THE GRASSLAND

HOMES 15, 19, 24, 27, 29, & 42

THE MEADOWS

BLACKBOYS, EAST SUSSEX

THE GRASSLAND SPECIFICATION

KITCHEN FEATURES

- The shaker style kitchen is equipped with a comprehensive range of wall and floor units, with stone worktops, 100mm up stand and splash back (to hob).
- Fully integrated Bosch appliances to include; Induction hob and extractor, single oven, combination microwave oven and grill, fridge freezer and dishwasher.
- Plots with utility area, will contain a space for washer/dryer machine.
- Plots without Utility area have integrated washer dryer.

BATHROOM, EN SUITES & CLOAKROOM

- Contemporary white suites with chrome fittings.
- Vanity units to bathroom.
- Heated 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 cloakroom, bathroom and en suite.

ELECTRICAL AND MULTIMEDIA

- White switch plates and sockets throughout.
- Double socket with USB & USBC inserts to be included in kitchen, bedroom 1, living room and study.
- Recessed down lights or pendant lighting to all rooms.
- TV and telephone points provided to selected rooms with a provision for Sky (box, dish and subscription not included).
- CAT6 cabling from master telephone point to TV position in selected rooms to allow for hardwired Internet access (subscription not included).
- EV car charging station provided.
- Power & light provided to loft area.

CENTRAL HEATING AND HOT WATER

- Underfloor heating to ground floor via air source heat pump with thermostatic controls.
- Radiators to first floor with wireless thermostat.
- Hot water controlled by thermostat.

PEACE OF MIND

- Double glazed PVCu windows and doors with multi point locking system.
- External lighting provided to external doors and 1 to rear elevation.
- Mains fed smoke and heat alarms.

FINISHING TOUCHES

- Vertical panel 44mm internal doors finished in a white gloss with chrome fittings.
- White painted softwood staircase with oak handrail.
- Sliding mirrored doors to any fitted wardrobes, with shelf and hanging space.
- All internal joinery will consist of attractive skirting's and architraves finished in a white gloss.
- Amtico fitted to various ground floor areas, bathrooms and en suites - please ask for details.

EXTERNAL FEATURES

- Landscaped front garden with feature planting.
- Turf to rear garden with an area of patio.
- External tap provided.
- Garage to have electronically operated ‘up and over’ 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 electricity and drainage.
- High speed fibre to the property. Final speed may vary depending on your local network and provider (subject to connection and subscription)

GUARANTEES

- All the homes come with a LABC 10 year structural warranty.

TENURE

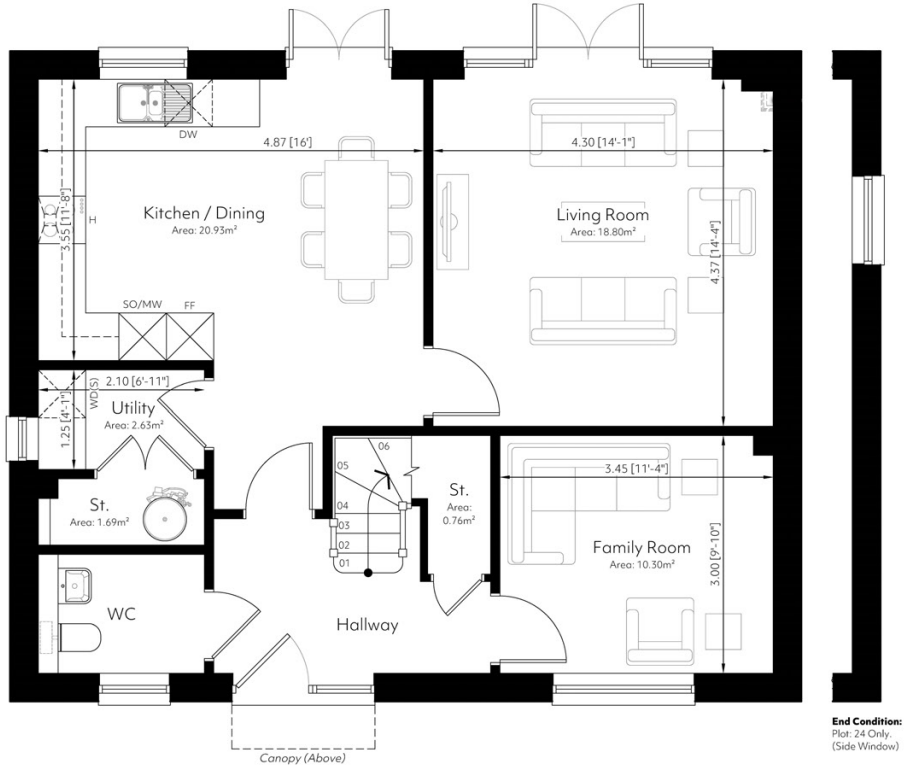
- Freehold.
- PEA = B
- The Meadows benefits from a Residents Management Company with an annual service charge.

