



Minerva Heights Chichester

A fine collection of 2, 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).

Minerva Heights

Chichester PO19 3PH | 01243 717 221

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Development layout



- 4 bedroom home**
- The Pembroke
Homes 6, 7, 8, 60, 65, 67 & 85
 - The Leverton
Homes 63, 64, 66, 70 & 89
 - The Mylne
Homes 2, 4, 9, 22, 62, 68, 86 & 91
- 3 bedroom home**
- The Mountford
Homes 3, 5, 21, 25, 26, 43, 54, 55, 59, 61, 69, 71, 84, 87, 88 & 90
 - The Eveleigh
Homes 1, 23, 24, 37, 38, 41, 42, 44, 45, 52, 53, 58, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82 & 83
- 2 bedroom home**
- The Hardwick
Homes 35, 36, 39 & 40
- Affordable Housing ***
- 2 bedroom homes
 - 3 bedroom homes
 - 4 bedroom homes

BCP Bin Collection Point
V Visitor Parking Space
Garage Entrance
Shed

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 Executive for specific details.



The Hardwick 2 bedroom home

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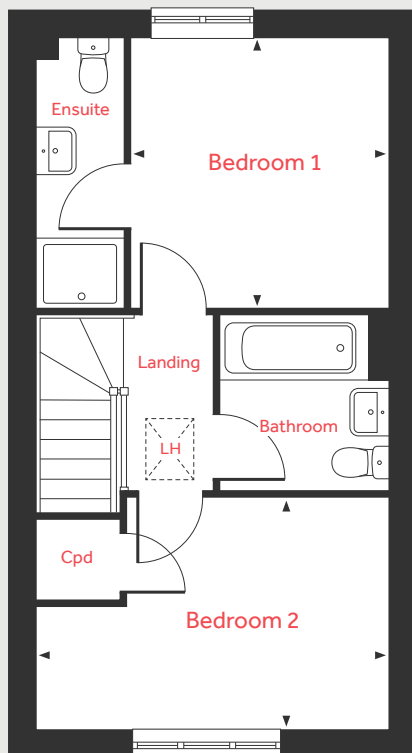
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The Hardwick

2 bedroom home

First Floor



Ground Floor

Living Room

4.08m x 3.68m 13'4" x 12'1"

Kitchen/Dining Area

4.08m x 3.16m 13'4" x 10'4"

First Floor

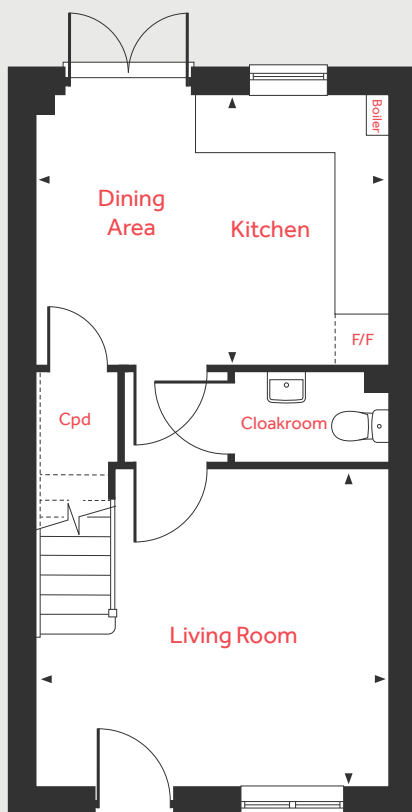
Bedroom 1

3.16m x 3.01m 10'4" x 9'10"

Bedroom 2

4.08m x 2.70m 13'4" x 8'10"

Ground Floor



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

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 Executive. January 2021.

