in reception room, kitchen, master bedroom and outdoor areas. TV/FM/SKY/Cat6 aerial points wired to kitchen, reception rooms and all bedrooms. Telephone points provided throughout the property.





Gunwharf Quays designer shopping outlet



Old Portsmouth



West Wittering Beach



LEISURE & ENTERTAINMENT ON YOUR DOORSTEP

Just south of the A27, Hunston occupies an ideal location that combines convenience with surrounding natural beauty. The ancient landscape of the South Downs, some 260 square miles of rolling chalkland, starts just five miles to the north, at Goodwood, a name synonymous with horse racing and horsepower at the internationally renowned Festival of Speed.

Dotted with picturesque villages, the South Downs typify unspoilt English countryside at its finest - enjoyed by walkers, mountain bikers

and horse-riders, and rich in historical features and archaeological remains. Chichester Harbour lies just two miles along the Chichester Canal to the west of Hunston. Designated an Area of Outstanding Natural Beauty, this 9,000 acre expanse of tidal flats, saltings and intricate creeks is one of England's last, truly wild landscapes. More than 50,000 birds reside in or visit the harbour through the year, making it a wetland of international importance as a habitat for birdlife. To the south of Chichester Harbour, the Solent is one of Europe's, foremost

yachting and marine destinations and a world class watersports hotspot. The region is also well-connected for travel further afield. The international ferry port of Portsmouth is less than 17 miles, to the west, with the city of Southampton and Eastleigh Airport a further 15 miles distant.

In the opposite direction, the coastal resorts of Worthing and Brighton are within easy striking distance, at 20 miles and 33 miles respectively.

And yet, for a region so closely associated with the south coast, London is also surprisingly close, little more than an hour's drive, away. London Gatwick Airport - gateway to countless international destinations - is just 44 miles from Hunston. Well located, well-connected and in an area of breathtaking natural beauty, enviably situated.

The Waterbank offers stylish, contemporary living in a uniquely convenient village setting.

JUST FIVE MILES TO THE NORTH SITS
GOODWOOD, A NAME SYNONYMOUS
WITH HORSE RACING AND HORSEPOWER
AT THE INTERNATIONALLY RENOWNED
FESTIVAL OF SPEED...



Ferries to France and The Isle of Wight



The Victory

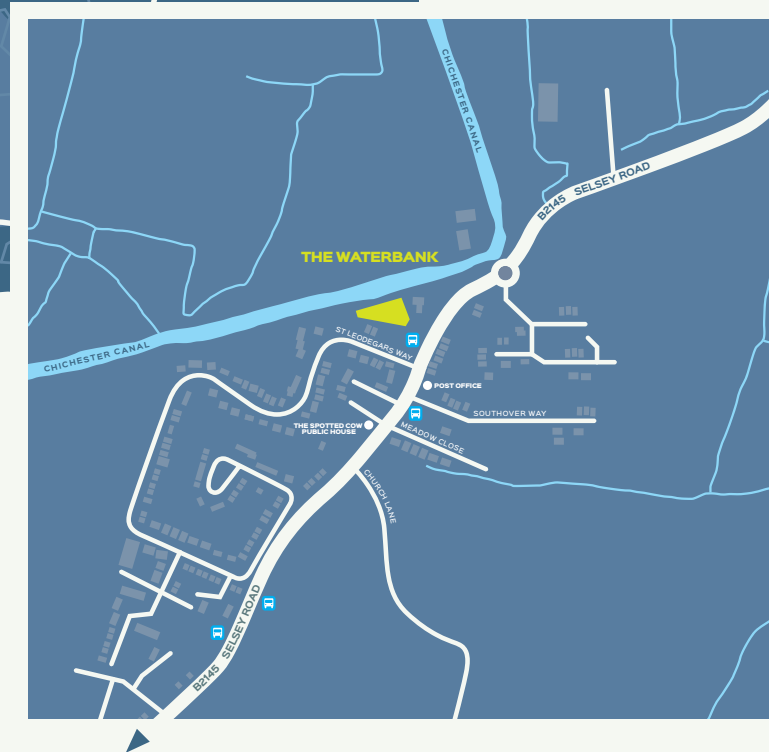


Brighton Sea Front



The Goodwood Estate

© This image of Goodwood has been kindly supplied by The Goodwood Estate.



FINDING THE WATERBANK

FROM THE WEST

Travel east along the M27 past Portsmouth and join the A27 dual carriageway, continuing towards Chichester. After approximately 15 miles you will approach Fishbourne Roundabout, take the 3rd exit towards Brighton (A27) and continue along Chichester Bypass. At Stockbridge Roundabout take the 2nd exit heading towards Brighton (A27). Move into the right hand lane on the approach to the next roundabout and take the 3rd exit for Hunston and Selsey on the B2145. After approximately $\frac{3}{4}$ mile take the 2nd exit at the mini-roundabout towards Hunston, Sidlesham and Selsey on the B2145. At the mini-roundabout take the 2nd exit and you'll find the Waterbank development a short distance on the right.

FROM THE EAST

Travel west along the A27 heading towards Chichester and Portsmouth. Stay on the A27 as you pass through the outskirts of Arundel and continue heading towards Chichester and Portsmouth. As you approach the city, take the Chichester Bypass on the A27. At Bognor Road Roundabout take the 3rd exit towards Portsmouth and continue along the dual carriageway. On the approach to Whyke Roundabout move into the left hand lane and take the 1st exit for Hunston and Selsey on the B2145. After approximately $\frac{3}{4}$ mile take the 2nd exit at the mini roundabout towards Hunston, Sidlesham and Selsey on the B2145. At the mini roundabout take the 2nd exit and you'll find the Waterbank development a short distance on the right.



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