



HYDE NEW HOMES AT Tawny Drive

CHICHESTER PO20 7HX



Tawny Drive – contemporary homes in the countryside

Tawny Drive is an exclusive collection of modern two and three bedroom homes set in the peaceful Chichester countryside. Combining high quality features and beautiful natural surroundings, it is the ideal location to settle down in.

Within walking distance of Tawny Drive is the local village of Birdham with its stores and Post Office, and close by are the sandy beaches of Bracklesham Bay and Selsey. There's also the historic city of Chichester just five miles away, with designer and high street shops, restaurants and activities for all the family.



Restaurants by the sea



Good junior and senior schools



Cinema and Theatre in Chichester



10 min. to Bracklesham Bay



2 hours 30 min. to London



15 min. to Chichester Shops



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TWO BEDROOM HOUSE PLOT 3

TAWNY DRIVE, BELL LANE, BIRDHAM,
CHICHESTER PO20 7HX

KITCHEN

- Integrated oven and gas hob with extractor and stainless steel splash back
- Laminate worktops
- Sink with mixer tap
- Vinyl flooring

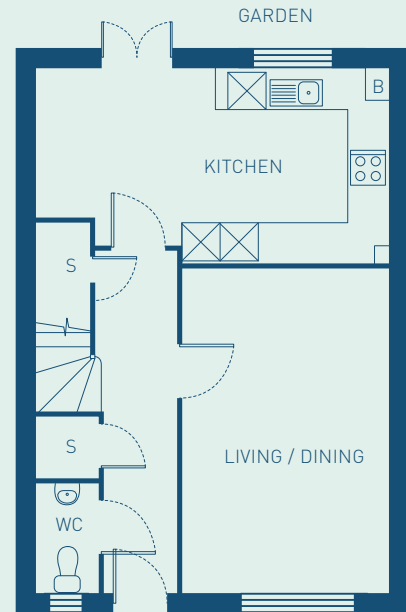
BATHROOM

- Matching white toilet, basin and bath
- Eco water-saving bath with chrome finishes
- Thermostatic shower
- Glass screen
- LED downlighters
- Chrome heated towel rail
- White wall tiles and slip-resistant vinyl flooring

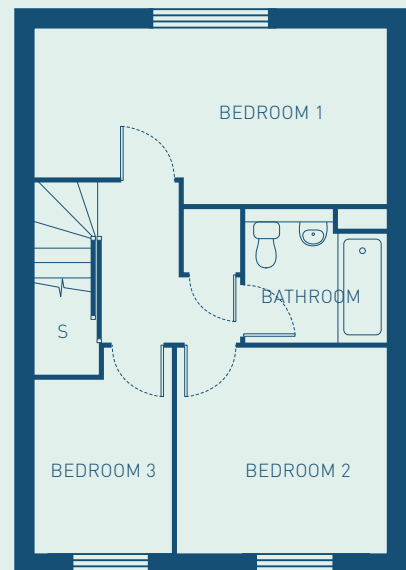
GENERAL

- Crown Covermatt White walls
- Satin stainless steel door handles
- Low energy light fittings
- Water butts provided (where applicable)

