



PRIORY ROW

NORTHGATE

CHICHESTER



PRIORY ROW

NORTHGATE

Priory Row offers a unique opportunity to acquire a bespoke new home built to the highest possible specification in a peaceful central location in the heart of the city centre of Chichester. This exclusive luxury development consists of superbly appointed townhouses and apartments.

Uniquely the town houses benefit from private driveways with parking for upto two vehicles. There are also two outdoor living areas one of which being the private enclosed courtyard on the ground floor.

The second a south facing terrace on the top floor with sweeping views over the roof tops of Chichester towards Priory Park and the Cathedral.

Located on quiet winding Priory Lane, the development is directly adjacent to Priory Park, in the top north easterly corner, within the historic Roman Walls of the city.



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Chichester lies in the heart of the South Downs yet easily accessed by train from London Victoria in 90 minutes. The A27 quickly connects you to all the nearest major cities; Brighton, Portsmouth, Southampton.



CHICHESTER

Set within the ancient Roman Walls the beautiful city of Chichester has a wealth of historical landmarks, buildings and places of special interest. There are fine examples of Georgian architecture across the city as well as the stunning 12th century Cathedral. At its heart lies the Tudor market cross and four main pedestrianised streets with an abundant choice of fashionable boutiques and high street stores. There are fantastic leisure facilities including the award winning Chichester Festival Theatre, Pallant House Gallery, leisure clubs, day spas, parks and gardens. The city boasts an array of eating establishments from fine dining restaurants to cosy inns, cafes and coffee shops.

Chichester Harbour is close by, it's no wonder sailing is a premier pastime. With over 3800 moorings and 2000 marina berths. The Solent and the world famous Cowes Week sailing Regatta on the Isle of Wight are all within easy reach.

The Goodwood Estate offers the best leisure facilities all just a few miles drive out of the city centre. Including the world famous 'Glorious' Goodwood racecourse providing excellent flat racing throughout the season. The Festival of Speed and Revival meeting is the go to destination for any discerning motor enthusiast. The estate also boasts a private airfield, golf and country club and spa hotel.

The South Downs offer spectacular opportunities for hiking, cycling and riding. The stunning beaches at West Wittering are Blue Flag awarded.

The locals schools on offer an excellent standard of education, provided by both state and private schools including: The Prebendal School, Westbourne House School, Oakwood Preparatory School, Bishop Luffa School, Chichester High School, as well as the outstanding Chichester College and University.



THE TOWNHOUSES

Each of the four townhouses have the unique and rare benefit of a private driveway featuring parking for two cars. Each townhouse is superbly appointed with four large bedrooms, with well over 2000 square feet of living accommodation over three floors. Additionally there are two separate landscaped outdoor living spaces offering a private oasis in the city centre.

The kitchens are hand built by craftsmen, are entirely bespoke and individually designed. The spacious open plan dining family room with bifold doors open onto a private enclosed courtyard. A practical guest cloakroom and utility room also feature on the ground floor.

The traditional formal drawing room is south facing and lies on the first floor along with two double bedrooms and a storage cupboard. There is also a spacious family bathroom with separate bath and walk in shower.

On the second floor the third double bedroom features an ensuite walk in shower room. The master bedroom suite features a walk through dressing room, ensuite walk in shower room and a private south facing terrace with sweeping views over the roof tops of Chichester towards Priory Park and the Cathedral.



1 PRIORY ROW

PRIORY LANE, CHICHESTER



1 Priory Row is an end of terrace townhouse, directly adjacent to Priory Park.

On the ground floor featuring a spacious open plan dining family room with bifold doors open onto a private enclosed courtyard, a guest cloakroom and utility.

The first floor features a formal drawing room which is south facing. There are two double bedrooms, spacious family bathroom and storage cupboard.

On the second floor there is a third double bedroom, a master bedroom suite with walk through dressing room and ensuite walk in shower room

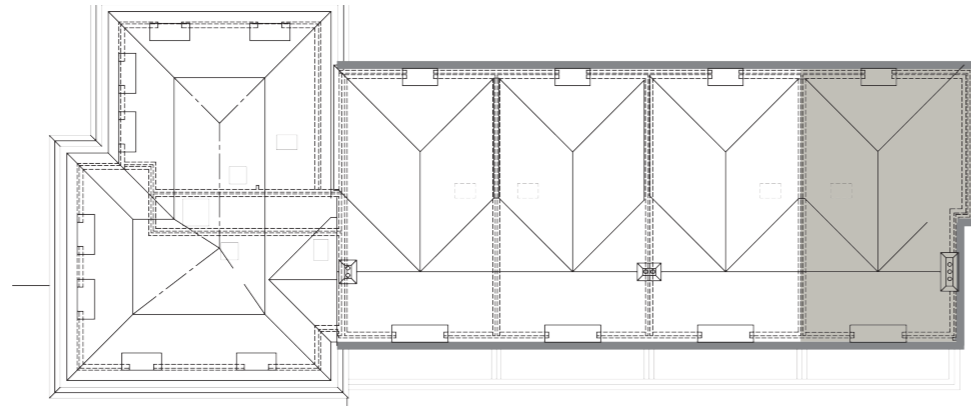
There is a private south facing terrace off the master bedroom with sweeping views over the roof tops of Chichester towards Priory Park and the Cathedral.

	Metric	Feet/Inches
Family Room	7239 x 5844	23'9" x 19'2"
Kitchen	4046 x 3238	13'3" x 10'7"
Living Room	5395 x 4544	17'8" x 14'11"
Master Suite	5395 x 3024	17'8" x 9'11"
Bedroom 01	4055 x 3235	13'4" x 10'7"
Bedroom 02	4224 x 2659	13'10" x 8'9"
Bedroom 03	3059 x 3008	10' x 9'10"

Total Gross Internal Area: **1903 SQ FT**

External Outdoor Living Areas (Terrace & Courtyard): **89 SQ FT & 191 SQ FT**

Total Living Space: **2184 SQ FT**



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2 PRIORY ROW

PRIORY LANE, CHICHESTER

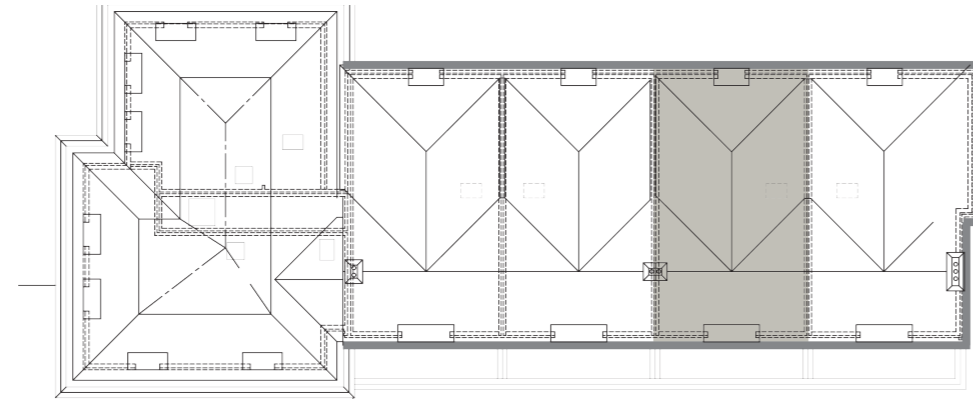
2 Priory Row is a mid-terrace town house townhouse, directly adjacent to Priory Park.

