



THE BIRCHWOOD

HOMES 34, 47, 48, 49 & 50



THE meadows
BLACKBOYS, EAST SUSSEX

THE BIRCHWOOD SPECIFICATION



KITCHEN FEATURES

- The kitchen is equipped with a comprehensive range of wall and floor units, with laminate worktops, 100mm up stand and stainless steel splash back.
- Fully integrated Bosch appliances to include; Induction hob, single oven, washing machine, fridge freezer and dishwasher.

BATHROOM, EN SUITES & CLOAKROOM

- Contemporary white suites with chrome fittings.
- Heated towel rail provided to the bathroom.
- Mirror provided to the bathroom.
- Ceramic wall tiles to bathroom.

ELECTRICAL AND MULTIMEDIA

- White plastic sockets throughout.
- White ceiling mounted pendant lights to all rooms, except Kitchen and Bathroom which have downlighters.
- TV and Telephone points provided to selected rooms with a provision for Sky (box, dish and subscription not included).
- Ethernet ports to lounge and bedrooms.

CENTRAL HEATING AND HOT WATER

- Air source heat pumps with water storage facility to provide heating and hot water.
- Wall mounted radiators.

PEACE OF MIND

- All windows fitted with hook restrictors.
- Stainless steel wall mounted down lights front and rear of property.
- Linked smoke alarms fitted.

FINISHING TOUCHES

- 4 panel moulded doors with chrome handles.
- Vinyl sheet flooring to entire ground floor (unless separate living room in which case carpet is required) and separate choice to first floor bathroom. Carpet to all other areas.

EXTERNAL FEATURES

- Both front and rears areas to be fully turfed or landscaped.
- Patio across the full width of each dwelling.
- Back garden tap.
- Clearly marked parking spaces.

AFTERCARE

- Elivia Homes has a dedicated customer aftercare department providing peace of mind for 2 years after you move in.

SERVICES

- Mains electricity and drainage.

GUARANTEES

- All the homes come with an LABC ten year structural warranty.

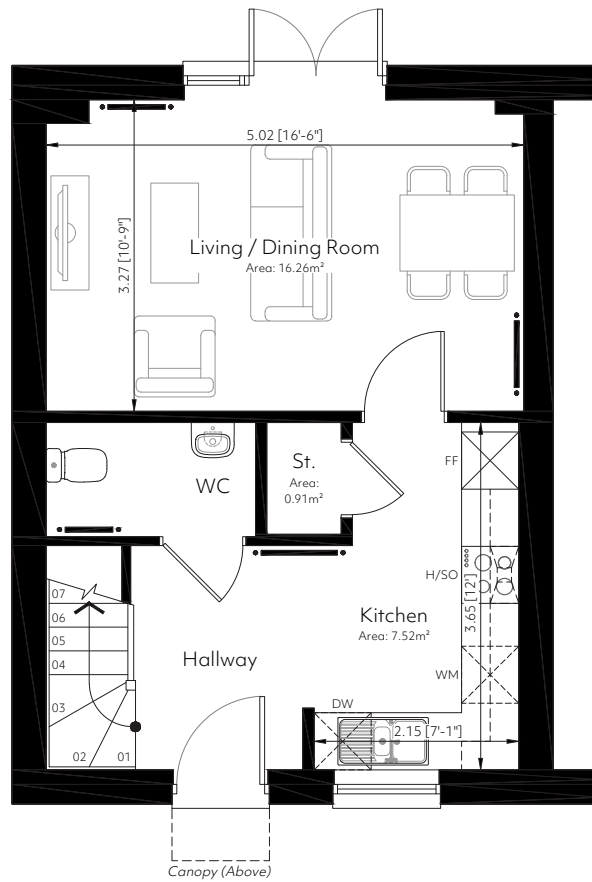
TENURE

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



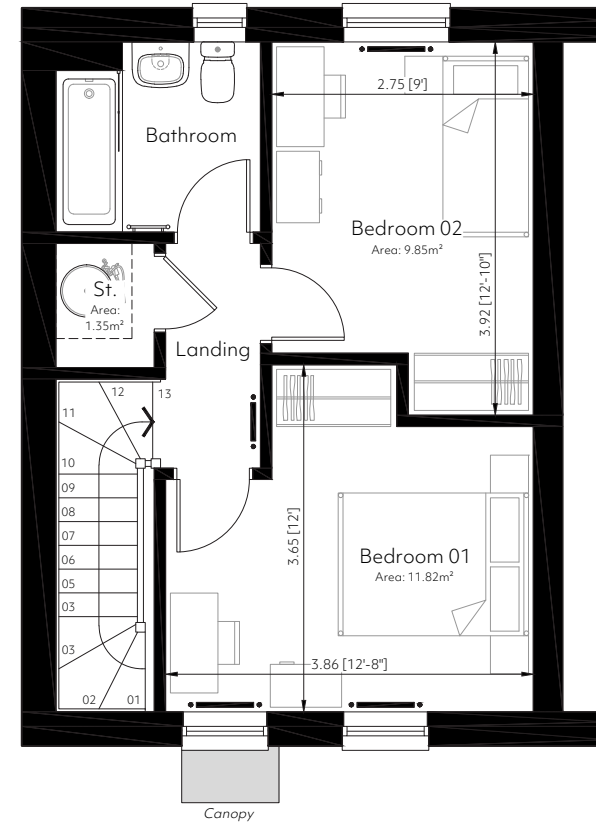
THE BIRCHWOOD - HOMES 34*, 47, 48, 49 & 50

2-BEDROOM, DETACHED* & SEMI DETACHED



Ground Floor Plan

Scale 1:50



First Floor Plan

Scale 1:50

GROUND FLOOR

Living/Dining Room	Kitchen
5020mm x 3270mm 16' 6" x 10' 9"	3650mm x 2150 mm 12' 0" x 7' 1"

FIRST FLOOR

Bedroom 1	Bedroom 2
3860mm x 3650mm 12' 8" x 12' 0"	3920mm x 2750mm 12' 10" x 9' 0"

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)

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

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

THE BIRCHWOOD
2 BEDROOM, DETACHED & SEMI DETACHED



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