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The Eveleigh 3 bedroom home

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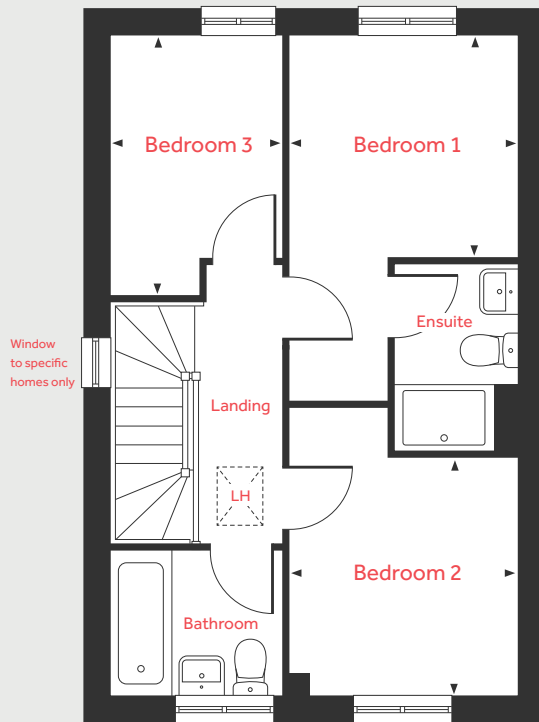
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The Eveleigh

3 bedroom home

First Floor



Ground Floor

Living Room

4.98m x 3.20m 16'4" x 10'6"

Kitchen/Dining Area

4.78m x 2.80m 15'8" x 9'2"

First Floor

Bedroom 1

2.78m x 2.72m 9'1" x 8'11"

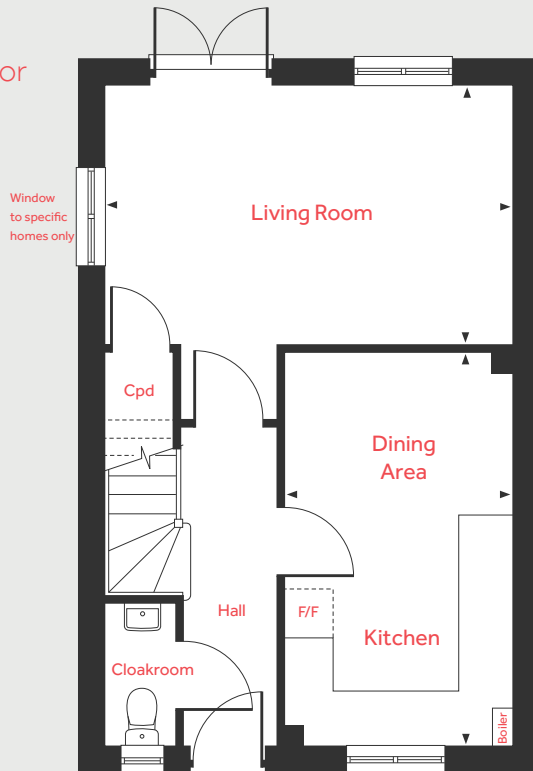
Bedroom 2

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

Bedroom 3

3.20m x 2.12m 10'6" x 6'11"

Ground Floor



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

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The Mountford 3 bedroom home

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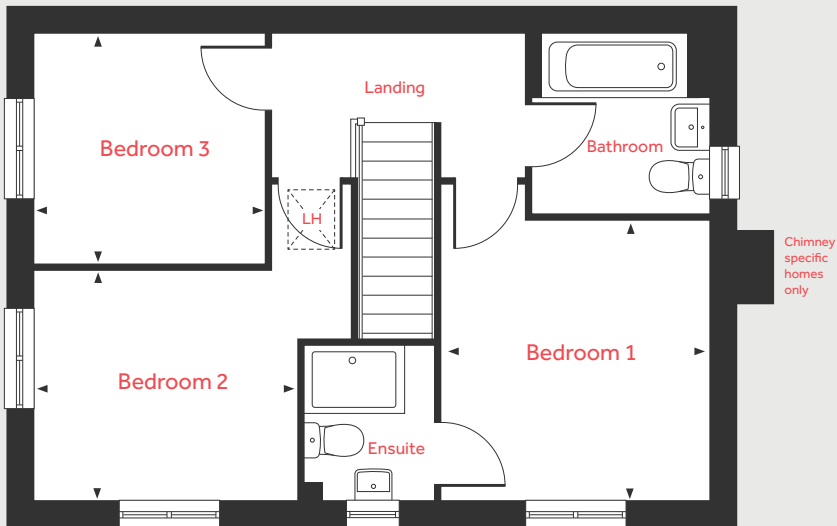
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The Mountford

