

MINERVA HEIGHTS

Chichester

the place to be®

millerohomes

Plot Information

2 Bedroom

Bramdean 

3 Bedroom

Malvern 

Astley 

Elmley 

4 Bedroom

Hampton 

Shenstone 

Inkberrow 

5 Bedroom

Wolverley 

Affordable Housing 



The artist's impressions (computer-generated graphics) have been prepared for illustrative purposes and are indicative only. They do not form part of any contract, or constitute a representation or warranty. External appearance may be subject to variation upon completion of the project. Please note that the site plan is not drawn to scale.

A new home. The start of a whole new chapter for you and your family. And for us, the part of our job where bricks and mortar becomes a place filled with activity and dreams and fun and love. We put a huge amount of care into the houses we build, but the story's not finished until we match them up with the right people. So, once you've chosen a Miller home, we'll do everything we can to make the rest of the process easy, even enjoyable. From the moment you make your decision until you've settled happily in, we'll be there to help.



Living in Chichester 02
Welcome home 06
How to find us 12

Quality of life is about the details of everyday living. From the little things, like knowing the nearest place to pick up a pint of milk, to more important matters like finding the right school or having a health centre nearby, you need to know that the community you're moving to will support you and your family, as well as being a pleasant place to live. So here's some useful information about the area around Minerva Heights.

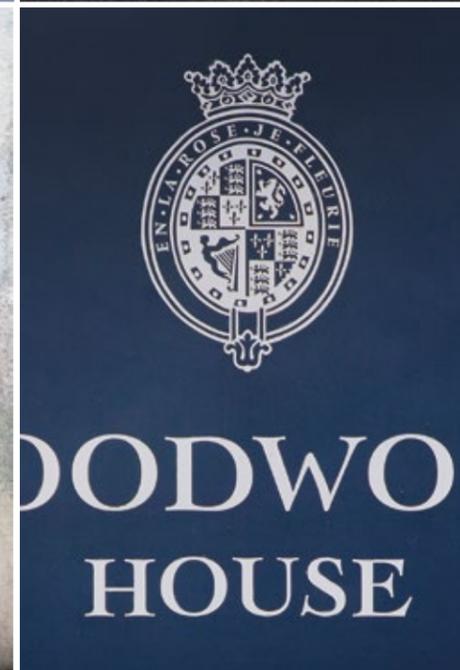
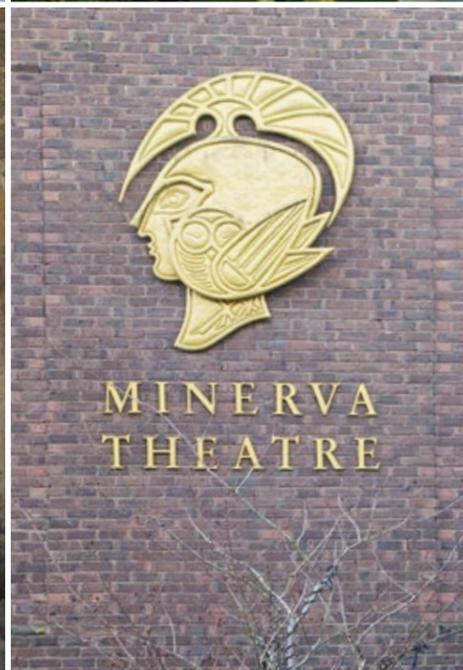
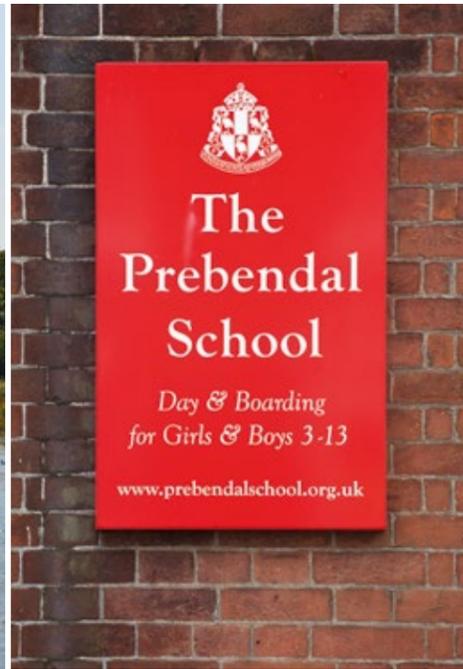
Minerva Heights, is just a mile from the centre of Chichester, from where frequent train services run to Southampton, Brighton, Portsmouth and London Victoria, approximately an hour and a half away. The development is within the Plusbus zone, which offers various ticketing options for unlimited bus travel within the Chichester area. The five-and-a-half mile Centurion Way cycle path passes the southern edge of the site and connects with the South Coast Cycle Route for long-distance walking or cycling, and also provides a pleasant alternative route into the city centre.



A shopping precinct at Oliver Whitty Road, half a mile away, includes a Co-op food store, a convenience store and Post Office, a pharmacist, a family butcher and other services. In the city centre, the fascinating diversity of independent stores and high street names is interspersed with tearooms, coffee shops, restaurants and pubs in picturesque, partially pedestrianised streets. There are also several large stores and supermarkets, including John Lewis, Sainsbury, Aldi and Lidl, around Portfield Retail Park to the east of the city centre.

Dominated by its magnificent cathedral, Chichester sets history and heritage alongside vibrant, eclectic live entertainment. Major attractions include world-class art at the Pallant House Gallery, the Novium Museum with its Roman remains, and the celebrated Chichester Festival Theatre. A Cineworld is complemented by a small art-house cinema, and a number of pubs and small venues host music and other events.

There are several attractive parks and play areas around the city, and the Westgate Leisure Centre incorporates two swimming pools and a well-equipped gym. Opportunities for outdoor leisure are exceptional, with facilities such as Chichester Watersports with its kayaking, water skiing and inflatables aqua park, and Goodwood aerodrome and racecourse. For long-distance walking, Chichester Harbour Area of Outstanding Natural Beauty, to the south, and the vast South Downs National Park to the north, are both within easy reach.



