

THE
FORGE

• EAST ROW •





INTRODUCTION

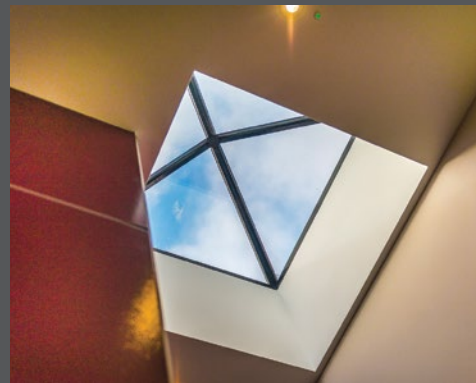
The Forge is a prestigious development of six, 2 bedroom contemporary apartments located in the heart of the historic Eastern quarter Chichester.

East Row is a quiet street within the City Walls. Priory Park, Marks & Spencer, The Festival theatre, Pallant House Gallery and the coffee shops and facilities of the city centre are all on your doorstep.

The development incorporates the unique features of the original building and combines them with the very best in contemporary finishes and fittings. The apartments are light, open plan living spaces designed to suit modern lifestyles.

Apartments on the upper floors feature beautiful views, some of the Cathedral and City and some of Priory Park, whilst ground floor apartments benefit from private courtyards.

The communal areas of the building are light and spacious, the upper floors are accessed via either staircase or lift.





CHICHESTER

Chichester offers many key cultural attractions including the internationally acclaimed Chichester Festival Theatre showcasing the very best current productions and Pallant House Gallery which houses the largest collection of British contemporary art in the UK.

Most of the major high street outlets are present in the pedestrianised city centre and there are a number of independent shops, restaurants and cafés close by.

For those who love the outdoors, Chichester Harbour offers great sailing and walking and nearby West Wittering Beach is very popular with families as well as wind and kite surfers. The South Downs National Park is fifteen minutes drive away, while horse racing and golf can be enjoyed nearby at Goodwood.







FEATURES

- Bespoke, German kitchen fitted with Siemens appliances
- Beautifully appointed bathrooms with Duravit furniture
- Fitted wardrobes to all bedrooms
- Bespoke oak flooring to living areas
- Fully carpeted bedrooms
- Underfloor heating to all bathrooms
- Period cast iron radiators to main living areas
- Energy saving LED lighting throughout
- TV and SKY prewired to principle rooms
- Alarm system for ground floor apartments
- Video door entry system
- Lift to all floors
- Private courtyards to ground floor apartments
- Secure cycle storage
- 125 year leasehold with share of freehold

Ground Floor

Apartment 1

Sitting/ Dining/Kitchen	8900 x 4900mm	29.2" x 16.1"
Bedroom 1	3950 x 3100mm	13.0" x 10.2"
Bedroom 2	3750 x 2850mm	12.3" x 9.2"

Apartment 2

Sitting Room	6150 x 4800mm	20.2" x 15.7"
Kitchen/Dining	6400 x 4200mm	21.0" x 13.8"
Bedroom 1	4000 x 3950mm	13.1" x 13.0"
Bedroom 2	3650 x 3400mm	12.0" x 11.2"



The floorplans and specification in this brochure are for guidance purposes. All dimensions have been taken from plans and although every care has been taken to ensure their accuracy, this cannot be guaranteed. The contents of this brochure do not form part of, or constitute a representation, warranty, or part of any contract.