3 bedroom home

First Floor



Ground Floor

Living Room

5.59m x 3.11m 18'4" x 10'2"

Kitchen/Dining Area

5.59m x 2.70m 18'4" x 8'10"

First Floor

Bedroom 1

3.36m x 3.19m 11'0" x 10'5"

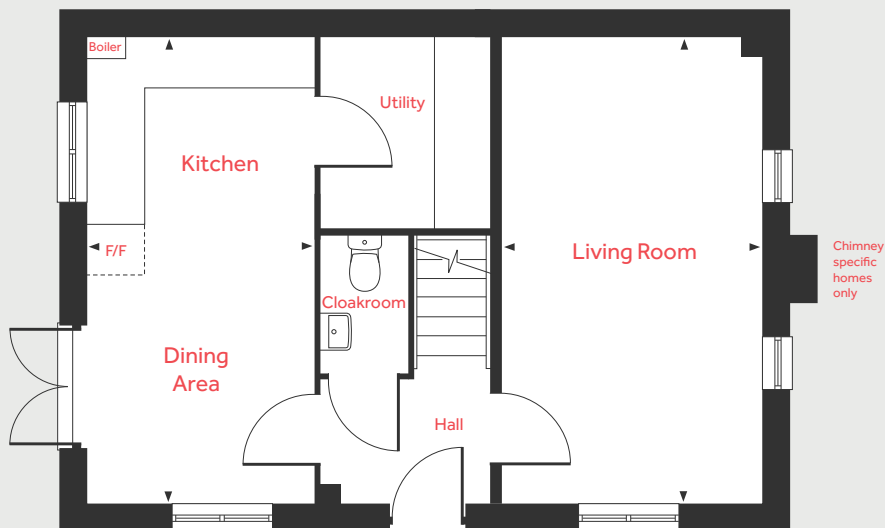
Bedroom 2

3.15m x 2.75m 10'4" x 9'0"

Bedroom 3

2.76m x 2.76m 9'0" x 9'0"

