

THE STEYNING SPECIFICATION

BEAUTIFULLY DESIGNED KITCHENS

- Contemporary kitchen designs
- Soft close doors and drawers
- Stone worktop and upstand
- One and half bowl stainless steel sink, with mono sink mixer tap by Vado
- Two single AEG ovens and microwave oven
- Induction hob with pull out extractor hood
- Energy efficient integrated AEG dishwasher
- Energy efficient separate full height AEG fridge and freezer
- Plumbing for washing machine and separate dryer in the utility
- Integrated wine cooler

STYLISH BATHROOMS

- Contemporary white sanitaryware, with chrome accessories by Vado
- Wall hung concealed cistern WC
- White steel enamel bath with over bath shower screen
- Wall mounted bath/shower mixer tap by Vado
- Chrome summer use towel warmers with TRVs
- Saloni wall tiling to selected areas
- Recessed cabinet in bathroom or en-suite dependant on layout
- Polished edge mirror over sanitaryware to selected rooms

INTERIOR FINISHES

- Saloni floor tiling to hall, cloakroom, kitchen/dining, utility and bathrooms, with Cormar carpet in all remaining areas
- White painted flush doors, with contemporary ironmongery
- White painted staircase and newel posts with white oak handrail
- Coordinated single paint finish to walls and satinwood paint finish on all internal joinery
- Telescopic aluminium loft ladder with handrail

ECOLOGY

- Hedgehog holes through gravel boards in fencing, to provide routes for hedgehogs
- Hedgehog houses in communal landscaped areas

SECURITY AND PEACE OF MIND

- Mains fed smoke/heat detector, with battery backup
- Mains fed carbon monoxide detector, positioned adjacent to gas boiler
- 10 year NHBC Buildmark Warranty, including 2 year defect and emergency out of hours cover

EXTERNAL

- Timber external entrance door
- UPVC double glazed windows with bi-folds to the living/dining area
- Closeboard fencing to rear gardens
- Landscaped front gardens and turfed rear gardens
- Paved paths and patio areas
- External tap in rear garden

HEATING, ELECTRICAL & LIGHTING

- Energy efficient combination boiler
- Underfloor heating on ground floor with gas fired radiator heating on first floor
- WiFi programmable heating controls
- LED downlights to hall, landing, kitchen/dining room, utility, bathroom, en-suite & cloakroom with pendant lighting in remaining areas
- White sockets and switch plates in all areas (stainless steel in kitchen) with integrated USB charging in kitchen and bedrooms
- Multi-gang grid switch for kitchen appliances
- Chrome shaver socket in all bathrooms
- Lighting to all external doors with internal switch
- Wired for terrestrial TV to hall media cupboard & digital aerial installation to loft space
- Wired for SkyQ to living room and alternative second position with blank plate, and all other rooms via SkyQ technology
- TV/satellite point in living room and secondary TV points in all bedrooms
- Electric car charging point

