

PRIORS REACH

Chidham | West Sussex

BRIARSGATE HOMES

AN EXCLUSIVE COLLECTION OF JUST NINE DISTINCTIVE HOMES IN A QUIETLY COVETED COASTAL SETTING NEAR BOSHAM QUAY ON THE EDGE OF CHIDHAM VILLAGE IN WEST SUSSEX

Tucked quietly away along a peaceful, tree-lined stretch of Drift Lane on the edge of Chidham, Priors Reach is a boutique collection of nine one- three- and four-bedroom bungalows and chalet homes.

Each has its own individual character, while all share spacious open-plan living, contemporary layouts and luxurious specifications throughout. Timeless architecture, substantial plots and gentle landscaping create a natural sense of space and flow – this is low-maintenance coastal living at its finest.





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A timeless setting
between coast & country





Set on the edge of Chidham, close to Bosham Quay, Priors Reach holds a truly special position between pretty villages connected by quiet country lanes that lead directly to the sea.

Chidham is defined by its relationship with the water. Chichester Harbour, a designated National Landscape, lies just minutes away, while tidal creeks, open skies and ever-changing light shape the landscape and rhythm of daily life.

Around Bosham, everyday essentials sit comfortably alongside its waterside setting. Independent cafés, small local shops and traditional pubs are all close at hand, while the Bosham Inn at the end of Drift Lane and The Old House at Home provide familiar and well-loved places to meet.

This is a place for morning walks along the shoreline, time out on the water and afternoons spent over relaxed lunches in local pubs and eateries. Another draw is Chidham's close proximity to Chichester, the historic cathedral city and jewel in this coastline's crown, with its wonderful mix of shopping, dining and thriving cultural experiences.

Framed by some of the South Coast's most captivating landscapes, Priors Reach is perfectly placed for a life lived outdoors.

To the south, the sweeping Blue Flag awarded beaches of West Wittering and East Wittering unfold in wide sands and open horizons, where sea and sky meet in a continual display of light and colour. Closer to home, the intricate waterways of Chichester Harbour offer a more intimate connection to the coast and endless chances to sail, paddleboard or simply watch the tide drift in and out.











Beyond the shoreline, the surrounding countryside reveals a softer, yet equally compelling landscape. Quiet lanes, gently winding footpaths and open farmland create endless opportunities for walking, cycling and exploration. Even more adventure can be found across the South Downs National Park that rises nearby, its rolling hills and far-reaching views offering a striking contrast to the calm of the coast.

From early mornings by the sea to afternoon adventures on the Downs, life between coast and countryside moves effortlessly – with balance, freedom and quiet enjoyment at the heart of it all.

Well placed for leisure,
entertainment & education





Destinations to explore



Meet, unwind, enjoy

There's an easy familiarity to life around Bosham and its neighbouring villages – the kind that comes from places that have been enjoyed for generations.

In Bosham, cafés, independent shops and the friendliest of pubs sit comfortably side by side, reflecting a village centre that feels settled, never busy. It's a place where mornings begin with coffee, lunches tend to linger longer and familiar faces are never far away.

A short drive will take you to Emsworth, long appreciated for its excellent food scene. Delicatessens, local retailers and well-regarded restaurants line its streets, with everything from simple cafés to more refined dining on offer.

Chichester is altogether more cosmopolitan. Its elegant streets are home to a mix of colourful boutiques, impressive galleries and a rich cultural life centred around its much-loved theatre and year-round programme of events.

Perfectly connected

It's not just the appeal of life by the coast that defines Priors Reach – it's the ease with which everything beyond it can be reached.

Despite its semi-rural setting, the nearby Emsworth railway station is impressively connected with regular services along the South Coast and direct routes to London. Chichester offers further connections, making travel for work or leisure from Priors Reach straightforward.

By road, the A27 links easily to Chichester, Portsmouth and Brighton, while the A3 provides a direct route north towards Guildford and London. Travel here feels refreshingly uncomplicated – the kind of connectivity that quickly becomes part of everyday life.











Well placed for learning

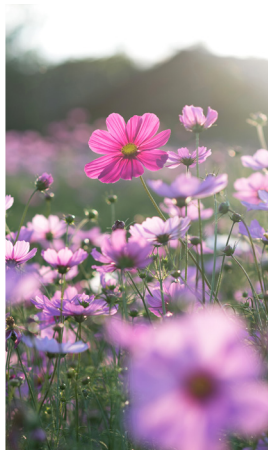
Families are well placed when it comes to education, with a strong and varied choice of schools across the surrounding area and a number of well-supported options very close to home.

In Chidham and nearby Bosham and Southbourne, nurseries, infant, primary and junior schools sit at the heart of village life, providing a confident start within established local communities. As children move on, Chichester offers a selection of highly regarded secondary schools, including Bishop Luffa School and Chichester High School.

Independent options are equally accessible, with Oakwood Prep School, Great Ballard School, Westbourne House School and The Prebendal School all in Chichester and covering a broad and well-rounded education from early years through to sixth form.

An exclusive collection of just nine
distinctive homes in a quietly coveted coastal setting





Priors Reach is an exclusive collection of just nine distinctive homes, each thoughtfully arranged within a small, private close to sit comfortably within this idyllic setting on the edge of Chidham.

Accessed from Drift Lane and framed by mature trees and new planting, this is a development that feels private yet perfectly connected to its surroundings. Generous plots, considered spacing and gentle landscaping create a place that feels open, spacious and entirely in harmony with its coastal location.

Architecture draws confidently on the character of the area, with traditional brick and flint elevations, pitched roofs and well-judged detailing bringing a sense of permanence. The result is a streetscape where each home feels distinct, with space, proportion and layout working in balance.