On the ground floor featuring a spacious open plan dining family room with bifold doors open onto a private enclosed courtyard, a guest cloakroom and utility.

The first floor features a formal drawing room which is south facing. There are two double bedrooms, spacious family bathroom and storage cupboard.

On the second floor there is a third double bedroom, a master bedroom suite with walk through dressing room and ensuite walk in shower room

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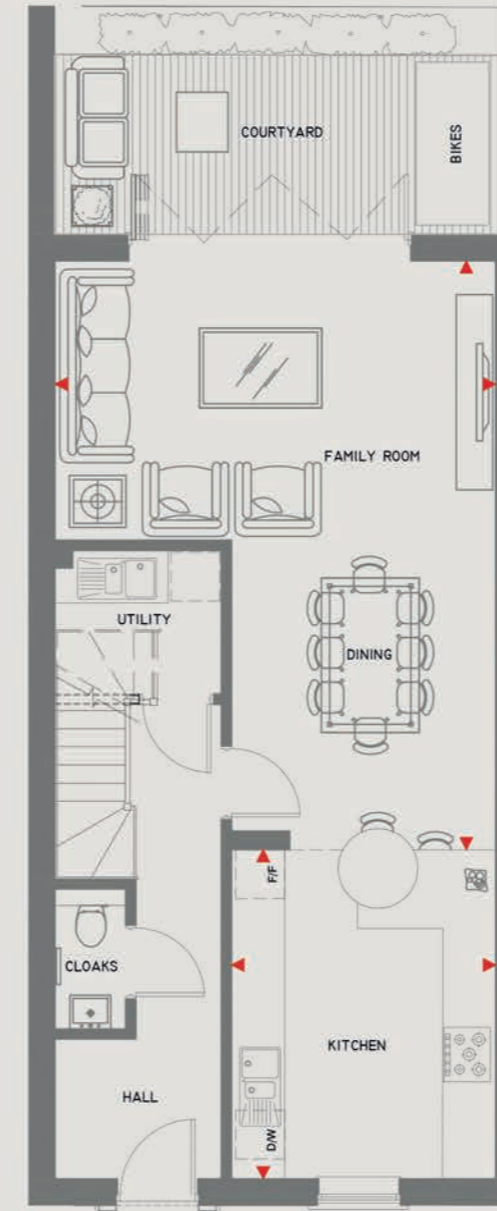
	Metric	Feet/Inches
Family Room	7239 x 5416	23'9" x 17'9"
Kitchen	4046 x 3246	13'3" x 10'8"
Living Room	5416 x 4544	17'9" x 14'11"
Master Suite	5416 x 3024	17'9" x 9'11"
Bedroom 01	4055 x 3235	13'4" x 10'7"
Bedroom 02	4224 x 2659	13'10" x 8'9"
Bedroom 03	3008 x 2630	9'10" x 8'8"

Total Gross Internal Area: **1866 SQ FT**

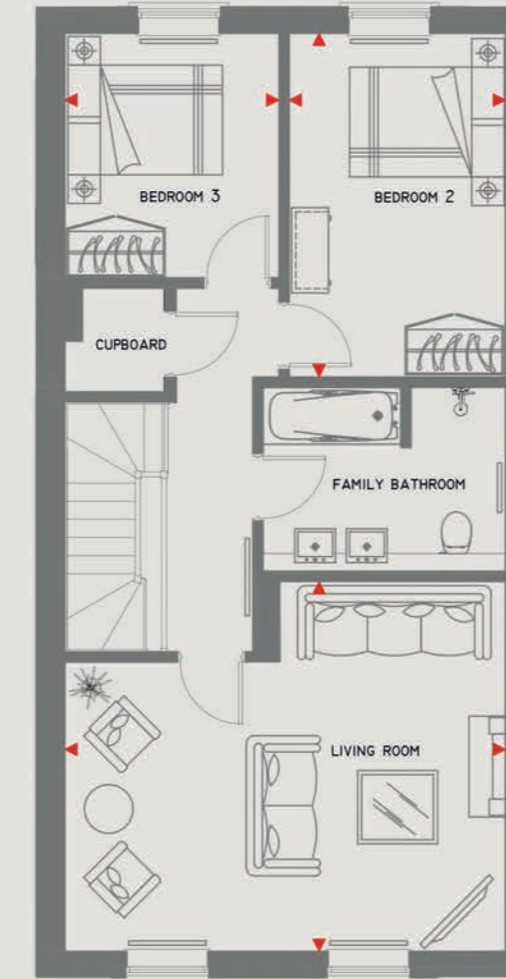
External Outdoor Living Areas (Terrace & Courtyard): **89 SQ FT & 164 SQ FT**

Total Living Space: **2119 SQ FT**

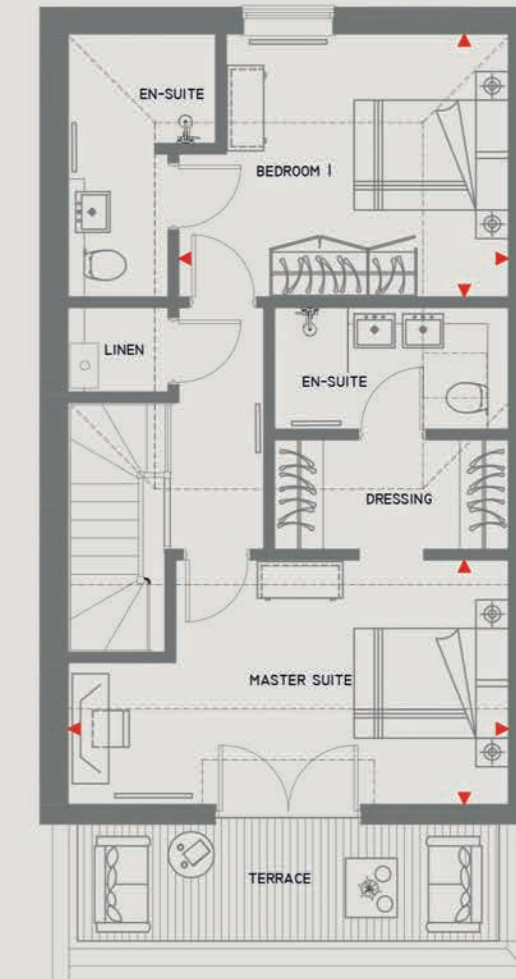
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Ground Floor



