



MONTCLAIR HOUSE

CHICHESTER

.....
A SUPERBLY DESIGNED COLLECTION OF
1 & 2 BEDROOM APARTMENTS IN
THE HEART OF CHICHESTER
.....



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CHICHESTER

A cultural hub dating back to Roman times, this iconic cathedral city is ideally placed for everything the South Downs National Park and Sussex coast have to offer. Chichester is a destination in its own right, with the magnificent cathedral and historic market cross right at its heart.

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These exquisite apartments boast a timeless charm, fused with the modernity we are accustomed to. The high-quality finish and breathtaking views; are all elements embedded within this exclusive development - all for you to enjoy.

Chichester: Full of history, beauty and variety

Packed with quaint side streets, fashionable eateries, galleries and museums to explore, there are also plenty of high street stores, boutiques and independent shops to enjoy at your leisure.

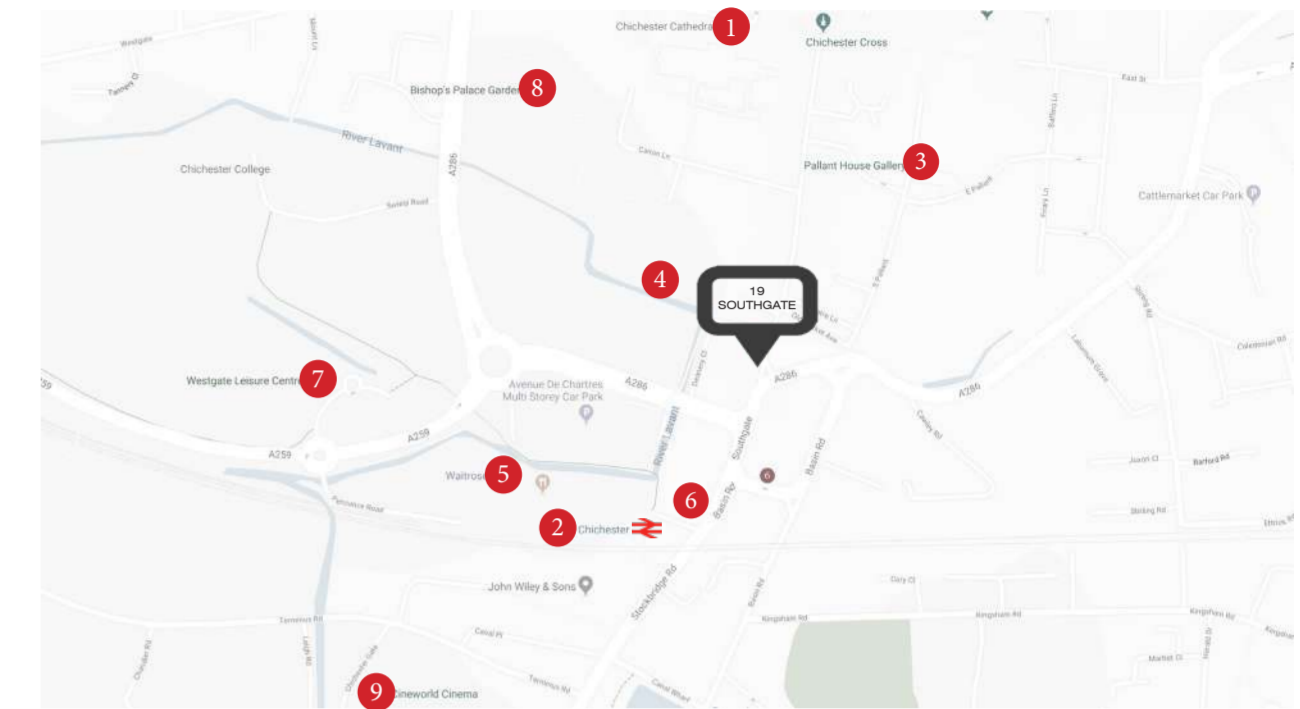


The world-famous Chichester Festival Theatre and a more intimate Minerva Theatre, boast a colourful programme of exceptional performances throughout the year, while the award-winning Pallant House gallery hosts exciting events and exhibitions. An excellent standard of education is provided by both state and private schools, including the Prebendal School, Westbourne House School, Bishop Luffa School, Chichester High School for Girls and Chichester High School for Boys, together with the outstanding Chichester College and University.