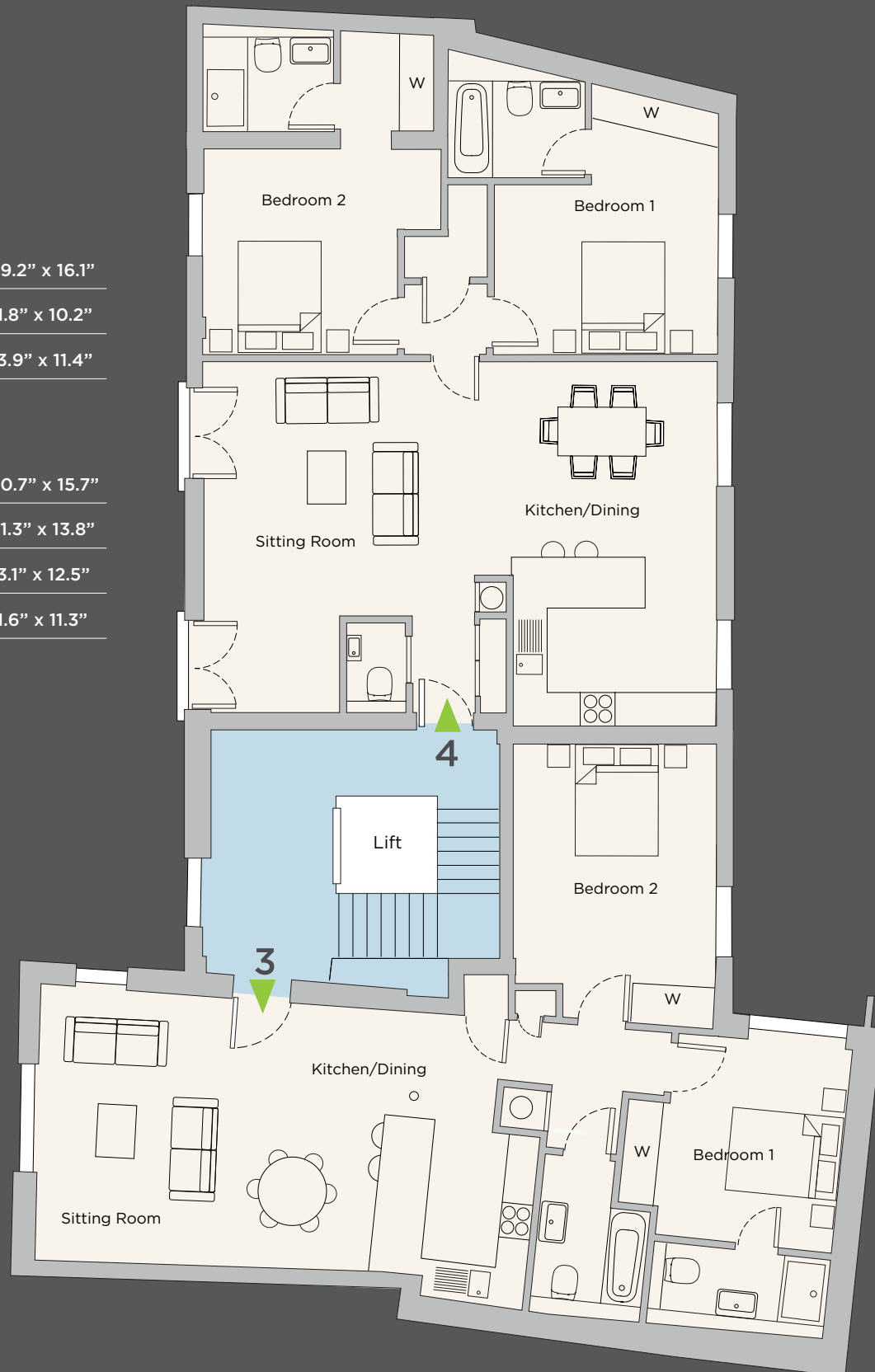
First Floor

Apartment 3

Sitting/ Dining/Kitchen	8900 x 4900mm	29.2" x 16.1"
Bedroom 1	3600 x 3100mm	11.8" x 10.2"
Bedroom 2	4250 x 3500mm	13.9" x 11.4"

Apartment 4

Sitting Room	6300 x 4800mm	20.7" x 15.7"
Kitchen/Dining	6505 x 4200mm	21.3" x 13.8"
Bedroom 1	4000 x 3800mm	13.1" x 12.5"
Bedroom 2	3550 x 3450mm	11.6" x 11.3"