First Floor



Second Floor



3 PRIORY ROW

PRIORY LANE, CHICHESTER

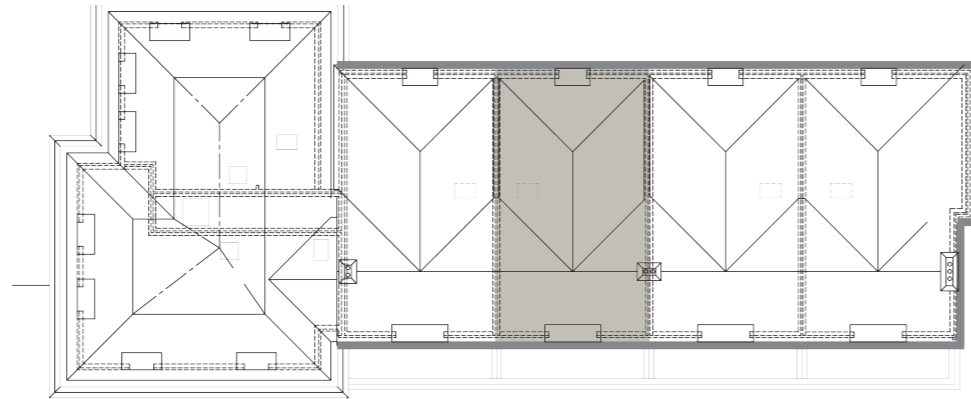
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On the ground floor featuring a spacious open plan dining family room with bifold doors open onto a private enclosed courtyard, a guest cloakroom and utility.

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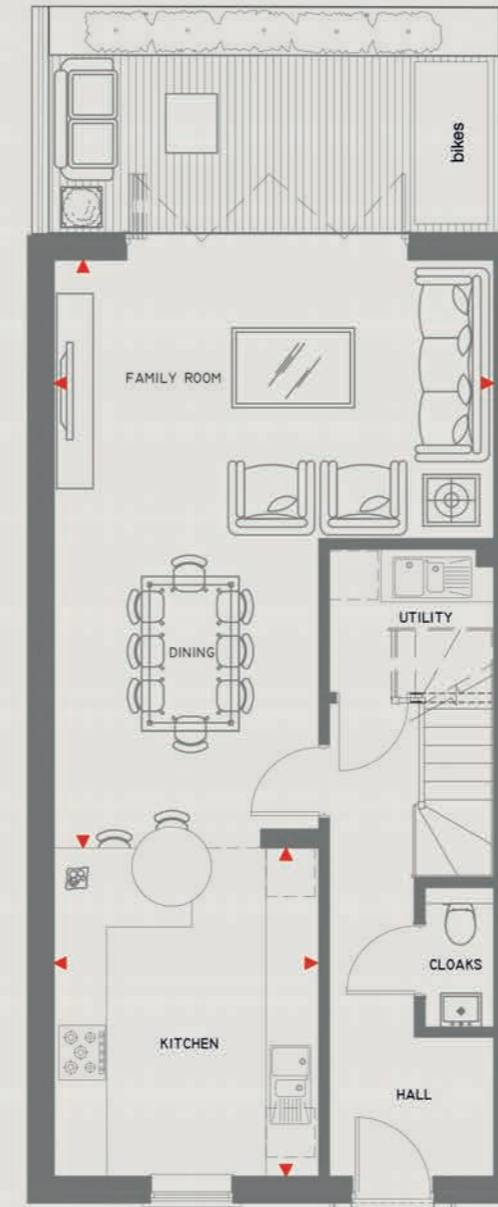
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Total Gross Internal Area: **1866 SQ FT**

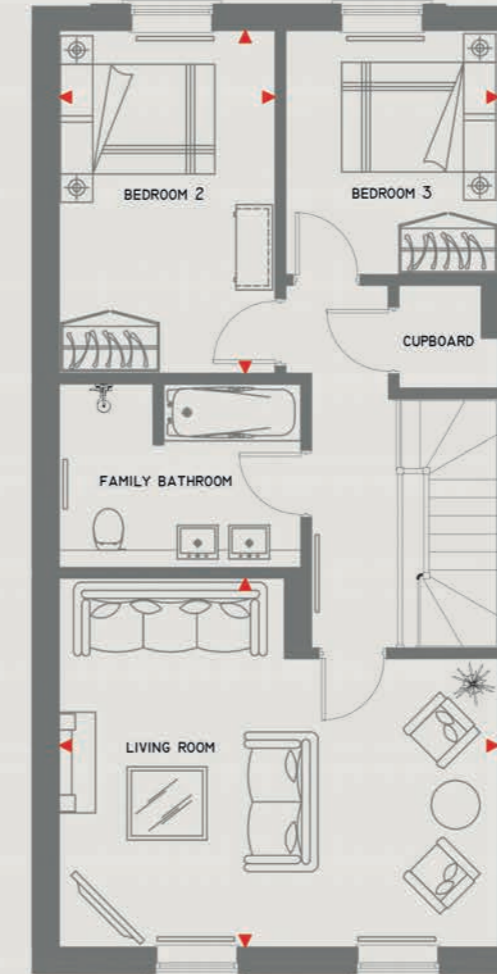
External Outdoor Living Areas (Terrace & Courtyard): **89 SQ FT & 164 SQ FT**

