THE SELSTEAD

HOME 14

LILLYBANK
BATTLE

THE SELSTEAD SPECIFICATION

KITCHEN FEATURES

- The handless kitchen is equipped with a comprehensive range of wall and floor cabinets with laminate worktops and splashback.
- 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 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 throughout.
- Double socket 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).
- Power provided to loft area.

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.
- 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.
- French doors provided to the kitchen/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.

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.
- Managed single garage to have manual door, power and light.

AFTERCARE

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

SERVICES

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

GUARANTEES

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

TENURE

- Freehold with managed single garage.

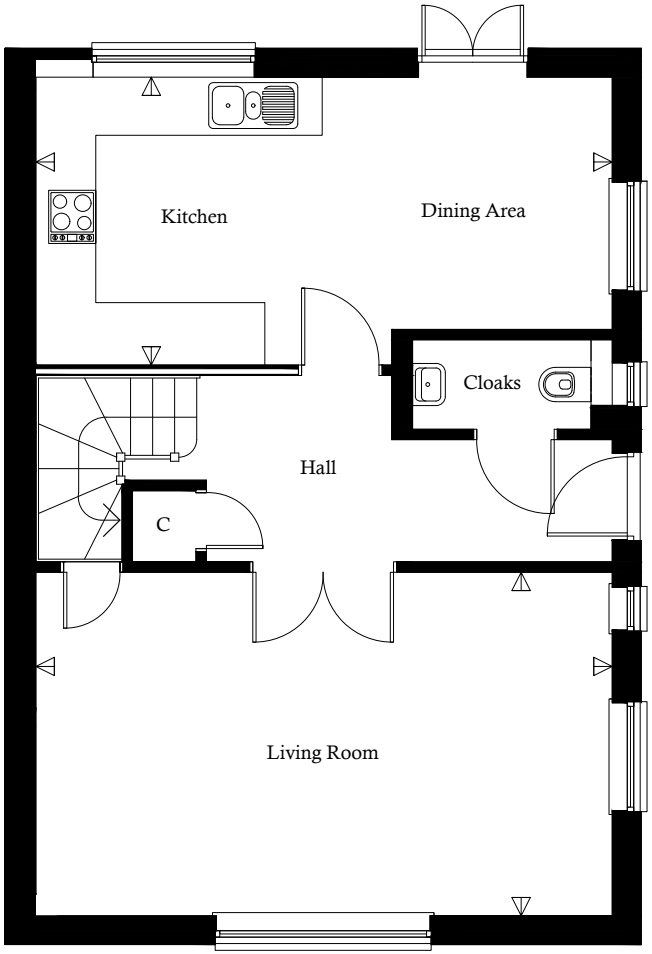
PEA = B

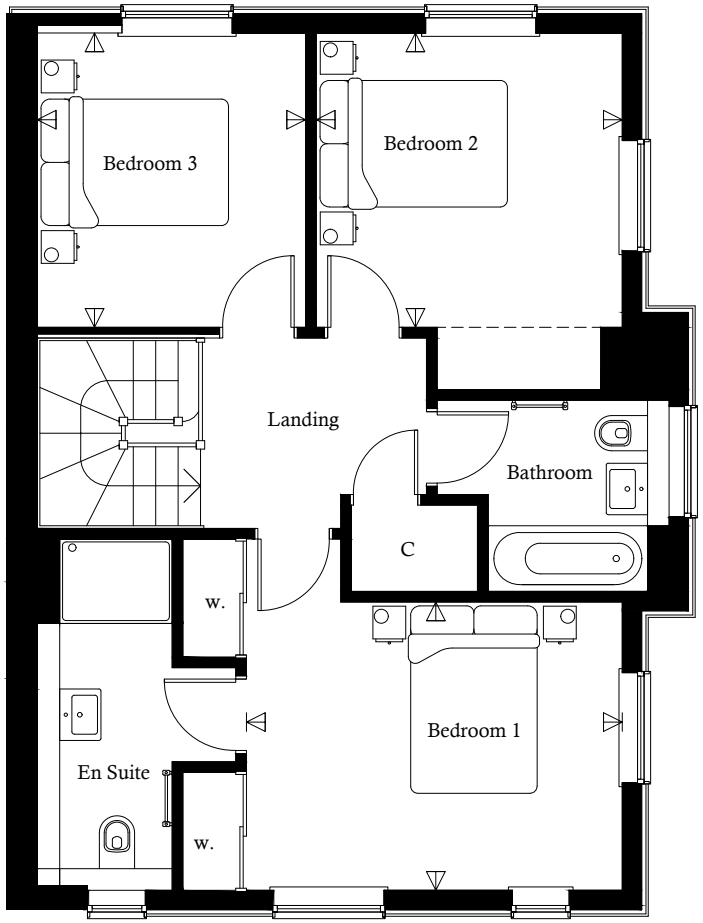
This brochure has been produced for your guidance only. Whilst every care has been taken, its accuracy cannot be guaranteed. Elivia Homes reserves the right to change the specification without prior notice.

The photographs shown within this brochure depict previous Show Homes by Elivia Homes and do not necessarily relate to this specific development or house type. The specification may therefore vary from that shown.

THE SELSTEAD HOME 14

3 BEDROOM SEMI-DETACHED





GROUND FLOOR

Kitchen/Dining	Living Room
6.24m x 3.14m 20'-6" x 10'-4"	6.24m x 3.75m 20'-6" x 12'-4"

FIRST FLOOR

Bedroom 1	Bedroom 2	Bedroom 3
4.01m x 3.08m 13'-2" x 10'-1"	3.27m x 3.14m 10'-9" x 10'-4"	2.86m x 3.14m 9'-5" x 10'-4"

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement.
The plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

ELIVIA
HOMES

14 THE SELSTEAD
3 BEDROOM SEMI-DETACHED

LILLYBANK
BATTLE

CONSUMER CODE FOR HOME BUILDERS
www.consumercode.co.uk

tsi
APPROVED CODE
TRADINGSTANDARDS.UK

Protection for new-build home buyers

Lillybank is a stunning new development consisting of 50 dwellings ranging from two to five bedrooms. The development is in a beautiful setting surrounded by countryside and within walking distance of Battle town centre.

London Road
Battle
East Sussex
TN33 0LP

T: 01424 391931
E: lillybank@eliviahomes.co.uk