



Minerva Heights

Chichester

A taste of local life

bovishomes.co.uk

**Bovis
Homes** 



Welcome to Minerva Heights

A new collection of homes ideally located just a mile from the historic Cathedral city of Chichester, West Sussex, yet within easy reach of the South coast and the rolling South Downs National Park.

Minerva Heights is a brand new community of 3, 4 and 5 bedroom homes with plans for a new primary school, country park, sports pitches and a centre for employment, retail and health right on the doorstep.

You couldn't be better placed to enjoy the best of both worlds. An exciting new community, that is closely connected with the well-established city of Chichester, offering a selection of art and culture, shopping, dining, stunning architecture and one of England's great sporting estates, Goodwood which is just 5 miles from Minerva Heights.

When you want to go further afield you can enjoy excellent transport links. Chichester Railway Station is just over a mile away where you can take a train to Portsmouth in about half an hour, and get to Southampton in around 50 minutes. It's an hour by train to both Brighton and Gatwick Airport making Minerva Heights a perfect location for frequent

flyers. Those working or going out in the capital can reach London in just 1 hour 30 minutes.

Travelling by car you're approximately a mile from the A27, which takes you to the A3 for easy access to Portsmouth (approximately 25 minutes) and Southampton (50 minutes).

When you want to enjoy the great outdoors you really are spoilt for choice with places to explore - just over 10 miles away are the beautiful South Downs, perfect for leisurely weekend walks.

Our range of 3, 4 and 5 bedroom homes are designed to embrace contemporary living with popular features such as open-plan living, stylish fitted kitchens, bi-fold doors and master bedrooms with en suite.

So, if you're looking for a quality new home in an historic Cathedral city buzzing with life, your search ends here!



The perfect position

Education for everyone

There's a wide choice of nurseries for pre-school youngsters in Chichester, and for primary-age children the Jessie Younghusband Primary School and Parklands Primary School are close to Minerva Heights. There are three Academy schools for senior pupils; Chichester High,

taking 11 to 18 year olds; Chichester Free School for 4 to 19 year olds and the Bishop Luffa School also catering for 11s to 18s. Chichester College also has a range of academic, practical and business courses. The town also has four independent, preparatory schools.

Chichester Cathedral
1.1 miles | 22 mins walk



Goodwood Racecourse
4.5 miles | 10 mins drive



Chichester Harbour
3.4 miles | 10 mins drive



Westgate Leisure Centre
1.4 miles | 7 mins cycle



Chichester City Centre
1.3 miles | 4 mins drive



Chichester High School
2.1 miles | 12 mins walk



Chichester Festival Theatre
1 mile | 19 mins walk



Jessie Younghusband Primary School
0.7 mile | 14 mins walk



Minerva Heights



A community to be proud of

We know that the area surrounding your new home is just as important as the features within your new property. As well as bringing a range of new homes to the area, we also make a commitment, these commitments are chosen based on the needs of our new community and we work with the local council to deliver them. We are proud to have invested over **£1 million** in local schemes to support the community surrounding your new home in Chichester.

“Bovis Homes have invested more than **£1 million** towards community schemes”

These schemes include:

Sports and leisure



Public art



Waste management



Improved public transport services



Libraries



Public open space improvement



Primary schools



Cycle routes



Enhance and personalise your new home with upgrades and extras from our **Select** range

Customise your kitchen with stylish worktops and the latest modern appliances, and personalise your bathrooms with stunning ceramics. Using the **Select** range, there are various options allowing you to create your perfect property which is truly unique to you.

We offer a range of appliances for your kitchen with various brands to choose from. You can personalise every space in your home from kitchen electrics to bedroom additions where we have lots of choices available.

If you have a preference for flooring, you can select from our diverse range that includes luxurious carpets, stylish Karndean, ceramics and vinyl.

Pick up a **Select** brochure from your sales consultant today to find an extensive list of items available. Such as:

- Quartz kitchen worktops
- Integrated fridge freezer
- Integrated dishwasher
- Flooring
- Built-in Symphony wardrobes
- Upgraded tiling in main bathroom and en suite

Purchase assistance schemes

Wherever you are in the home-buying market - a first-time buyer, looking to step up the property ladder or a downsizer - we have a variety of great purchase assistance schemes!

