



# 1 High Meadow, West Broyle, Chichester

Guide Price £649,995



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Chichester

**1 High Meadow (Plot 1 The Hampton at Minerva Heights) - SHOW HOME FOR SALE\* INCLUDES UPGRADED KITCHEN & FLOORING, TURF TO GARDEN (Terms & Conditions apply). READY TO MOVE INTO! Call 01243 521833 to find out more.**

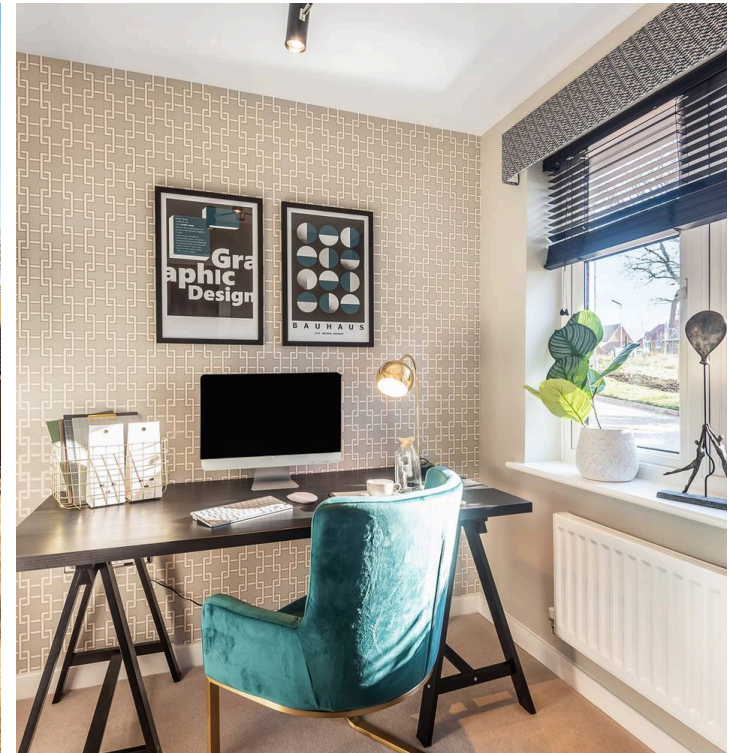
Minerva Heights is a selection of 2, 3, 4 & 5 bedroom homes, now selling in Chichester. This stunning new development will offer you the best of both worlds, with the nearby South Downs National Park, perfect for a weekend walk and the bustling city of Chichester less than 2 miles away. Minerva Heights will soon become a sought after community, with a primary school and country park included in the plans.

Plot 1 The Hampton is a 4 bed detached house with garage and parking. 1430 sq ft. To the ground floor is a kitchen/breakfast/dining room with doors to garden, living room with bay window, study, laundry and cloakroom. Upstairs Bedroom 1 is en suite and there is also a family bathroom.

NB All images shown are from 1 High Meadow (Plot 1 The Hampton). All furniture will be removed prior to completion of sale.

\*All warranties included (Subject to T&Cs).

- Kitchen/Breakfast/Dining Room with Doors to Garden
- 5 Star Builder with 10 Year NHBC Warranty
- En Suite to Bedroom 1
- Garage and Parking
- Estate Charge £256.84 per home per annum (estimated)



## Hampton

### Overview

The bay window adds distinction to the lounge while the kitchen and dining room, with its stylish french doors, forms a natural family space. There is a separate laundry and a study, and the four bedrooms, one en-suite, are reached via a superb gallery landing.

### Floor Space

1,430 sq ft

### Plots

1, 13, 14\*,  
19, 30, 70

### Ground Floor

Lounge  
3.76m x 5.36m  
12'4" x 17'7"

Kitchen  
2.75m x 2.99m  
9'0" x 9'9"

Breakfast/Dining  
4.51m x 4.00m  
14'9" x 13'1"

Study  
2.06m x 2.00m  
6'9" x 6'0"

### First Floor

Master Bedroom  
3.77m x 3.24m  
12'4" x 10'7"

Bedroom 2  
3.90m x 2.86m  
12'9" x 9'4"

Bedroom 3  
3.22m x 2.86m  
10'6" x 9'4"

Bedroom 4  
3.39m x 3.17m  
11'1" x 10'5"



### Ground Floor



\* Plots are a mirror image of plans shown above

➤ Window to plots 1 and 71 only

\* Door to plots 1, 19 and 30 only

† Windows to plot 1 only

### First Floor



Photography/CGI represents typical Miller Homes' interiors and exteriors. Please note elevational treatments may vary. All plans in this brochure are not drawn to scale and are for illustrative purposes only. Consequently, they do not form part of any contract. Room layouts are provisional and may be subject to alteration. Please refer to the 'Important Notice' section at the back of this brochure for more information.





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