Total Living Space: **2119 SQ FT**

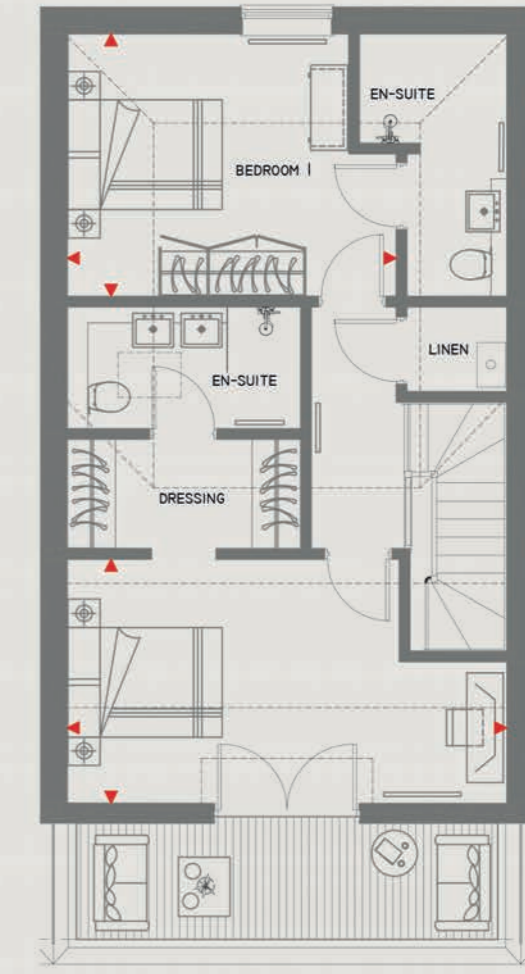
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Ground Floor



First Floor



Second Floor



4 PRIORY ROW

PRIORY LANE, CHICHESTER

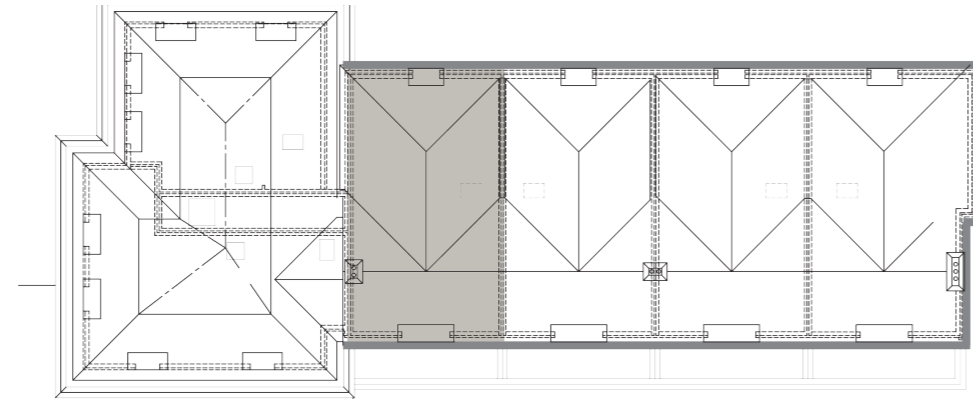
4 Priory Row is an end of terrace townhouse.

On the ground floor featuring a spacious open plan dining family room with bifold doors open onto a private enclosed courtyard, a guest cloakroom and utility.

The first floor features a formal drawing room which is south facing. There are two double bedrooms, spacious family bathroom and storage cupboard.

On the second floor there is a third double bedroom, a master bedroom suite with walk through dressing room and ensuite walk in shower room

There is a private south facing terrace off the master bedroom with sweeping views over the roof tops of Chichester towards Priory Park and the Cathedral.

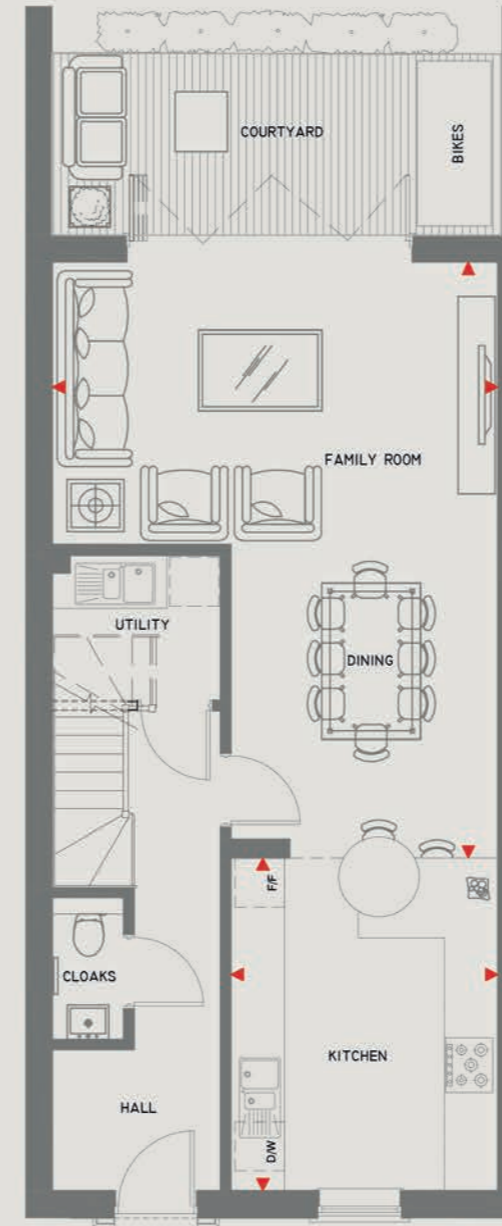


	Metric	Feet/Inches
Family Room	7239 x 5416	23'9" x 17'9"
Kitchen	4046 x 3246	13'3" x 10'8"
Living Room	5416 x 4544	17'9" x 14'11"
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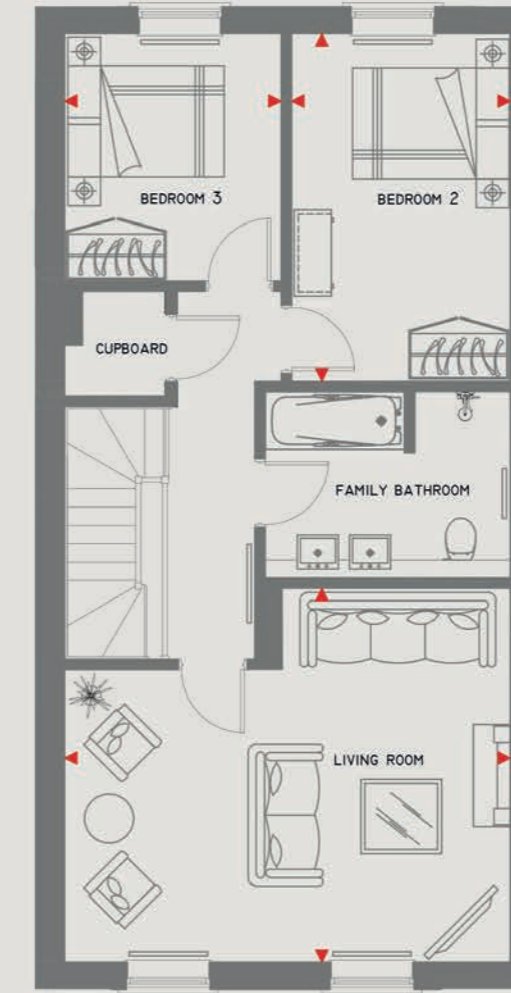
Total Gross Internal Area: **1860 SQ FT**

