

DURRANTS

Inspired in West Sussex

**4 BIRCH COURT
TWO-BEDROOM END TERRACE COTTAGE
£560,000**



Key features

- High-quality fitted units and work surfaces throughout
- Fan-assisted oven
- Integrated washer-dryer and Eye-level fridge with freezer
- Walk-in showers (with level access to bedroom one)
- Full integrated bathroom cabinets
- 24-hour emergency call system
- Landscape and security lighting to all communal areas, activated by time and movement
- 1,189 SQ. FT
- ***Leasehold, service charges and event fees apply.**

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Durrants Village

Durrants Village provides a selection of retirement properties including two- and three-bedroom cottages and two-bedroom apartments close to Horsham. Each are thoughtfully and expertly designed for the independent over 55s*.

Our Clubhouse is open for the residents to enjoy and features a Bar, Restaurant, Library, Pool, Fitness suite, Games room, Meeting room and Guest Suite as well as nine spacious 2 bed apartments.

Whether you're starting to think about your future retirement, have decided to carry on working but downsize your property to release some capital, or are already enjoying retirement and the new lease of life it brings, one of Durrants Village's easy-to-manage homes could provide the ideal next step.

Rooms are spacious so you can keep treasured furniture with you when you move and layouts are thoughtfully designed with our residents' lifestyles at the forefront, drawing on years of experience in creating stylish, practical homes. Properties are fully fitted with stylish, premium quality fixtures including luxury kitchens and bathrooms, and for those who purchase one of our available properties at an early stage there are opportunities to choose kitchens and tiles from a selected range of high quality designs as well as (subject to the stage of construction) a range of optional extras to enhance your new home.

All first floor properties are accessed by a lift, and parking is provided near each property

Property Features

Finishing Touches

- Internal hardwood veneered oak finish doors with elegant brushed metal door furniture
- Bedrooms feature built-in wardrobes, where indicated
- Profiled skirting boards and architraves finished in satin gloss
- Cornices and coving to selected rooms
- Smooth, white-painted ceilings

Heating & Electrics

- Electric air source heat pump system providing under floor heating and hot water
- Chrome heated towel rails in bathrooms, wet rooms and shower rooms
- Supplementary domestic hot water heating by means of an immersion heater
- Double-glazed windows throughout
- External light and doorbell
- Wiring and television points compatible for use with Freeview and Satellite TV including Sky

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Multi-room

Ample power, television and telephone points, strategically placed throughout the properties

Energy Efficiency

All new homes will be highly energy efficient; the external walls and roof having been designed to high thermal efficiency standards

The properties benefit from an energy efficient ventilation system

The resident's clubhouse has a highly efficient heating and cooling system

Security & Peace of Mind

Mains smoke detectors with battery back-up

Independent call alarm system linked to Manager's office within designated hours. Linked to UK out of hours call centre outside these times*

NHBC 10-year warranty

Kitchen

Stylish designer kitchens by Alno AG Group

Composite stone worktops with upstand

A range of high quality integrated appliances including an electric double oven, electric ceramic hob, extractor hood, fridge/freezer, washer/dryer and dishwasher

Stainless steel sink

Ceramic floor tiles

Bathroom

Elegant white sanitaryware from Villeroy & Boch and Kaldewei with complementary fittings by Hansgrohe

Ceramic wall tiling; full-height to shower rooms and half-height to bathrooms

Ceramic floor tiles

Fitted mirrored cabinet

Electric shaver point

Alongside excellent amenities including a fitness suite, indoor pool, restaurant and bar, the clubhouse is also home to 9 two-bedroom apartments. Apartments at Durrants House are just perfect for those who enjoy being at the heart of the community and want easy access to the prestigious club.

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