Ground Floor



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

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The Leverton 4 bedroom home

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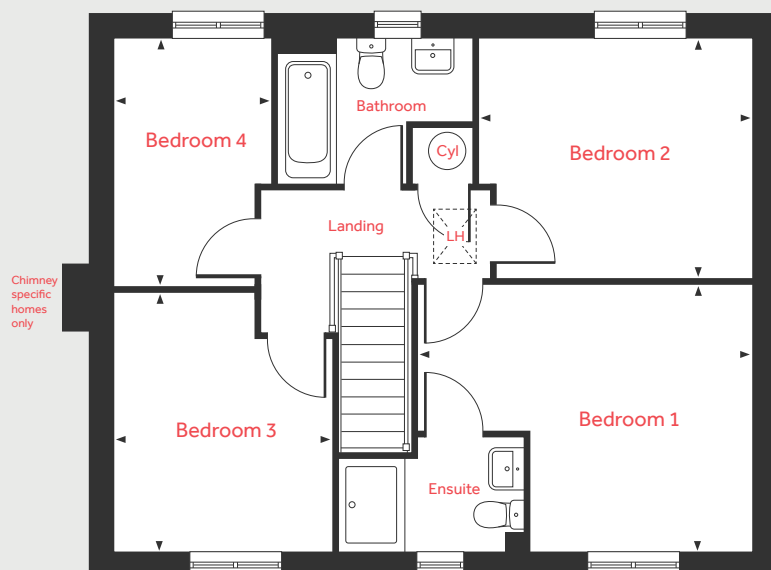
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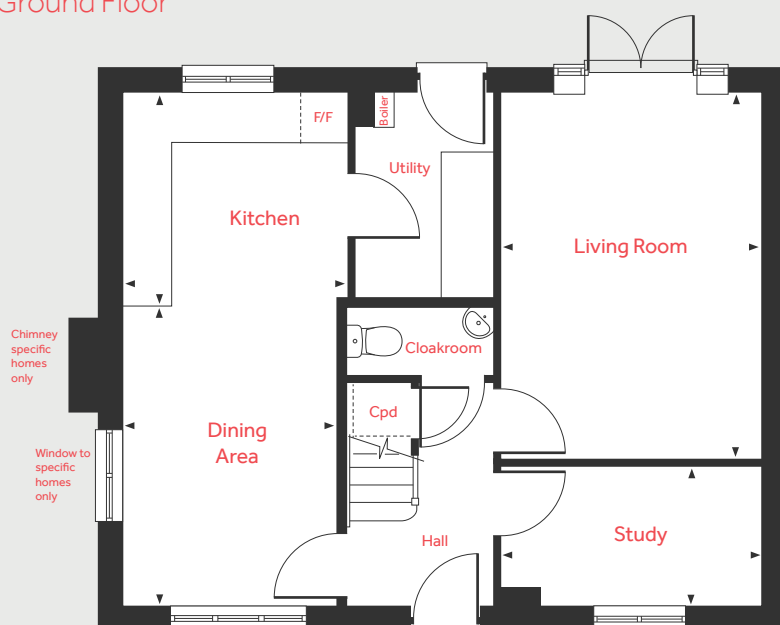
The Leverton

4 bedroom home

First Floor



Ground Floor



Ground Floor

Living Room	4.81m x 3.39m	15'9" x 11'1"
Kitchen	2.99m x 2.80m	9'9" x 9'2"
Dining Area	3.91m x 2.81m	12'10" x 9'2"
Study	3.39m x 1.82m	11'1" x 5'11"

First Floor

Bedroom 1	4.40m x 3.49m	14'5" x 11'5"
Bedroom 2	3.59m x 3.15m	11'9" x 10'4"
Bedroom 3	3.38m x 2.88m	11'1" x 9'5"
Bedroom 4	3.26m x 2.08m	10'8" x 6'10"

LH	Loft hatch	F/F	Integrated fridge freezer
Cyl	Hot water cylinder	◀ ▶	Measuring points
Cpd	Cupboard		

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The Mylne 4 bedroom home

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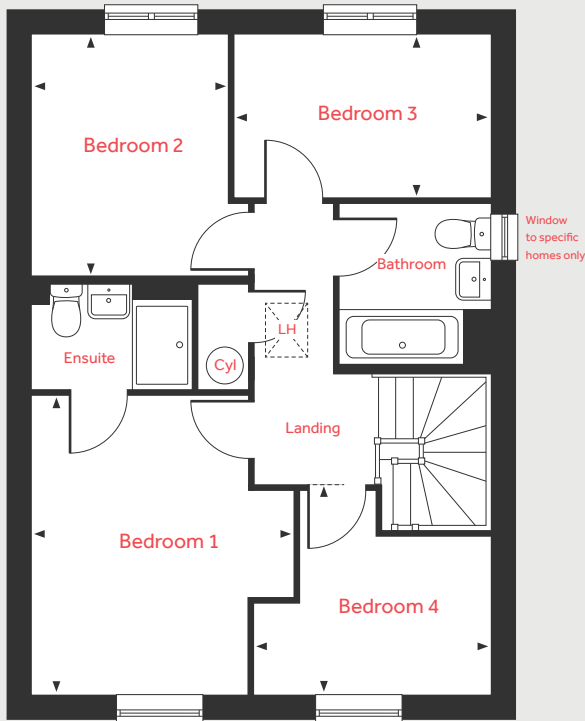
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The Mylne