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 GRASSLAND

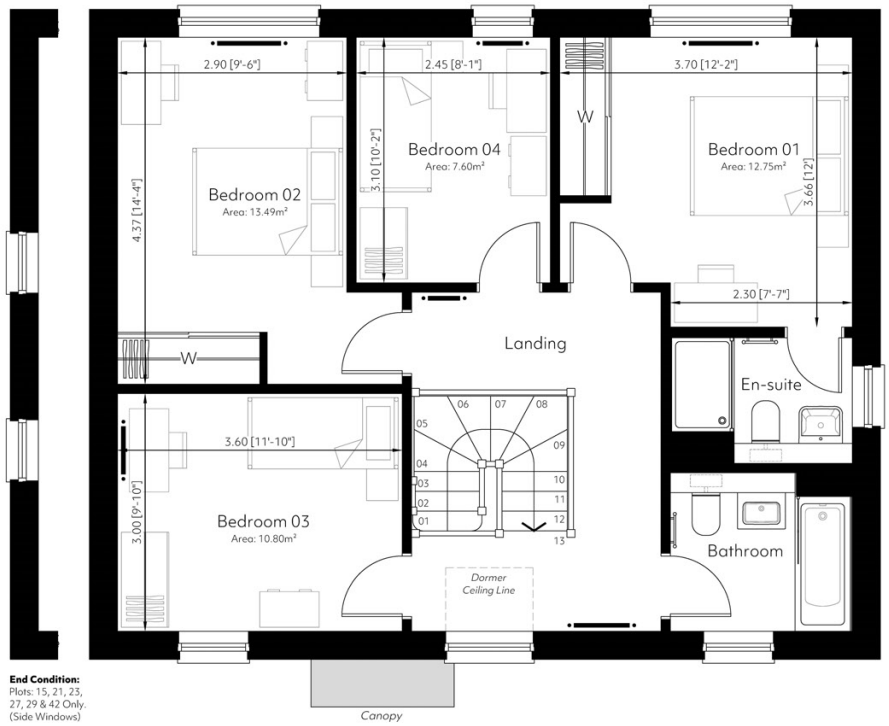
4 BEDROOM DETACHED



End Condition:
Plot: 24 Only.
(Side Window)

Ground Floor Plan

Scale 1:50



End Condition:
Plots: 15, 21, 23,
27, 29 & 42 Only.
(Side Windows)

First Floor Plan

Scale 1:50

GROUND FLOOR

Living Room	Kitchen/Dining	Family	Utility
4370mm x 4300mm 14'-4" x 14'-1"	4870mm x 3550mm 16'-0" x 11'-8"	3450mm x 3000mm 11'-4" x 9'10"	2100mm x 1250mm 6'-11" x 4'1"

FIRST FLOOR

Bedroom 1	Bedroom 2	Bedroom 3	Bedroom 4
3700mm x 3660mm 12'-2" x 12'-0"	4370mm x 2900mm 14'-4" x 9'-6"	3600mm x 3000mm 11'-10" x 9'-10"	3100mm x 2450mm 10'-2" x 8'-1"

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.

THE MEADOWS

KEY

- THE PINECREST
- THE THISTLEWOOD
- THE UPLAND
- THE BIRCHWOOD
- THE FOXGLOVE
- THE WILLOWMERE
- THE GRASSLAND
- THE MEADOWBANK
- THE MISTWOOD
- THE SYCAMORE
- THE HEATHERSIDE
- AFFORDABLE HOUSING (HA)

SB CB PLOTS 21-23 ARE SELF-BUILD/CUSTOM-BUILD PLOTS

FH PLOTS 34, 47, 48, 49 & 50 ARE FIRST HOMES

15, 19, 24, 27, 29 & 42 THE GRASSLAND
4 BEDROOM, DETACHED

ELIVIA HOMES

THE MEADOWS
BLACKBOYS, EAST SUSSEX

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

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Protection for new-build home buyers

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