Smooth Move

Are you an existing home owner? Our Smooth Move service is designed to help you sell your old property quickly so that you can make the move into a brand new Bovis Home. We'll deal with the estate agents on your behalf, and even pay the estate agents' fees when your house is sold!

Home Exchange

Are you an existing home owner? Our Home Exchange scheme is the simple way to make sure you don't lose out on your brand new Bovis Home - and saves you time and money along the way. We'll buy your property at market value, therefore there are no last minute 'drop-outs', you avoid estate agents fees, and there are no price renegotiations late in the day!



A home designed with you in mind

We are constantly reviewing our houses and ensuring they are everything that our customers want in a home. We are proud to have developed and launched a new range of homes.

These homes have been created to embrace modern design and styling, whilst retaining classic architectural traditions. An integral part of the design process for our new range of homes was to ensure they have a real wow factor and eye-catching kerb appeal. From designing external elevations to create attractive street scenes through to maximising the flow and size of the rooms, the homes include a variety of features to capture the attention.

The size, positioning and number of windows in our new housing collection have created bright and airy homes, this mixed in with the higher ceilings gives your property a spacious feel.

The flow and layout of the new homes has been a key consideration to accommodate today's lifestyles, with a focus on future living. With the kitchen at the heart of the home, impressive family spaces have been included within them to create sociable living areas, while attention on master bedrooms and en suites has given the homes added desirability.

Many of the properties include popular bi-fold doors helping to bring the outside in and enhance the gardens as an extended living area.



Firm foundations means peace of mind for you

When buying a new home, you want to be sure you can trust your builder. Choosing a Bovis Home gives you the peace of mind that comes from choosing a company that has been building some of the **best homes in the UK for more than a hundred years.**

We pride ourselves on being one of the country's leading housebuilders and have established an enviable reputation for the quality of our build and design, specification and customer service.

Each Bovis Home is carefully planned both to meet your needs and to integrate into the existing location.

We will often use local materials and reflect regional features. Trees are retained wherever possible and new landscaping added, along with footpaths and cycleways in many cases to help create a wonderful place to live.

Minerva Heights

Off Old Broyle Road, Chichester,
West Sussex PO19 3PH
01243 913020

From A27

- Follow A27 to B2178 in Chichester.
- Continue onto Havant Bypass / A27
- At the Fishbourne roundabout, take the 1st exit onto A259 / Cathedral Way
- At the roundabout, take the 1st exit and at the next roundabout take the 2nd exit onto Sherborne Road, turning left onto B2178 / St Paul's Road
- Continue on the road for approximately 0.3 miles and Minerva Heights is located on the left hand side



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Cover photograph of Chichester Harbour. Not view from the development. The streetscene has been produced for illustrative purposes only, please check the details of the homes you are interested in with the sales consultant.

Bovis Homes Limited, Southern region
Central 40, Lime Tree Way, Chineham Park, Basingstoke RG24 8GU Telephone: 01474 876 200

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**Bovis
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Minerva Heights

Chichester

- | | | | |
|-----------------------|-----------------------|-----------------------|------------------------------|
| 3 bedroom home | 4 bedroom home | 5 bedroom home | Development by others |
| The Spruce | The Aspen | The Yew | Affordable housing by others |
| The Magnolia | The Juniper | visitor space | |





The Spruce

3 bedroom home

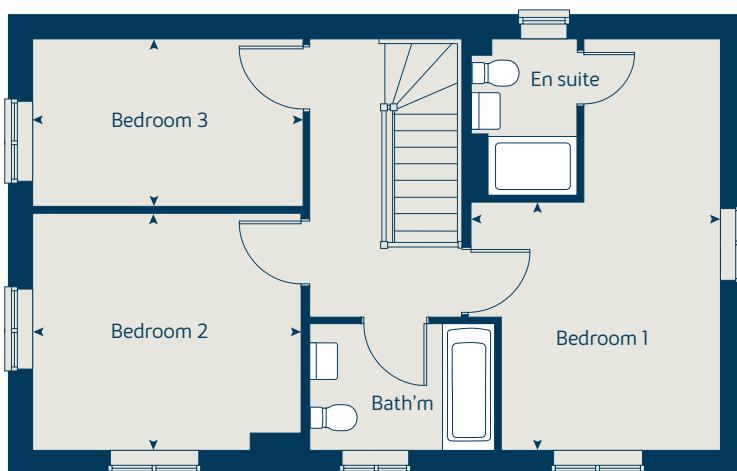
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**Bovis
Homes** 

