



THE BARNHAM

HOME 7



RECTORY MEADOWS
EAST SUSSEX

THE BARNHAM SPECIFICATION



KITCHEN FEATURES

- The shaker style kitchen is equipped with a comprehensive range of wall and floor units with laminate worktops, up stand and splash back.
- Fully integrated appliances to include a 4-ring induction hob, extractor, 2 x single ovens with grill, fridge/freezer, wine cooler and dishwasher.
- Utility is provided with a base unit, laminate work surface, stainless steel sink and drainer with space for freestanding washing machine and condenser dryer.

BATHROOM, EN SUITE AND CLOAKROOM

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

ELECTRICAL AND MULTIMEDIA

- Chrome switch plates and sockets throughout.
- Double sockets with USB inserts included in kitchen area, each side of bed position in bedroom 1 and one in each other bedroom.
- 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, dining 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).
- Car charging station provided to double garage.
- Power provided to loft area.

CENTRAL HEATING AND HOT WATER

- Air source heat pump via rads to ground and first floor with thermostat control. Hot water controlled via Hot Water Cylinder.

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 full height glazed doors to the kitchen/breakfast/family room, dining room and living room.
- French doors provided to the living room.
- Aluminium bi-fold doors provided to the kitchen/breakfast/family room.
- Brick fireplace with bressumer beam and wood burning stove provided to the living room.
- White painted softwood staircase with oak handrail.
- Sliding wardrobe doors with shelf and hanging space in bedroom 1 and 2.
- All internal joinery will consist attractive skirtings and architraves finished in a white gloss.
- Karndean flooring fitted to the kitchen/breakfast/family room, utility, hallway, cloakroom, bathroom and en suite.

EXTERNAL FEATURES

- Landscaped front garden with feature planting.
- Turf to rear garden with an area of patio.
- External waterproof socket to the rear of the property.
- External tap provided.
- Garage to have electronically operated 'up and over' door with remote control, power and light.

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 electric and water.
- BT high speed Fibre to the property. Final speed may vary depending on your local network and provider (Subject to connection and subscription).
- PV panels provide Solar energy to your home, generating energy saving opportunities (daylight hours only and weather dependant).

GUARANTEES

- All the homes come with a ten-year LABC.

