



Chatfield Place

A new collection of two and three-bedroom homes available for Shared Ownership
11 homes available



CLARION
HOUSING



A place to call home

Welcome to Chatfield Place – a contemporary selection of two and three-bedroom homes in Southbourne, West Sussex.

Close to the beauty of England's south coast, Chatfield Place is within easy reach of both Portsmouth and Chichester, and has excellent connections with the rest of southern England. Chatfield Place itself is designed to reflect its natural surroundings with the creation of public green spaces throughout – and for outdoor recreation, the South Downs National Park is just a short drive away.

Each home is also equipped to the highest standards, with a fresh contemporary interior, a separate kitchen, a private garden and two dedicated parking spaces. With the best in modern and traditional design, Chatfield Place residences are perfectly suited to family life – and the ideal place to make a home.



Welcome to Southbourne

Close to a number of historic areas of natural beauty, Southbourne itself lies on the route of the ancient Roman road between Chichester and Portchester.

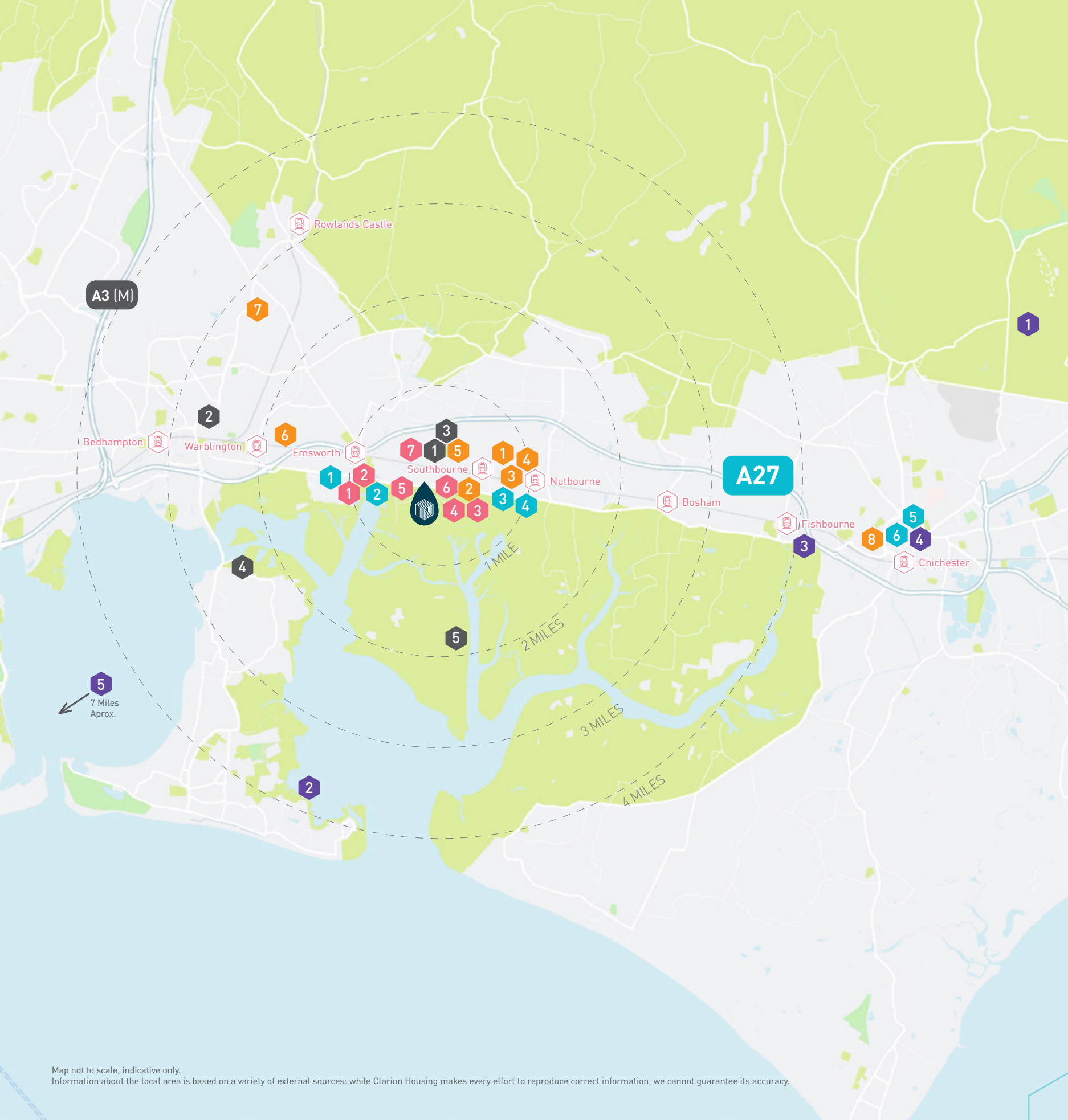
Today, the village occupies an ideal location near the border of West Sussex and Hampshire, within easy reach of Chichester, Portsmouth and Bognor Regis.