The Spruce

3 bedroom home

First floor



Ground floor	metres	feet / inches
Kitchen	3.16 x 2.69	10' 4" x 8' 9"
Dining area	3.14 x 2.30	10' 3" x 7' 9"
Sitting room	5.53 x 3.32	18' 1" x 10' 10"

First floor

Bedroom 1	3.35 x 2.96	11' 0" x 9' 8"
Bedroom 2	3.61 x 3.28	11' 10" x 10' 9"
Bedroom 3	3.65 x 2.17	12' 0" x 7' 2"

The Spruce | X307 (IF) 01 vt PH6 GJ1620 |

This floorplan has been produced for illustrative purposes only. Room sizes shown are between arrow points as indicated on plan. The dimensions have tolerances of + or -50mm and should not be used other than for general guidance. If specific dimensions are required, enquiries should be made to the sales consultant.

ovn	oven	ffzs	fridge freezer space
h	hob	cup'd	cupboard
ds	dishwasher space	◀ ▶	measuring points
ws	washing machine space		

Please refer to the sales consultant for specific plot details as the illustrations shown are computer generated impressions of how the property may look so are indicative only. External details or finishes may vary on individual plots and homes may be built in either detached or attached styles depending on the development layout. Exact specifications, window styles and whether a property is left or right handed may differ from plot to plot.

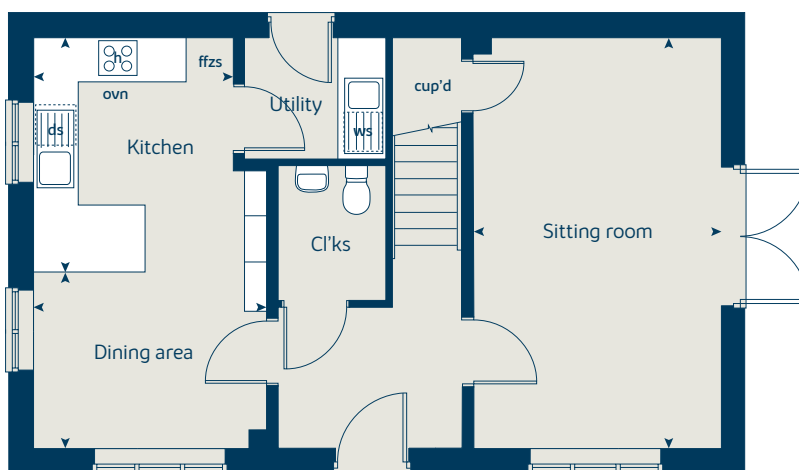
The floorplans shown are not to scale. Measurements are based on the original drawings. Slight variations may occur during construction.

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Ground floor





The Magnolia

3 bedroom home

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**Bovis
Homes** 

The Magnolia

3 bedroom home

Ground floor	metres	feet / inches
Kitchen / dining room	4.74 x 3.37	15' 6" x 11' 0"
Sitting room	3.74 x 3.72	12' 3" x 12' 2"

First floor

Bedroom 1	3.08 x 2.57	10' 1" x 8' 5"
Bedroom 2	3.00 x 2.57	9' 10" x 8' 5"
Bedroom 3	2.81 x 2.10	9' 2" x 6' 10"

The Magnolia | X327 01 vt PH6 GJ1620 |

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* Windows apply to selected plots only. Please see sales consultant for further details.

ovn	oven	ffzs	fridge freezer space
h	hob	ldr	larder
ds	dishwasher space	cup'd	cupboard
ws	washing machine space	< >	measuring points

