

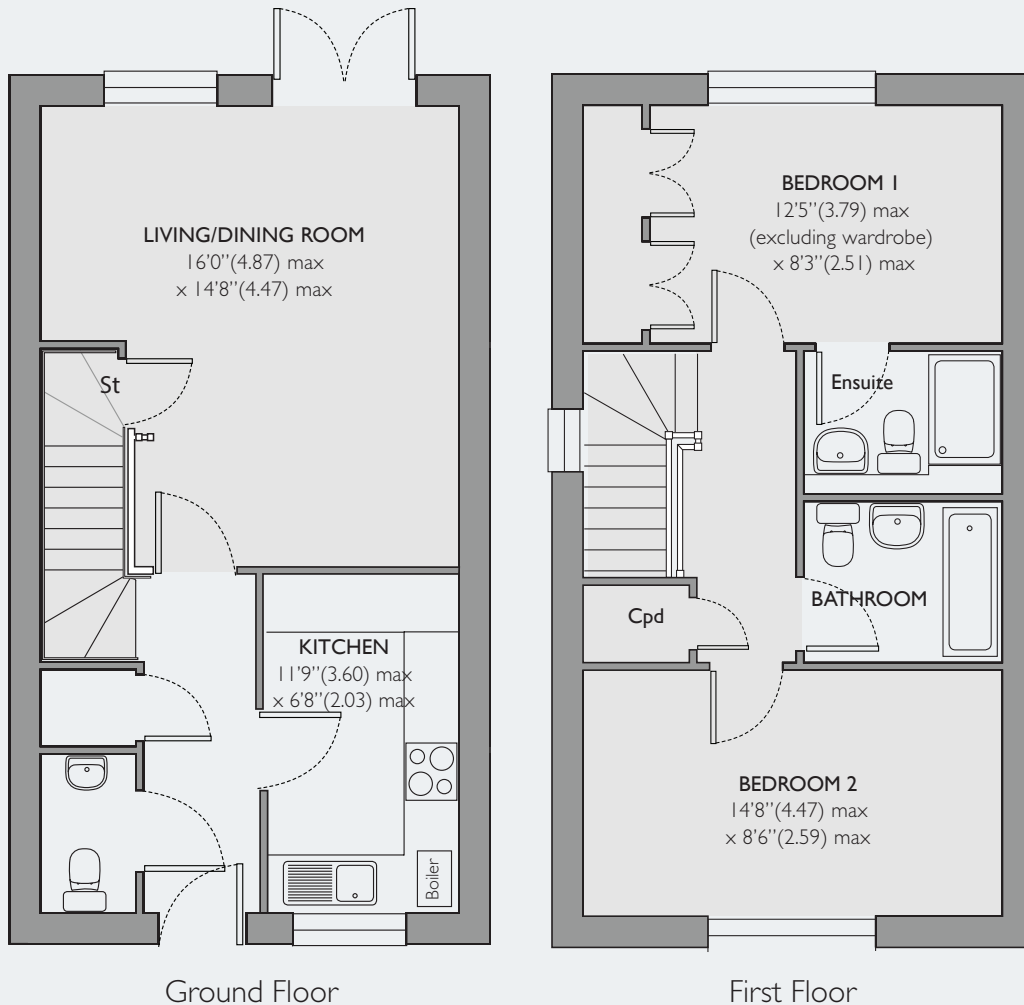


**MADDOXWOOD**  
Summersdale, Lavant, Chichester

**PLOT 7**

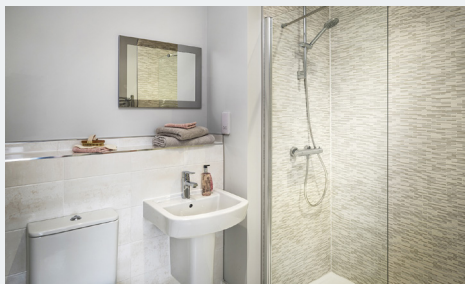
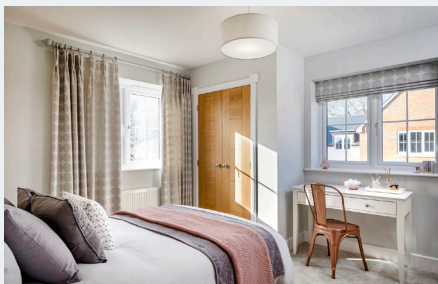


Mid-terrace 2 bedroom home with living/dining room and separate kitchen. Bedroom 1 with ensuite shower room and wardrobe. Family bathroom. Two parking spaces.



■ carpet □ tiles

## 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 Neff appliances, laminate worktops and upstands.
- Soft close cupboard doors and drawers.
- Ceramic floor tiles by Porcelanosa.

### 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.
- Oak veneer internal doors by Todd Doors throughout with chrome door furniture, hinges and door stops. Some internal doors will have glazed panels.

### 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 boiler 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.