For your day-to-day needs, Southbourne offers a wide range of amenities within walking distance, including Tesco and Co-op supermarkets, a medical centre. For a wider range of options, nearby Chichester offers a choice of high street stores, independent shops and weekly markets. Local primary and secondary schools are also rated highly by Ofsted: Southbourne Infant School, Southbourne Junior School, Bourne Community College and Havant Academy are "Good", while Chichester College is "Outstanding".

When it's time to relax, begin by checking out the characterful restaurants and pubs around Southbourne – such as The King's Arms and The Lord Raglan in Emsworth, or Bill's and Wildwood In Chichester. For those who enjoy an active lifestyle, there are a number of leisure centres and gyms locally, and the natural landscape is unparalleled for walking, watersports and other outdoor pursuits. Days out nearby include Goodwood House and Park, historical sights at Fishbourne Roman Palace, and Portsmouth's Historic Dockyard museum complex – so there's always something fun waiting to happen.

What's nearby

Choose from a range of restaurants, pubs and leisure facilities – or simply take a walk in the beautiful West Sussex countryside.












 **Chatfield Place homes** - Southbourne, West Sussex

 **Food & drink**

-  The King's Arms (Emsworth)
-  The Lord Raglan (Emsworth)
-  The Traveller's Joy (Southbourne)
-  Beijing Palace (Southbourne)
-  Bill's (Chichester)
-  Wildwood (Chichester)

 **Schools**

-  Lovers Nursery School
-  Green Roots Nursery
-  Southbourne Infant School
-  Southbourne Junior School
-  Bourne Community College
-  Warblington School
-  Havant Academy
-  Chichester College






 **Fitness & leisure**

-  Bourne Community Leisure Centre
-  Havant Leisure Centre
-  Southbourne Recreation Ground
-  The Club Langstone Quays
-  Thorney Island Sailing Club

 **Amenities**

-  Tesco Express
-  Co-op
-  Southbourne Farm Shop
-  Southbourne Surgery
-  The Dental Practice
-  Boots
-  Southbourne Children and Family Centre

 **Attractions and parks**

-  Goodwood House and Park
-  Chichester Harbour AONB
-  Fishbourne Roman Palace
-  Chichester Cathedral
-  Portsmouth Historic Dockyard (HMS Victory and Mary Rose)