External Outdoor Living Areas (Terrace & Courtyard): **89 SQ FT & 164 SQ FT**

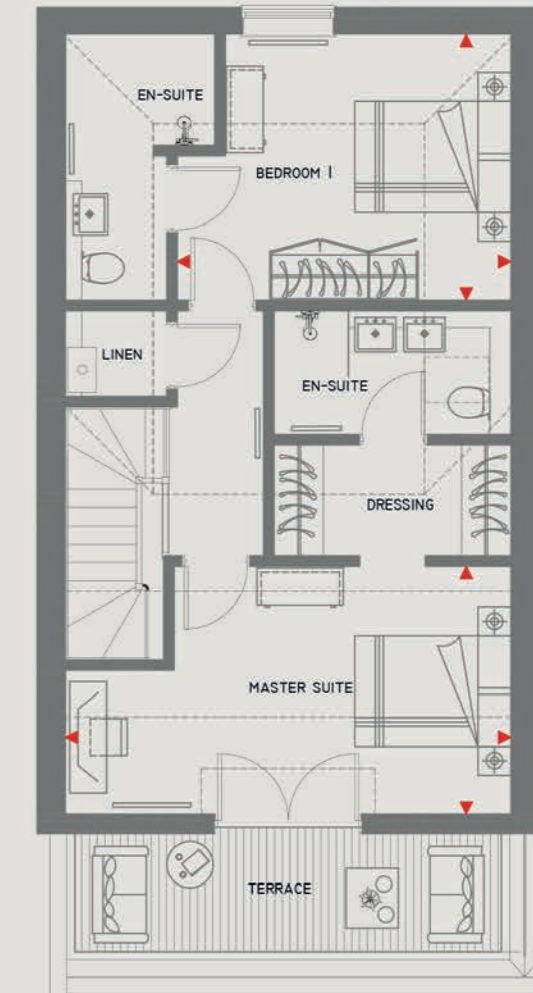
Total Living Space: **2113 SQ FT**



Ground Floor



First Floor



Second Floor

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TOWNHOUSE SPECIFICATION

Kitchen

- Bespoke luxury handcrafted kitchen furniture
- Balanced design featuring a mixture of walnut and painted units
- Quartz stone worktops, splashbacks and upstands
- Walnut custom made curved cabinet to Breakfast Bar
- Fisher & Paykel American Fridge Freezer
- Two double height larders
- Siemens double oven
- Siemens hob with Siemens extractor
- Siemens dishwasher
- Siemens coffee machine
- Siemens microwave
- Integrated wine cooler
- Franke under mount stainless steel sink
- Designer chrome taps
- Waste disposal units
- Water softeners
- Boiling water tap
- Utility room: Siemens washing machine, Siemens tumble dryer, Franke under mount stainless steel sink

Bathrooms

- Duravit white sanitaryware
- Featuring wall hung basins, vanity units and WCs
- Designer chrome taps, wastes and showerheads

- Heated chrome ladder style towel radiators
- Low profile Quartz stone shower trays
- Shower screens/doors/enclosures
- Mirrors are lit above basins all with fitted demister pad
- Designer porcelain tiling

Electrical

- Data points installed to all principal rooms & bedrooms
- Switch and socket plates in brushed stainless steel
- LED down lighters to all rooms
- Wall lights fitted to drawing room walls
- Dimmer switches to drawing room, kitchen/family room and master bedrooms
- Kitchen features under unit low voltage lighting in wall lights and switched power sockets
- Media and AV: Sky points to kitchen/family room, drawing room and all bedrooms
- Worcester Bosch boiler and cylinder with a 10 year warranty
- Zoned under floor heating to ground floor with neoStat
- Radiators with TRVs to first & second floors areas
- Heating control featuring Heatmiser neoHub allowing control of your heating and hot water from anywhere using your choice of device
- Smoke detectors: mains fed heat and smoke detectors installed
- Security: Intruder alarm system comprising of keypad, PIR movement detectors, internal and external sounder, with remote monitoring capability



Features & Fixtures

- Master dressing room: bespoke painted floor to ceiling wardrobes by specialist joiners to master bedrooms in with a combination of drawers, hanging and shelving
- Wardrobes: further bespoke wardrobes to all bedrooms
- Flooring: large format polished porcelain throughout the ground floor areas
- Fitted luxury carpets to first and second floor areas (excluding bathrooms)
- Fireplaces: limestone fire surround, hearth in polished black granite interior and gel fire
- Painted staircases with hardwood handrail
- Internal doors are walnut veneered panelled doors
- Ironmongery in brushed stainless steel
- Skirting and architraves: painted deep moulded 7" skirting and deep moulded 3" architraves throughout
- All sash windows to have timber reveals with decorative deep moulded architrave surrounds
- Fully Plastered Walls and Ceilings
- Deep Moulded Cornice Plasterwork to all principal rooms & hallways (excluding bathrooms)



External Specification

- Brick: Michelmersh handmade bricks laid in a Flemish bond
- Stonework detailing: wet cast Portland Stone
- Roof tiles: handmade plain clay tiles with complementary ridge and bonnet tiles
- Rainwater goods in black cast metal
- Windows: bespoke timber sash windows with chrome ironmongery
- Lead clad dormers
- Front doors: bespoke painted hardwood 6 panel, deep moulded door with feature upper panel glazing and brushed stainless steel ironmongery
- Hand painted house naming
- Bi-folding doors: White painted with chrome ironmongery
- External lighting and power: low energy decorative lighting to front, courtyard and terrace
- External power to outdoor living areas
- Outside tap to driveway and courtyard
- Black estate railings to street scene with complementary landscaping
- Decked outdoor living areas (Terrace and Courtyard)
- Cobbled private driveways



THE APARTMENTS

These desirable apartments are located at the top of North Street on the corner of Priory Lane in Chichester. These exceptional high specification, secure apartments offer the discerning buyer, contemporary luxury apartment living in the heart of the city centre.

All four apartments are perfectly formed for city centre living. There are two 2-bedroom apartments on the first floor and two 1-bedroom apartments on the second floor.