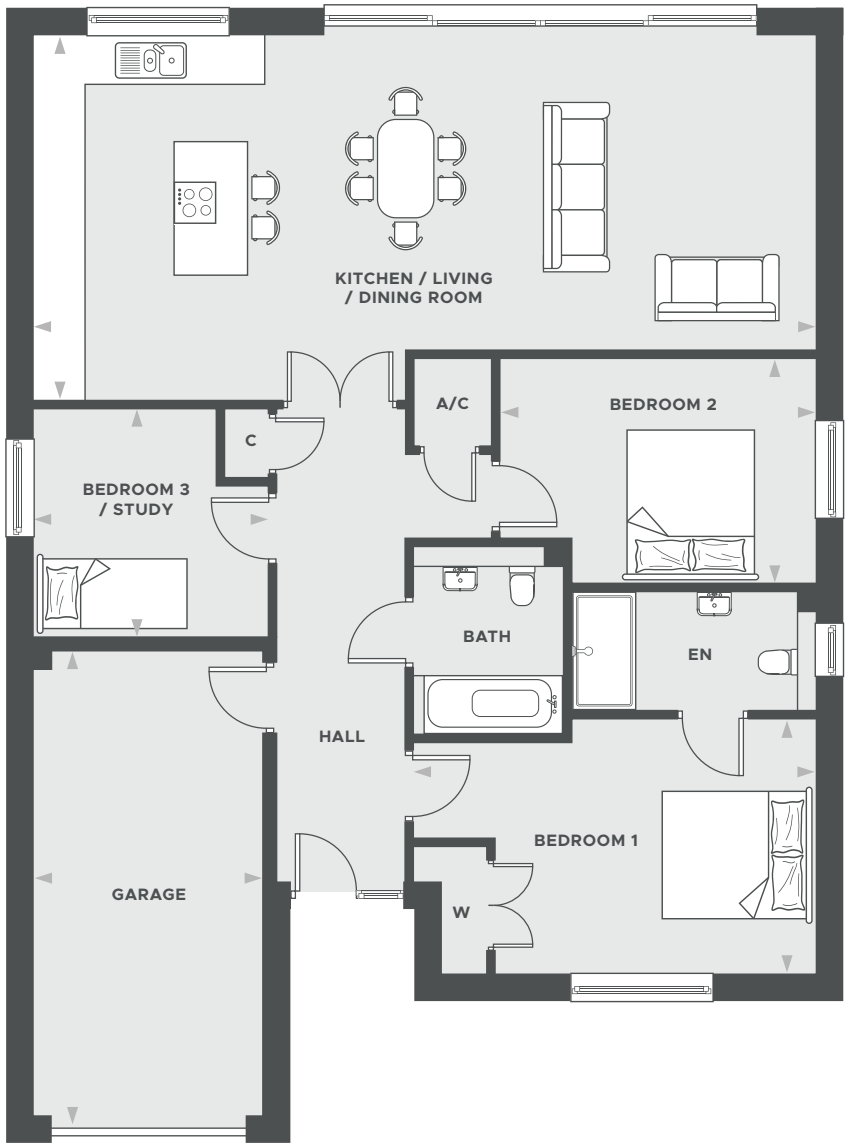
Attention has been paid not just to how these homes look, but how they sit within their environment. Planting, boundaries and green space have been thoughtfully integrated throughout, ensuring the development settles naturally into its surroundings.

This is coastal living, redefined.



A management company will be set up to maintain all communal areas, roads and open spaces. A yearly charge is payable, please ask the sales agent for details.





The Walderton
Plot 1

Net internal
104.5m² (1125sqft)

Kitchen / Living / Dining Room
9.99m x 4.67m
(32'9" x 15'3")

Bedroom 1
5.15m x 3.26m
(16'10" x 10'8")

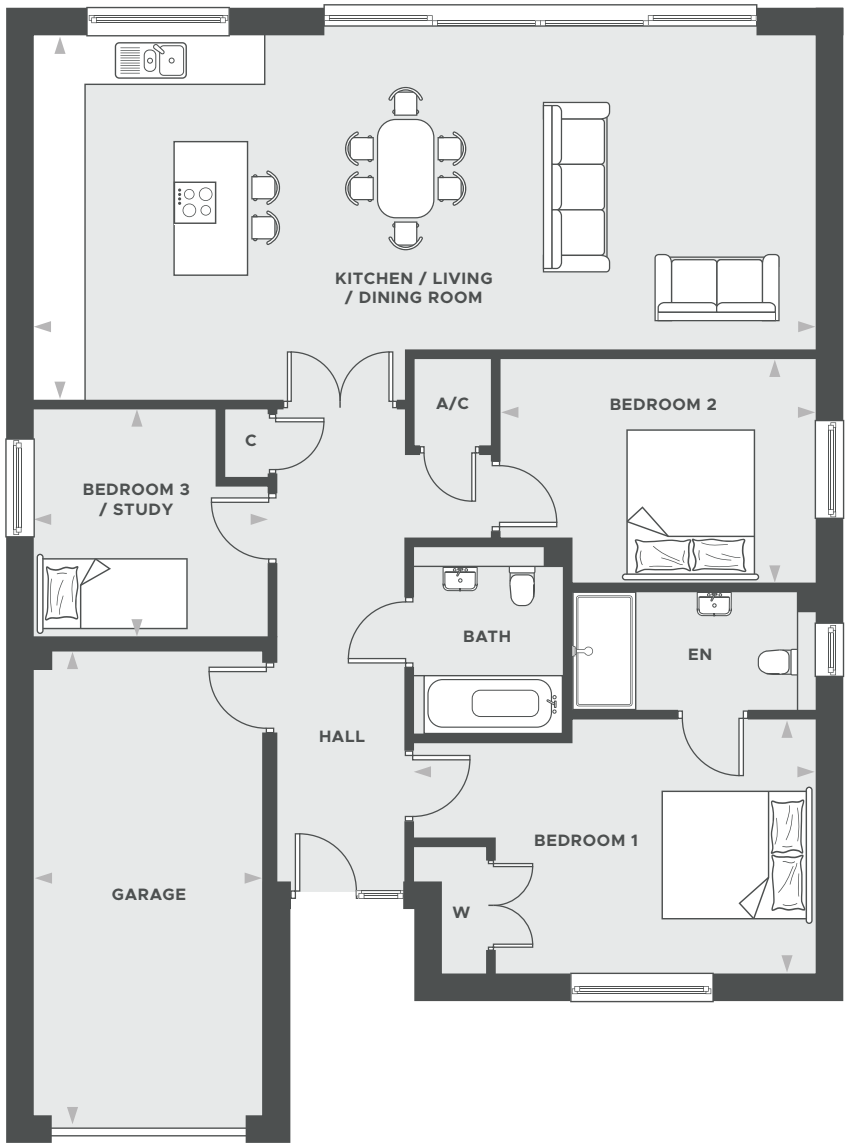
Bedroom 2
4.04m x 2.86m
(13'3" x 9'4")

Bedroom 3 / Study
2.98m x 2.90m
(9'9" x 9'6")

Garage
5.93m x 2.91m
(19'5" x 9'6")

The artist's impressions are for guidance purposes only, landscaping shows how the site may look when mature. All measurements have been taken from plans, and whilst every effort has been made to ensure their accuracy, these cannot be guaranteed.