Points of Interest

- | | | |
|---|---------------------------------|-------|
| 1 | CHICHESTER CATHEDRAL | 6 min |
| 2 | CHICHESTER STATION (OVERGROUND) | 3 min |
| 3 | PALLANT HOUSE GALLERY | 4 min |
| 4 | RIVER PROMENADE | 2 min |
| 5 | WAITROSE | 5 min |
| 6 | STAGECOACH BUS TERMINAL | 2 min |
| 7 | WESTGATE LEISURE CENTRE | 7 min |
| 8 | BISHOP'S PALACE GARDEN | 5 min |
| 9 | CINEWORLD CINEMA | 9 min |

*times based on average walking speed



Well-connected for business and pleasure.

Finding a happy work/life balance is easy when every transport link is right on your doorstep. By road, the A27 connects you quickly to Brighton, Portsmouth, Southampton and the New Forest, as well as to London via the A3(M).



Transport

Travelling by rail, Chichester station is less than 0.2 miles away (3 minute walk), with services to London Victoria and London Waterloo in around 1 hour 30 minutes and 1 hour 45 minutes respectively, as well as regular trains to Brighton, Portsmouth and Southampton.

For continental travel, Portsmouth offers a choice of sea routes to France, while for international destinations, Gatwick Airport is about a 45-mile drive away.



Outline Specification

- Thermally and acoustically efficient double glazed windows
- Television (terrestrial and Satellite) points to all flats
- Telephone points in all flats
- High efficiency electric underfloor heating system and communal hot water system
- LED spotlights throughout
- Carpet to bedrooms
- Laminate wood flooring to hallway and living area
- Intercom door entry system
- 10 year insurance backed warranty

Kitchen

- Composite worktops & upstand with stainless steel bowls/ drainers and mixer tap
- High gloss door finishes
- Integrated Hotpoint appliances
- Integrated fridge freezer
- Integrated dishwasher
- Multi-function electric oven
- Electric hob
- Kitchen extractor with integrated lighting
- Washer dryer

NB. In the interest of continuous improvements and design development, specifications may be subject to variation.