Surrounded by mature trees and delightful West Sussex countryside, this beautiful new neighbourhood of energy efficient two, three and four bedroom homes offers peace and tranquillity. Yet it is just 20 minutes' walk from the shops, amenities and nightlife of Chichester. With good road and rail links along the south coast, and the M25 Orbital Motorway around an hour's drive away, it combines its almost rural appeal with exceptional convenience.

Welcome to Minerva Heights...

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Bramdean

Overview

The bright, relaxing lounge opens on to a kitchen and dining room where french doors open to the garden, presenting the option of alfresco dining on warm evenings. A laundry alcove helps with household management, and the en-suite master bedroom incorporates a useful cupboard.

Floor Space

841 sq ft

Plots

21*, 22, 58*, 59, 60*, 62, 63, 64, 66*, 67

Ground Floor

Lounge
3.62m x 4.61m
11'10" x 15'1"

Kitchen/Dining
3.38m x 3.83m
11'1" x 12'7"

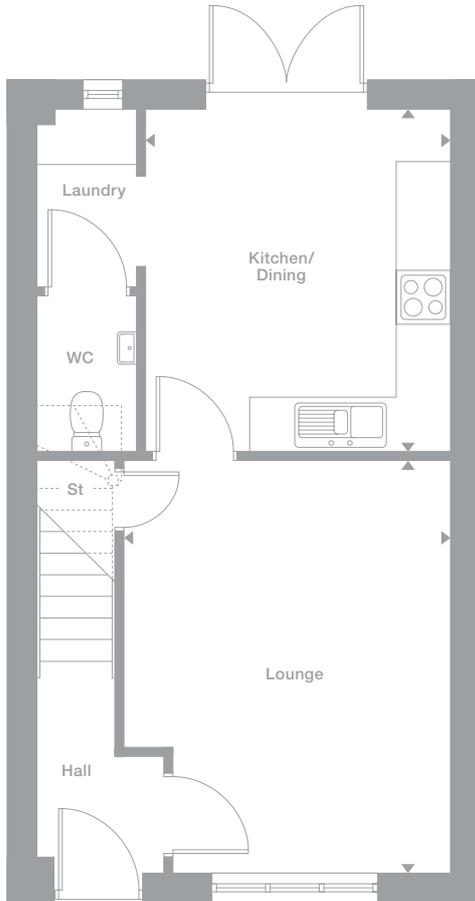
First Floor

Master Bedroom
3.09m x 4.13m
10'1" x 13'7"

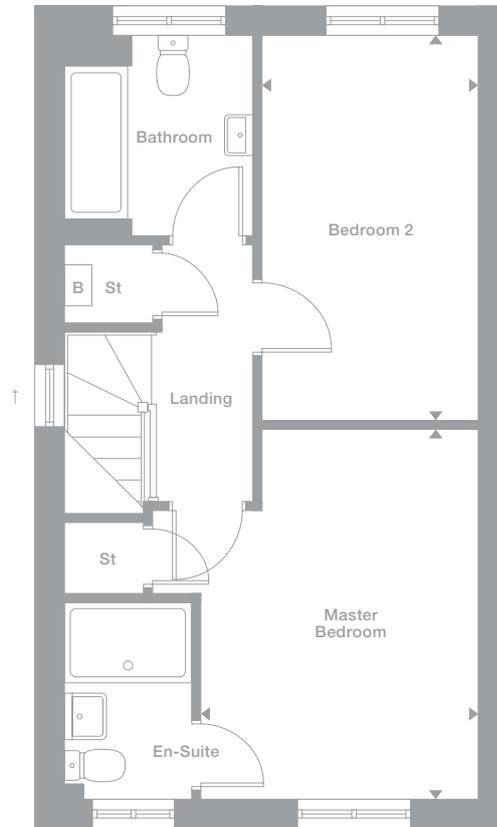
Bedroom 2
2.41m x 4.30m
7'10" x 14'1"



Ground Floor



First Floor



* Plots are a mirror image of plans shown above

↑ Window to Plot 60 only

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Malvern

Overview

Allowing conversation to continue as the food is prepared, and with french doors adding the flexibility to enjoy after-dinner coffee on the patio, the light, airy kitchen and dining room is ideal for convivial, informal entertaining. The master bedroom includes an en-suite shower room.

Floor Space

979 sq ft

Plots

2, 3*, 50*,
51, 68, 73*

Ground Floor

Lounge
3.15m x 4.71m
10'4" x 15'5"

Kitchen/Dining
5.36m x 3.62m
17'7" x 11'10"

First Floor

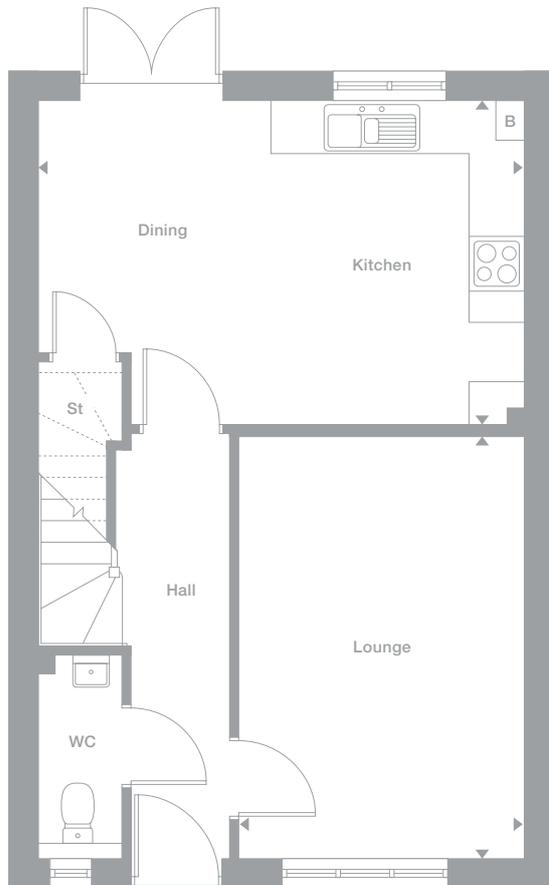
Master Bedroom
3.70m x 3.37m
12'1" x 11'1"

Bedroom 2
3.26m x 2.94m
10'8" x 9'7"

