

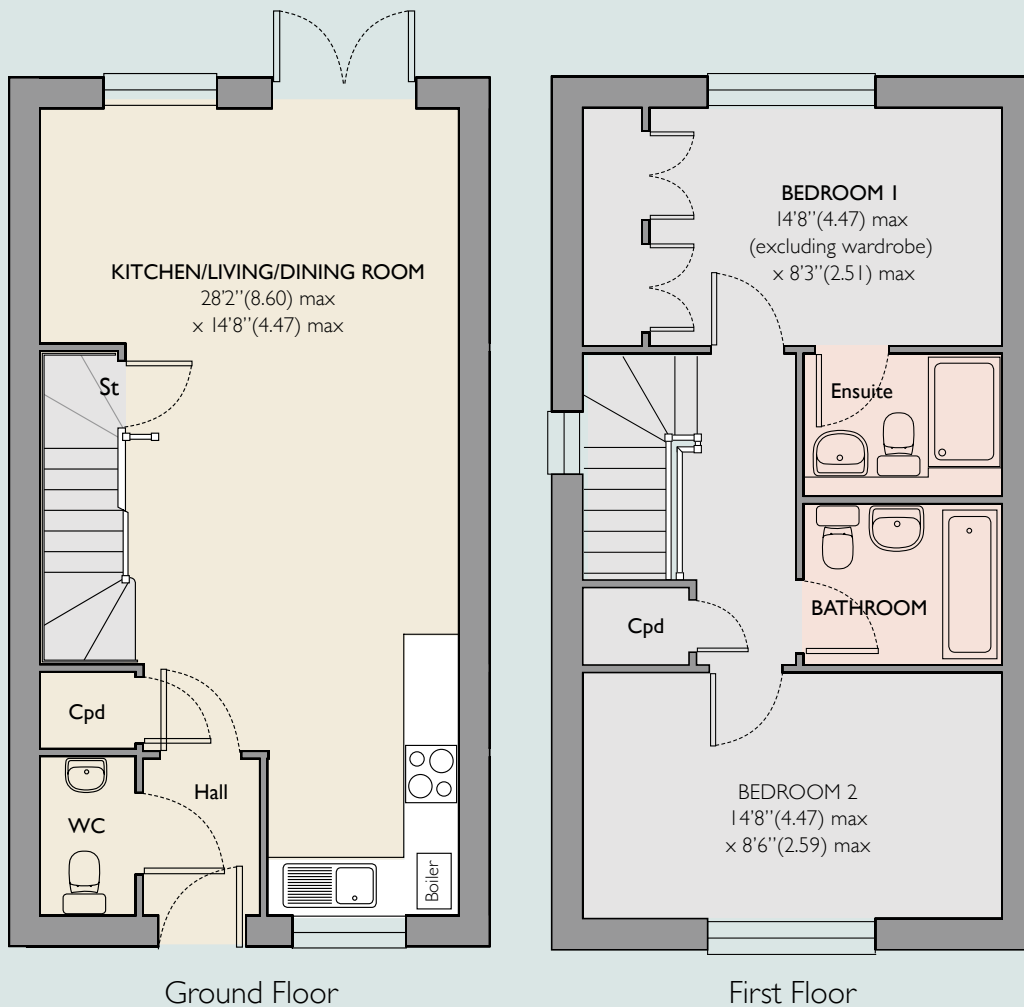


MADDOXWOOD
Summersdale, Lavant, Chichester

PLOTS 6 & 8



Two end terrace 2-bedroom homes with open plan kitchen, living and dining area. Bedroom 1 with ensuite shower room and wardrobe. Family bathroom. Two parking spaces.



carpet tiles (bathroom & ensuite) Vinyl (ground floor)

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

- Contemporary kitchens with laminate worktops and upstands.
- Soft close cupboard doors and drawers.
- Vinyl Flooring.

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.

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 and Stelrad compact panel radiators.
- 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.
- Two parking spaces

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.