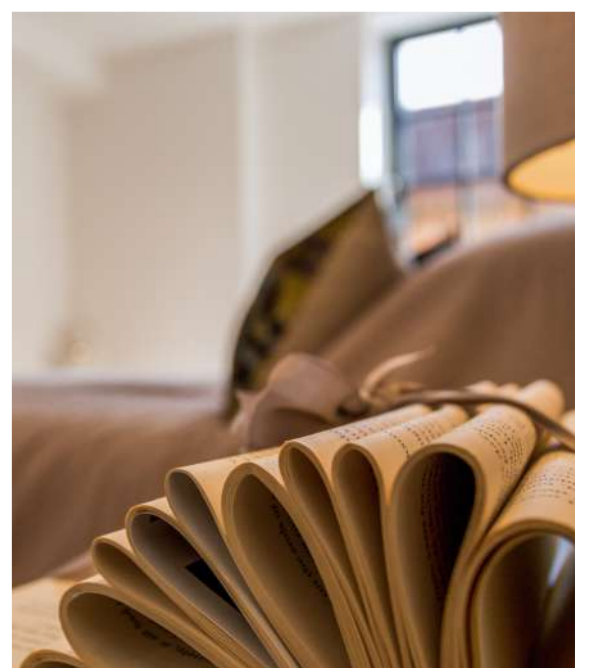
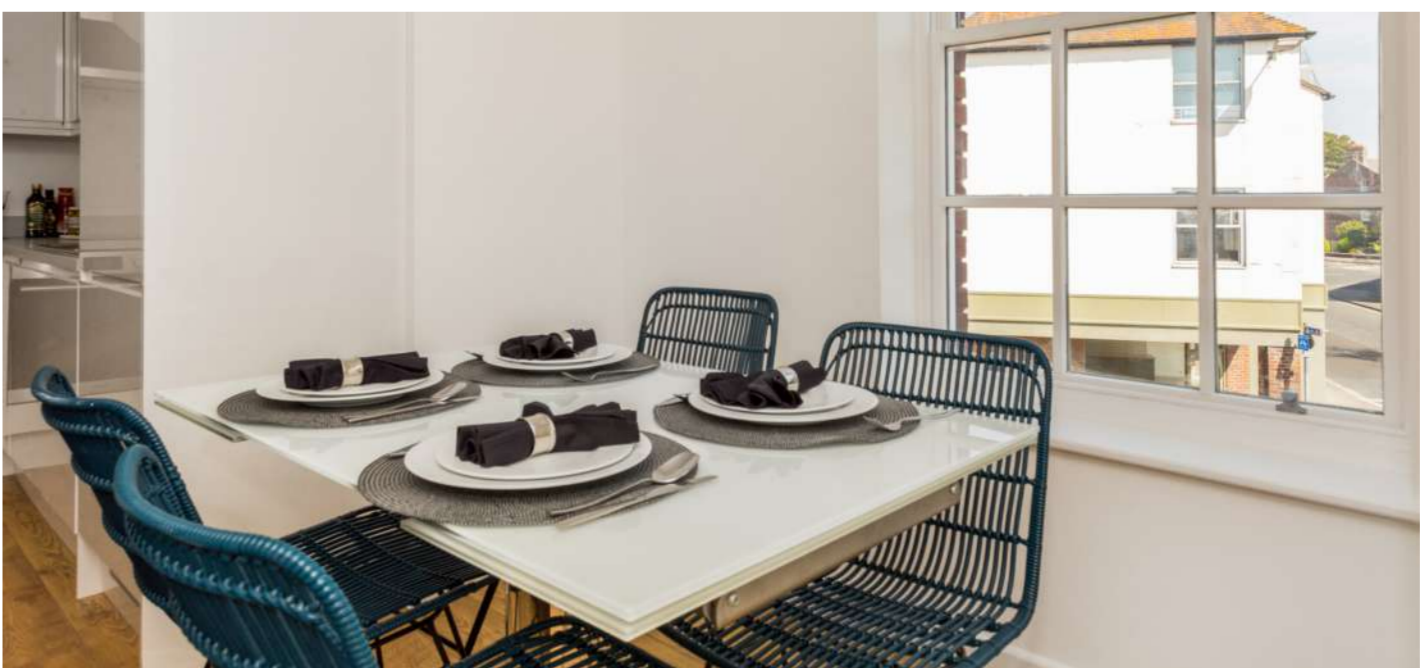