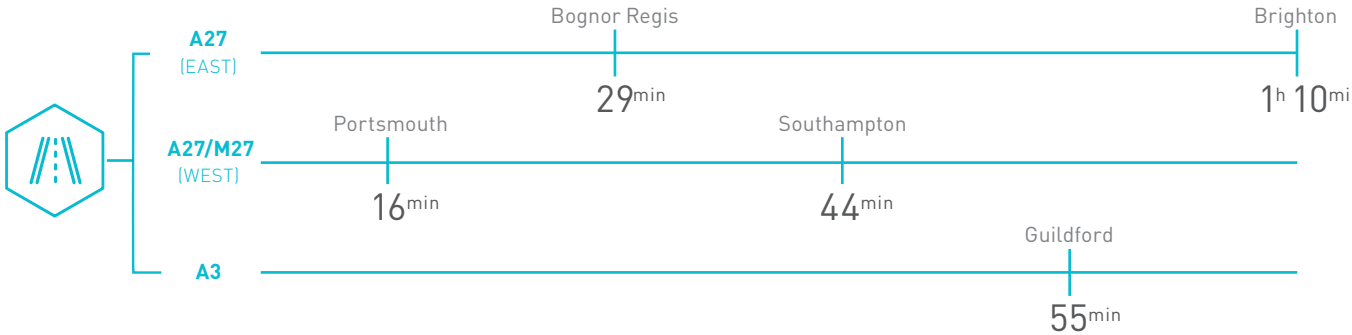
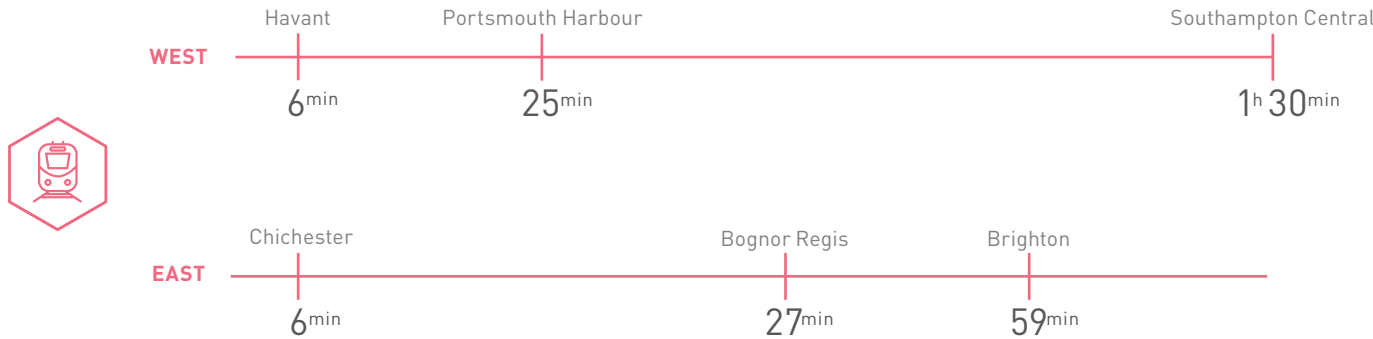
Map not to scale, indicative only. Information about the local area is based on a variety of external sources: while Clarion Housing makes every effort to reproduce correct information, we cannot guarantee its accuracy.



Transport links

Chatfield Place has excellent connections to the wider South of England.

Journey times from Southbourne station*:



Map not to scale, indicative only.

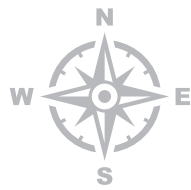
* Journey times sources: Nationalrail.co.uk, Google Maps and bustimes.org. Train travel times are measured from station (not development) and are for the quickest single service during weekday morning peak hours (6.30am-9.30am). Car journey times are given for off-peak weekday journeys but may change depending on time, day and traffic. Bus journey times are given for off-peak weekday journeys between stops (unless a night service applies), but may change depending on time, day and traffic.

Explore Chatfield Place

Chatfield Place is situated on Garson Road, at the western edge of Southbourne, West Sussex.

Part of a larger development, Chatfield Place is designed to incorporate a mixture of existing landscape features alongside fresh planting, creating a series of new green spaces around the neighbourhood.

Each home also benefits from a private garden and two allocated parking spaces.



Key to Site Plan

- Two bedroom houses
- Three bedroom houses
- Parking spaces

Map not to scale, indicative only.