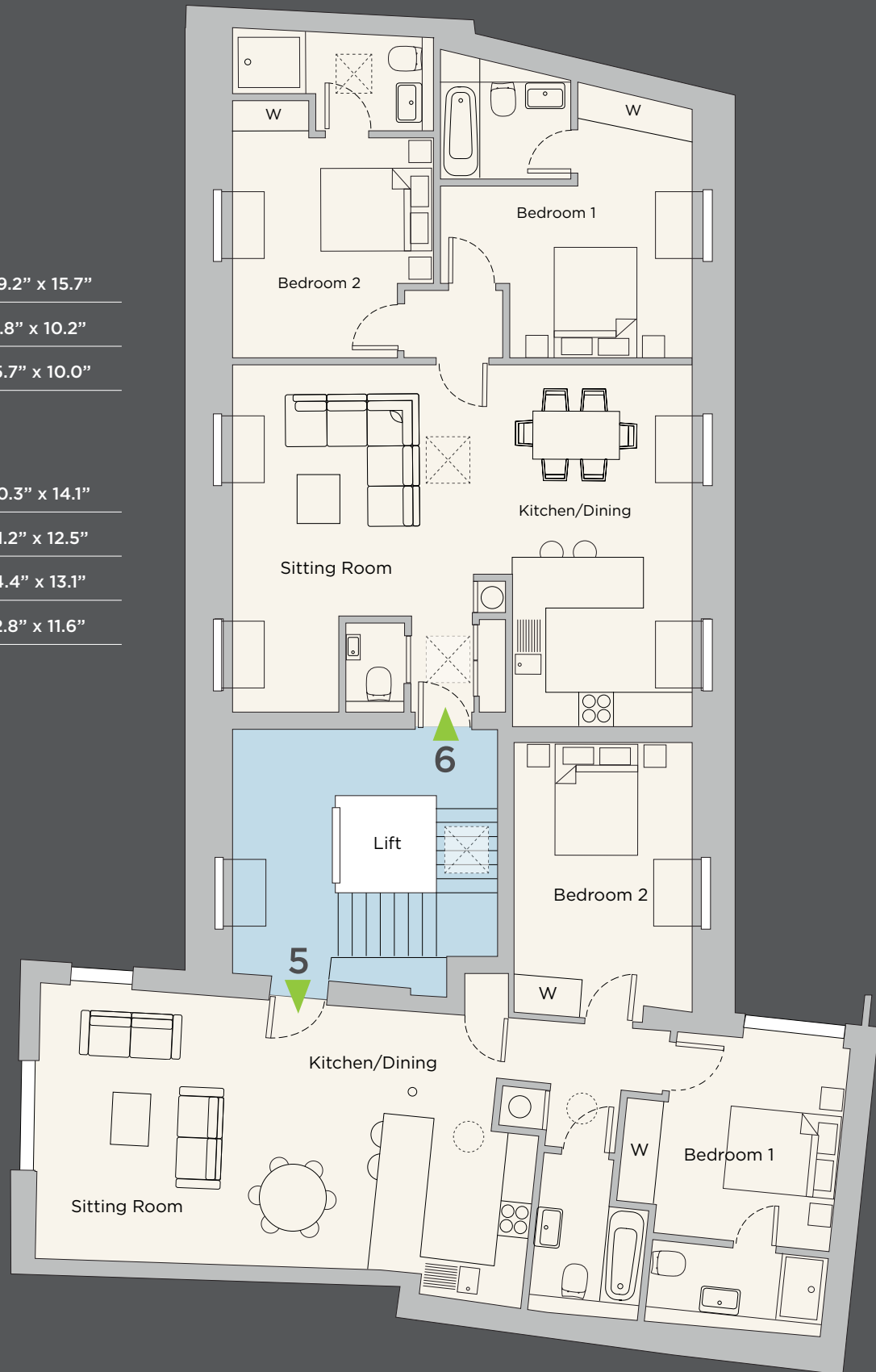
Second Floor

Apartment 5

Sitting/ Dining/Kitchen	8900 x 4800mm	29.2" x 15.7"
Bedroom 1	3600 x 3100mm	11.8" x 10.2"
Bedroom 2	4800 x 3050mm	15.7" x 10.0"

Apartment 6

Sitting Room	6200 x 4300mm	20.3" x 14.1"
Kitchen/Dining	6450 x 3800mm	21.2" x 12.5"
Bedroom 1	4400 x 4000mm	14.4" x 13.1"
Bedroom 2	3900 x 3550mm	12.8" x 11.6"





ELBERRY

Elberry Properties is an independent property development company, that is passionate about creating environments in which people aspire to live.