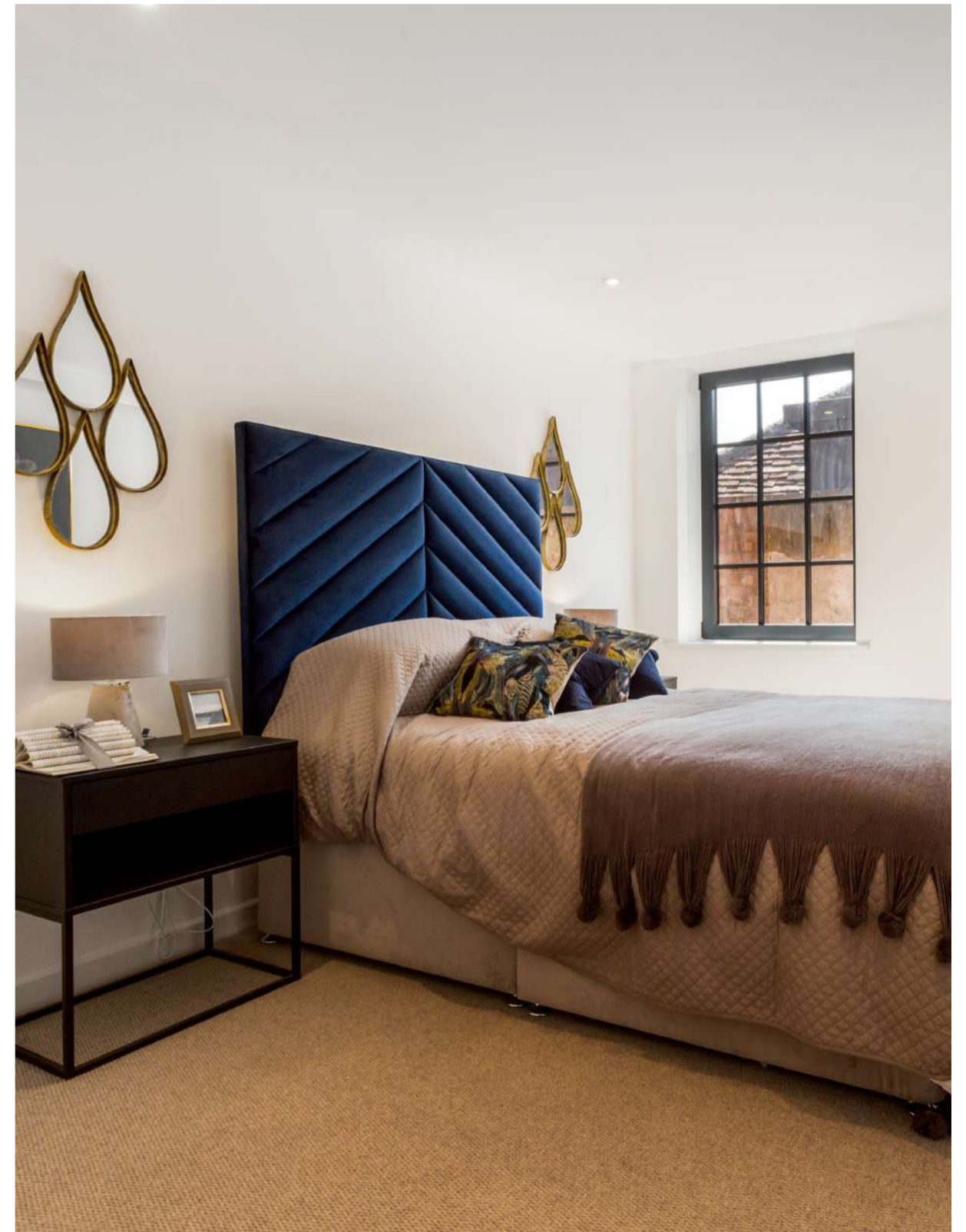
Bathroom