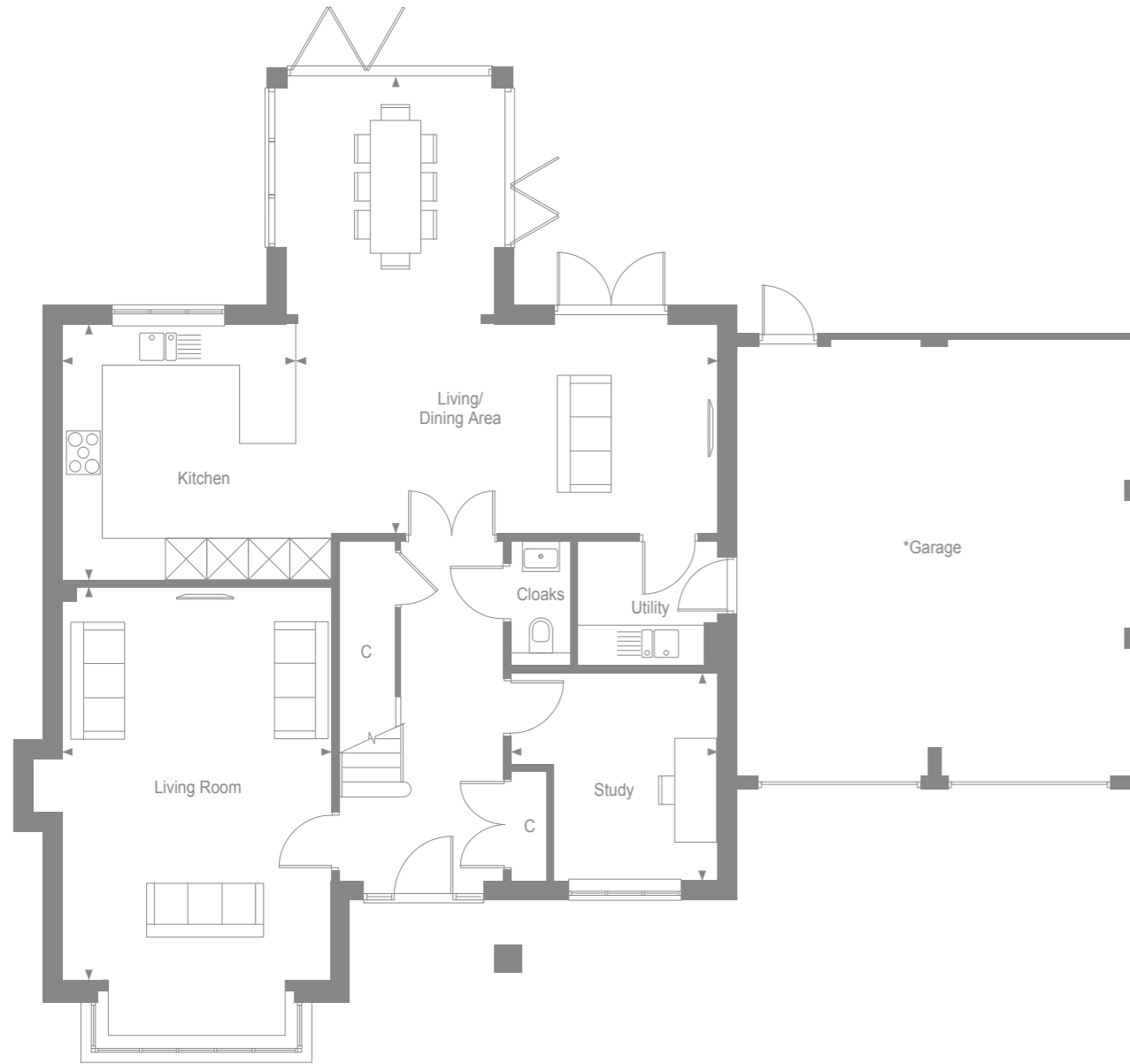


The Steyning



THAKEHAM

GROUND FLOOR



Kitchen	4.09m x 3.67m	13'4" x 12'0"
Living/Dining Area	6.83m x 3.33m	22'4" x 10'9"
Living Room	6.30m x 4.27m	20'6" x 14'0"
Study	3.29m x 3.29m	10'7" x 10'7"

Woodgate
PEASE POTPAGE



THAKEHAM

FIRST FLOOR



Bedroom 1	4.29m x 3.26m	14'1" x 10'9"
Bedroom 2	3.56m x 3.48m	11'6" x 11'4"
Bedroom 3	3.96m x 3.16m	12'9" x 10'3"
Bedroom 4	3.56m x 2.85m	11'6" x 9'3"
Bedroom 5	3.56m x 2.85m	11'6" x 9'3"

Woodgate
PEASE POTPAGE

*Garage to selected plots. Speak to sales consultant for more details.
Window variation for plot 386. *Terrace to plots 394 and 396 only

W - Wardrobe
C - Cupboard