VICTORIA VILLAS

HOMES 12 & 13

RECTORY MEADOWS

EAST SUSSEX

VICTORIA VILLAS SPECIFICATION

KITCHEN FEATURES

- The handless 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 and dishwasher.
- Utility area is provided with a laminate work surface and space for a freestanding washing machine and condenser dryer.

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, study/bedroom 4 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 single 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/dining/family room and living room.
- Aluminium bi-fold doors provided to the kitchen/breakfast/dining/family 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/breakfast/dining/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.
- Single garage to have manual opening door with 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 house with designated managed parking spaces for the exclusive use of the homeowner.
- PEA = B

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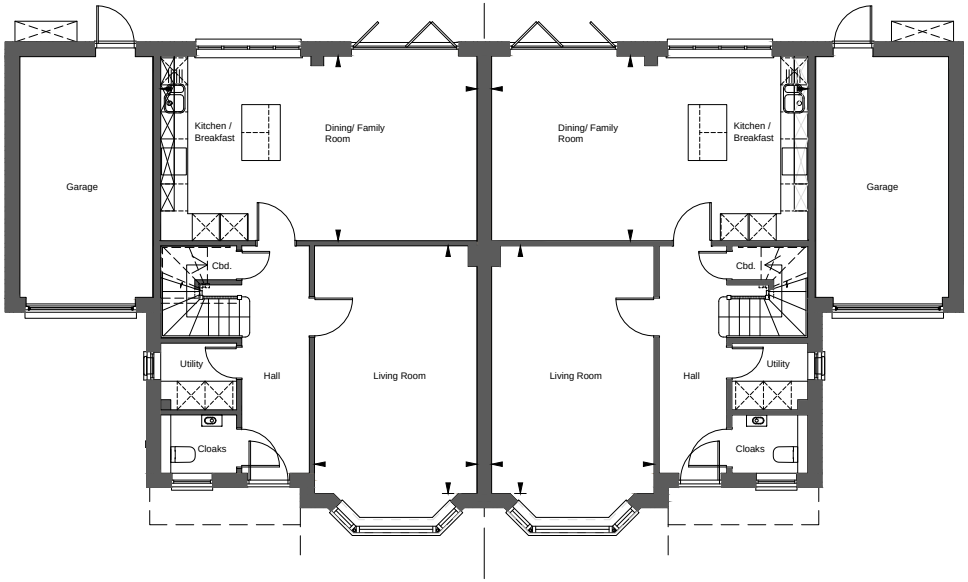
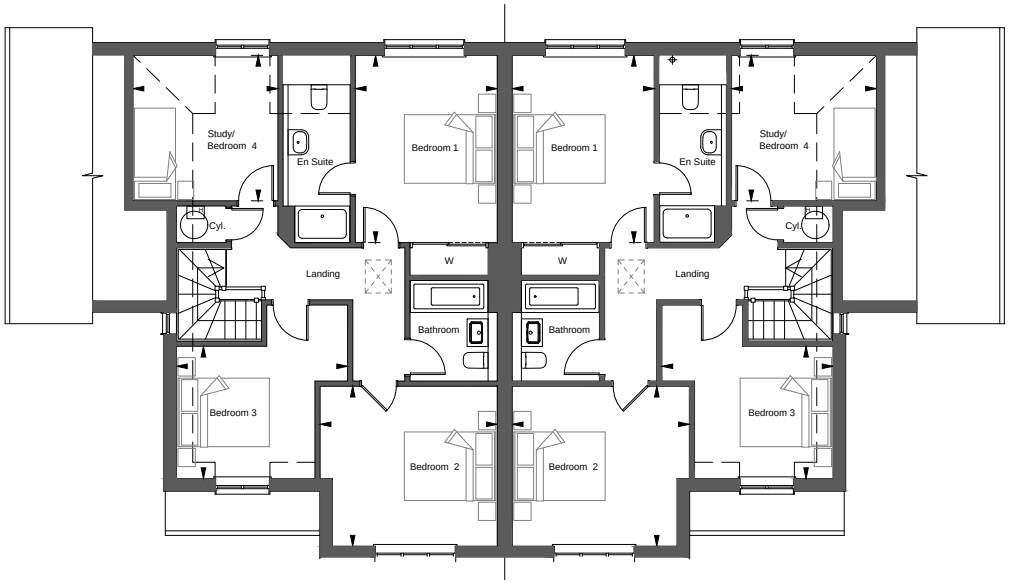
The photographs shown within this brochure depict previous Show Homes by Elivia Homes and do not necessarily relate to this specific development or house type. The specification may therefore vary from that shown.

VICTORIA VILLAS - HOMES 12 & 13

3-BEDROOM, SEMI-DETACHED



Plot 12 Plot 13



Plot 12 Plot 13

GROUND FLOOR

Kitchen / Breakfast / Family / Dining Room	Living Room
7.02m x 4.10m 23’ x 13’-15”	3.60m x 5.50m 11’-10” x 18’

FIRST FLOOR

Bedroom 1	Bedroom 2	Bedroom 3	Study / Bedroom 4
3.10m x 4.09m 10’-2” x 13’-5”	3.87m x 3.50m 12’-8” x 11’-6”	3.74m x 2.89m 12’-3” x 9’-6”	3.17m x 3.18m 10’-5” x 10’-5”

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.

RECTORY MEADOWS

EAST SUSSEX

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