GROUND FLOOR



FIRST FLOOR



DIMENSIONS

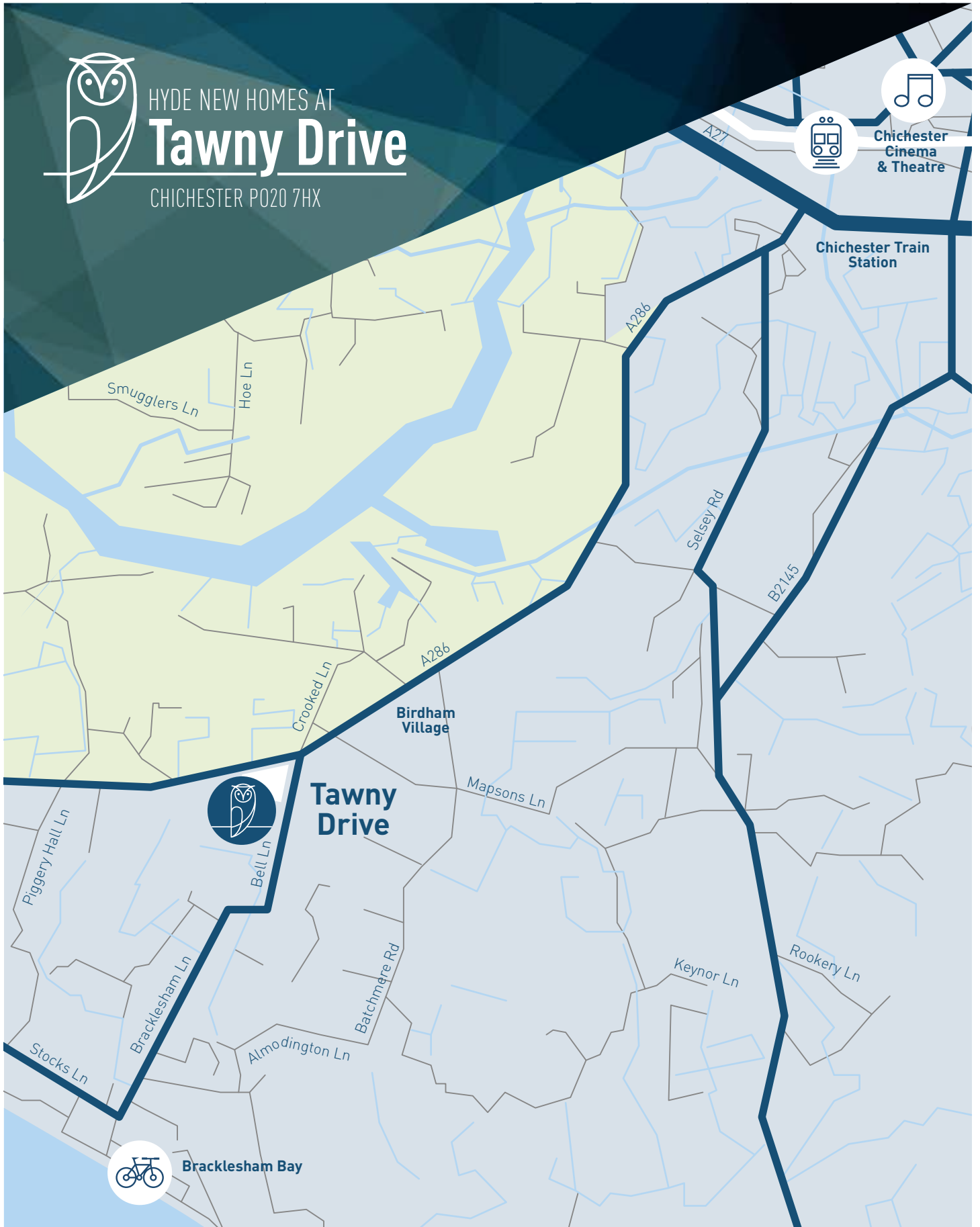
| | | |
|-----------------|----------------------------|---------------------|
| Living / Dining | 5.12 x 3.23 m | 16' 9.4" x 10' 7.3" |
| Kitchen | 5.55 x 3.03 m | 18' 2.5" x 9' 11.3" |
| Bathroom | 2.23 x 2.08 m | 7' 3.8" x 6' 10.0" |
| Bedroom 1 | 5.55 x 2.73 m | 18' 2.5" x 8' 11.4" |
| Bedroom 2 | 3.28 x 3.24 m | 10' 9.2" x 10' 7.4" |
| Bedroom 3 | 3.24 x 2.12 m | 10' 7.4" x 6' 11.4" |
| TOTAL | 90.39 m² | 973 sqft |

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TWO BEDROOM HOUSE PLOT 3

TAWNY DRIVE, BELL LANE, BIRDHAM,
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TWO BEDROOM HOUSE PLOT 12

TAWNY DRIVE, BELL LANE, BIRDHAM,
CHICHESTER PO20 7HX

KITCHEN

- Integrated oven and gas hob with extractor and stainless steel splash back
- Laminate worktops
- Sink with mixer tap
- Vinyl flooring

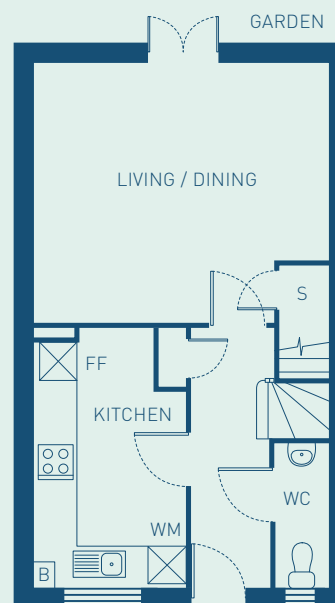
BATHROOM

- Matching white toilet, basin and bath
- Eco water-saving bath with chrome finishes
- Thermostatic shower
- Glass screen
- LED downlighters
- Chrome heated towel rail
- White wall tiles and slip-resistant vinyl flooring

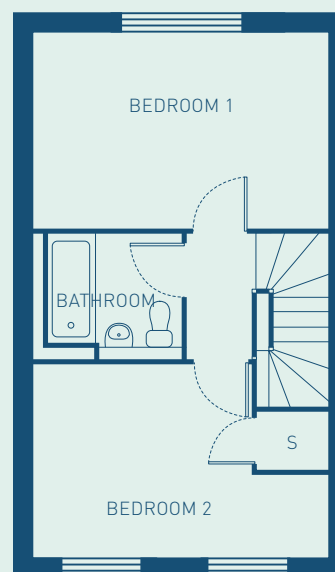
GENERAL

- Crown Covermatt White walls
- Satin stainless steel door handles
- Low energy light fittings
- Water butts provided (where applicable)