- Contemporary bathrooms with white sanitaryware
- Porcelain wall and floor tiles
- Stainless steel/chrome finished heated towel rails
- White vitrified enamel wall mounted WC with soft close seat and dual push button flush
- Mechanical extract ventilation
- Thermostatic mixer shower
- Designer taps and accessories



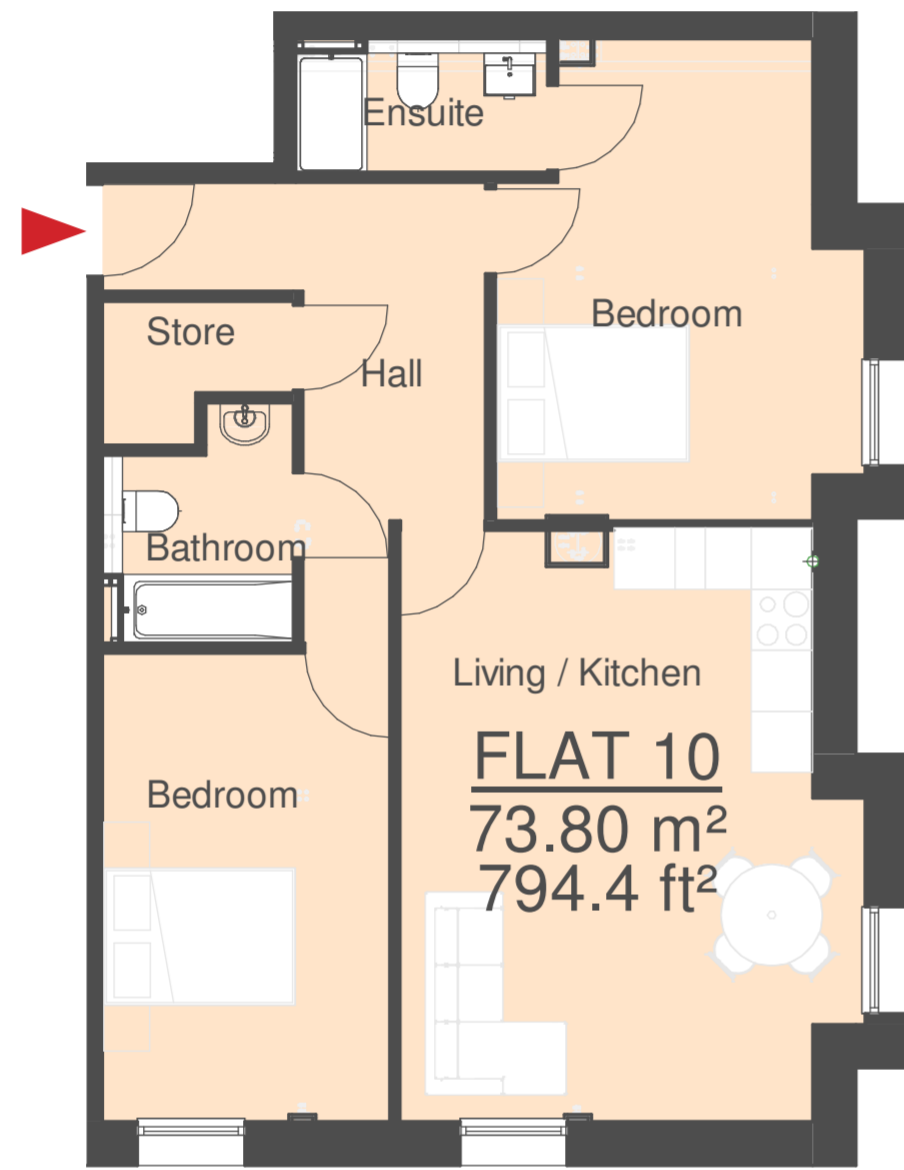
All our projects are built to stand the test of time and finished to a very high standard. Our premium kitchen range, joinery and sanitaryware are befitting of this exceptional development.







Flat 10



Second floor

Flat 10	2 bed 2 bathroom	73.8 msq / 794.4 sq ft
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Flat 11 (balcony/terrace)



