



THAKEHAM



The Linchmere

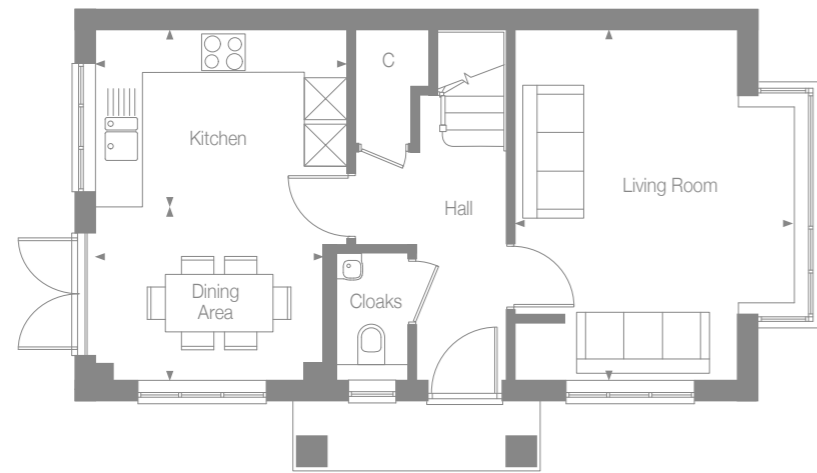
BERRY CROFT

Newick, East Sussex



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GROUND FLOOR



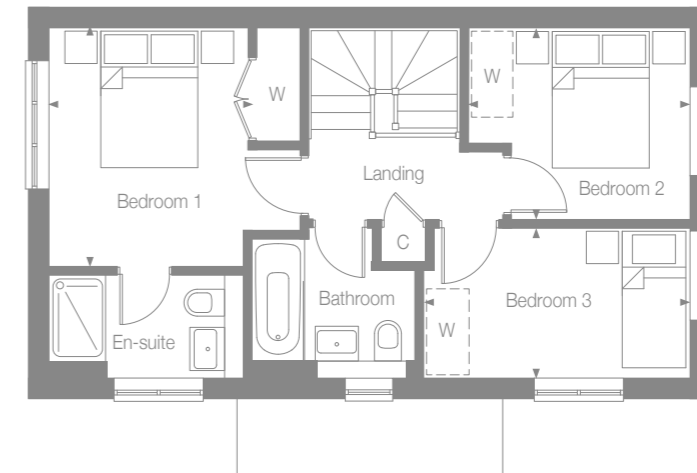
Kitchen	3.50m x 2.45m	11'5" x 8'0"
Dining Area	2.42m x 3.16m	7'11" x 10'4"
Living Room*	3.88m x 4.87m	12'8" x 16'0"

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FIRST FLOOR



Bedroom 1	2.78m x 3.31m	9'1" x 10'9"
Bedroom 2	3.08m x 2.60m	10'2" x 8'5"
Bedroom 3	3.71m x 2.09m	12'1" x 6'9"

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- W - Wardrobe
- C - Cupboard
- W (dashed) - Space for wardrobe
- * - Including bay



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THE LINCHMERE SPECIFICATION

BEAUTIFULLY DESIGNED KITCHENS

- Contemporary kitchen designs
- Soft close doors and drawers
- Laminate worktop and upstand
- One and half bowl stainless steel sink, with mono sink mixer tap by Vado
- Electrolux stainless steel single oven
- Induction hob with integrated extractor hood
- Energy efficient integrated Electrolux dishwasher
- Energy efficient integrated Electrolux 70/30 split fridge/freezer

STYLISH BATHROOMS

- Contemporary white sanitaryware, with chrome accessories by Vado
- Floor standing concealed cistern WC
- White steel enamel bath with over bath shower screen, shower in en-suite
- Wall mounted bath/shower mixer tap by Vado
- Porcelanosa tiles to selected areas

INTERIOR FINISHES

- Amtico vinyl flooring to hall, cloakroom, kitchen/dining and bathrooms, with Cormar carpet in all remaining areas
- White painted flush doors, with contemporary ironmongery
- White painted staircase, newel posts and handrail
- Coordinated single paint finish on wall and satinwood paint finish on all internal joinery

ECOLOGY

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

SECURITY & 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

- UPVC double glazed windows with French doors to kitchen/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
- Gas fired radiator heating throughout
- WiFi programmable heating controls
- LED downlights to hall, landing, kitchen, bathroom, en-suite and 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 selected bedrooms
- Multi-gang grid switch for kitchen appliances
- White shaver socket in all bathrooms
- Lighting to all external doors with internal switch
- Wired for terrestrial TV to hall media cupboard
- Wired for Sky Q to living room and all other rooms via Sky Q technology
- TV/satellite point in living room
- Electric car charging point

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