GROUND FLOOR



FIRST FLOOR



DIMENSIONS

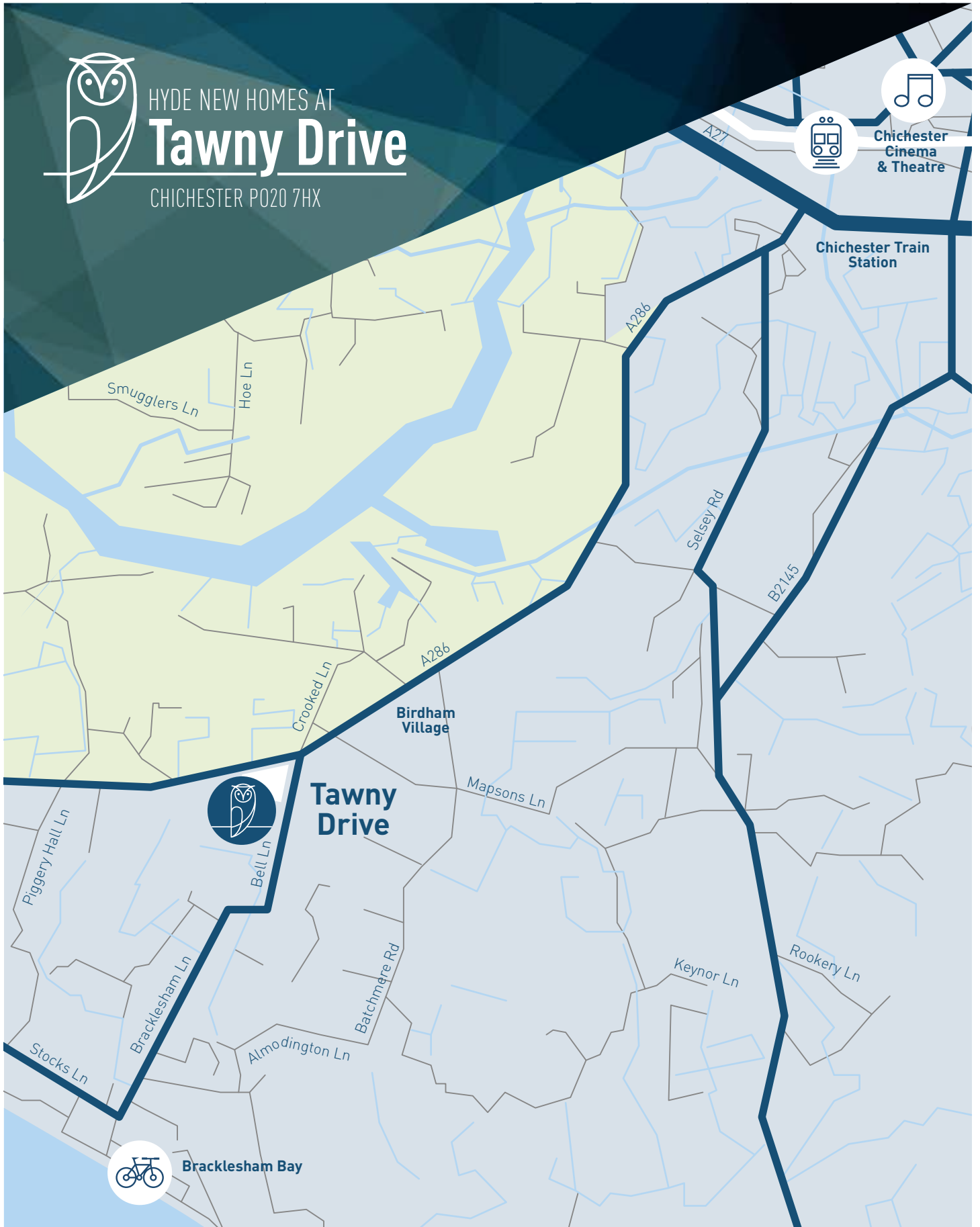
| | | | | | | | |
|-----------------|------|---|--------------|----------------------|----------|---|-------------|
| Living / Dining | 4.59 | x | 3.98 | m | 15' 0.6" | x | 13' 0.6" |
| Kitchen | 4.06 | x | 2.14 | m | 13' 3.6" | x | 7' 0.1" |
| Bathroom | 2.30 | x | 1.95 | m | 7' 6.6" | x | 6' 4.7" |
| Bedroom 1 | 4.59 | x | 3.14 | m | 15' 0.6" | x | 10' 3.5" |
| Bedroom 2 | 4.59 | x | 3.01 | m | 15' 0.6" | x | 9' 10.5" |
| TOTAL | | | 76.74 | m² | | | 826 |
| | | | | | | | sqft |

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TWO BEDROOM HOUSE PLOT 12

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TWO BEDROOM HOUSE PLOT 13

TAWNY DRIVE, BELL LANE, BIRDHAM,
CHICHESTER PO20 7HX

KITCHEN

- Integrated oven and gas hob with extractor and stainless steel splash back
- Laminate worktops
- Sink with mixer tap
- Vinyl flooring

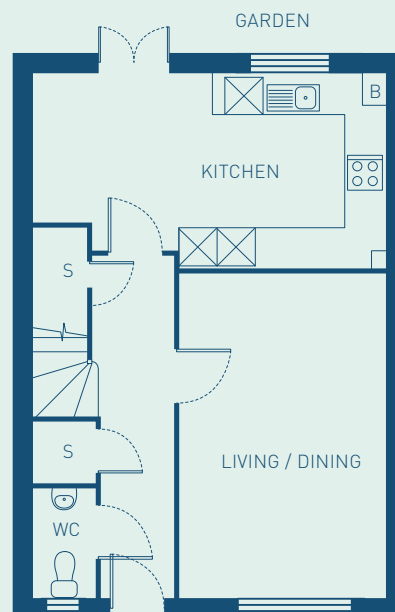
BATHROOM

- Matching white toilet, basin and bath
- Eco water-saving bath with chrome finishes
- Thermostatic shower
- Glass screen
- LED downlighters
- Chrome heated towel rail
- White wall tiles and slip-resistant vinyl flooring