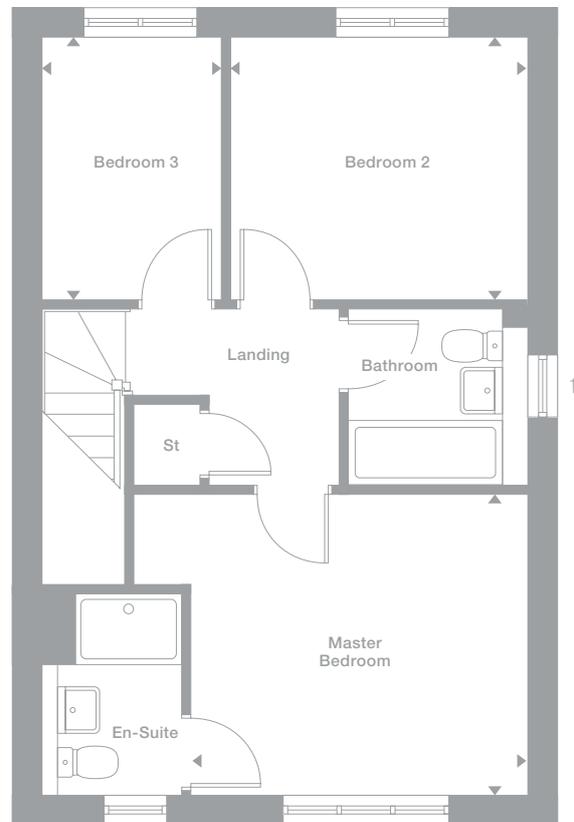
Bedroom 3
2.00m x 2.94m
6'6" x 9'7"



Ground Floor



First Floor



* Plots are a mirror image of plans shown above

† Window to Plot 73 only

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Astley

Overview

The dual aspect kitchen and dining room, with its french doors and separate laundry, forms a natural hub for family life that complements the elegant bay-windowed dual aspect lounge. The en-suite master bedroom, also dual aspect, adds a dash of luxury.

Floor Space

1,050 sq ft

Plots

11, 20, 25*, 32, 35, 52, 72

Ground Floor

Lounge
3.96m x 5.66m
12'11" x 18'6"

Kitchen/Dining
2.93m x 5.66m
9'7" x 18'6"

First Floor

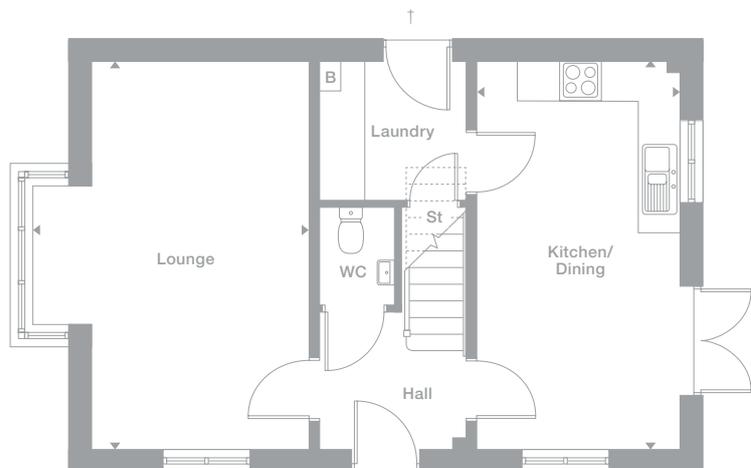
Master Bedroom
3.51m x 3.11m
11'6" x 10'2"

Bedroom 2
2.98m x 3.42m
9'9" x 11'2"

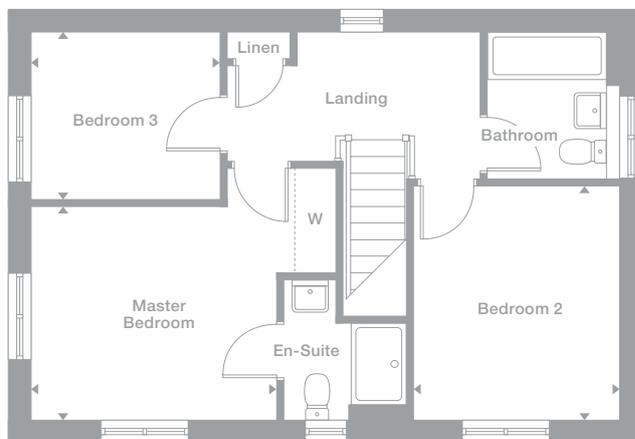
Bedroom 3
2.70m x 2.44m
8'10" x 8'0"



Ground Floor



First Floor



* Plots are a mirror image of plans shown above

† Door to Plots 35, 52 and 72 only

Elmley

Overview

Both the lounge and kitchen are dual aspect, with french doors in the lounge further enhancing the light, cheerful ambience of this superb family home. There is a separate laundry, and a feature landing leads to three bedrooms, one of them en-suite.

Floor Space

1,071 sq ft

Plots

5, 6*, 7*, 23, 24*, 61, 71*

Ground Floor

Lounge
3.07m x 6.08m
10'0" x 19'11"

Kitchen/Dining
2.86m x 6.08m
9'4" x 19'11"

First Floor

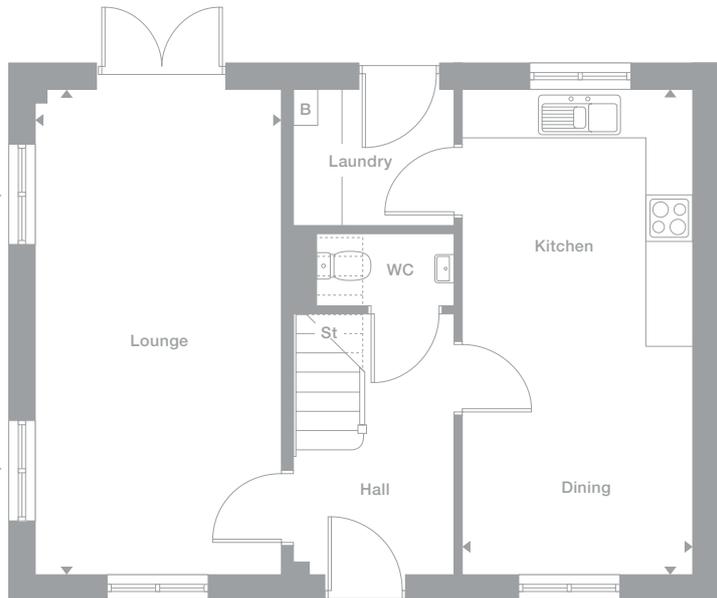
Master Bedroom
3.94m x 3.68m
12'11" x 12'0"