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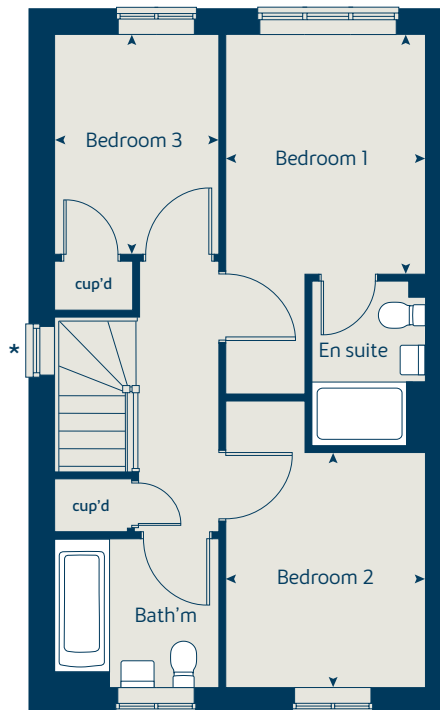
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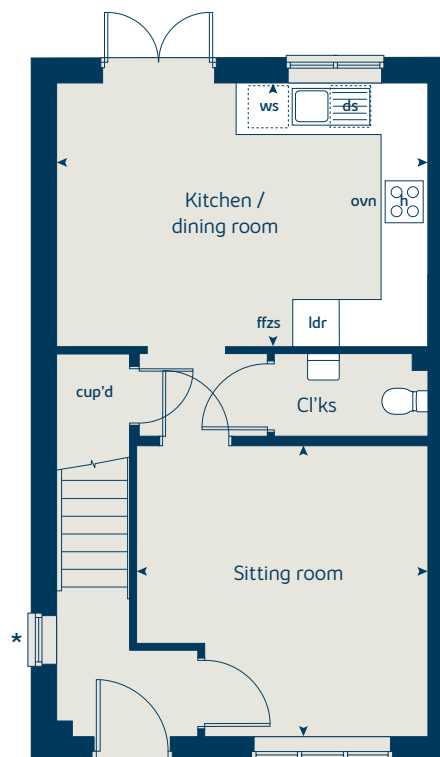
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First floor



Ground floor





The Aspen

4 bedroom home

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The Aspen

4 bedroom home

Ground floor	metres	feet / inches
Kitchen / dining area	7.77 x 3.37	25' 6" x 11' 0"
Sitting room	5.04 x 3.39	16' 6" x 11' 1"
Study	2.03 x 2.03	6' 8" x 6' 8"

First floor

Bedroom 1	4.52 x 3.82	14' 10" x 12' 6"
Bedroom 2	3.88 x 3.12	12' 9" x 10' 3"
Bedroom 3	4.08 x 2.42	13' 5" x 7' 11"
Bedroom 4	3.61 x 2.47	11' 10" x 8' 1"

The Aspen | X414 (IF) 01 vt PH6 GJ1620 |

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* Window applies to selected plots only. Please see sales consultant for further details.

ovn	oven	ldr	larder
h	hob	w	wardrobe
ds	dishwasher space	cup'd	cupboard
ws	washing machine space	< >	measuring points
ffzr	fridge freezer		

