



# THE WESTBURY

HOMES 14 & 15



RECTORY MEADOWS  
EAST SUSSEX

# THE WESTBURY SPECIFICATION



## KITCHEN FEATURES

- The handleless 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, double oven with grill, fridge/freezer, washer dryer 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 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

- White 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 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 parking spaces.
- 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 and living/dining room.
- French doors provided to the living/dining room.
- White painted softwood staircase with oak handrail.
- Sliding wardrobe doors with shelf and hanging space in bedroom 1.
- All internal joinery will consist attractive skirtings and architraves finished in a white gloss.
- Karndean flooring fitted to the kitchen, 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.

## 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 house with designated managed parking spaces for the exclusive use of the homeowner.
- PEA = B

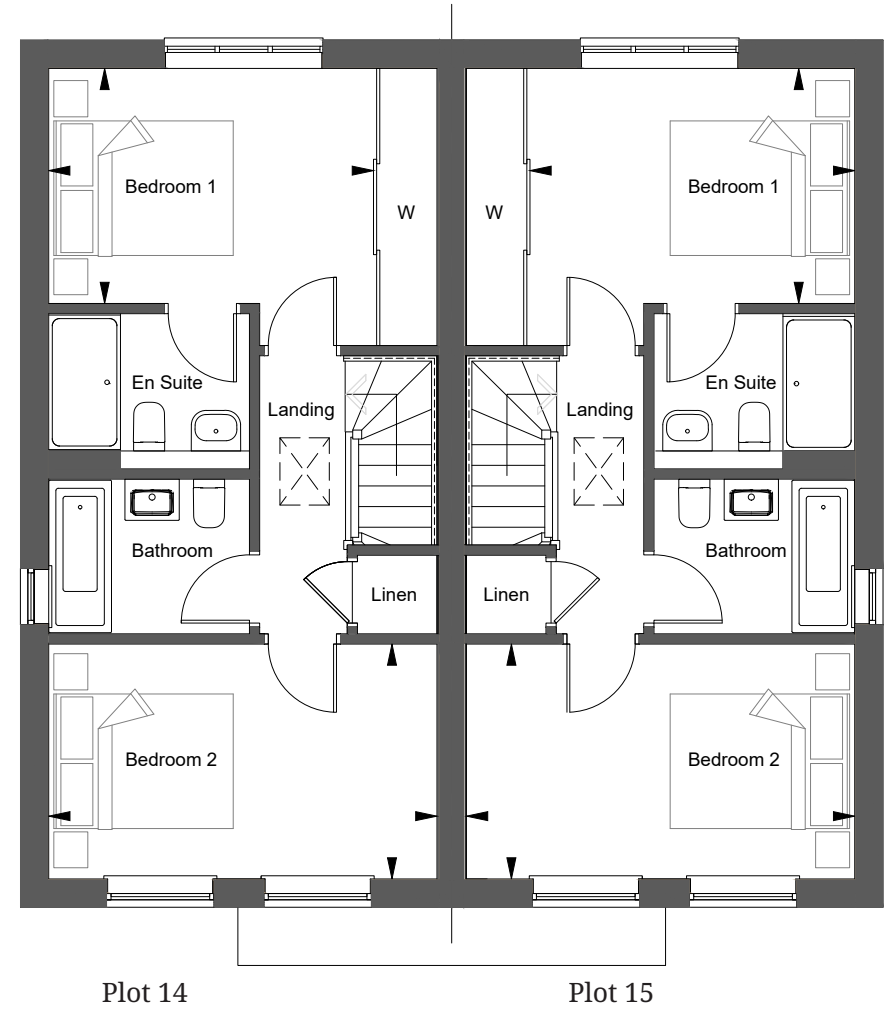
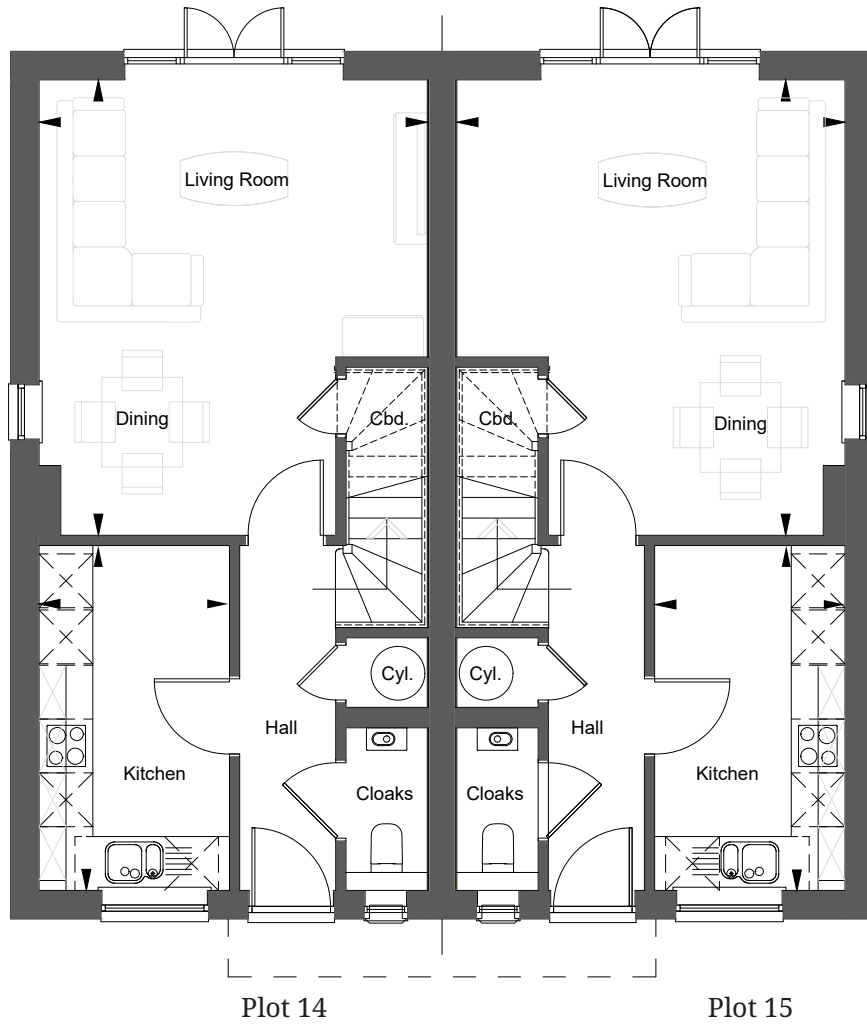


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# THE WESTBURY - HOMES 14 & 15

2-BEDROOM, SEMI-DETACHED



## GROUND FLOOR

Kitchen	Living / Dining Room
3.84m x 2.12m 12'-7" x 6'-11"	4.32m x 5.07m 14'-2" x 16'-8"

## FIRST FLOOR

Bedroom 1	Bedroom 2
3.62m x 2.62m 11'-10" x 8'-7"	4.32m x 2.61m 14'-2" x 8'-7"

# ELIVIA

HOMES



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EAST SUSSEX

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