Bedroom 2
3.11m x 3.68m
10'2" x 12'0"

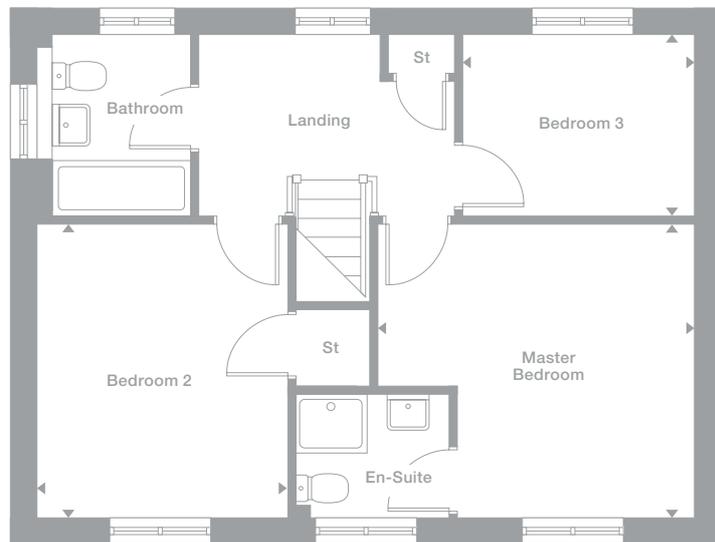
Bedroom 3
2.89m x 2.28m
9'5" x 7'6"



Ground Floor



First Floor



* Plots are a mirror image of plans shown above

† Window to Plot 71 only

> Window to Plots 61 and 71 only

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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"

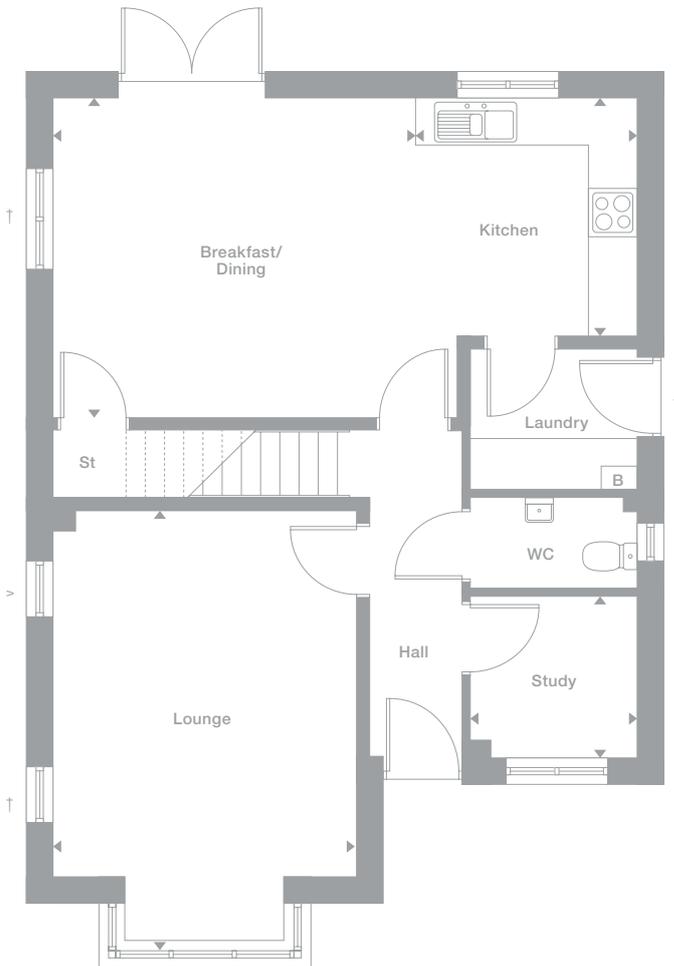
Bedroom 2
3.90m x 2.86m
12'9" x 9'4"

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



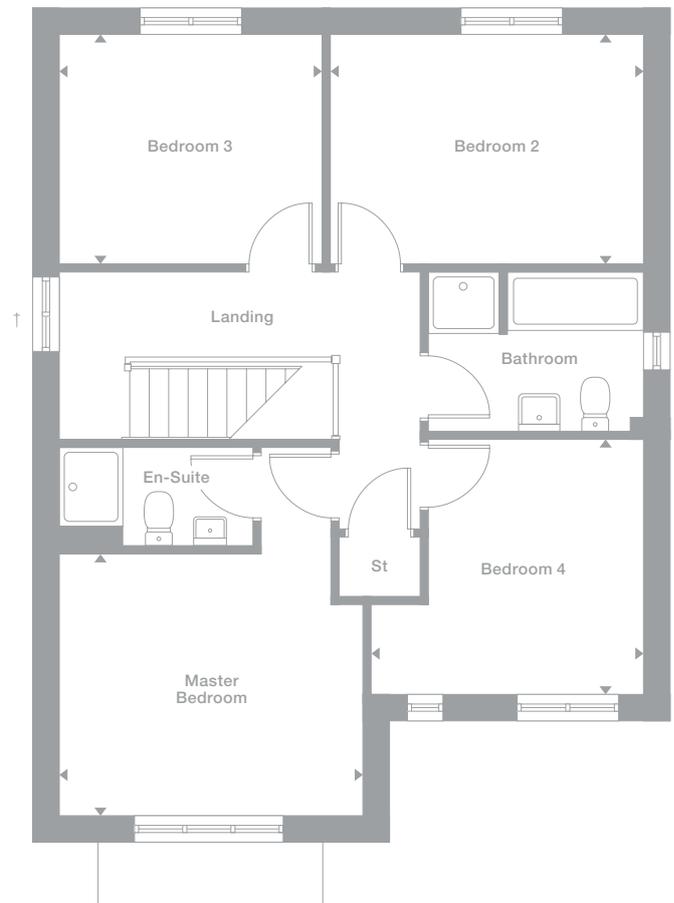
* Plots are a mirror image of plans shown above

> Window to plots 1 and 71 only

+ Door to plots 1, 19 and 30 only

† Windows to plot 1 only

First Floor



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Shenstone

Overview

The impressive kitchen and the study are dual aspect, with french doors bringing special appeal to the dining area and an elegant bay window enhancing the lounge. One of the four bedrooms is en-suite and two are dual aspect, creating an exceptionally light, invigorating home.