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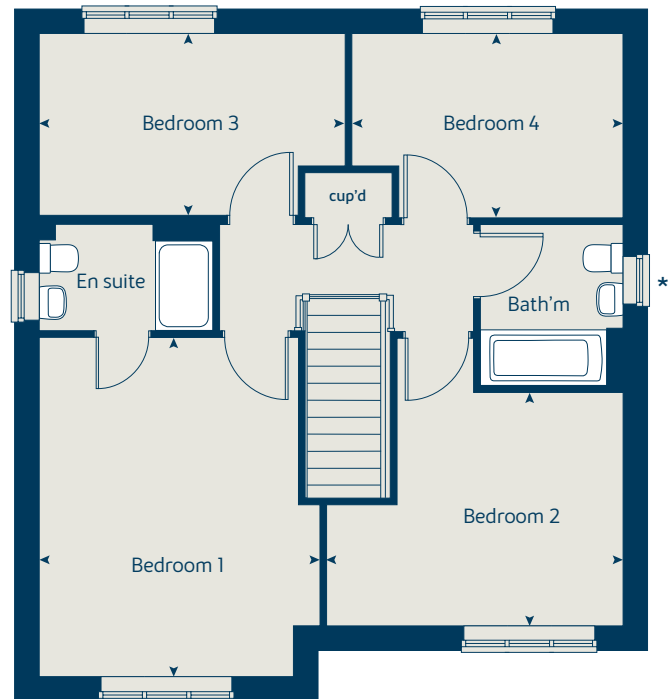
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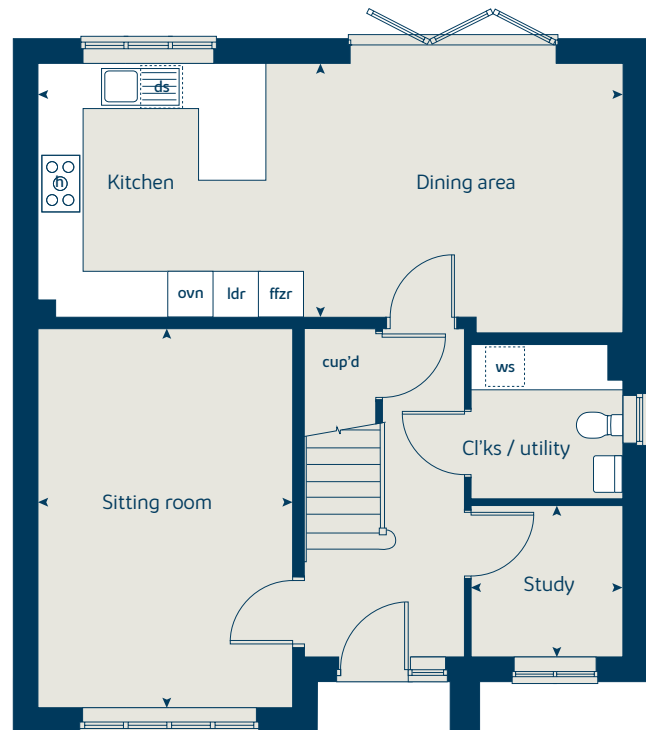
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First floor



Ground floor





The Juniper

4 bedroom home

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**Bovis
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The Juniper

4 bedroom home

Ground floor	metres	feet / inches
Kitchen / dining / family area	7.21 x 3.52	23' 7" x 11' 7"
Sitting room	4.56 x 3.05	14' 11" x 10' 0"
Study	2.35 x 1.86	7' 8" x 6' 1"

First floor

Bedroom 1	3.48 x 2.86	11' 5" x 9' 5"
Bedroom 2	3.65 x 2.84	12' 0" x 9' 5"
Bedroom 3	3.52 x 2.40	11' 7" x 7' 10"
Bedroom 4	3.62 x 2.40	11' 11" x 7' 10"

The Juniper | X412 01 vt PH6 GJ1620 |

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* Windows apply to selected plots only. Please see sales consultant for further details.

ovn	oven	ffzr	fridge freezer
h	hob	w	wardrobe
ds	dishwasher space	cup'd	cupboard
ws	washing machine space	< >	measuring points
ldr	larder		