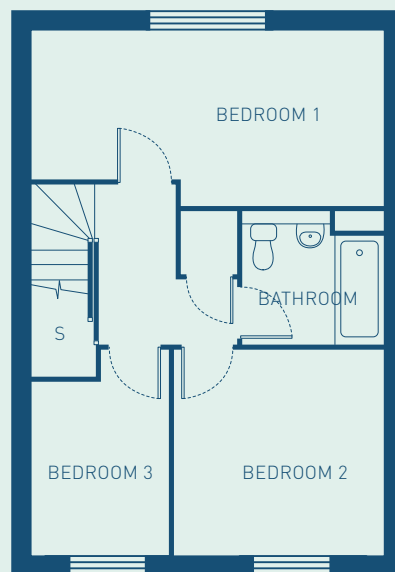
GENERAL

- Crown Covermatt White walls
- Satin stainless steel door handles
- Low energy light fittings
- Water butts provided (where applicable)

GROUND FLOOR



FIRST FLOOR



DIMENSIONS

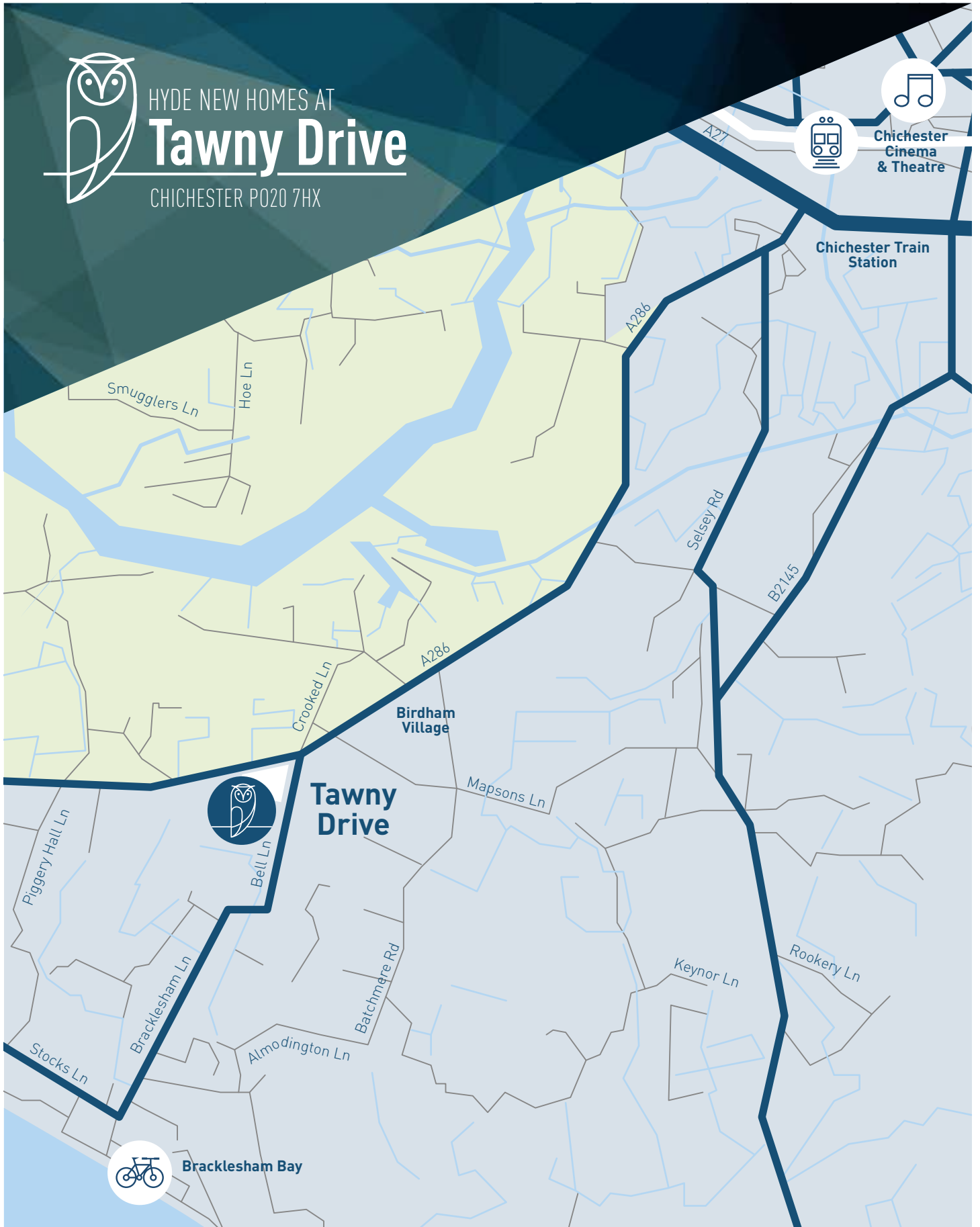
| | | |
|-----------------|-----------------|---------------------|
| Living / Dining | 5.09 x 3.23 m | 16' 8.5" x 10' 7.3" |
| Kitchen | 5.50 x 3.03 m | 18' 0.5" x 9' 11.3" |
| Bathroom | 2.23 x 2.18 m | 7' 3.8" x 7' 1.9" |
| Bedroom 1 | 5.50 x 2.73 m | 18' 0.5" x 8' 11.4" |
| Bedroom 2 | 3.18 x 3.21 m | 10' 5.3" x 10' 6.5" |
| Bedroom 3 | 2.12 x 3.21 m | 6' 11.4" x 10' 6.5" |
| TOTAL | 90.39 m2 | 973 sqft |

