THE
BEACON
SIX BEDROOM
DETACHED HOME
HOMES 7
KINGSGATE PLACE
BROADSTAIRS

THE BEACON SPECIFICATION

KITCHEN FEATURES

The shaker style kitchen is equipped with a range of wall and floor cabinets with stone work surfaces, under mounted sink and full height splash backs below wall units.

Fully integrated appliances to include :

- Siemens induction hob with extractor.
- Siemens single electric oven.
- Siemens single electric oven with grill.
- Samsung American fridge freezer with ice maker.
- Siemens dishwasher.
- Caple wine cooler.
- Quooker Boiling tap.
- 1810 1.5 sink.

Utility room is provided with a range of base units, stone work surface, stainless steel sink and drainer with space for washing machine and condensing dryer.

BATHROOM, EN SUITES AND CLOAKROOM

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

ELECTRICAL AND MULTIMEDIA

- Brushed chrome switch plates and sockets throughout.
- Double socket with USB inserts to be included in kitchen area, to the bed position in bedroom 1 and one in the study, drawing room, dining room and remaining bedrooms.
- 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 drawing room, study, 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).
- EV car charging station provided.
- Power provided to loft area.

CENTRAL HEATING AND HOT WATER

- Underfloor heating to ground floor via air source heat pump with thermostat control.
- Radiators to first floor with wireless thermostat.
- Hot water controlled via hot water cylinder.

PEACE OF MIND

- A wireless alarm system is provided to the house PIRs to ground floor, landing and master bedroom.
- 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

- American White Oak 5 vertical panel internal doors with chrome fittings with full glazed doors to the kitchen/breakfast/dining room and drawing room.
- French doors provided to the rear of the family room.
- Aluminium bi-fold doors provided to the dining area.
- Fireplace with wood burning stove provided to the drawing room.
- American White Oak staircase and handrail with softwood treads.
- French doors leading to balcony in bedroom 1 of plots 1, 3–7 & 18. Juliette balcony to plots 2 & 8.
- Sliding doors to wardrobe(s) with shelf and hanging space in bedroom 1.
- Wardrobe in bedroom 2.
- All internal joinery will consist of attractive skirtings 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.
- Double external waterproof socket to the rear of the property.
- External tap provided.
- Double garage to have electronically operated 'up and over' doors with remote control, power and light. (Plots 6 & 7 have an enlarged single garage. Plots 11 & 12 have a single garage).

AFTERCARE

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

SERVICES

- Mains electricity and drainage.
- BT 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 ten-year Q Assured Warranty.

TENURE

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

Ground Floor

Kitchen/Family/Dining Room	11.3 x 5.3m 37' 3" x 17' 8"	Drawing Room	5.3 x 4.1m 17' 8" x 13' 8"	Study	3.1 x 2.6m 10' 4" x 8' 10"

First Floor

Bedroom 1	4.9 x 3.6m 16' 2" x 11' 10"	Bedroom 2	4.1 x 3.6m 13' 8" x 11' 10"	Bedroom 3	4.1 x 3.4m 13' 8" x 11' 4"	Bedroom 5	3.8 x 2.6m 12' 9" x 8' 10"

Second Floor

Bedroom 4	4.2 x 3.1m 13' 10" x 10' 4"

Bedroom 6	4.7 x 2.2m 15' 7" x 7' 4"

KINGSGATE PLACE

BROADSTAIRS

The Elmwood	HOMES	1, 6 & 18
The Lanthorne	HOMES	2 & 8
The Beacon	HOMES	3 & 7
The Grafton	HOMES	4 & 5
The Reading	HOMES	9 & 13
The Cedar	HOME	10
The Astor	HOMES	11 & 12
The Grange	HOME	14
The Albion	HOME	15
The Botany	HOME	16
Affordable housing	HOMES	17, 19–24

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