



# THE CHILHAM

HOME 11



THE BRAMBLES

Crowborough

# THE CHILHAM SPECIFICATION



## KITCHEN FEATURES

- The Shaker style kitchen is equipped with a range of wall and floor cabinets with laminate worktops, up stand and splash back.
- Fully integrated appliances to include a 4-zone induction hob, extractor, double oven, full height fridge/freezer and dishwasher.

## BATHROOM, EN SUITE AND CLOAKROOM

- Contemporary white suites with chrome fittings.
- Cabinetry to cloakroom and bathroom.
- Heated white towel rail provided to the bathroom and en suite.
- Mirror and shaver socket provided to the bathroom and en suite.
- Ceramic wall tiles to the bathroom, en suite and cloakroom.

## ELECTRICAL AND MULTIMEDIA

- White switch plates and sockets provided to all rooms.
- Double socket with USB inserts to be included in kitchen and each side of the bed position in bedroom 1 and one in each of the remaining bedrooms.
- Recessed down lights or pendant lighting to all rooms.
- TV and BT points are provided to selected rooms with a provision for Sky Q (box, dish and subscription not included).
- CAT6 cabling from master BT point (under stairs cupboard) to TV position in the living room and bedroom 1 to allow for hard wired internet access to these locations only. Other locations to rely on wireless internet access (subscription not included).
- EV car charging station provided to the car port.

## CENTRAL HEATING AND HOT WATER

- An efficient combination boiler controls both the hot water and central heating system, via radiators with thermostatic controls.

## PEACE OF MIND

- Double glazed PVCu windows and doors with multi point locking system.
- External lighting provided to all external doors.
- A mains fed smoke alarm is fitted to the hall and landing with a battery backup.

## FINISHING TOUCHES

- Vertical five panel moulded internal doors with chrome fittings finished in a white gloss with half glazed doors to the kitchen/dining room and living room.
- White painted softwood staircase with oak handrail.
- All internal walls finished in white paint.
- Sliding wardrobe doors with shelf and hanging space provided to bedroom 1.
- All internal joinery will consist of attractive skirtings and architraves finished in a white gloss.
- Karndean flooring fitted plank style to the kitchen/dining room, hallway, utility cupboard, cloakroom, en suite and bathroom.

## EXTERNAL FEATURES

- Landscaped front garden with feature planting.
- Turf to rear garden with an area of patio.
- External tap provided.
- External waterproof socket provided to the rear.
- Single car port.

## AFTERCARE

- Elivia Homes Eastern has a dedicated Customer Aftercare Department providing peace of mind for two years after you move into the property.

## SERVICES

- Mains electricity, gas and drainage.
- BT Fibre Broadband speed up to 300mb (Subject to connection and subscription).

## GUARANTEES

- All the homes come with a ten-year NHBC warranty.

## TENURE

- Freehold.
- PEA = B

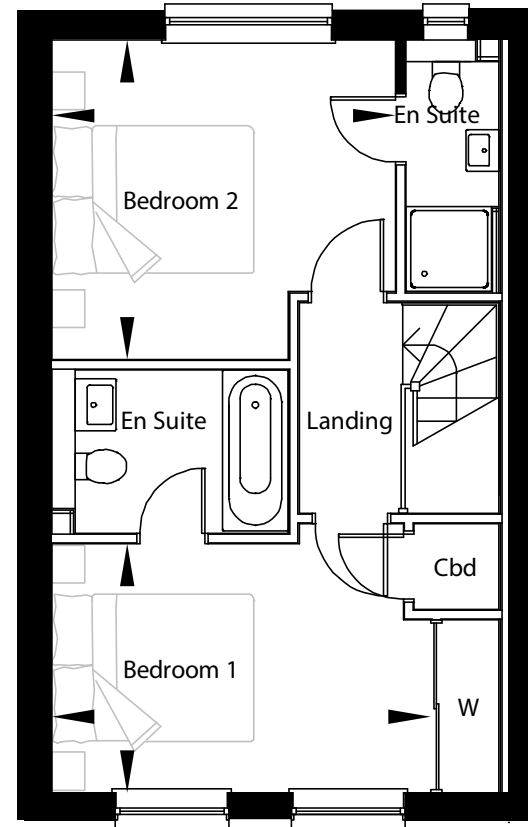
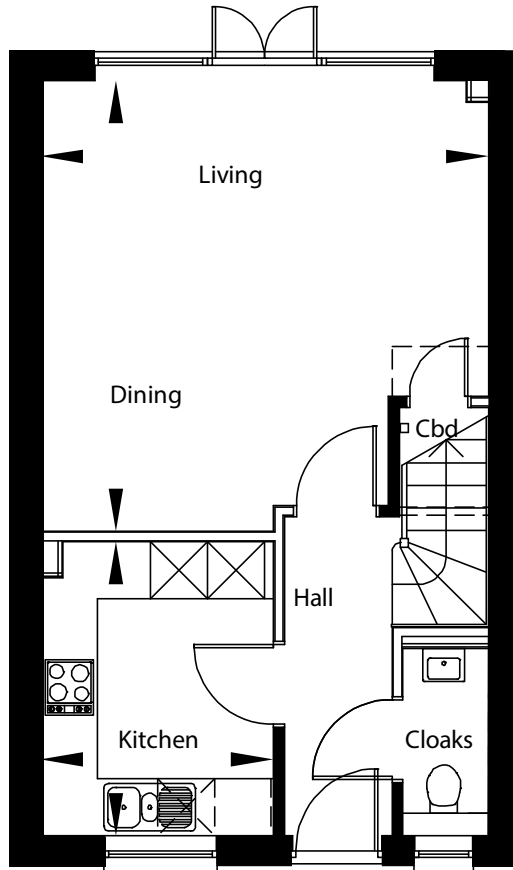


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# THE CHILHAM HOME 11

2 BEDROOM MID-TERRACE



## GROUND FLOOR

Living/Dining

4749mm x 4730mm  
15'-7" x 15'-6"

Kitchen

3095mm x 2462mm  
10'-2" x 8'-1"

## FIRST FLOOR

Bedroom 1

4008mm x 2628mm  
13'-2" x 8'-7"

Bedroom 2

3634mm x 3377mm  
11'-11" x 11'-1"



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**THE BRAMBLES**  
Crowborough



*Protection for new-build home buyers*

The Brambles, a small development consisting of 26 homes, situated in the rural countryside of Crowborough, East Sussex.

Hadlow Down Road  
Crowborough  
East Sussex  
TN6 3RG

T: 01892 646440  
E: TheBrambles@eliviahomes.co.uk

Please note plots 4-7 & 13-17 are Affordable Homes.