Floor Space

1450 sq ft

Plots

4, 12*, 15, 18, 26*,
31, 33*, 65*, 69

Ground Floor

Lounge
4.27m x 4.27m
14'0" x 14'0"

Dining
3.63m x 3.97m
11'11" x 13'0"

Kitchen
3.63m x 3.01m
11'11" x 9'10"

Study
2.23m x 2.60m
7'4" x 8'6"

First Floor

Master Bedroom
3.68m x 3.79m
12'0" x 12'5"

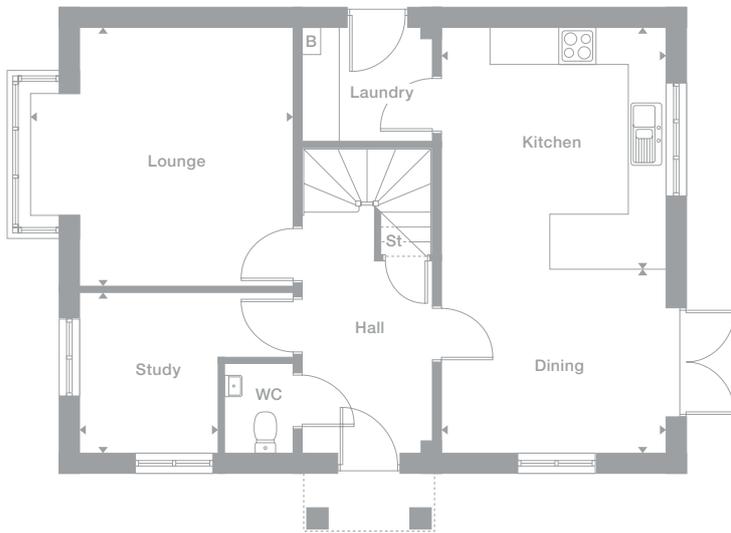
Bedroom 2
3.50m x 3.34m
11'5" x 10'11"

Bedroom 3
2.46m x 3.52m
8'0" x 11'6"

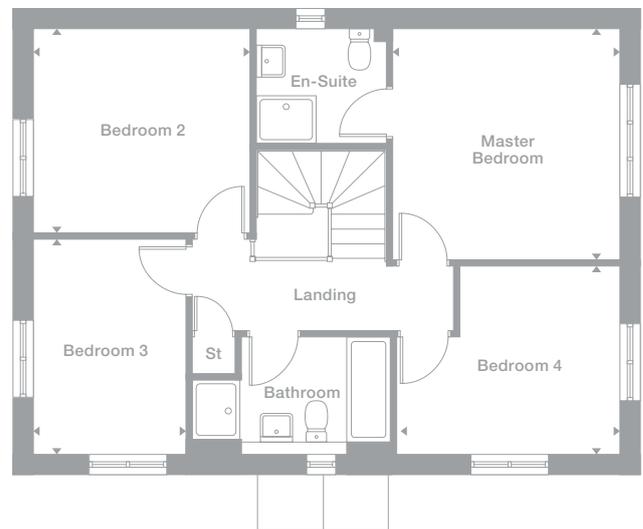
Bedroom 4
3.62m x 3.07m
11'10" x 10'1"



Ground Floor



First Floor



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Inkberrow

Overview

This is an instantly impressive home. The striking hall opens on to a magnificent island-style kitchen and dining room extending from a bay window to one of two sets of french doors. Another bay window adds distinction to the study, and two bedrooms are en-suite.

Floor Space

1,660 sq ft

Plots

16*, 17*, 27, 28

Ground Floor

Lounge
3.78m x 4.95m
12'4" x 16'2"

Dining
3.55m x 3.66m
11'7" x 12'0"

Kitchen
3.55m x 4.50m
11'7" x 14'9"

Study/Family
3.78m x 3.10m
12'4" x 10'2"

First Floor

Master Bedroom
3.77m x 4.03m
12'4" x 13'2"

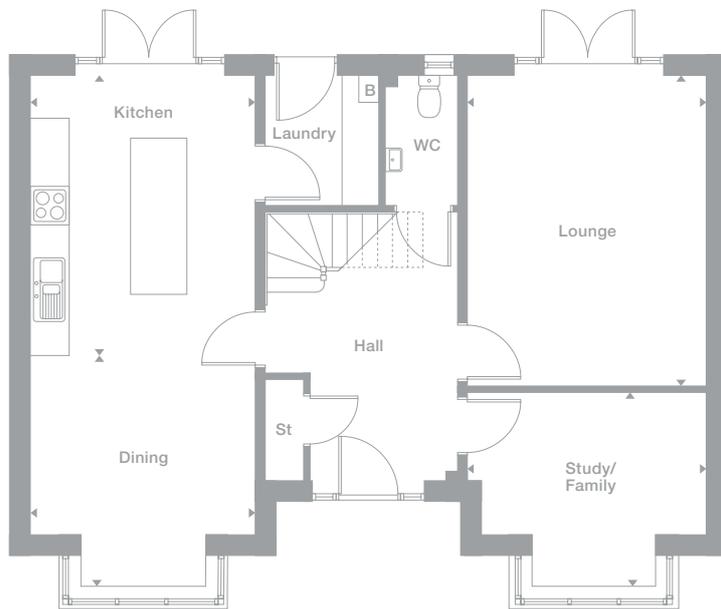
Bedroom 2
3.60m x 4.14m
11'9" x 13'6"