4 bedroom home

First Floor



Ground Floor

Living Room

4.83m x 3.39m 15'10" x 11'1"

Kitchen/Dining Area

6.04m x 4.37m 19'9" x 14'4"

First Floor

Bedroom 1

3.95m x 3.46m 12'11" x 11'4"

Bedroom 2

3.20m x 2.57m 10'6" x 8'5"

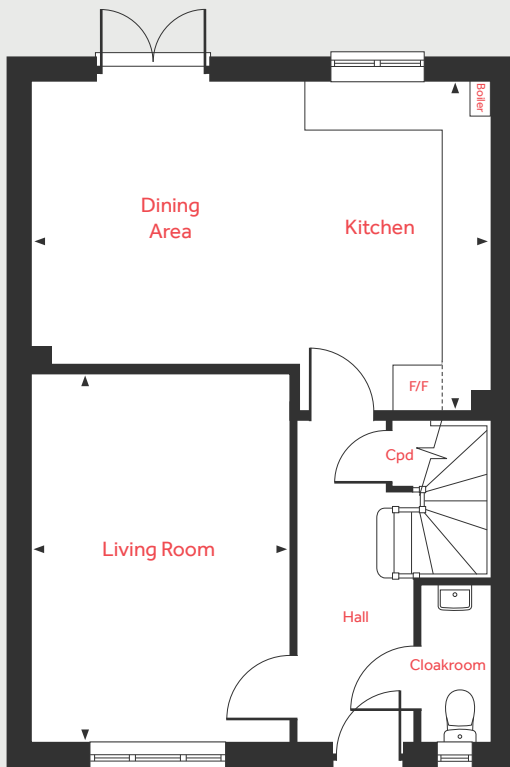
Bedroom 3

3.39m x 2.21m 11'1" x 7'3"

Bedroom 4

3.10m x 2.82m 10'2" x 9'3"

Ground Floor



LH	Loft hatch	F/F	Integrated fridge freezer
Cyl	Hot water cylinder	◀ ▶	Measuring points
Cpd	Cupboard		

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The Pembroke

4 bedroom home

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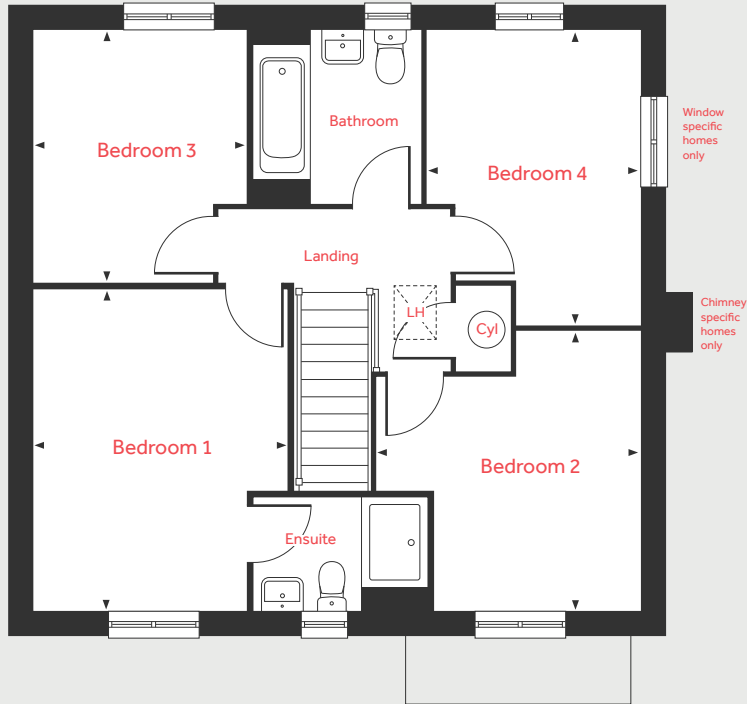
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The Pembroke