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TWO BEDROOM HOUSE PLOT 13

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Good junior and senior schools



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TWO BEDROOM HOUSE PLOT 24

TAWNY DRIVE, BELL LANE, BIRDHAM,
CHICHESTER PO20 7HX

KITCHEN

- Integrated oven and gas hob with extractor and stainless steel splash back
- Laminate worktops
- Sink with mixer tap
- Vinyl flooring

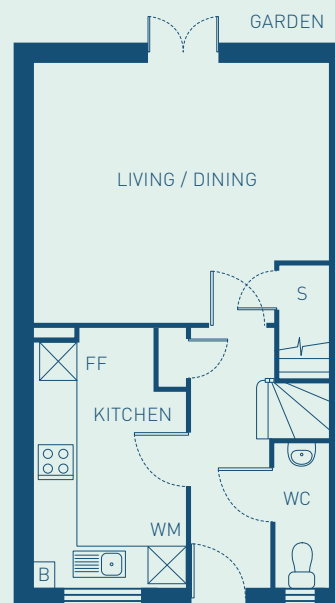
BATHROOM

- Matching white toilet, basin and bath
- Eco water-saving bath with chrome finishes
- Thermostatic shower
- Glass screen
- LED downlighters
- Chrome heated towel rail
- White wall tiles and slip-resistant vinyl flooring

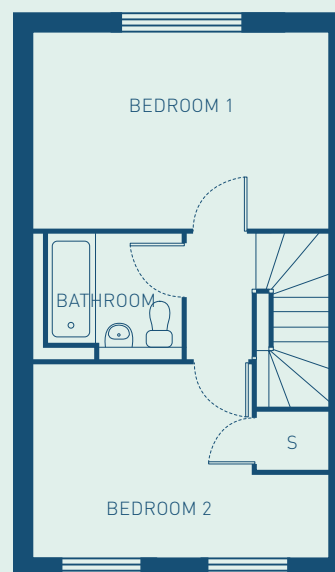
GENERAL

- Crown Covermatt White walls
- Satin stainless steel door handles
- Low energy light fittings
- Water butts provided (where applicable)

GROUND FLOOR



FIRST FLOOR



DIMENSIONS

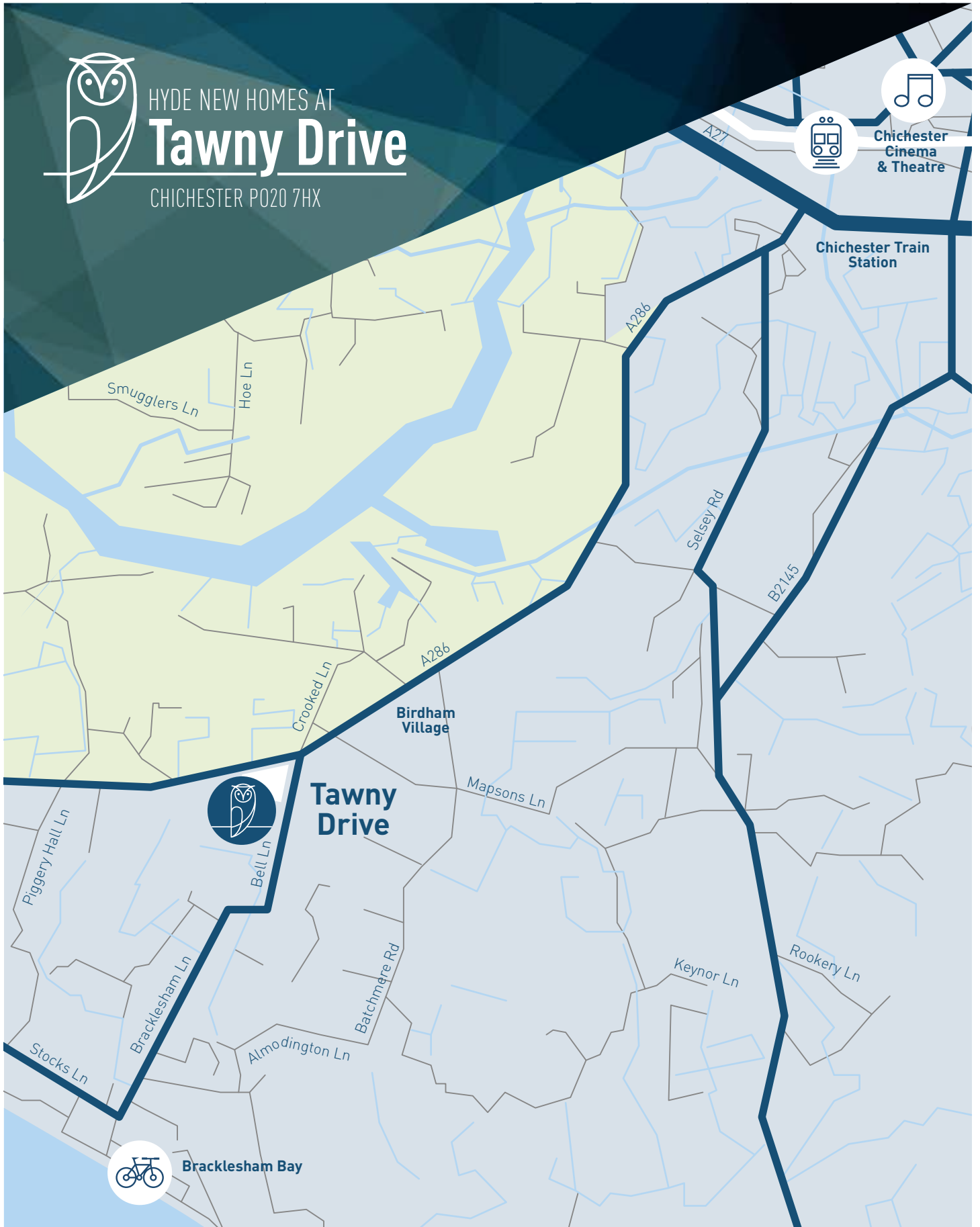
| | | |
|-----------------|-----------------|---------------------|
| Living / Dining | 4.59 x 4.07 m | 15' 0.6" x 13' 4.1" |
| Kitchen | 4.06 x 2.32m | 13' 3.6" x 7' 7.2" |
| Bathroom | 2.30 x 1.95 m | 7' 6.6" x 6' 4.7" |
| Bedroom 1 | 4.59 x 3.06 m | 15' 0.6" x 10' 0.6" |
| Bedroom 2 | 4.59 x 3.01 m | 15' 0.6" x 9' 10.5" |
| TOTAL | 76.74 m2 | 826 sqft |