The Oakwood
Plot 2

Net internal
104.5m² (1125sqft)

Kitchen / Living / Dining Room
9.99m x 4.67m
(32'9" x 15'3")

Bedroom 1
5.15m x 3.26m
(16'10" x 10'8")

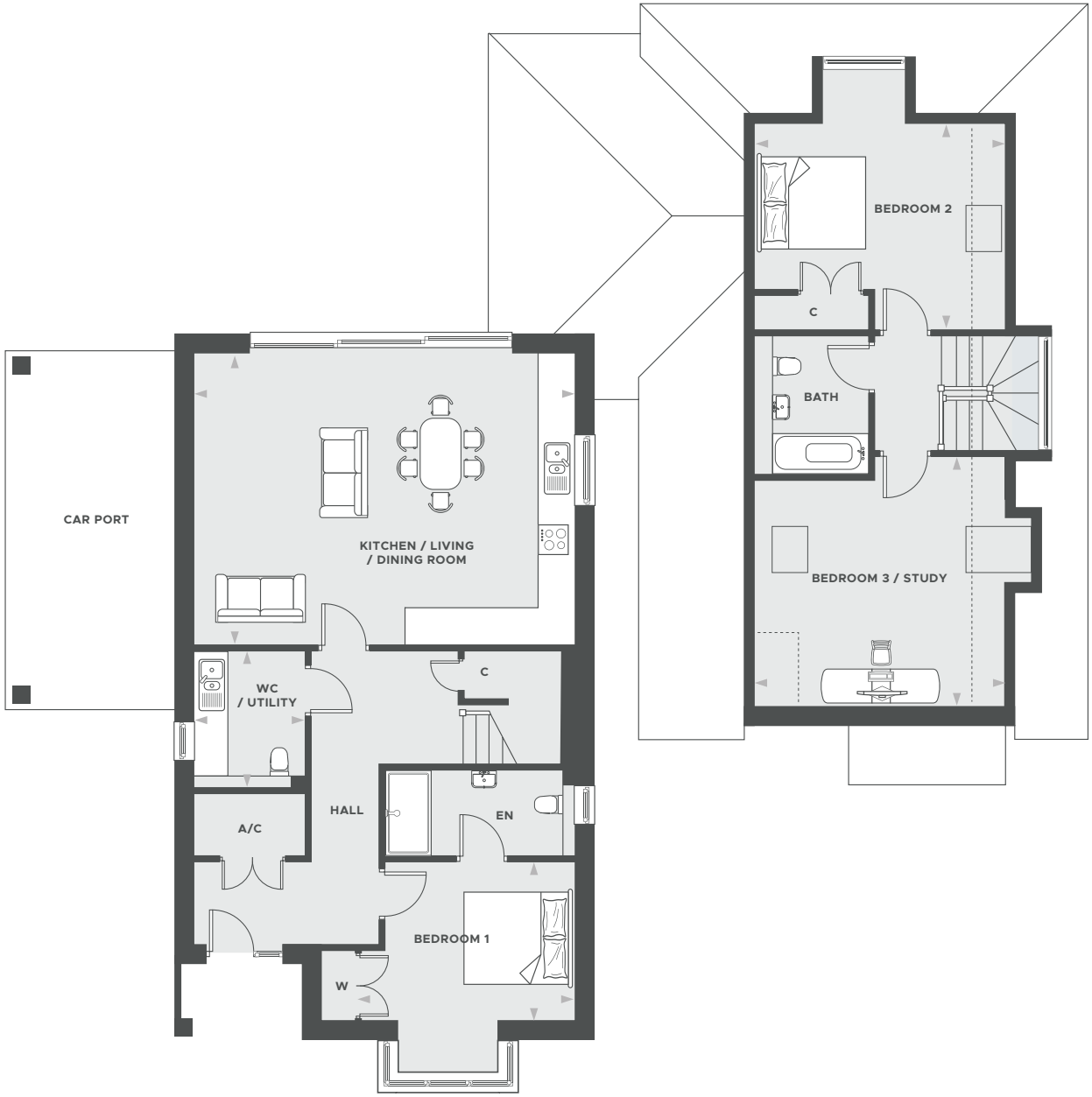
Bedroom 2
4.04m x 2.86m
(13'3" x 9'4")

Bedroom 3 / Study
2.98m x 2.90m
(9'9" x 9'6")

Garage
5.93m x 2.91m
(19'5" x 9'6")

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MV-B52-SN



The Marden
Plot 3

Net internal
121.09m² (1303sqft)

Kitchen / Living / Dining Room
6.73m x 5.15m
(22'0" x 16'10")

Utility
2.40m x 1.96m
(7'10" x 6'5")