The space has been thoughtfully designed for modern living, featuring bespoke hand crafted kitchens, luxury bathroom, spacious double bedrooms, reception hallways, cupboards, linen cupboards that double up as utility space as well as fitted wardrobes.

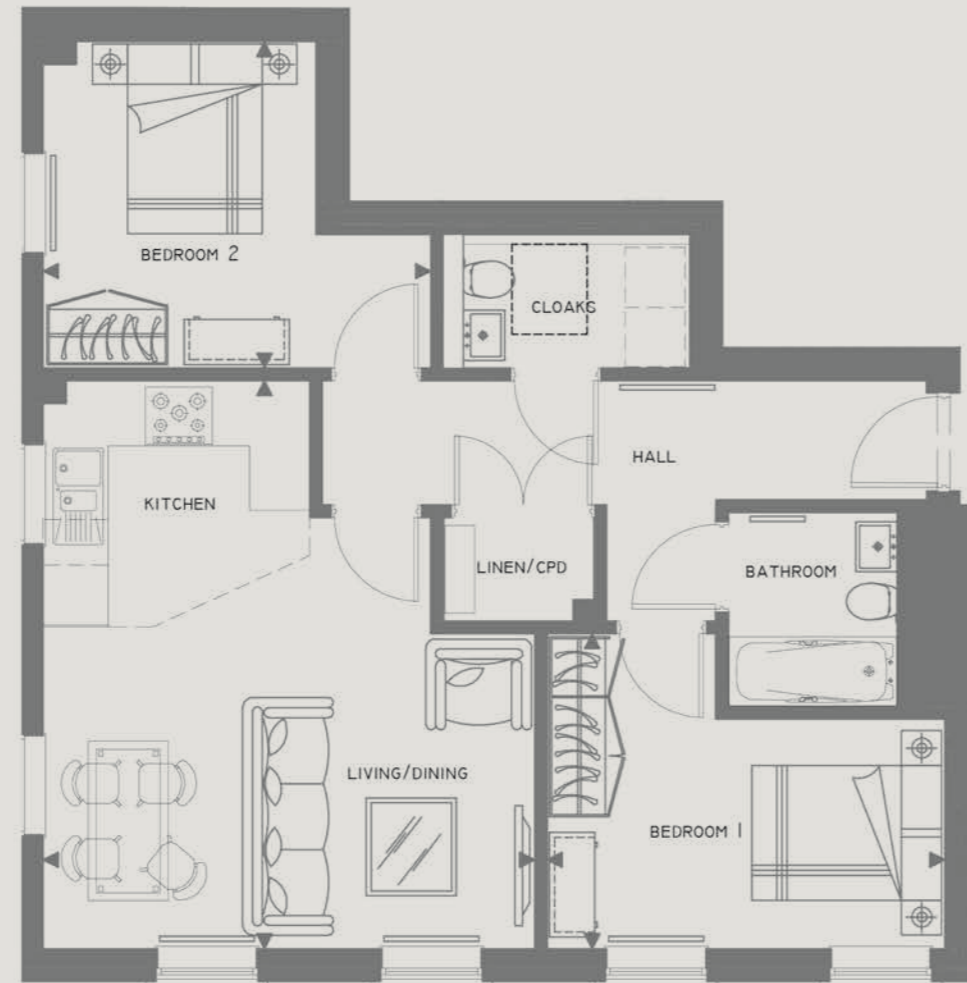
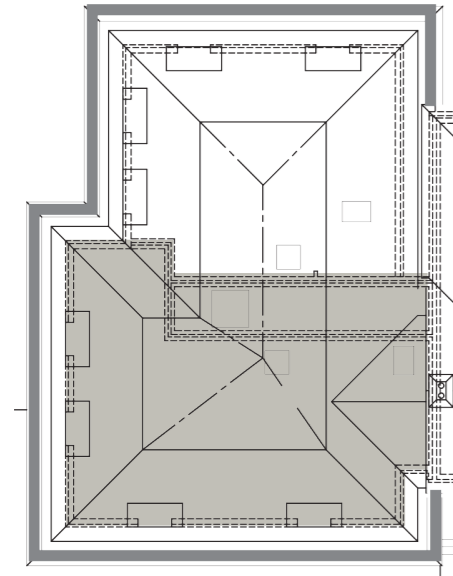
5 PRIORY ROW

PRIORY LANE, CHICHESTER

5 Priory Row is a 2-bedroom apartment located on the first floor. The layout has been well designed for modern living.

The apartment features a bespoke hand crafted kitchen, luxury bathroom and guest cloakroom.

There are two spacious double bedrooms with fitted wardrobes, reception hallway and a linen cupboard that doubles up as utility space.



	Metric	Feet/Inches
Kitchen/Living/Dining	5689 x 4921	18'8" x 16'2"
Bedroom 01	3982 x 3171	13'1" x 10'5"
Bedroom 02	3882 x 3271	12'9" x 10'9"