Two bedroom house – 78m²

Plot 64 Brundrett Gardens, Southbourne, PO10 8GA

Plots 80, 81, 82, 84, 85 Brewery Close, Southbourne, PO10 8FW

Plot 110 Alfrey Close, Southbourne, PO10 8ET



Front Rear

Plots 81, 82, 85 are mirrored

Three bedroom house – 93m²

Plot 63 Brundrett Gardens, Southbourne, PO10 8GA

Plot 83 Brewery Close, Southbourne, PO10 8FW

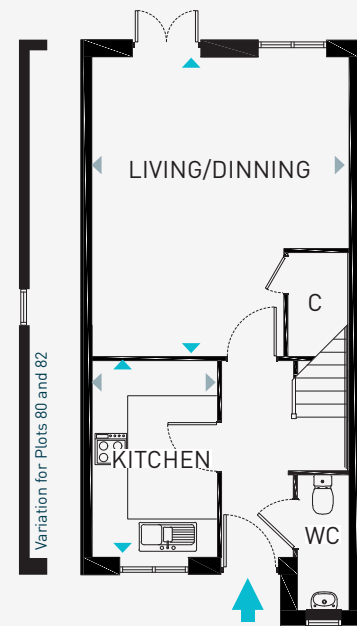
Plots 109, 111 Alfrey Close, Southbourne, PO10 8ET



Front Rear

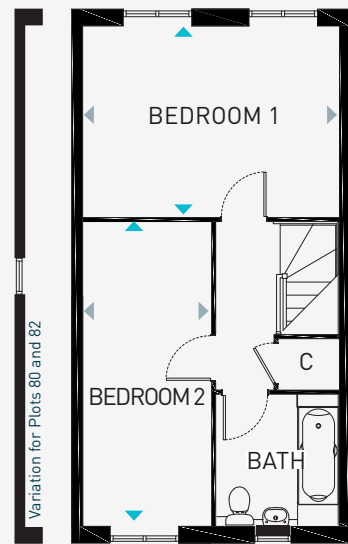
Plot 111 mirrored

GROUND FLOOR



Variation for Plots 80 and 82

FIRST FLOOR



Variation for Plots 80 and 82



Plots 64, 80,
81, 82, 84, 85



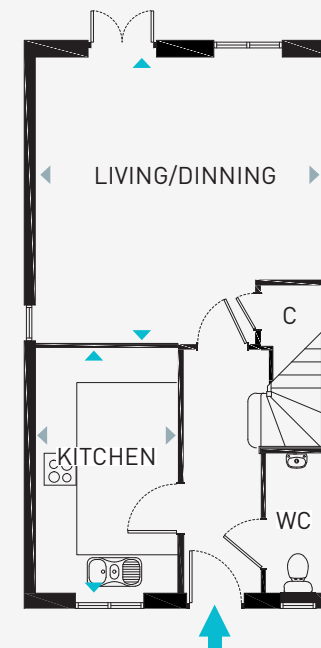
Plot 110

	A	x	B
Living/Dinning	5.2m (17'0")	x	4.5m (14'9")
Kitchen	3.5m (11'5")	x	2.2m (7'2")
WC	2.3m (7'6")	x	0.9m (2'11")

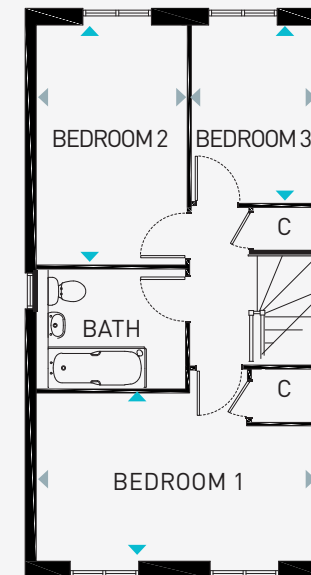
	A	x	B
Bedroom 1	3.3m (10'9")	x	4.5m (14'9")
Bedroom 2	5.3m (17'4")	x	2.2m (7'2")
Bath	2.3m (7'6")	x	2.1m (6'10")