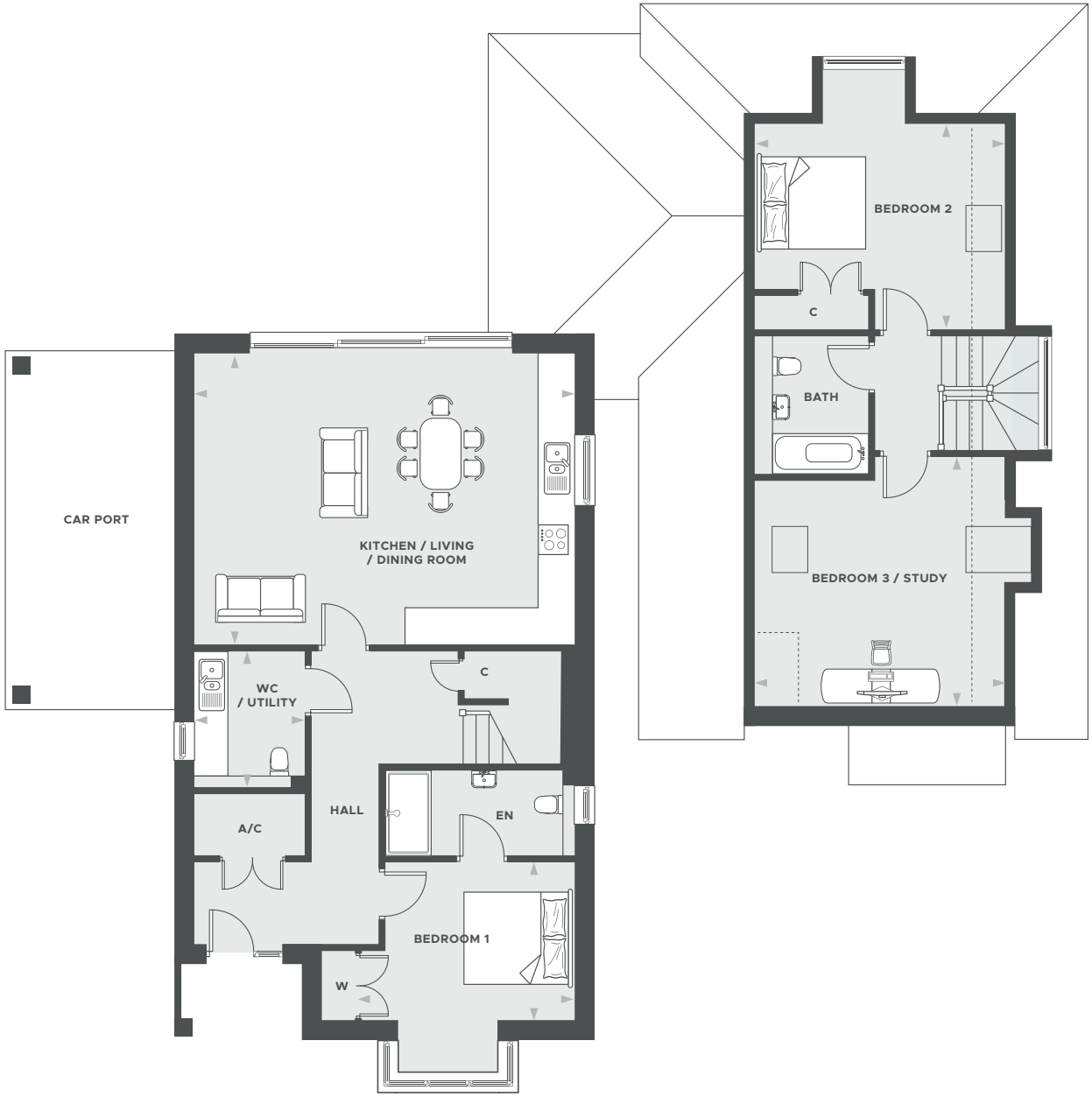
Bedroom 1
3.76m x 2.80m
(12'4" x 9'2")

Bedroom 2
3.83m x 3.64m
(12'6" x 11'11")

Bedroom 3 / Study
4.42m x 3.83m
(14'6" x 12'6")

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The Finchdean
Plot 4

Net internal
121.09m² (1303sqft)

Kitchen / Living / Dining Room
6.73m x 5.15m
(22'0" x 16'10")

Utility
2.40m x 1.96m
(7'10" x 6'5")

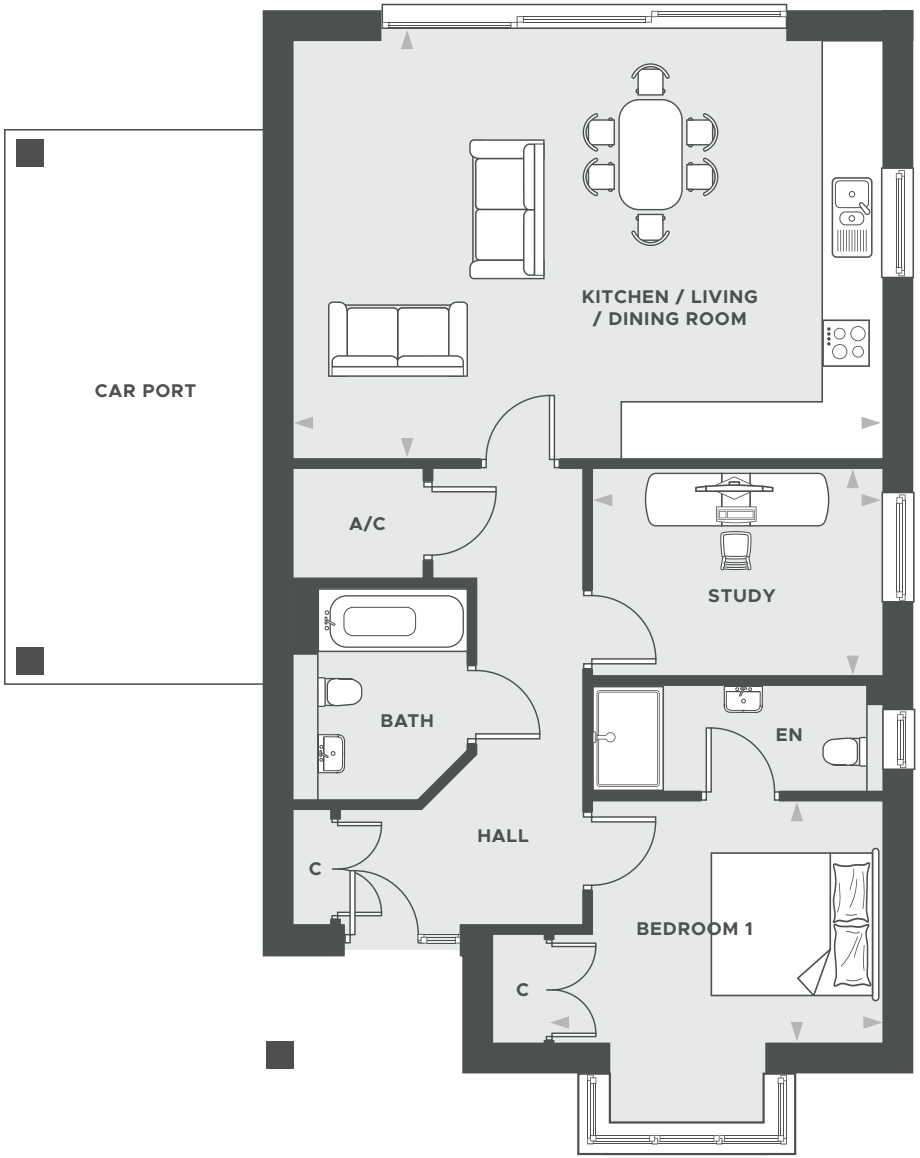
Bedroom 1
3.76m x 2.80m
(12'4" x 9'2")