Total Gross Internal Area: 696 SQ FT

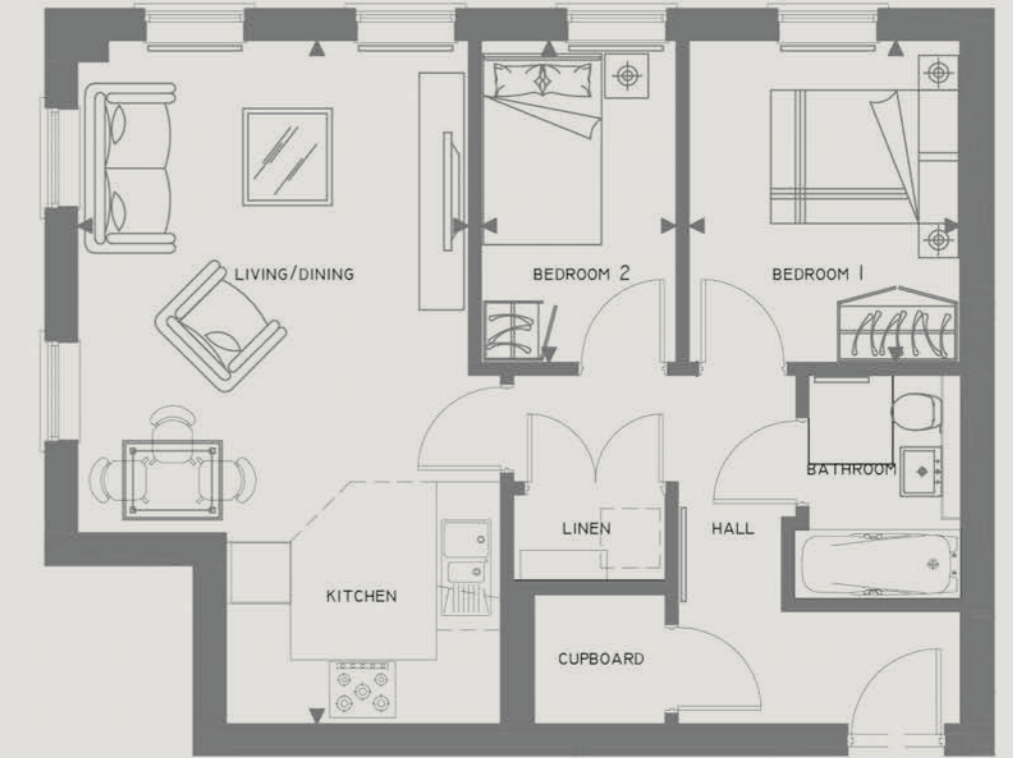
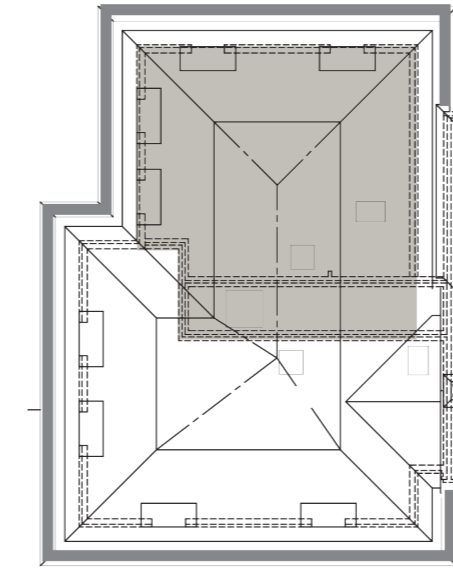
6 PRIORY ROW

PRIORY LANE, CHICHESTER

6 Priory Row is a 2-bedroom apartment located on the first floor. The layout has been well designed for modern living.

The apartment features a bespoke hand crafted kitchen and a luxury bathroom.

There are two bedrooms with fitted wardrobes, reception hallway, cupboard and a linen cupboard that doubles up as utility space.



	Metric	Feet/Inches
Kitchen/Living/Dining	6992 x 3963	22'9" x 13'
Bedroom	3260 x 2747	10'8" x 9"
Bedroom 02	3260 x 1977	10'8" x 6'6"

Total Gross Internal Area: 633 SQ FT

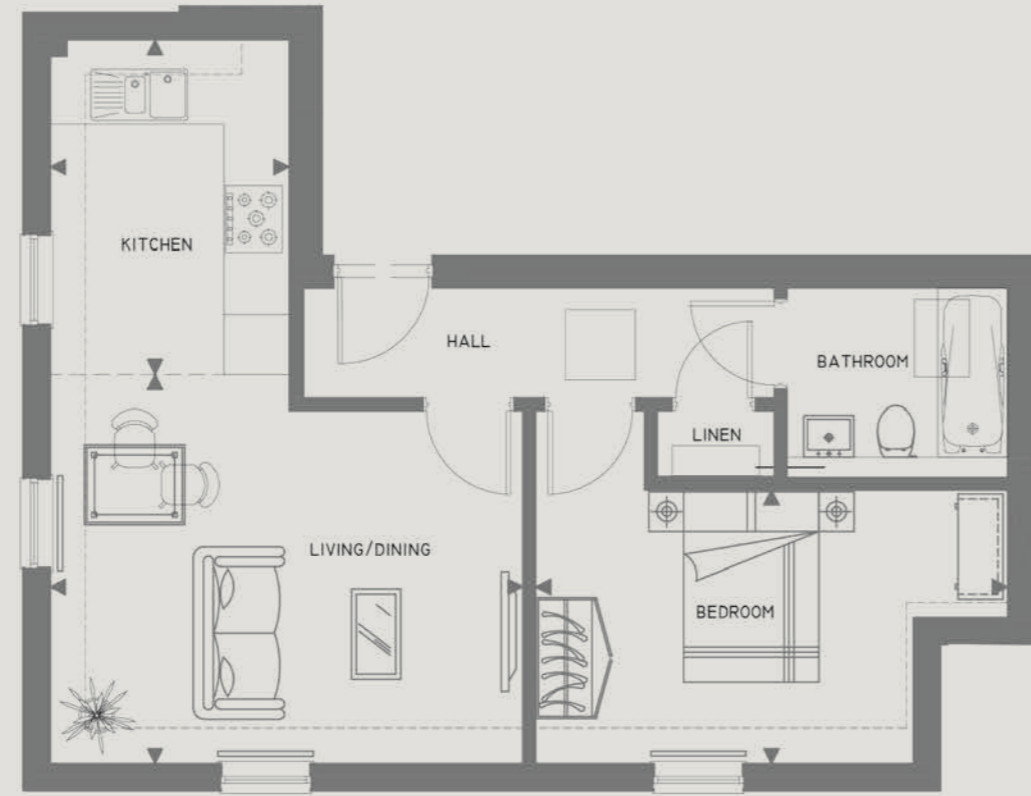
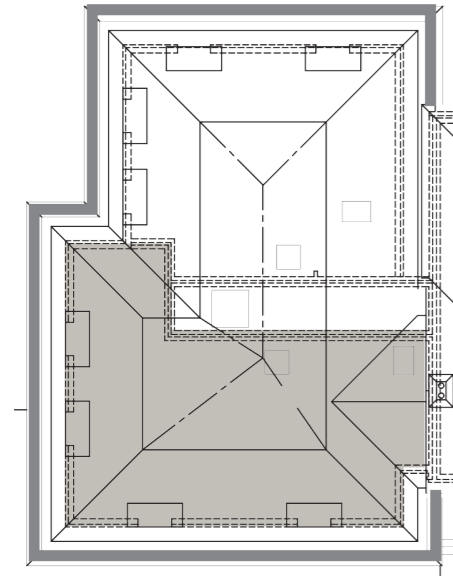
7 PRIORY ROW

PRIORY LANE, CHICHESTER

7 Priory Row is a 1-bedroom apartment located on the second floor. The layout has been well designed for modern living.

The apartment features a bespoke hand crafted kitchen and a luxury bathroom.

There is one bedroom with fitted wardrobes, reception hallway and a linen cupboard that doubles up as utility space.



