



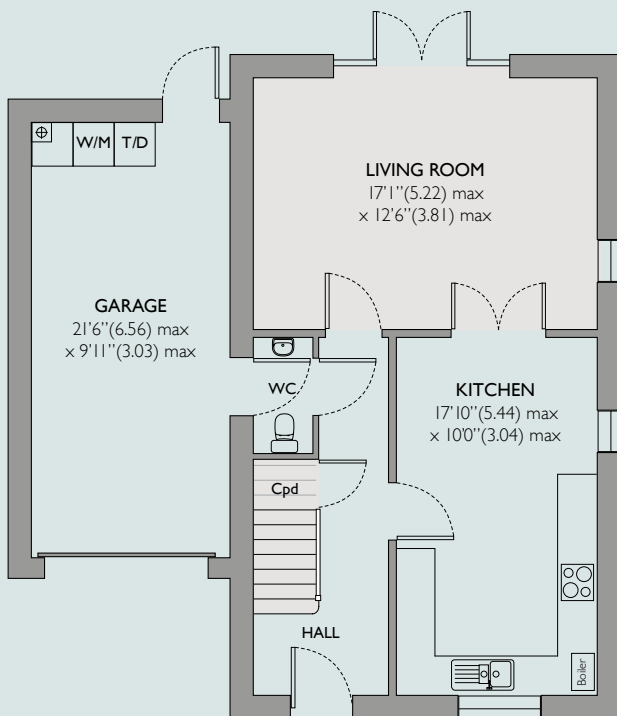
MADDOXWOOD

Summersdale, Lavant, Chichester

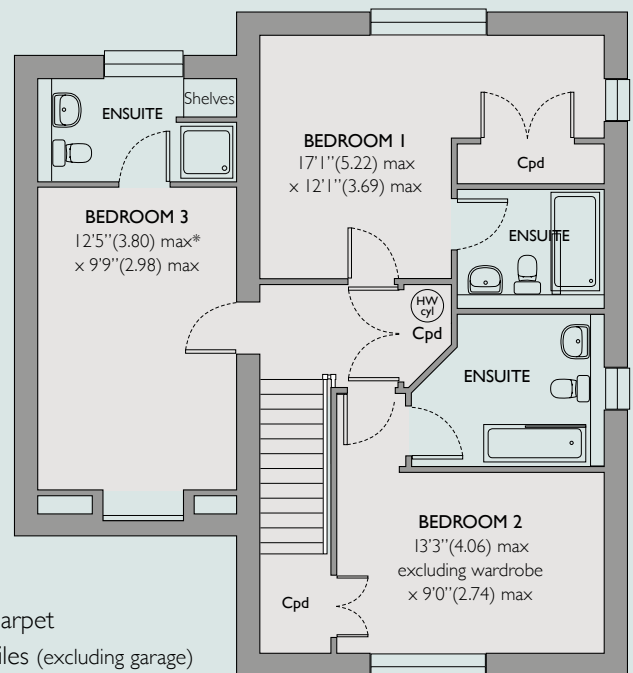
PLOTS 9 & 10



Two three bedroom detached homes with brick elevations and clay tile roof. The properties have an open plan kitchen, living and dining area leading to a Garden Room. There is an ensuite shower room to Bedroom 1 and a family bathroom.



Ground Floor



First Floor

carpet
tiles (excluding garage)

* to 1.5m headroom

SPECIFICATION



Images from previous Seaward development

General Construction

- Properties are constructed from a combination of quality bricks, flint, clay tiles and cladded elevations under grey slate or plain clay tile roofs.
- High quality UPVC double glazed windows.
- Entrance doors by Eurocell with polished stainless steel letter plate and door number.

Kitchens

- Stylish contemporary kitchens by Sylvarna Kitchen Design Studio
- Laminate worktops and upstands and glass splashback to hob.
- Soft close cupboard doors and drawers
- All kitchens equipped with Franke sink and Neff appliances including oven, gas hob, extractor, integrated fridge freezer, dishwasher, washing machine and tumble dryer*
- Ceramic floor tiles by Porcelanosa.

Subject to stage of construction, there is a choice of floor tile, kitchen door units, handles, worktops and glass upstands.

Bathrooms, Ensuites and Cloakrooms

- Bathrooms, ensuites and cloakrooms fitted with contemporary Roca sanitaryware, shower screens and chrome fittings.
- Soft close toilet seat.
- Ceramic wall and floor tiles by Porcelanosa with aluminium brushed chrome tile trim.
- Heated chrome towel rails.
- Fitted mirrors in bathrooms, ensuites and cloakrooms.

Doors & Staircases

- Oak veneer handrails and newel caps with white painted softwood stairs and newel posts. Stairs will be carpeted.
- Staircases will be fitted with stylish and contemporary glass balustrades with chrome fittings.
- Oak veneer internal doors by Todd Doors throughout with chrome door furniture, hinges and door stops. Some internal doors will have glazed panels. Please refer to individual property details.

Internal Joinery & Decoration

- Contemporary 'V' grooved skirting and architraves finished in white satinwood.
- Walls painted in Crown Grey Lace matt emulsion.
- Smooth finished ceilings painted in Brilliant White matt emulsion.
- Built in wardrobes to Bedroom 1 with hanging rail and oak veneer fitted shelving.

* or combined washer dryer

Electrical & Lighting

- Each home fitted with a combination of white LED downlights and low energy pendant lights.
- White sockets and light switches to living and bedroom areas, brushed stainless steel fittings to kitchen.

Home Entertainment & Communication

- Properties are wired for standalone terrestrial TV and FM/ DAB to be received in all bedrooms, living and family rooms.
- Digital aerial installation and distribution amplifier to loft space and cat5 media in hallway cupboard.
- Wiring is also installed for standalone SKY + HD.

Heating, water & Insulation

- Gas-fired central heating system with Vaillant boiler underfloor heating with zonal controls to ground floor and Stelrad compact panel radiators to first floor.
- Mains pressure hot water system with electronic programmer.
- High levels of insulation to floors, walls, windows and roof to meet Premier Guarantee standards.

Security & Peace of Mind

- High security lock to front door, BS7950 compliant with multipoint locking.
- Mains operated smoke detector with battery backup, loft light, external lights to front and rear.
- Carbon Monoxide detector.

Outside

- Fully landscaped front gardens with turfed rear garden and patio.
- Outside water tap and external electrical point.
- Garage with power and light points and drain.

General

- Fitted carpets to living rooms and bedrooms. Flooring finishes indicated on floor plans.

Warranty

- Each home is inspected at the critical stages of construction by Premier and comes with a 10 year warranty.

Please note that this information was correct at the time of going to press and certain details may have changed since printing. Floor plans, dimensions and kitchen layouts are taken from architectural drawings and are for guidance only. Computer Generated Images are not to scale and any trees and landscaping are indicative only. Finishes and materials may vary from those shown. This document does not constitute any part of a contract, nor does it constitute an offer. Seaward Properties reserves the right to make alterations to the specification at any time during the course of the construction without prior notice. Seaward Properties gives notice to prospective purchasers that none of the materials issued or visual depictions of any kind made on behalf of the Company can be relied on as accurately describing any proposed house development of the Company, and any of the Specified Matters from time to time prescribed by an Order made under the Property Misdescription Act 1991.