Bedroom 2
3.83m x 3.64m
(12'6" x 11'11")

Bedroom 3 / Study
4.42m x 3.83m
(14'6" x 12'6")

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MG-53-AB



The Ashling
Plot 5

Net internal
75.8m² (816sqft)

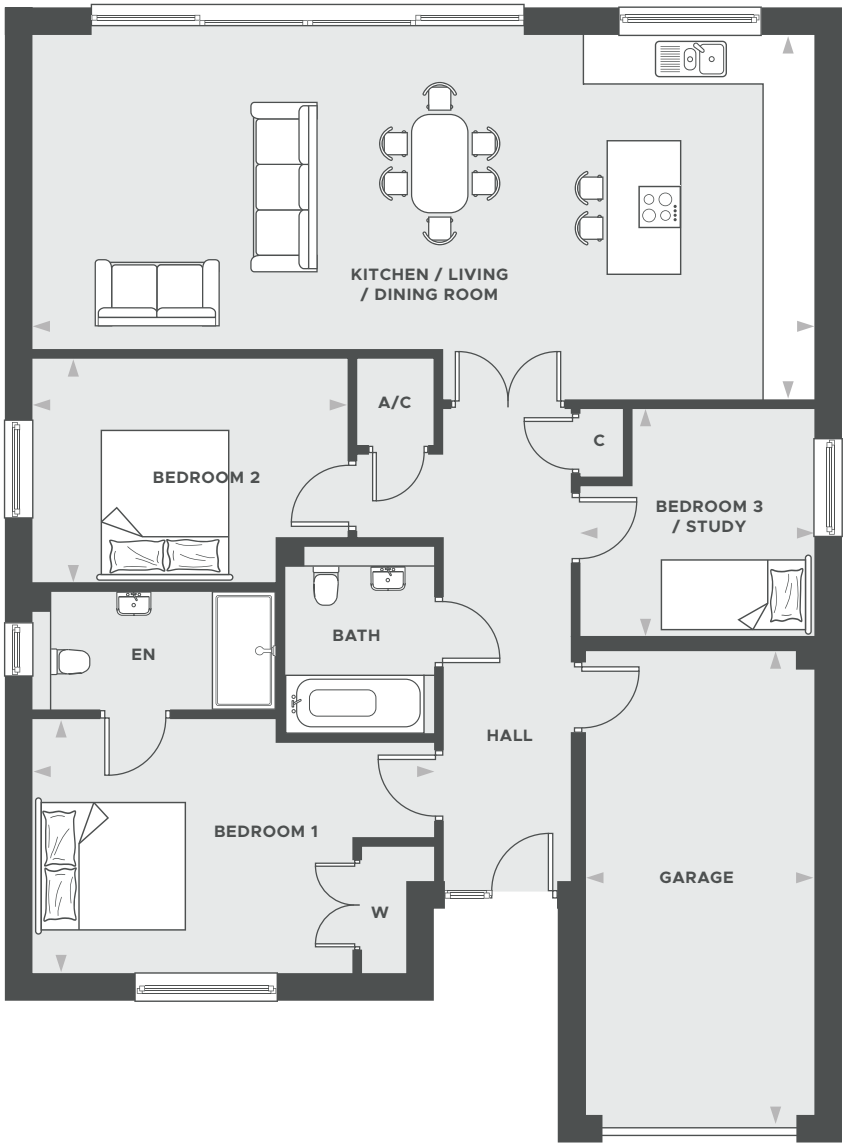
Kitchen / Living / Dining Room
6.73m x 4.77m
(22'0" x 15'7")

Bedroom 1
3.76m x 2.77m
(12'4" x 9'1")

Study
3.33m x 2.36m
(10'11" x 7'8")

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The Lordington
Plot 6

Net internal
104.5m² (1125sqft)

Kitchen / Living / Dining Room
9.99m x 4.67m
(32'9" x 15'3")

Bedroom 1
5.15m x 3.26m
(16'10" x 10'8")

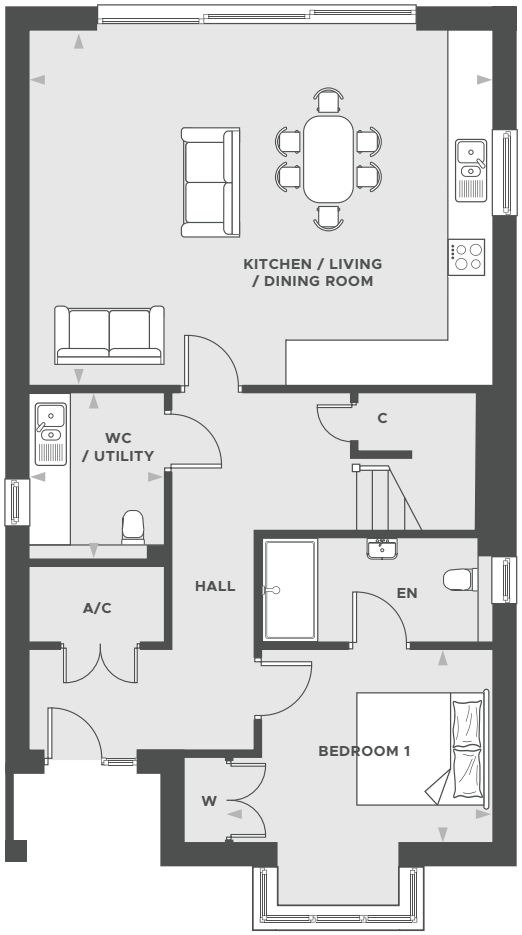
Bedroom 2
4.04m x 2.86m
(13'3" x 9'4")