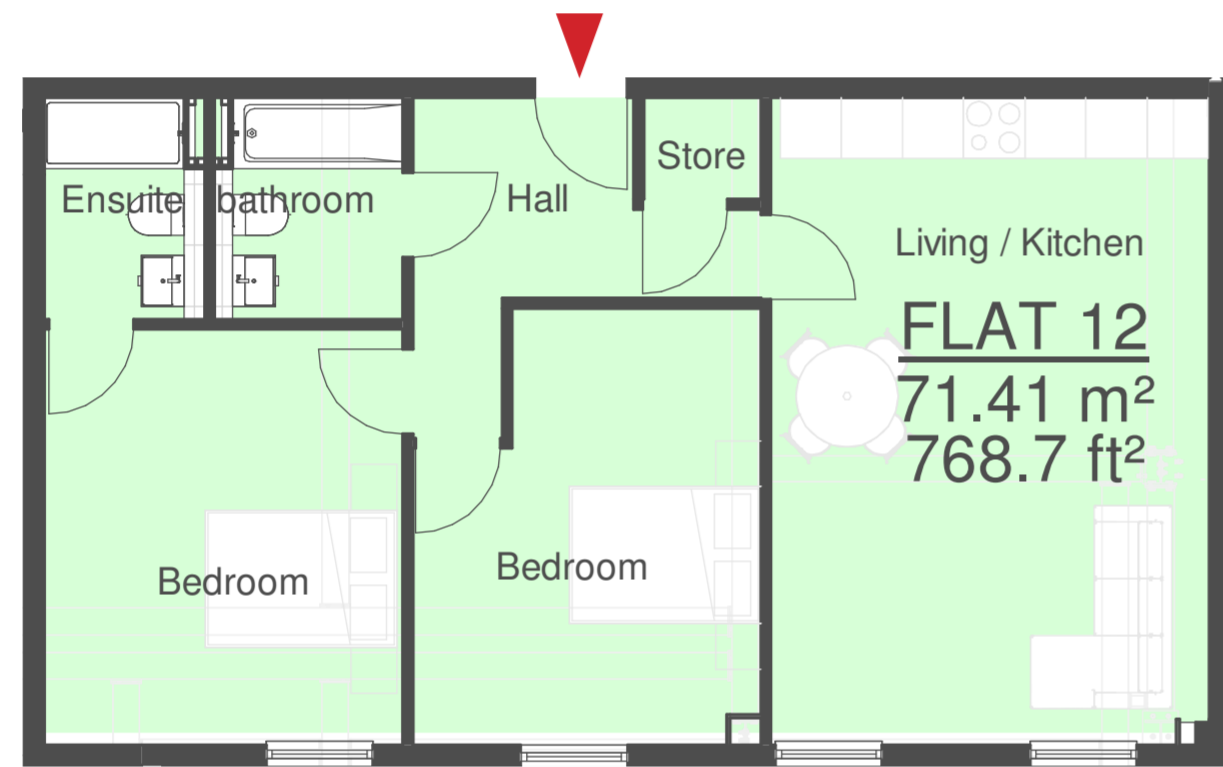
Second floor

Flat 11	2 bed 2 bathroom	71.77 msq / 772.6 sq ft
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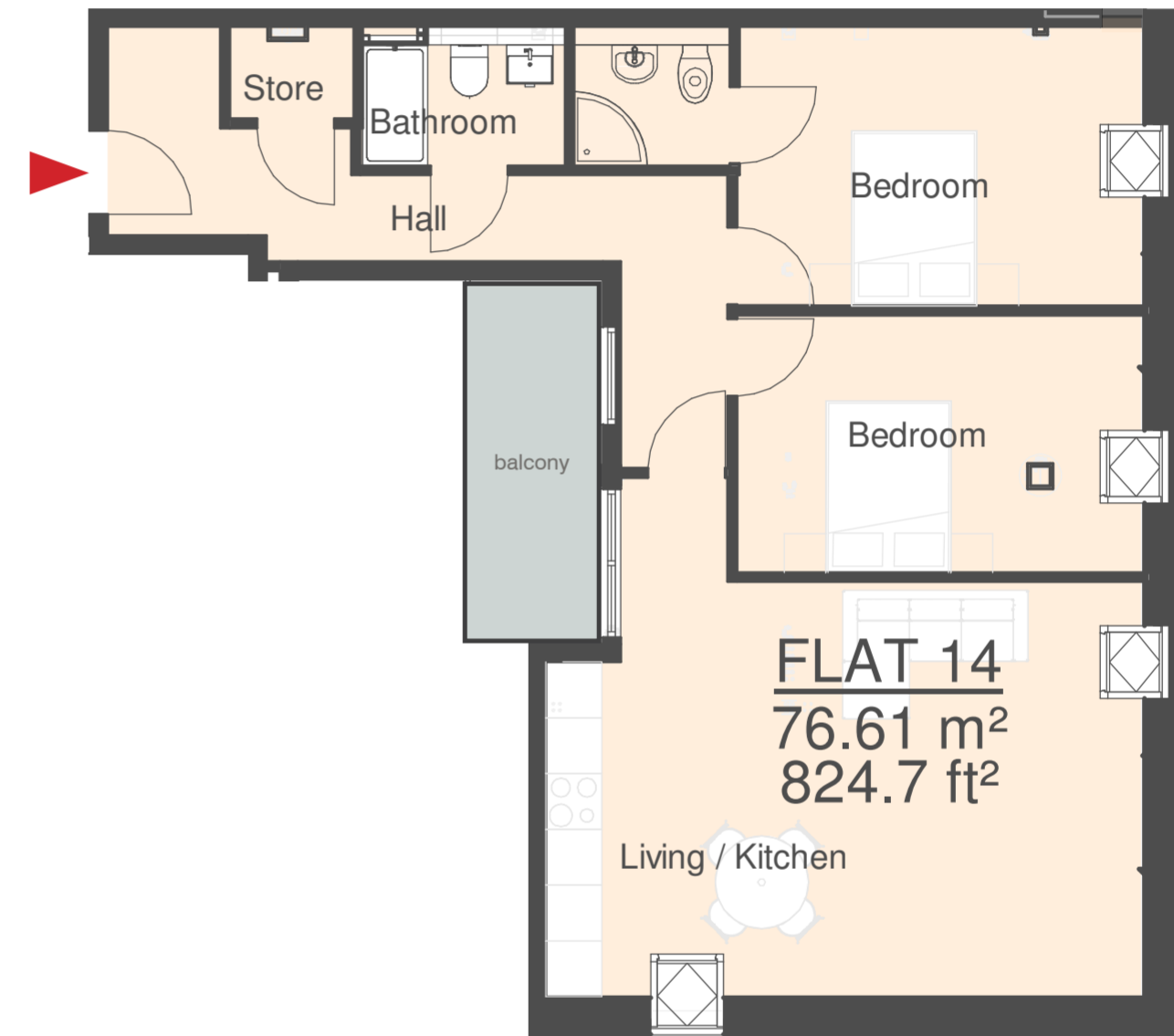
Flat 12