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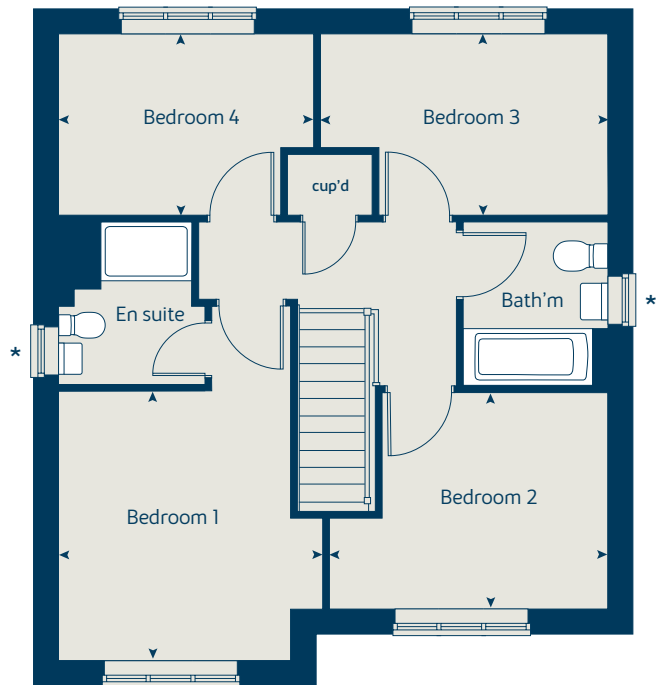
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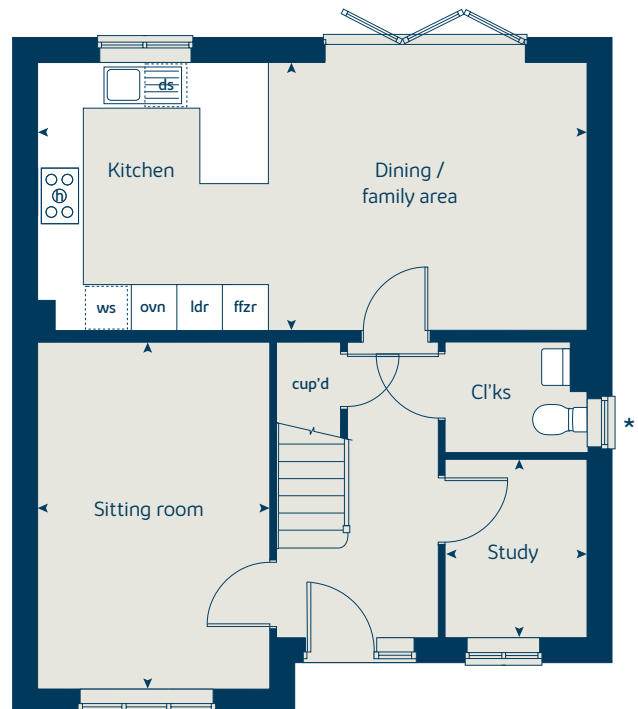
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First floor



Ground floor





The Yew

5 bedroom home

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The Yew

5 bedroom home

Ground floor	metres	feet / inches
Kitchen	3.71 x 3.17	12' 2" x 10' 4"
Family / dining area	4.74 x 3.17	15' 6" x 10' 5"
Sitting room	4.69 x 3.17	15' 5" x 10' 5"
Study	3.17 x 1.78	10' 5" x 5' 10"

First floor	metres	feet / inches
Bedroom 1	4.18 x 3.73	13' 8" x 12' 2"
Bedroom 3	4.22 x 3.23	13' 10" x 10' 7"
Bedroom 5	2.93 x 2.29	9' 7" x 7' 6"

Second floor	metres	feet / inches
Bedroom 2	4.46 x 3.23	14' 8" x 10' 7"
Bedroom 4	3.73 x 2.57	12' 2" x 8' 5"

The Yew | X519 01 vt GJ1620 |

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① Chimney applies to selected plots only. Please see sales consultant for further details.

* Windows apply to to selected plots only. Please see sales consultant for further details

ovn	oven	ldr	larder
h	hob	w	wardrobe
dw	dishwasher	cup'd	cupboard
ws	washing machine space	cyl	hot water cylinder
ffzr	fridge freezer	◀ ▶	measuring points