C = Cupboard
 = Main Entrance

GROUND FLOOR



FIRST FLOOR



Plots 63
and 83



Plots 109
and 111

	A	x	B
Living/Dinning	5.0m (16'4")	x	4.9m (16'0")
Kitchen	4.3m (14'1")	x	2.3m (7'6")
WC	2.3m (7'6")	x	1.0m (3'3")

	A	x	B
Bedroom 1	2.9m (9'6")	x	4.9m (16'0")
Bedroom 2	4.2m (13'9")	x	2.6m (8'6")
Bedroom 3	3.1m (10'2")	x	2.2m (7'2")
Bath	2.0m (6'6")	x	2.6m (8'6")

C = Cupboard
 = Main Entrance

The kitchen and dimensions on the following floorplans are for guidance only. Dimensions are rounded down to one decimal point and are taken from the points indicated and are not intended to be used for carpet sizes, appliance space or items of furniture. The sq m and sq ft are measured as gross internal areas using the RICS code to measuring. All measurements and areas may vary within a tolerance of 5%. Window arrangements may vary from floor to floor. Please speak to your Sales Executive for details.

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Specification

Chatfield Place homes come with a selection of quality modern fittings and finishes.

A kitchen with selected appliances is fully installed, and floor coverings are fitted throughout – while in the bathroom, finishings have been chosen to create a light and relaxed atmosphere.

Each property is tastefully decorated in a timeless fashion, making it easier to adapt to your personal style.

Kitchen

- Zanussi single oven
- Zanussi gas hob
- Electrolux stainless steel chimney hood
- Electrolux stainless steel splashback
- Recessed LED lighting
- Under-pelmet lighting
- Vinyl flooring
- Three-bedroom houses are supplied with a removable unit for future dishwasher installation

Bathroom

- White bath
- White WC
- White washbasin with splashback
- Enhanced wall tiles
- Shower screen
- Chrome towel rail
- Mirror
- Toilet roll holder
- Vinyl flooring

General

- Carpet in lounge, bedrooms, hallways and staircases
- TV socket in bedroom wired for Sky Q
- Fitted window restrictors
- Coat hooks in hallway
- Turf to garden
- External tap
- 12 years NHBC cover

Whilst every effort has been taken to ensure that the information here is correct, it has been supplied as a guide. Clarion Housing reserves the right to amend the specification as necessary and without notification.

* Previous Clarion Housing development photography, indicative only



Shared Ownership

What is Shared Ownership?

Shared Ownership is an excellent way for people to take their first step onto the property ladder. Buyers purchase a share of between 25% and 75% of the property's value, and pay a subsidised rent on the remaining share.

Am I eligible?