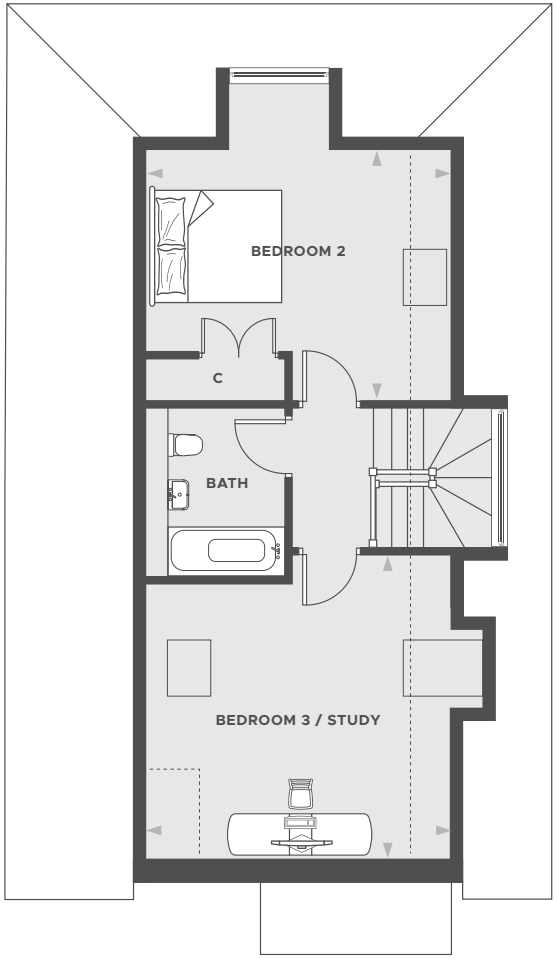
Bedroom 3 / Study
2.98m x 2.90m
(9'9" x 9'6")

Garage
5.93m x 2.91m
(19'5" x 9'6")

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The Halnaker
Plot 7

Net internal
121.09m² (1303sqft)

Kitchen / Living / Dining Room
6.73m x 5.15m
(22'0" x 16'10")

Utility
2.40m x 1.96m
(7'10" x 6'5")

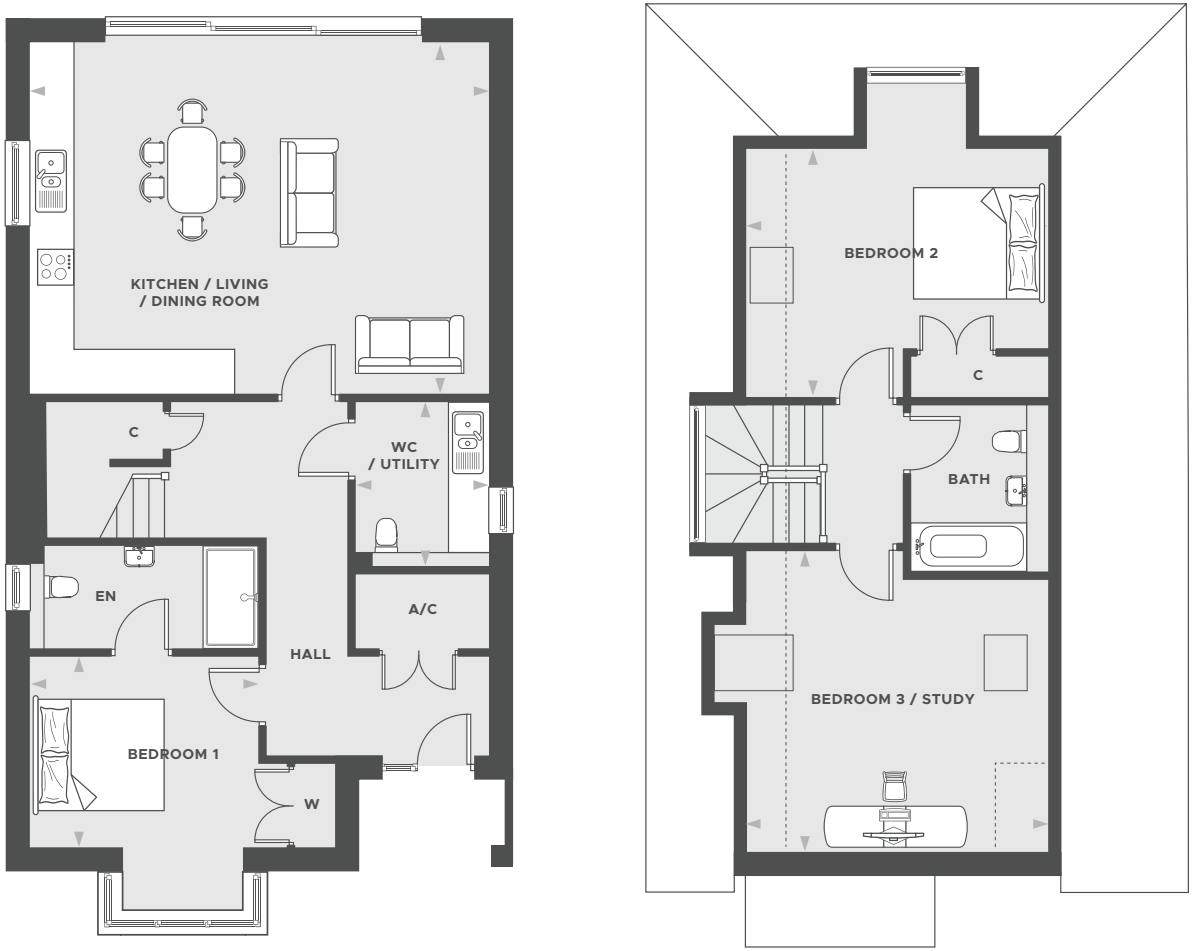
Bedroom 1
3.76m x 2.80m
(12'4" x 9'2")