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TWO BEDROOM HOUSE

PLOT 24

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TWO BEDROOM HOUSE PLOT 26

TAWNY DRIVE, BELL LANE, BIRDHAM,
CHICHESTER PO20 7HX

KITCHEN

- Integrated oven and gas hob with extractor and stainless steel splash back
- Laminate worktops
- Sink with mixer tap
- Vinyl flooring

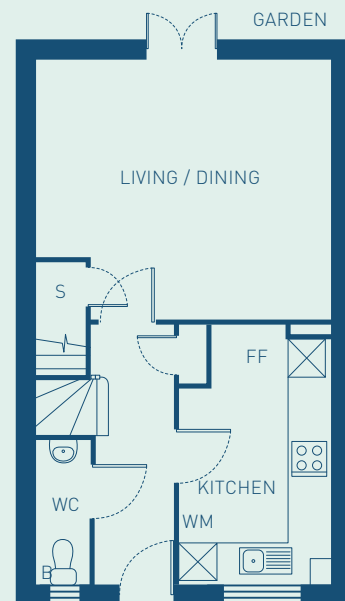
BATHROOM

- Matching white toilet, basin and bath
- Eco water-saving bath with chrome finishes
- Thermostatic shower
- Glass screen
- LED downlighters
- Chrome heated towel rail
- White wall tiles and slip-resistant vinyl flooring

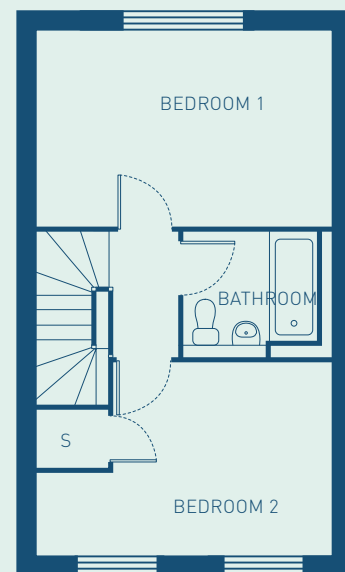
GENERAL

- Crown Covermatt White walls
- Satin stainless steel door handles
- Low energy light fittings
- Water butts provided (where applicable)