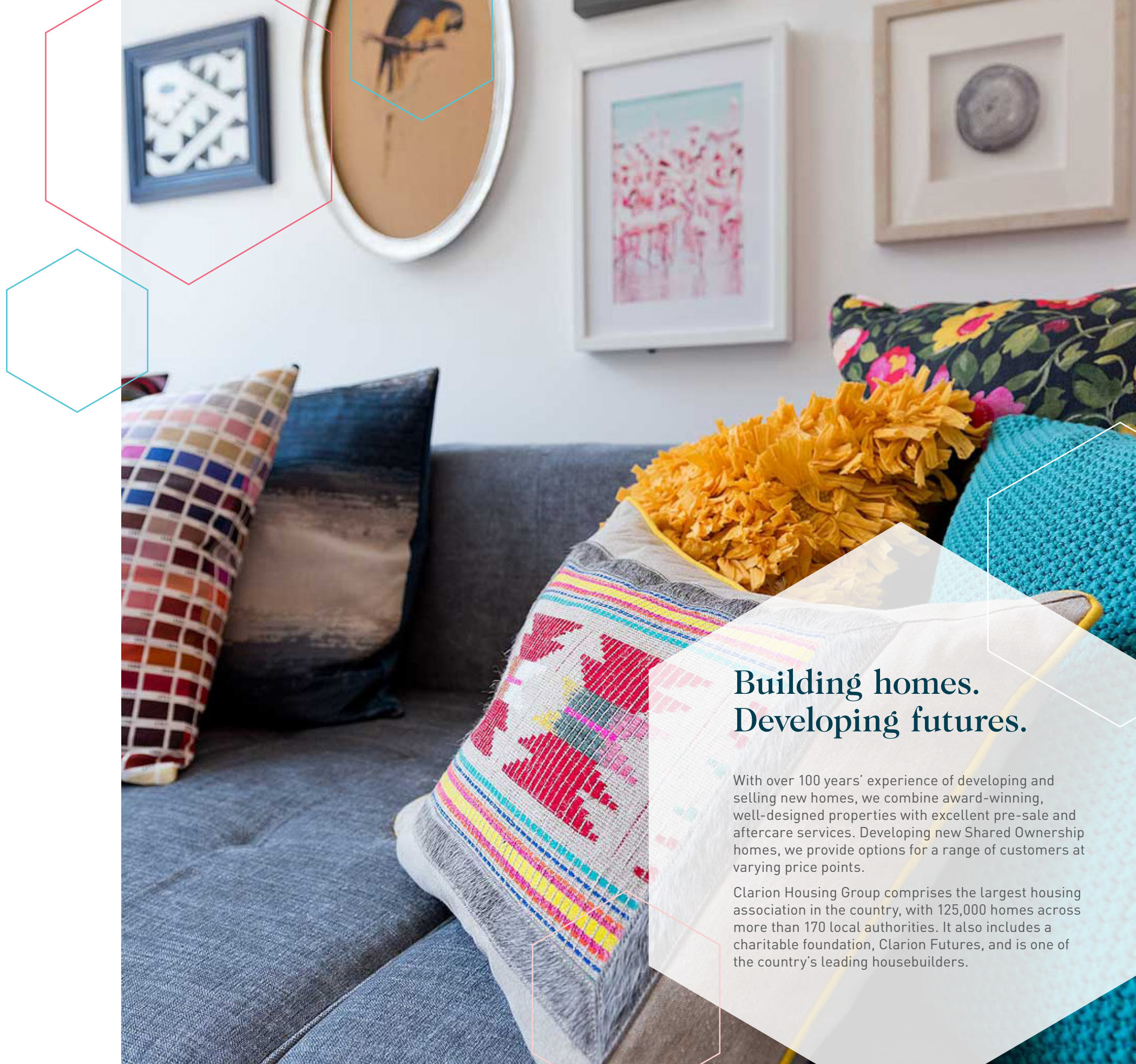
To be eligible for a Shared Ownership home at Chatfield Place:

- You must be at least 18 years old.
- You must be unable to buy a home suitable for your needs on the open market.
- You will need sufficient savings for a mortgage deposit and a clean credit history to qualify for a mortgage.
- Your annual household income must be less than £80,000.
- You must be a first-time buyer or existing shared owner. If you already own a home, and need to move but cannot afford to, then please discuss your situation with us. There are some circumstances under which you may be eligible.
- Prospective shared owners must be able to demonstrate a residential or employment connection to the District of Chichester for a minimum of two years.

In line with government priorities, priority for Shared Ownership homes is awarded to serving military personnel and former members of the British Armed Forces honourably discharged in the last two years. People who live or work in the local area also receive priority. We welcome applications from everyone and will try and help if we can.

shared.ownership@myclarionhousing.com

* Previous Clarion Housing development photography, indicative only



Building homes. Developing futures.

With over 100 years' experience of developing and selling new homes, we combine award-winning, well-designed properties with excellent pre-sale and aftercare services. Developing new Shared Ownership homes, we provide options for a range of customers at varying price points.

Clarion Housing Group comprises the largest housing association in the country, with 125,000 homes across more than 170 local authorities. It also includes a charitable foundation, Clarion Futures, and is one of the country's leading housebuilders.

**Register your interest now
by contacting our sales team below**

shared.ownership@myclarionhousing.com

0300 100 0309

myclarionhousing.com/sharedownership

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