Second floor

Flat 12	2 bed 2 bathroom	71.41 msq / 768.7 sq ft
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Flat 14 (balcony/terrace)

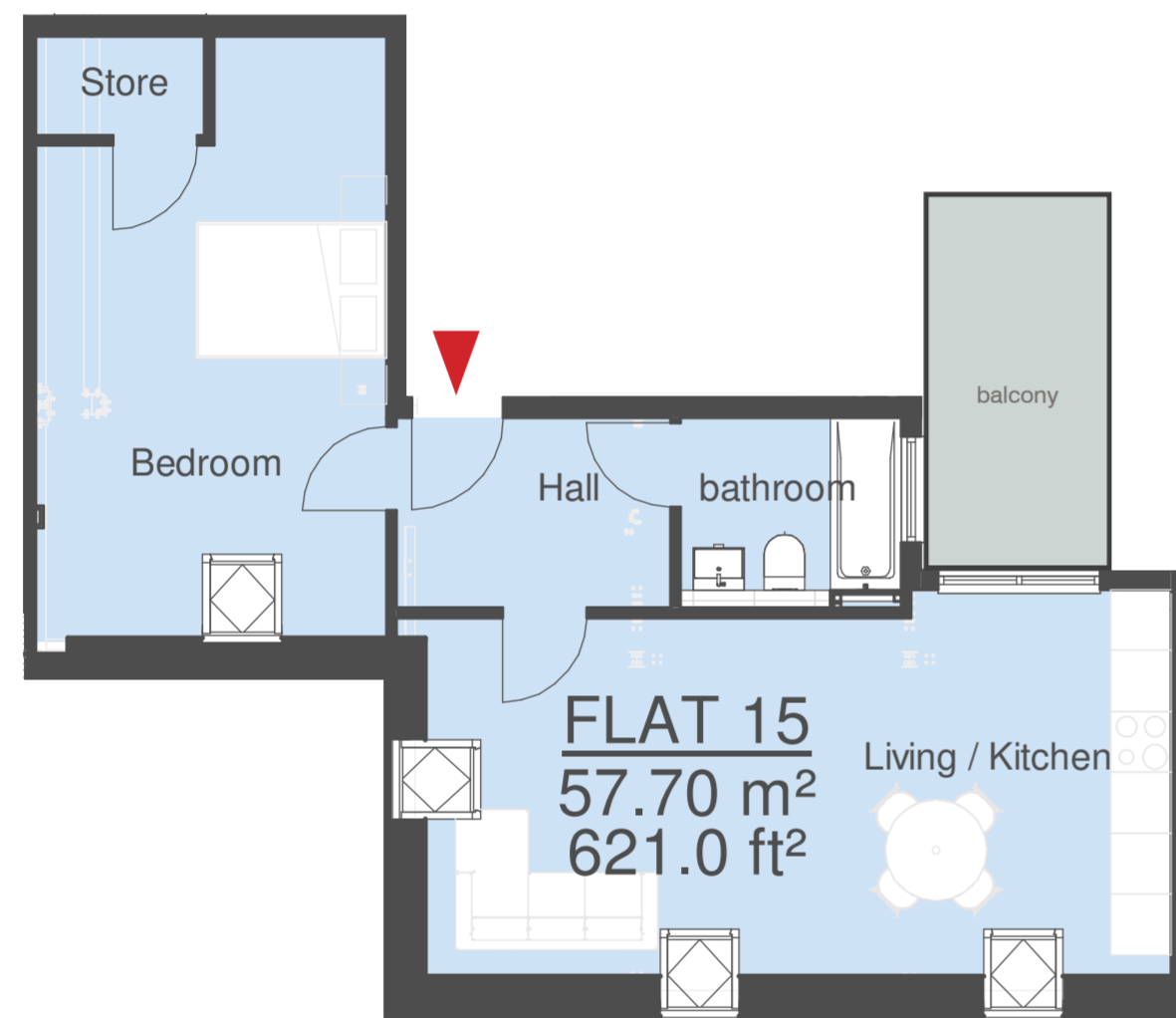


Third floor

Flat 14	2 bed 2 bathroom	76.61 msq / 824.7 sq ft
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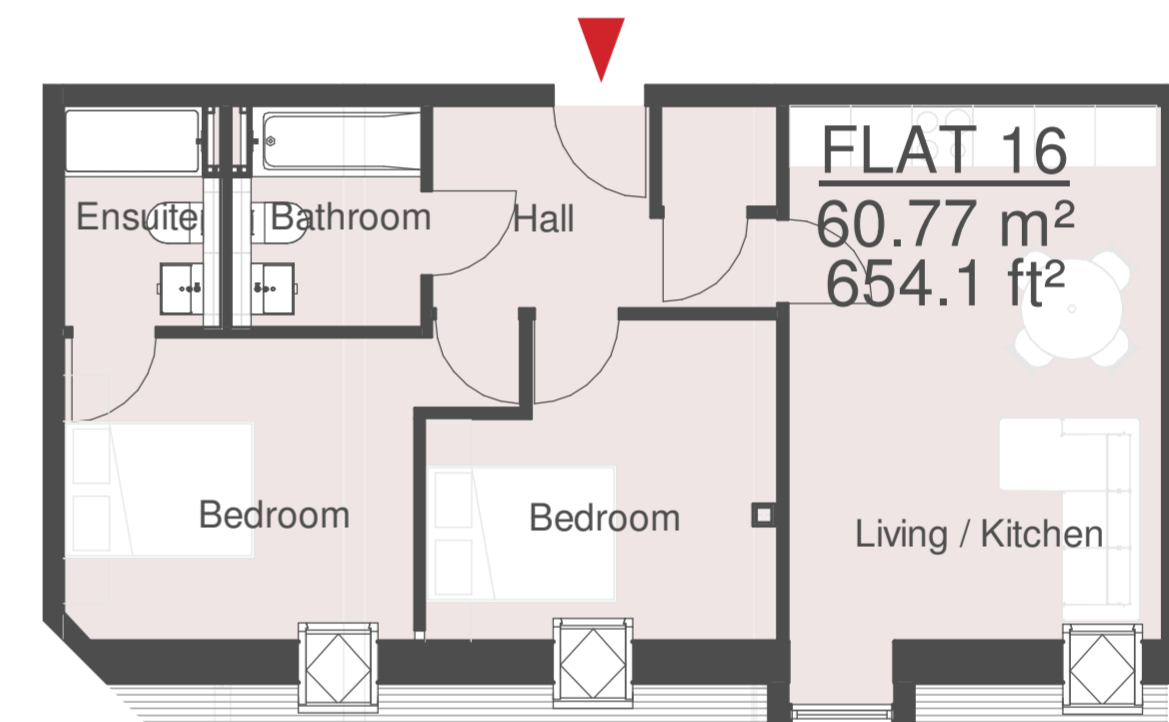
Flat 15 (balcony/terrace)

Flat 16



Third floor

Flat 15	1 bed 1 bathroom	57.70 msq / 621.0 sq ft
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Third floor

Flat 16	2 bed 2 bathroom	60.77 msq / 654.1 sq ft
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