TENURE

- Freehold.
- PEA = B

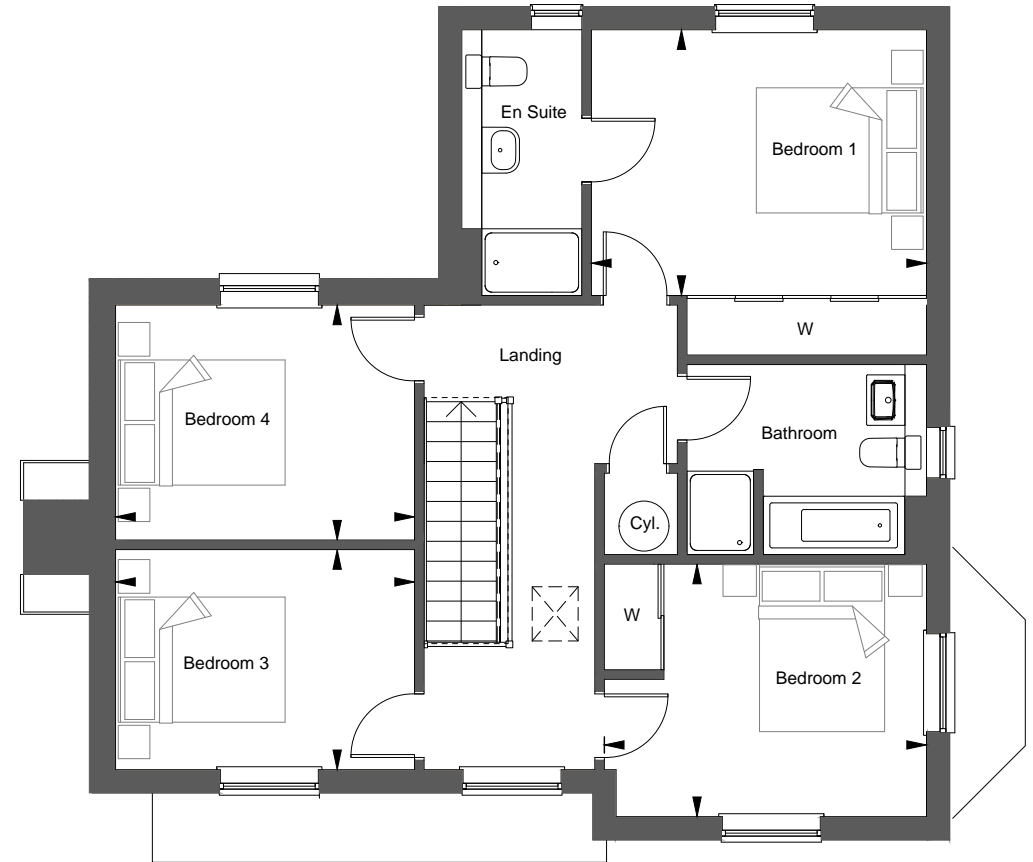
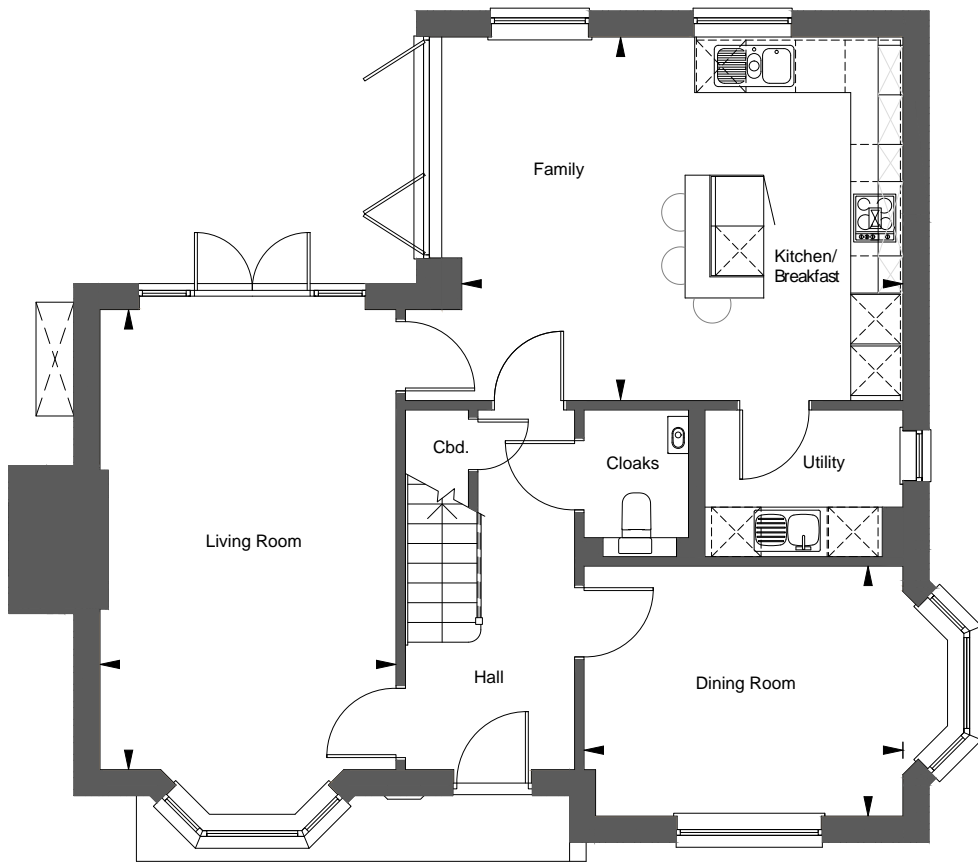


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4-BEDROOM, DETACHED



GROUND FLOOR

Kitchen / Breakfast / Family

5.34m x 4.14m
17'-6" x 14'-5"

Living Room

3.58m x 5.57m
11'-9" x 18'-3"

Dining Room

3.86m x 3.02m
12'-8" x 9'-11"

FIRST FLOOR

Bedroom 1

4.01m x 3.18m
13'-2" x 10'-5"

Bedroom 2

3.86m x 3.02m
12'-8" x 9'-11"

Bedroom 3

3.58m x 2.63m
11'-9" x 8'-8"

Bedroom 4

3.58m x 2.81m
11'-9" x 9'-3"

ELIVIA

HOMES



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4-BEDROOM, DETACHED



RECTORY MEADOWS
EAST SUSSEX

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