GROUND FLOOR



FIRST FLOOR



DIMENSIONS

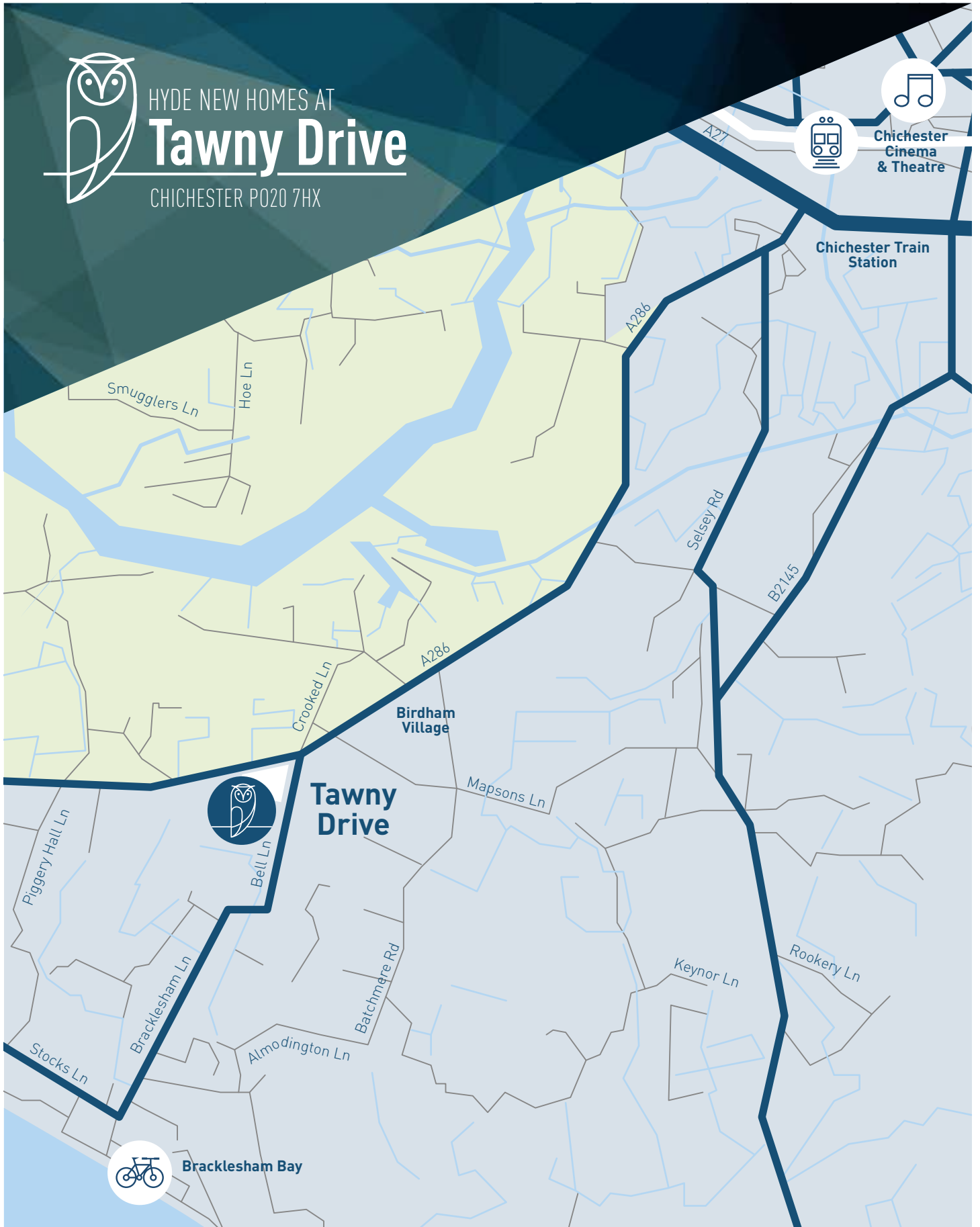
| | | |
|-----------------|-----------------|---------------------|
| Living / Dining | 4.59 x 4.07 m | 15' 0.6" x 13' 4.1" |
| Kitchen | 4.06 x 2.32m | 13' 3.6" x 7' 7.2" |
| Bathroom | 2.30 x 1.95 m | 7' 6.6" x 6' 4.7" |
| Bedroom 1 | 4.59 x 3.06 m | 15' 0.6" x 10' 0.6" |
| Bedroom 2 | 4.59 x 3.01 m | 15' 0.6" x 9' 10.5" |
| TOTAL | 76.74 m2 | 826 sqft |

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TWO BEDROOM HOUSE PLOT 27

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KITCHEN

- Integrated oven and gas hob with extractor and stainless steel splash back
- Laminate worktops
- Sink with mixer tap
- Vinyl flooring

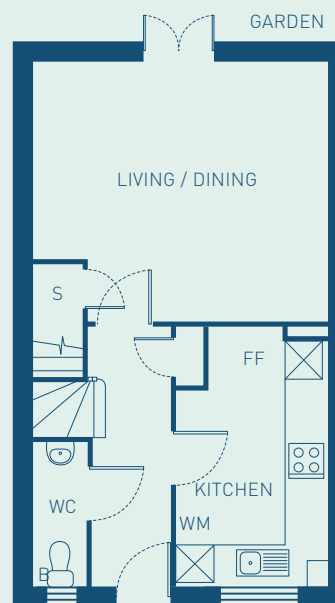
BATHROOM

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- Chrome heated towel rail
- White wall tiles and slip-resistant vinyl flooring

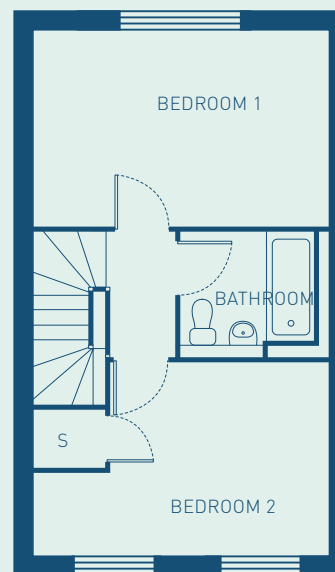
GENERAL

- Crown Covermatt White walls
- Satin stainless steel door handles
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- Water butts provided (where applicable)