4 bedroom home

First Floor



Ground Floor

Living Room

4.83m x 3.50m 15'10" x 11'5"

Kitchen/Dining Area

8.06m x 3.34m 26'5" x 10'11"

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

3.72m x 3.50m 12'2" x 11'5"

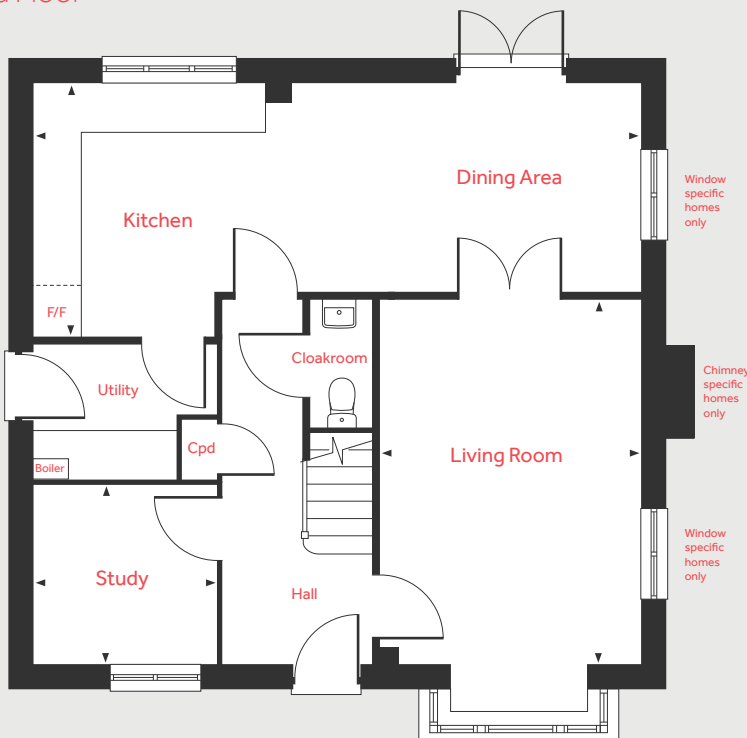
Bedroom 3

3.35m x 2.88m 11'0" x 9'5"

Bedroom 4

3.92m x 2.82m 12'10" x 9'3"

Ground Floor



LH	Loft hatch	F/F	Integrated fridge freezer
Cyl	Hot water cylinder	◀ ▶	Measuring points
Cpd	Cupboard		

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Specification

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 Premier Guarantee, who will issue their 10 year warranty certificate on completion of the home.

2 bedroom homes
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	■	■	
Double stainless steel under work top electric oven			■
Stainless steel gas hob	■	■	■
Integrated hood (and 4 bed semi's only)	■	■	■
Chimney hood			■
Integrated 70/30 fridge freezer (detached houses only)			■
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	■	■	
1½ 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	■	■	■
Cloakroom, Bathroom and Ensuite to have white batten holder and Kitchen to have chrome track light fitting	■	■	■