Bedroom 3
3.10m x 3.56m
10'2" x 11'8"

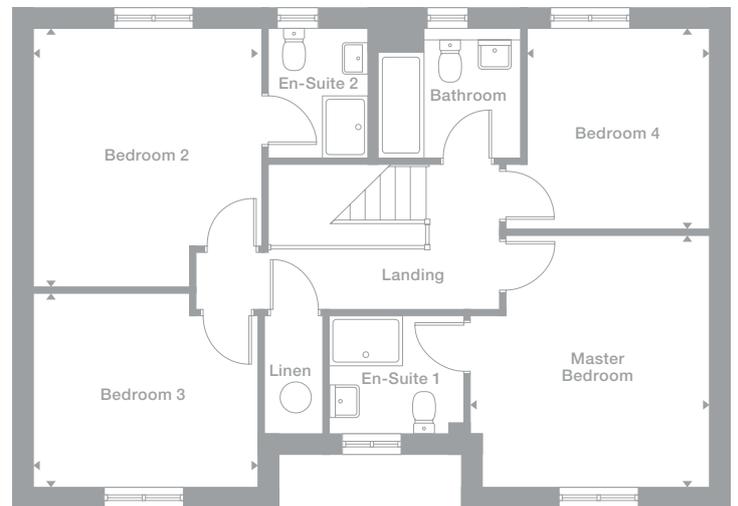
Bedroom 4
2.87m x 3.20m
9'5" x 10'5"



Ground Floor



First Floor



* Plots are a mirror image of plans shown above

Wolverley

Overview

From the prestigious hall and feature staircase to the triple-aspect, conservatory-like breakfast area and the dual-aspect lounge and adjoining dining room with its french doors, this is a home of outstanding quality. Two of the five bedrooms are en-suite, one with a dressing area.

Floor Space

1,936 sq ft

Plots

29, 34*

Ground Floor

Lounge
3.55m x 5.31m
11'7" x 17'5"

Dining
3.55m x 2.75m
11'7" x 9'0"

Kitchen
3.96m x 3.81m
13'0" x 12'6"

Family/Breakfast
2.83m x 5.72m
9'3" x 18'9"

Study
3.51m x 2.43m
11'6" x 7'11"

First Floor

Master Bedroom
3.58m x 4.05m
11'8" x 13'3"

Bedroom 2
3.59m x 2.76m
11'9" x 9'0"

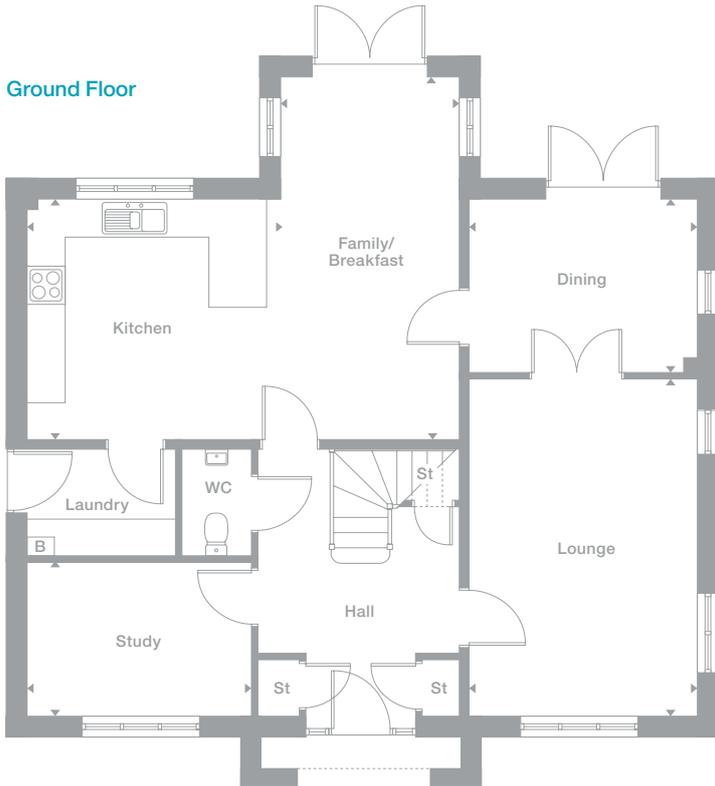
Bedroom 3
3.62m x 3.10m
11'10" x 10'2"

Bedroom 4
3.06m x 3.19m
10'0" x 10'5"

Bedroom 5
2.68m x 2.76m
8'9" x 9'0"



Ground Floor



First Floor



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The Miller Difference

The Miller Difference

We're enormously proud of the homes we've been building for the last 85 years, and throughout that time we've been listening to our customers and learning from them. From insisting on the best workmanship and the highest quality materials right through to recognising our responsibilities to the environment.

During this time we've seen many generations of families enjoy our homes and developments, and we've seen the happy, thriving communities they've become.

Trust

For us, the most important people are the customers who choose our homes in which to build their future. Their satisfaction and confidence in us, from our very first meeting onwards, is a key measure of our success.

We're proud of the independent surveys that consistently show our high levels of customer satisfaction. That's the real barometer of our quality and our service.

Helping where we can

We invest everything into your customer journey – it's designed not just to please you, but to exceed your expectations.

When you become a Miller customer, we'll listen to you right from the start. From the day you first look around a showhome until long after you've moved in, we're here to offer help and support. We've been doing this a long time so we have a vast amount of experience to draw on.

We don't want you to just be satisfied, we want you to be proud of your new home and delighted by the whole experience. We want you to recommend us, too.

Pushing up standards

We frequently win awards for the quality of our homes. For their generous specification, skilful construction, beautiful locations, and for the teams that build them. We are acknowledged experts in the field. You can see the quality of our product and you will notice the quality of our service as we guide you through the many different ways of buying your home. It's a customer journey that has taken 85 years to perfect.

We know the importance of workmanship and job satisfaction. We look after our teams, we train and employ the best people and we reward safe and careful practice.

Keeping you involved

First you'll meet your sales adviser who will give you any help you need in choosing and buying your home. Then your site manager, who will supervise the build of your home and answer your questions along the way.