GROUND FLOOR



FIRST FLOOR



DIMENSIONS

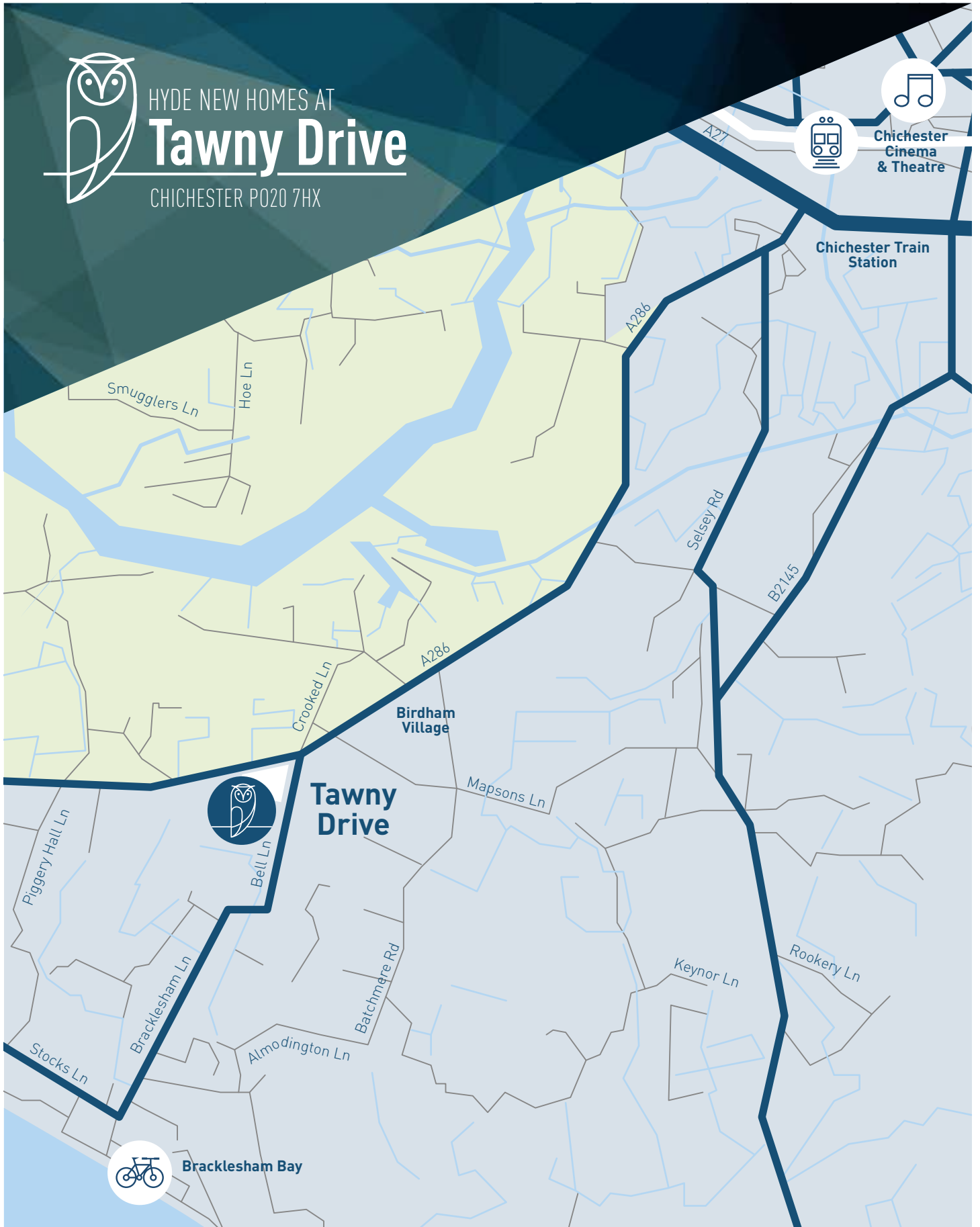
| | | |
|-----------------|-----------------|---------------------|
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| Kitchen | 4.06 x 2.32m | 13' 3.6" x 7' 7.2" |
| Bathroom | 2.30 x 1.95 m | 7' 6.6" x 6' 4.7" |
| Bedroom 1 | 4.59 x 3.06 m | 15' 0.6" x 10' 0.6" |
| Bedroom 2 | 4.59 x 3.01 m | 15' 0.6" x 9' 10.5" |
| TOTAL | 76.74 m2 | 826 sqft |

DISCLAIMER: All dimensions are quoted in conformity with RICS (GIA EIFA) code of measuring practice (6th edition). Balcony and terrace sizes and locations may differ from those illustrated. Please refer to individual floorplans. Floorplans are not to scale and are indicative only. Location of windows, doors, kitchen units and appliances, and bathroom fittings may differ. Doors and windows may swing in the opposite direction to that shown on selected units. All measurements have been prepared from preliminary plans and are intended to give a general indication of the proposed development and the size and layout of individual apartments. Measurements shown are maximum and may vary for each unit within a type. WM indicates space for washing machine, FF indicates fridge freezer. B refers to boiler, DW indicates space for a dishwasher and S refers to storage. This property is available for people who live and work in the Royal Borough of Dartford.



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