General

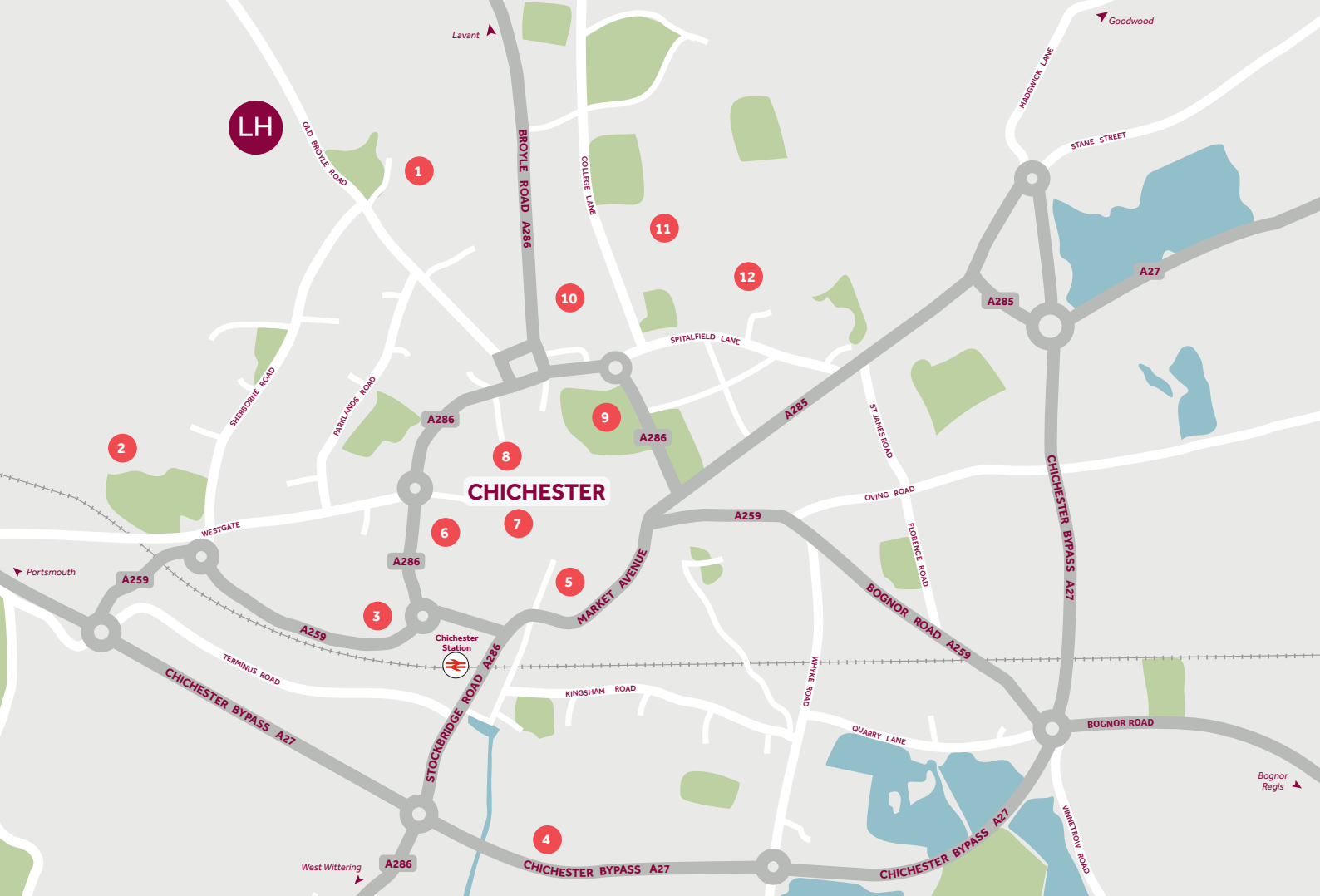
Walls in White supermatt emulsion	■	■	■
Ceilings in white Supermatt emulsion	■	■	■
Internal woodwork in gloss white	■	■	■
White internal doors with satin chrome fittings	■	■	■
White gloss staircase with white newel caps and handrails	■	■	■
Gas fired combi or system boiler	■	■	■
External door with multipoint 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 Executive 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 Executive for more information. September 2020.

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Around the local neighbourhood

1 Jessie Younghusband Primary School

2 Bishop Luffa Secondary School

3 Westgate Leisure Centre

4 South Downs Planetarium

5 Pallant House Gallery

6 Bishop's Palace Garden

7 Chichester Cathedral

8 The Novium Museum

9 Priory Park

10 Chichester Festival Theatre

11 University of Chichester

12 St Richard's Hospital

Distances shown are by road (Source: Google). Fastest journey times are shown (Source: National Rail Enquiries).
September 2020.

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