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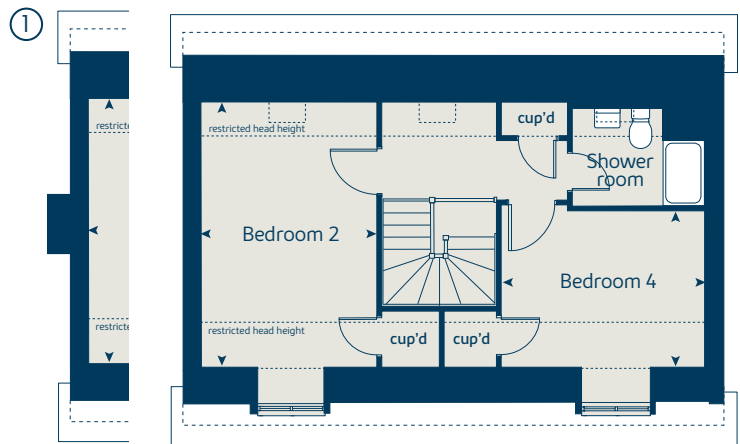
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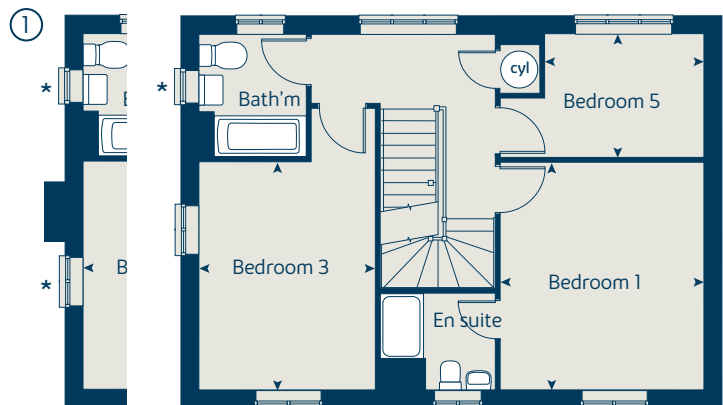
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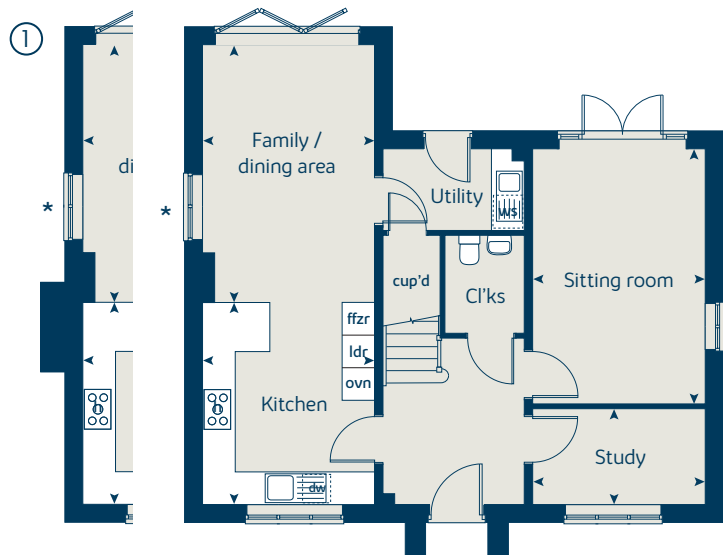
Second floor



First floor



Ground floor



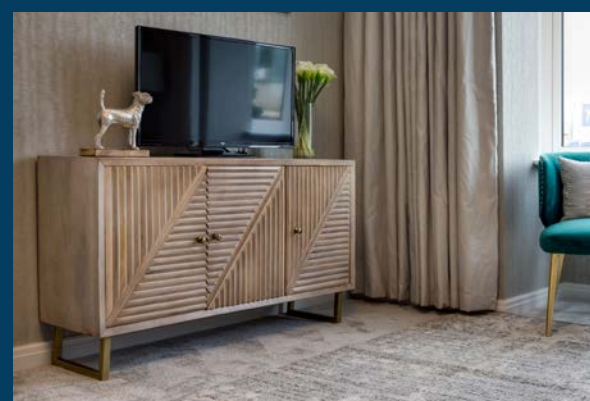
So much choice...

Part of the excitement of buying a new home is the thrill of being the first person to live in the property and having a brand new contemporary kitchen and modern bathroom. Our premium brand partners ensure that all of our fixtures and fittings comply with the latest Government building regulations and only branded appliances are installed in your new home.

Once you know what specification comes included, you'll have a choice from our specially selected tiles for your kitchen and bathrooms, as well as kitchen worktops and cupboard doors. You can then use the Bovis Homes **Select** brochure to add the finishing touches to your home to make it extra special for you!

From personalising your bathrooms with stunning ceramics, or adding smooth sliding wardrobes to your master bedroom, there are a wide range of additional options and upgrades available.

The availability of items is subject to the stage of build, and can vary by development and house type. Our sales consultants will be happy to provide guidance.



Minerva Heights Chichester

The specification shown in this leaflet is correct at the time of going to press. Bovis Homes is continually reviewing and updating the specification on all house types and therefore reserves the right to change specification details. Photographs depict a typical Bovis Homes interior and may include optional upgrades. For full details regarding current specification and finishes, for the plots you are interested in, please refer to our sales consultant.