Bedroom 2
3.83m x 3.64m
(12'6" x 11'11")

Bedroom 3 / Study
4.42m x 3.83m
(14'6" x 12'6")

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The Heyshott
Plot 8

Net internal
121.09m² (1303sqft)

Kitchen / Living / Dining Room
6.73m x 5.15m
(22'0" x 16'10")

Utility
2.40m x 1.96m
(7'10" x 6'5")

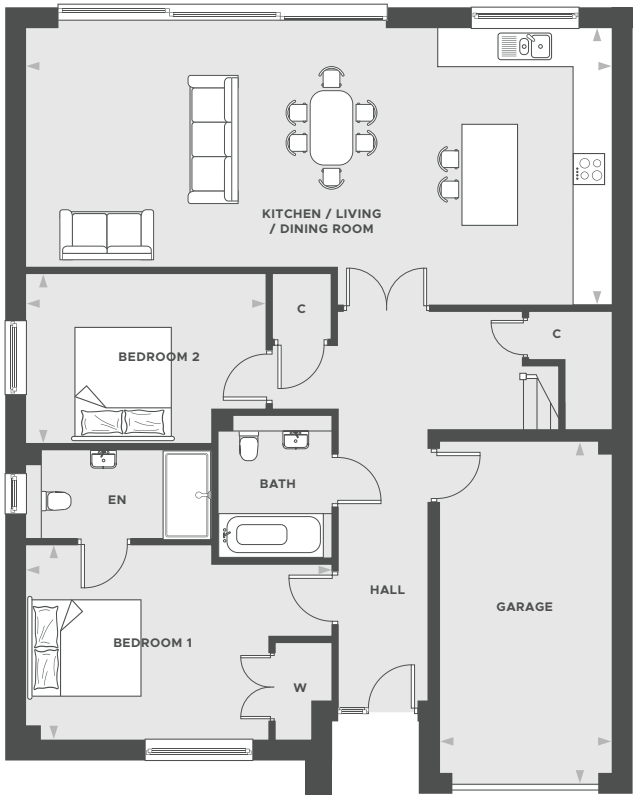
Bedroom 1
3.76m x 2.80m
(12'4" x 9'2")

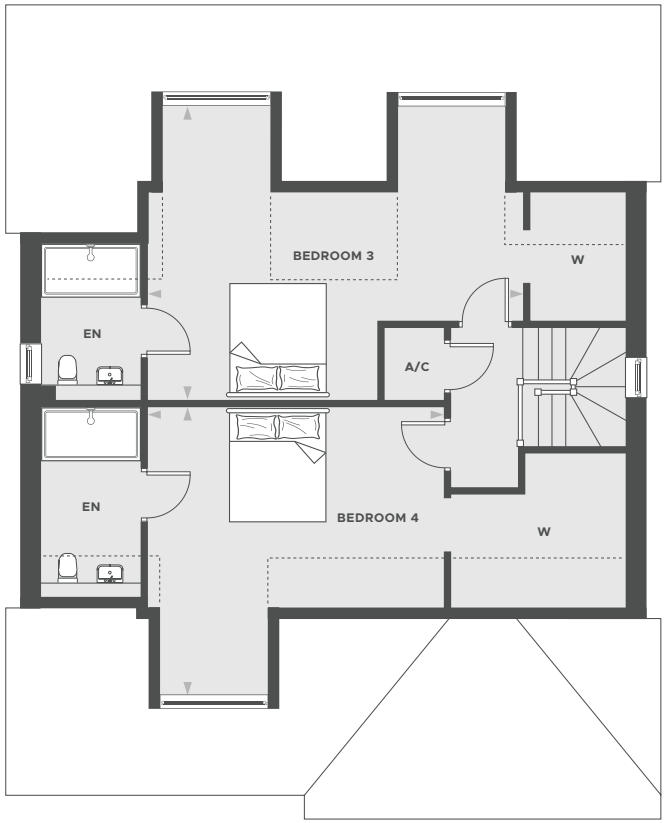
Bedroom 2
3.83m x 3.64m
(12'6" x 11'11")

Bedroom 3 / Study
4.42m x 3.83m
(14'6" x 12'6")

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The Selham
Plot 9

Net internal
177.4m² (1909sqft)

Kitchen / Living / Dining Room
9.88m x 4.67m
(32'4" x 15'3")

Bedroom 1
5.15m x 3.40m
(16'10" x 11'1")

Bedroom 2
4.04m x 2.98m
(13'3" x 9'9")

Bedroom 3
6.33m x 5.01m
(20'9" x 16'5")

Bedroom 4
4.98m x 4.89m
(16'4" x 16'0")

Garage
5.61m x 2.91m
(18'4" x 9'6")

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Spaces that work
beautifully





The way a home feels matters just as much as how it looks. At Priors Reach, design, build quality, interior styling and finishing touches come together to create spaces that work effortlessly for elevated, low-maintenance living.

Rooms are generous, comfortable and filled with natural light, with open-plan living spaces designed for everyday ease and entertaining, complemented by kitchens and bathrooms that are distinctly premium and impeccably finished.

Energy-efficient technologies are seamlessly integrated throughout, future-proofing each home while reducing its environmental impact. Every detail is considered, every finish refined.

Everything you want in a new home is already here – at Priors Reach.











Specification

Externals

- uPVC double glazed windows with white internal finish.
- Rear patio with outside tap (cold).
- Fence boundaries.
- Block paved driveways.

Internals

- Contemporary white ‘Mendes’ doors with chrome door handles.
- Fitted wardrobes to Bedroom 1 only, on plots 1, 2, 5, 6 & 9.
- Fitted wardrobes to Bedroom 1 and Bedroom 2 only, on plots 3, 4, 7 & 8.
- Porcelanosa floor tiling to Entrance Hall, Kitchen/Living Room, Cloakroom, Bathroom and En-Suite.

Bathrooms and En-Suites

- Roca contemporary sanitaryware.
- LED down lights.
- Roca, vanity unit with storage below and mirror above to Bathroom and En-Suite (where applicable).
- Porcelanosa floor tiles.
- Porcelanosa half height tiling to Bathroom and En-Suite (full height in wet areas).