Our developments are high spec, designed for modern living and built to last, they are not just a roof over your head but a home, a place you can be who you are and do what you do.

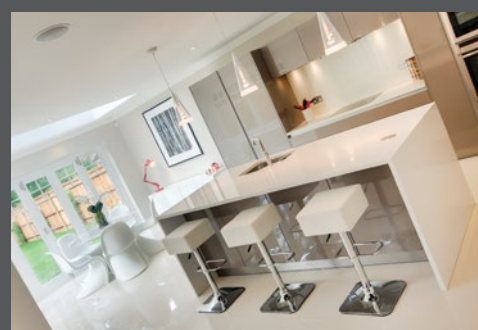
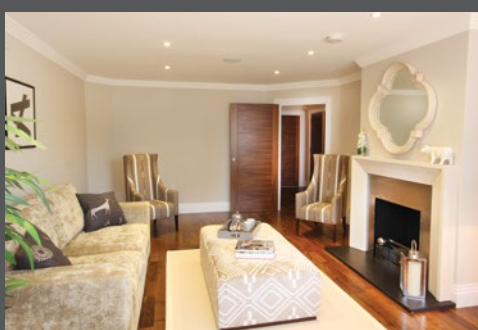
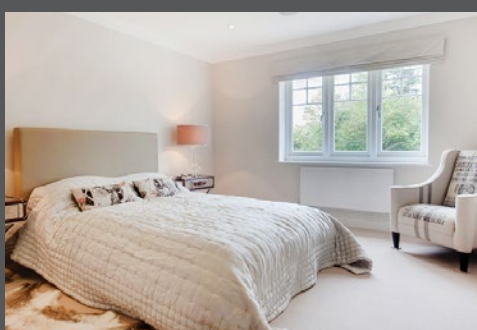
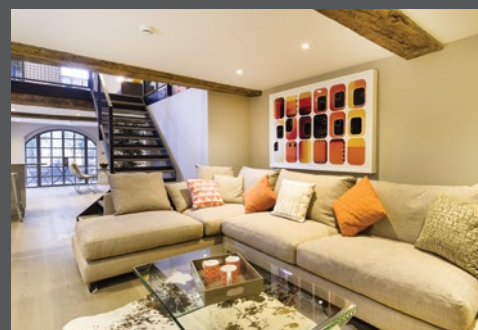
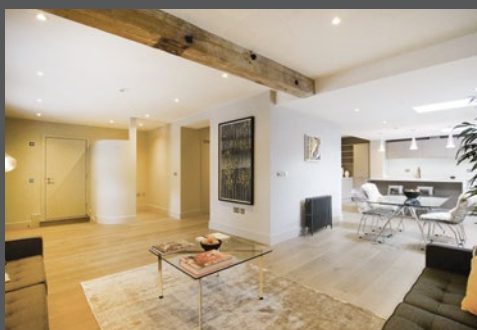


Each property we build is individually designed to benefit from and compliment the environment in which it is situated. every stage and detail of the building process is carefully monitored ensuring that the homes we build are constructed to exacting standards.

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GALLERY

Previous Elberry developments





LOCATION

To access East Row enter East Street from either Market Avenue or The Hornet, the 2nd available right turn is Little London, The Forge in East Row is at the very end of Little London where the road bends sharply.

The railway station is a 10 minute walk away with regular services to London.

Chichester is well connected via the A27/A3 across the south coast and to London.

For air travel the nearest airports are Gatwick (43 miles) and Southampton (30 miles).

Postcode: PO19 1PD

All details in this brochure are correct at the time of publication, some images used are from similar developments or for illustration purposes only



