THE STONEGATE

HOME 10

RECTORY MEADOWS

EAST SUSSEX

THE STONEGATE SPECIFICATION

KITCHEN FEATURES

- The shaker style kitchen is equipped with a comprehensive range of wall and floor units with stone worktops, up stand and splash back.
- Fully integrated appliances to include a 5-ring induction hob, extractor, 2 x single ovens with grill, full height fridge and freezer, wine cooler and dishwasher.
- Utility is provided with a range of base units, laminate work surface, stainless steel sink and drainer with space for freestanding washing machine and condenser dryer.

BATHROOM, EN SUITES AND CLOAKROOM

- Contemporary white suites with chrome fittings.
- Cabinetry to cloakroom, en suite 1 and bathroom.
- Heated white towel rail provided to the bathroom and en suites.
- Mirror provided to the cloakroom, bathroom and en suites.
- Shaver socket provided to the bathroom and en suites.
- Ceramic wall tiles to cloakroom, bathroom and en suites.

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 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 suites.

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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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.

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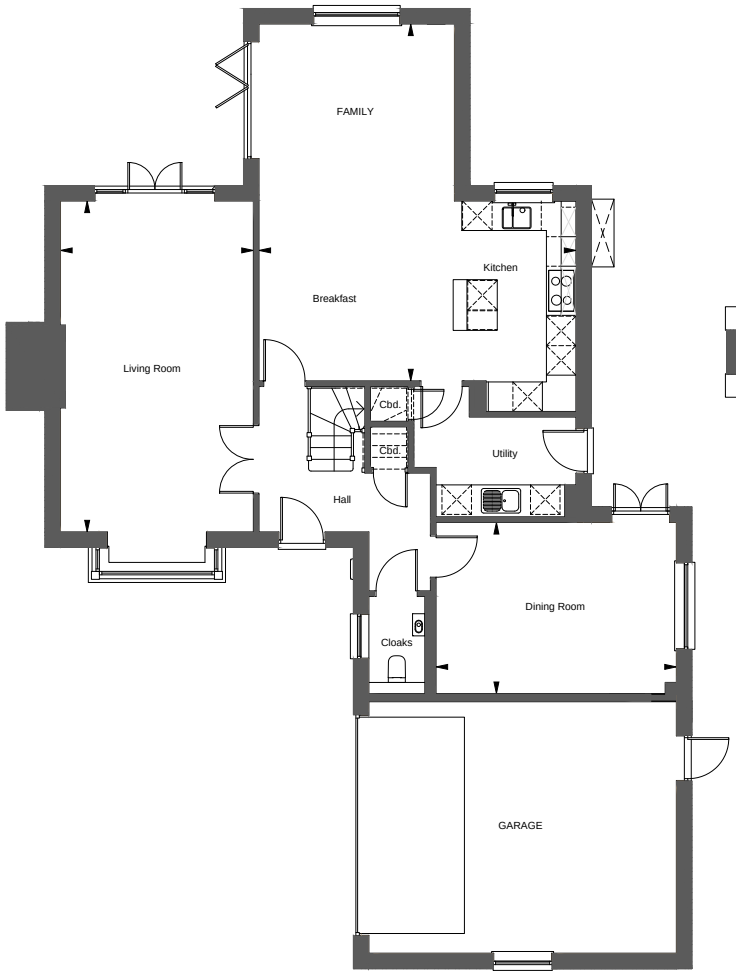
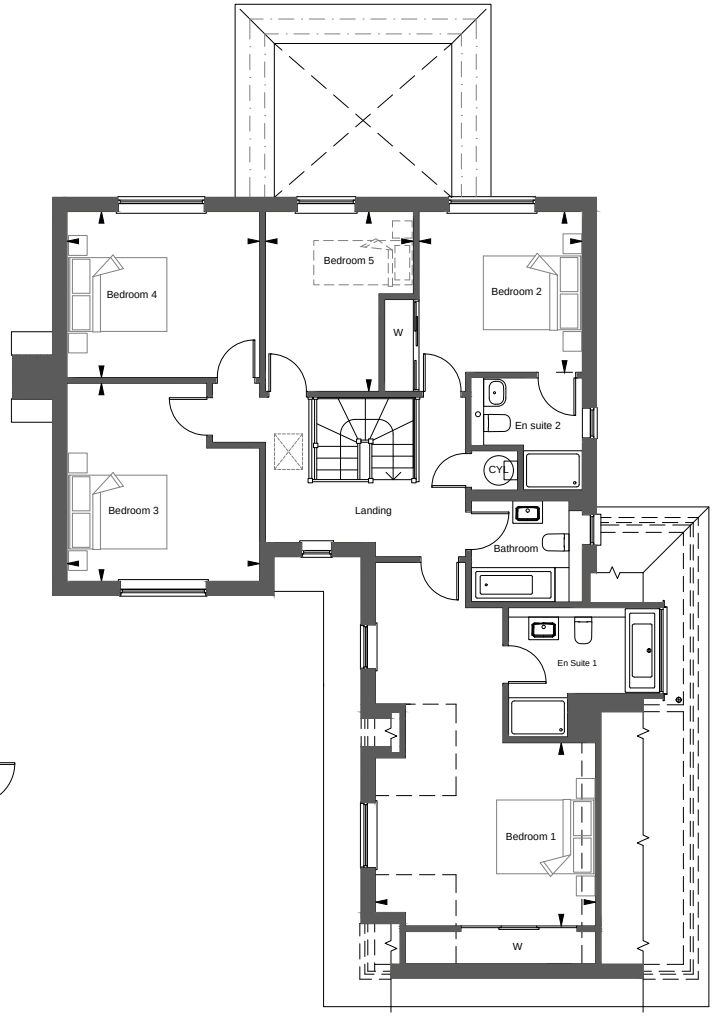
5-BEDROOM, DETACHED





GROUND FLOOR

Kitchen / Breakfast / Family	Living Room	Dining Room
6.44m x 7.25m 21’-1” x 23’-9”	3.92m x 6.73m 12’-10” x 22’	4.88m x 3.48m 16’ x 11’-5”

FIRST FLOOR

Bedroom 1	Bedroom 2	Bedroom 3	Bedroom 4	Bedroom 5
4.48m x 3.72m 14’-8” x 12’-2”	3.32m x 3.26m 10’-11” x 10’-8”	3.92m x 4.03m 12’-10” x 13’-2”	3.92m x 3.37m 12’-10” x 11’-1”	3.01m x 3.65m 9’-10” x 12’

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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