	Metric	Feet/Inches
Kitchen	3339 x 2384	10'11" x 7'10"
Living/Dining	4718 x 3864	15'6" x 12'8"
Bedroom	4709 x 2725	15'5" x 8'11"

Total Gross Internal Area: **536 SQ FT**

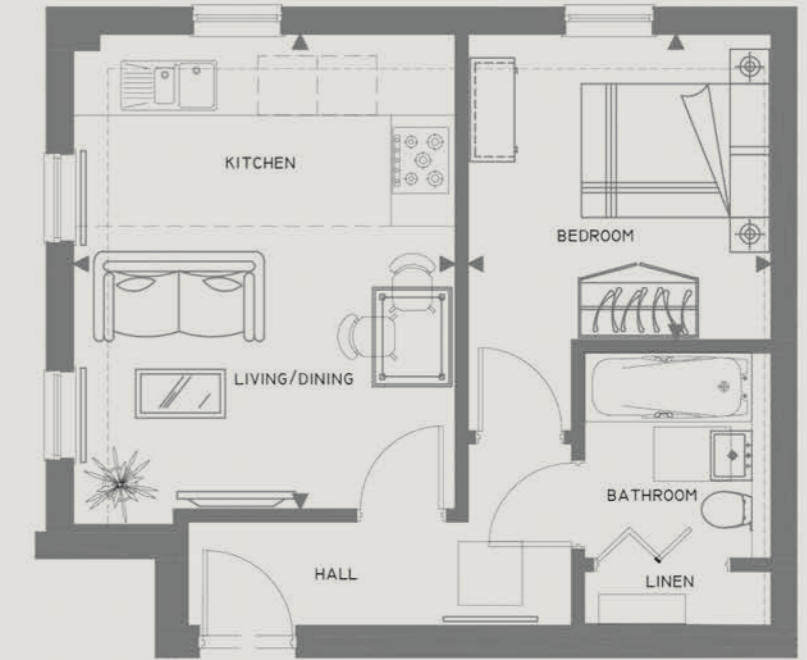
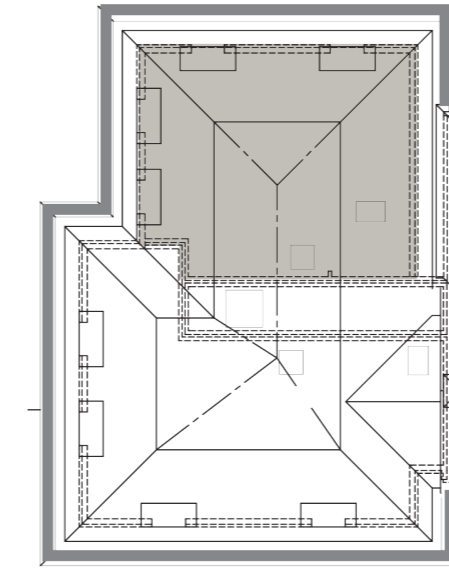
8 PRIORY ROW

PRIORY LANE, CHICHESTER

8 Priory Row is a 1-bedroom apartment located on the second floor. The layout has been well designed for modern living.

The apartment features a bespoke hand crafted kitchen and a luxury bathroom.

There is one bedroom with fitted wardrobes, reception hallway and a linen cupboard in the bathroom that doubles up as utility space.



	Metric	Feet/Inches
Kitchen/Living/Dining	4798 x 3860	15'9" x 12'8"
Bedroom	3090 x 3067	10'2" x 10'1"

Total Gross Internal Area: **441 SQ FT**

APARTMENT SPECIFICATION

Kitchen

- Bespoke luxury handcrafted kitchen furniture
- Balanced design featuring a mixture of walnut and painted units
- Quartz stone worktops, splashbacks and upstands
- Siemens induction hob
- Siemens Extractor Hood
- Siemens Single Oven/Combi Microwave
- Siemens Integrated dishwasher
- Siemens integrated fridge freezer
- Stainless steel bowl and a half under mounted sinks
- Boiling water tap

Bathrooms

- Duravit white sanitaryware
- Featuring wall hung basins, vanity units and WCs
Designer chrome taps, wastes and showerheads
- Heated chrome ladder style towel radiators
- Shower screens
- Low profile Quartz stone shower trays
- Heated mirrors
- Designer porcelain tiling

Electrical

- Data points installed to all principal rooms & bedrooms
- Switch and socket plates in brushed stainless steel
- LED down lighters to all rooms
- Media and AV: Sky points to living room/kitchen and all bedrooms
- Worcester Bosch boiler and cylinder with a 10 year warranty
- Radiators with TRVs
- Heating control featuring Heatmiser neoHub allowing control of your heating and hot water from anywhere using your choice of device
- Security: Intruder alarm system comprising of keypad, PIR movement detectors, internal and external sounder, with remote monitoring capability

Features & Fixtures

- Bespoke wardrobes to all bedrooms
- Fitted luxury carpets
- Designer porcelain tiled floors to all kitchen and bathrooms
- Internal doors are walnut veneered panelled doors
- Ironmongery in brushed stainless steel
- Skirting and architraves: painted deep moulded 7" skirting and deep moulded 3" architraves throughout
- All sash windows to have timber reveals with decorative deep moulded architrave surrounds

WARRANTY

BLP 10 Year Warranty backed by Allianz

BLP has carried out inspections at various stages of construction for building regulation compliance, and will issue a completion certificate once the house has been completed.

Purchasers will be provided with all of the information required to comply with 77 Property's obligations under the industry's Consumer Code for House Builders, operated in conjunction with the warranty provider, BLP.

If any purchaser believes that they have not received the correct level of information they should immediately contact the sales advisor or their solicitor to request details required.



ABOUT & CONTACT

77 Property

77 Property is an established family owned property development company. Delivering outstanding niche residential and commercial developments across West Sussex, Hampshire and Surrey. The company is based in central Chichester.

77 Property has built a strong reputation locally for creating individual, thoughtfully-designed and bespoke new homes. Each property is built to the highest quality, finished with attention to detail and to exacting standards.

Sister company 77 Build are responsible for the construction of their projects. This ability to manage the build in house from the ground up ensures that at all times exceptional levels of quality are consistently upheld. The team is highly regarded, experienced and talented. 77 Property proudly build homes that will stand the test of time, offering discerning clients a superior bespoke home. Traditionally built to the highest specification and meticulously designed for luxurious modern living.

77 Property Ltd,
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Cawley Road, Chichester,
West Sussex, PO19 1UZ

W: 77-property.com

Sales

For all inquiries please contact the marketing agent for Priory Row:

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E: chichester@todansteehancock.com
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