We'll invite you to a pre-plaster meeting with your site manager during the construction of your new home, where you'll get to see, first hand, the attention to detail, care and craftsmanship involved.

Wherever practical, we ask you to choose your own kitchen and bathroom including your own tiles, worktops, appliances and other options. Your home becomes personal to you long before we've finished building it.

A Better Place

We don't just create more homes, we enhance locations with our developments. Places where people will make friends, enjoy family life and take pride in their neighbourhoods and surroundings. We provide a unique mymillerhome.com website to keep you up to date on the build progress of your home and to help you get to know the area, your neighbours and live more sustainably once you've moved in.

For your future

For us, success is building exceptional homes, in sustainable communities. And that's how we've built a business that goes from strength to strength.

"Buying a property is one of the most important decisions in life and I am delighted that Miller Homes made it an easy one for me."

Chris Mackenzie
Miller Home Owner

"We are so impressed with the exceptional customer service and quality of our home that we've recommended Miller Homes to a friend."

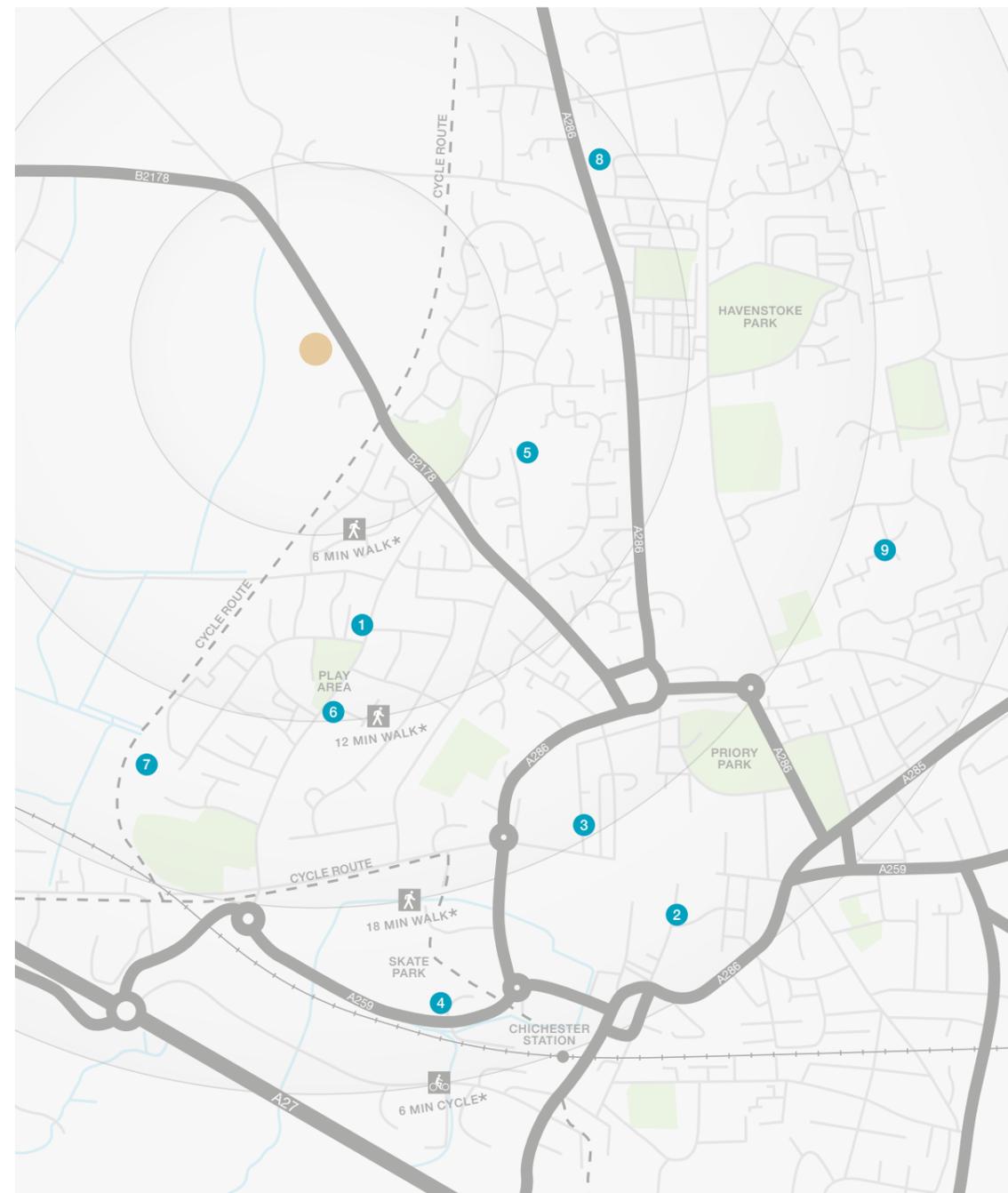
Helen Moscrop
Miller Home Owner



When you leave the car at home and explore the local area by foot or bicycle, you get to know it so much better. And by using local shops and services, you'll help to keep the neighbourhood vibrant and prosperous. Every place has its own personality, and once you move in you'll soon find your favourite walks, and the shops you like best. As a starting point this map shows some of the most useful features and services within a short stroll or bike ride.