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**Bovis
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Specification

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**Bovis
Homes** 

Minerva Heights

Chichester

Use this guide to see what features are included in your new home. Your sales consultant will be happy to discuss the **Select** range of extras available.



Kitchen

	3 bedroom The Magnolia The Spruce	4 bedroom The Juniper The Aspen	5 bedroom The Yew
Choice of Standard fitted kitchen (doors and worktops)*	■ ■	■ ■	■
Stainless steel sink and drainer (single bowl) with chrome mixer tap	■ ■	■ ■	■
Stainless steel sink and drainer (single bowl) with chrome mixer tap in utility			■
Indesit hob (60cm) with built-in single underoven, with stainless steel splashback and curved glass chimney hood	■ ■		
Hotpoint hob (75 cm) with built-in double high level oven, with glass splashback and curved glass chimney hood		■ ■	
Bosch hob (75 cm) with built-in double high level oven, with glass splashback and pyramid chimney hood			■
Fridge / freezer space	■ ■		
Integrated (Indesit) 50 / 50 fridge-freezer		■ ■	■
Space for dishwasher with plumbing and electrics	■ ■	■ ■	
Integrated (Indesit) dishwasher			■
Space for washing machine with plumbing and electrics in utility		■	■
Space for washing machine with plumbing and electrics in kitchen	■	■	

Bathrooms and en suite(s)

Ideal Standard contemporary white Concept Air sanitary ware suite	■ ■	■ ■	■
Ideal Standard close coupled WC to cloakroom	■ ■	■ ■	■
Low profile shower tray with glass enclosure	■ ■	■ ■	■
Handheld hair wash attachment	■ ■	■ ■	■
En suite bath to bedroom 1	■ ■	■ ■	■
Choice of Standard Porcelanosa wall tiling (splashback, half height over bath, and full height to shower cubicle)*	■ ■	■ ■	
Choice of Standard Porcelanosa wall tiling (half-height to walls with fitted sanitary ware, half-height over bath, and full-height to shower cubicle)*			■
Chrome bezel LED bulkhead to bathroom and en suite(s)	■ ■	■ ■	■
White radiator in bathroom / en suite	■ ■		■
Chrome towel warmer in bathroom and en suite(s)		■ ■	■

Doors and Windows

	3 bedroom The Magnolia The Spruce	4 bedroom The Juniper The Aspen	5 bedroom The Yew
Front door with multi-point security locking system and security chain	■ ■	■ ■	■
Chrome front door numbers	■ ■	■ ■	■
PVCu double glazing to windows	■ ■	■ ■	■
Double glazed PVCu French doors	■ ■	■ ■	
Powder coated aluminium double glazed bi-fold doors		■ ■	■
Paving outside French / bi-fold door and path to garage personnel door (where applicable)	■ ■	■ ■	■

General

White painted walls and smooth white ceilings	■ ■	■ ■	■
Combined usb / double sockets in kitchen and bedroom 1	■ ■	■ ■	■
Multi-media point in living room	■ ■	■ ■	■
TV point to bedroom 1 and family room (where applicable)	■ ■	■ ■	■
Master telephone socket (plus to study where shown)	■ ■	■ ■	■
Gas central heating with wall mounted combi-boiler, programme selector and room thermostat(s)	■ ■	■ ■	
Gas central heating with wall mounted boiler and separate hot water cylinder, programme selector and room thermostat(s)			■
Thermostatic valves to all radiators (with the exception of rooms with separate thermostat control)	■ ■	■ ■	■
Fitted external tap	■ ■	■ ■	■
External light fitted to front porch and wiring for external light to rear door	■ ■	■ ■	■
Mains wired smoke detectors with battery back-up	■ ■	■ ■	■
Battery powered Carbon Monoxide detector (wall mounted) to be provided for each floor	■ ■	■ ■	■
Power and lighting to 'on plot' garage (where applicable)	■ ■	■ ■	■
Enclosed fenced rear garden and garden gate (where applicable)	■ ■	■ ■	■
Landscaped front gardens	■ ■	■ ■	■
NHBC Buildmark cover	■ ■	■ ■	■
First two years' customer service support from Bovis Homes	■ ■	■ ■	■

- Fitted as standard - included in the property
- * Subject to stage of construction