Kitchen

- Traditionally styled, shaker kitchens. 20mm quartz work surfaces.
- Integrated appliances to include Bosch 50/50 fridge freezer, Bosch induction hob, extractor fan above, integrated dishwasher, Bosch single oven plus a combination oven/microwave.
- LED under wall unit lighting.
- Plumbing and space for washing machine.
- Porcelanosa floor tiles.

Heating, Lighting and Electrical

- Air sourced heat pump which operates heating and hot water.
- Underfloor heating to Ground Floor and radiators to First Floor.
- Insulated to latest building regulation standards to create an energy efficient home.
- LED downlights to Cloakroom, Kitchen Area, Entrance Hall, Bathroom and En-Suite.
- External lights to front and rear gardens.
- Power and light points to garages where applicable.
- TV points to Living Room, Kitchen (selected plots) and all Bedrooms.
- USB-C / power sockets to Kitchen and Bedrooms 1 & 2. CAT6 sockets to Living Room and Bedroom 1.

Briarsgate Homes
Distinctly different







Every Briarsgate home is designed with a simple philosophy: where we live shapes the way we live.

That's why every detail of every home we build is considered from the ground up – from the character of its architecture to the quality of its materials and the smallest of finishing touches.

We're a housebuilder with a genuine passion for thoughtful design. We think carefully about how a home should meet the demands of modern life inside, just as much as how it can connect with the nature that surrounds it. Sustainability and responsible construction are central to this thinking – we're creating homes designed not only for today, but for generations to come.

Above all, we're building homes that are more than simply places to live. These are homes for life – built with care, integrity and distinctly Briarsgate quality.

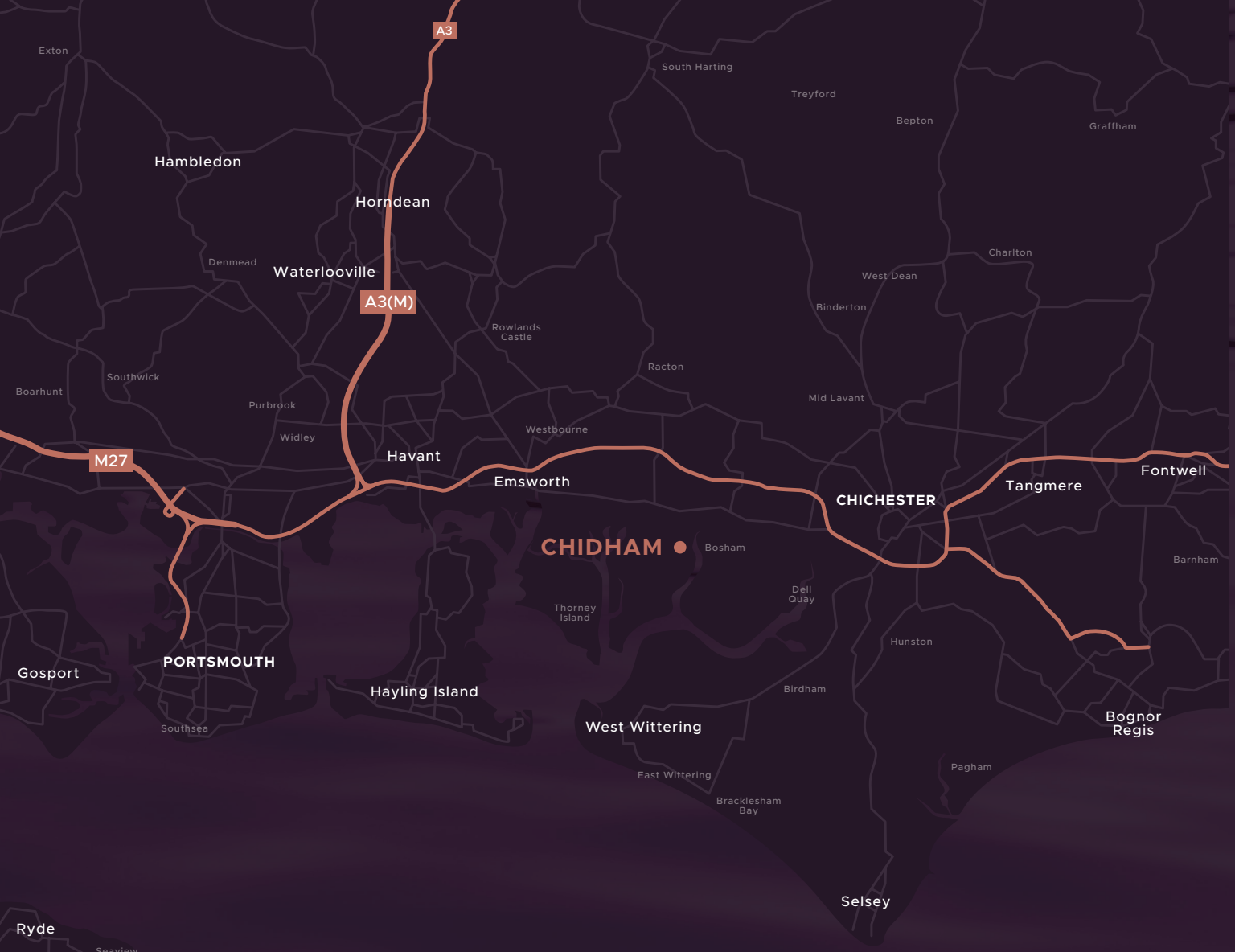
Consumer Code for NEW HOMES

BRIARSGATE HOMES

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Briarsgate Homes have a policy of continuous improvement and certain details may have changed since the printing of this brochure. The artist's impressions are for guidance purposes only, landscaping shows how the site may look when mature. All measurements have been taken from plans, and whilst every effort has been made to ensure their accuracy, these cannot be guaranteed. This brochure does not constitute an offer or contract and Briarsgate Homes reserves the right to change any specification of the homes at any time during the course of construction without notice.



Satellite navigation ref: PO18 8PR

Scan to view Priors Reach online.

For more information or to register your interest
please contact the sales agent

Sims Williams

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