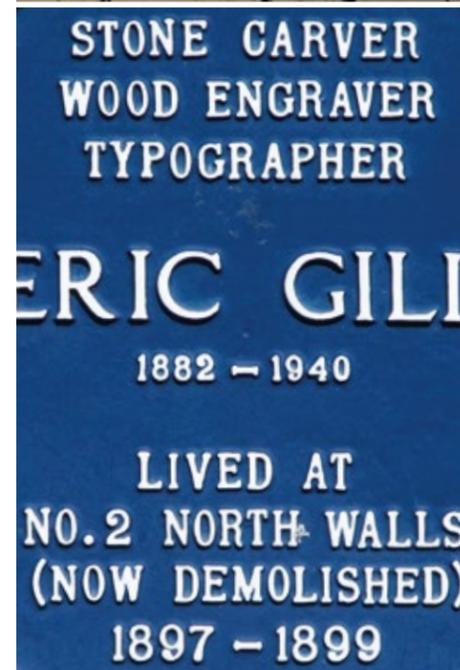
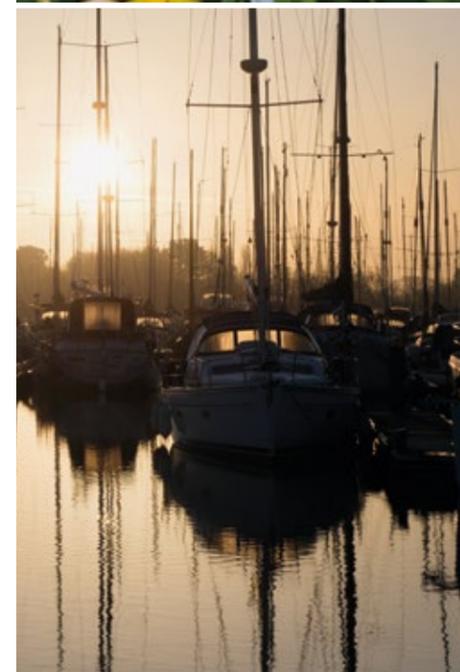
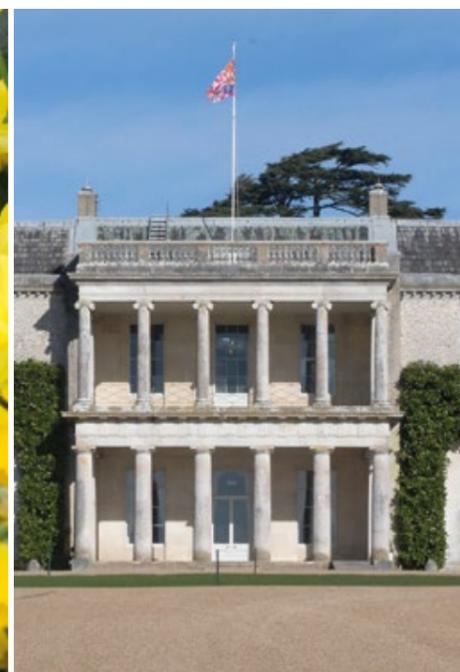
Jessie Younghusband Primary and Parklands Primary Schools, both around three-quarters of a mile away, are both assessed as 'Good' schools by Ofsted. Bishop Luffa School, a co-educational C of E secondary with Leading Edge status and judged to be 'Outstanding' by Ofsted, is also within

20 minutes' walk. The excellent choice of health provision includes GP services at Lavant Road Surgery, which has an associated pharmacy. There are several dentists in Chichester, and St Richard's Hospital has a 24-hour A&E department and an emergency out-of-hours dental centre.



- 1 Parklands Post Office
6A Sherborne Road
01243 786 936
- 2 Pallant House Gallery
8-9 North Pallant
01243 774 556
- 3 The Novium Museum
Tower Street
01243 775 888
- 4 Westgate
Leisure Centre,
Via Ravenna
01243 785 651
- 5 Jessie
Younghusband
Primary School,
Woodlands Lane
01243 782 192
- 6 Parklands Community
Primary School,
Durnford Close
01243 788 630
- 7 Bishop Luffa School
Westgate
01243 787 741
- 8 Lavant Road Surgery
8 Lavant Road
01243 527 264
- 9 St Richard's Hospital
Spitalfield Lane
01243 788 122

* Times stated are averages based on approximate distances and would be dependent on the route taken.
Based on:
0.5km = 5 to 7 mins walk
1.0km = 10 to 14 mins walk
1.5km = 15 to 21 mins walk
2.0km = 5 to 8 mins cycle



Development
Opening Times:
Please see
millerhomes.co.uk
for development
opening times or
call 03300 601083

**From the A27
Eastbound**
Approaching
Chichester, at
the Fishbourne
Roundabout take
the first exit, joining
the A259. At the
next roundabout,
quarter of a mile
on, take the first
exit. Go straight
on at the mini-
roundabout and,
after three-quarters
of a mile, turn left
at the T-junction.
The development
is on the left,
half a mile on.

**From the A27
Westbound**
After passing
Chichester
Watersports on
the right, at Portfield
Roundabout take
the second exit to
join the A258. Take
the first exit at the
next roundabout,
staying on the
A258. Go straight
on at the first mini-
roundabout and
at the second, just
after a pedestrian
crossing, turn right
into the B2178
Spitalfield Lane.
Half a mile on, at
the roundabout
take the second
exit, for the Ring
Road. At Northgate
Gyratory take
the third exit, for
Midhurst and, three-
quarters of a mile
on, the development
is on the left.

Sat Nav: PO19 3PH



The homes we build are the foundations of sustainable communities that will flourish for generations to come. We work in harmony with the natural environment, protecting and preserving it wherever we can. With our customers, colleagues and partners, we strive to promote better practices and ways of living. We're playing our part in making the world A Better Place.

a better place®

Important Notice:
Although every care has been taken to ensure the accuracy of all the information given, the contents do not form part of any contract, or constitute a representation or warranty, and, as such, should be treated as a guide only. Interested parties should check with the Sales Adviser and confirm all details with their solicitor. The developer reserves the right to amend the specification, as necessary, without prior notice, but to an equal or higher standard. Please note that items specified in literature and showhomes may depict appliances, fittings and decorative finishes that do not form part of the standard specification. The project is a new development which is currently under construction. Measurements provided have not been surveyed on-site. The measurements have been taken from architect's plans, and, as such, may be subject to variation during the course of construction. Not all the units described have been completed at the time of going to print and measurements and dimensions should be checked with the Sales Adviser and confirmed with solicitors.

**CONSUMER
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the place to be®

Why Miller Homes?

We've been building homes since 1934, that's three generations of experience. We've learned a lot about people and that's made a big difference to what we do and how we do it.

We're enormously proud of the homes we build, combining traditional craftsmanship with new ideas like low carbon technologies. The big difference is that we don't stop caring once we've finished the building, or when we've sold the house, or even once you've moved in. We're there when you need us, until you're settled, satisfied and inviting your friends round.

Development Opening Times

Please see millerhomes.co.uk for development opening times or call 03330 601083.

Sat Nav: PO19 3PH



5 stars for customer satisfaction

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millerhomes.co.uk

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