



THAKEHAM

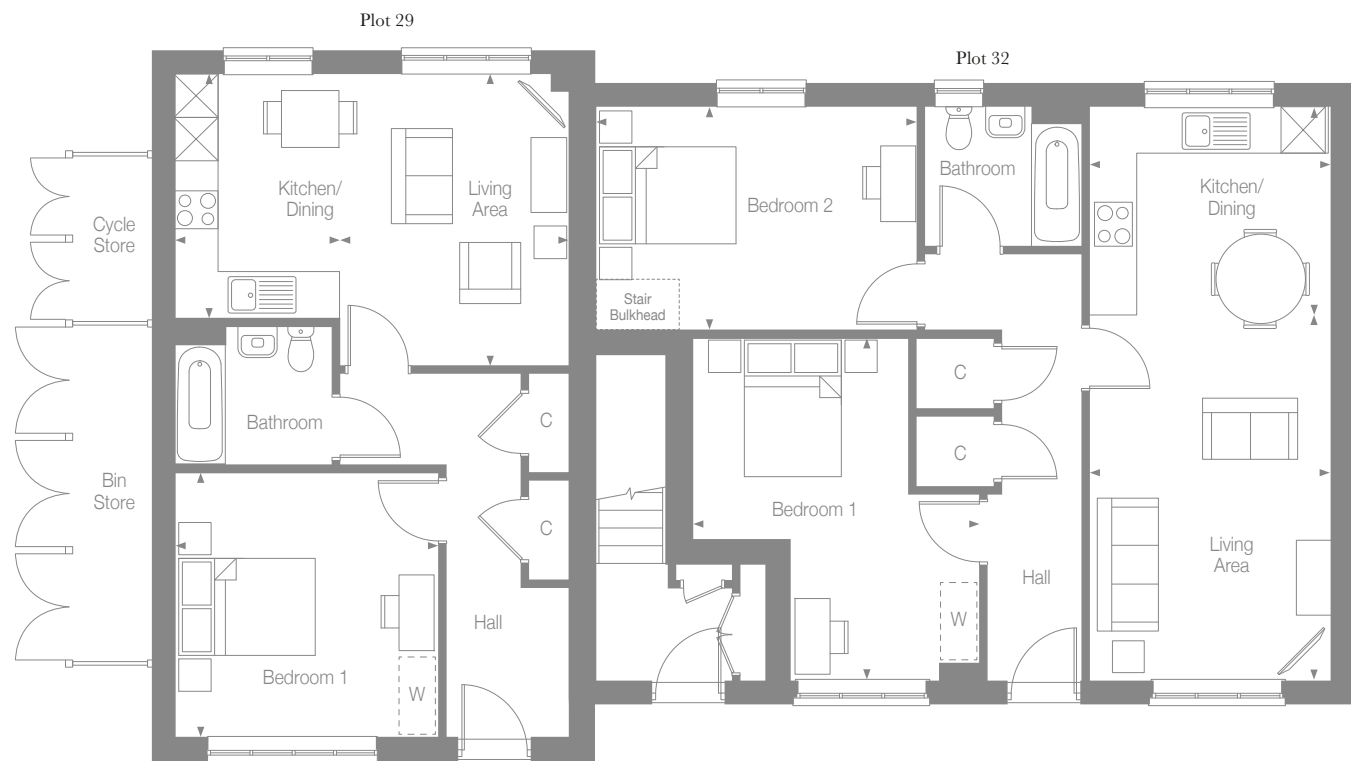


Orchard View Apartments

BERRY CROFT

Newick, East Sussex

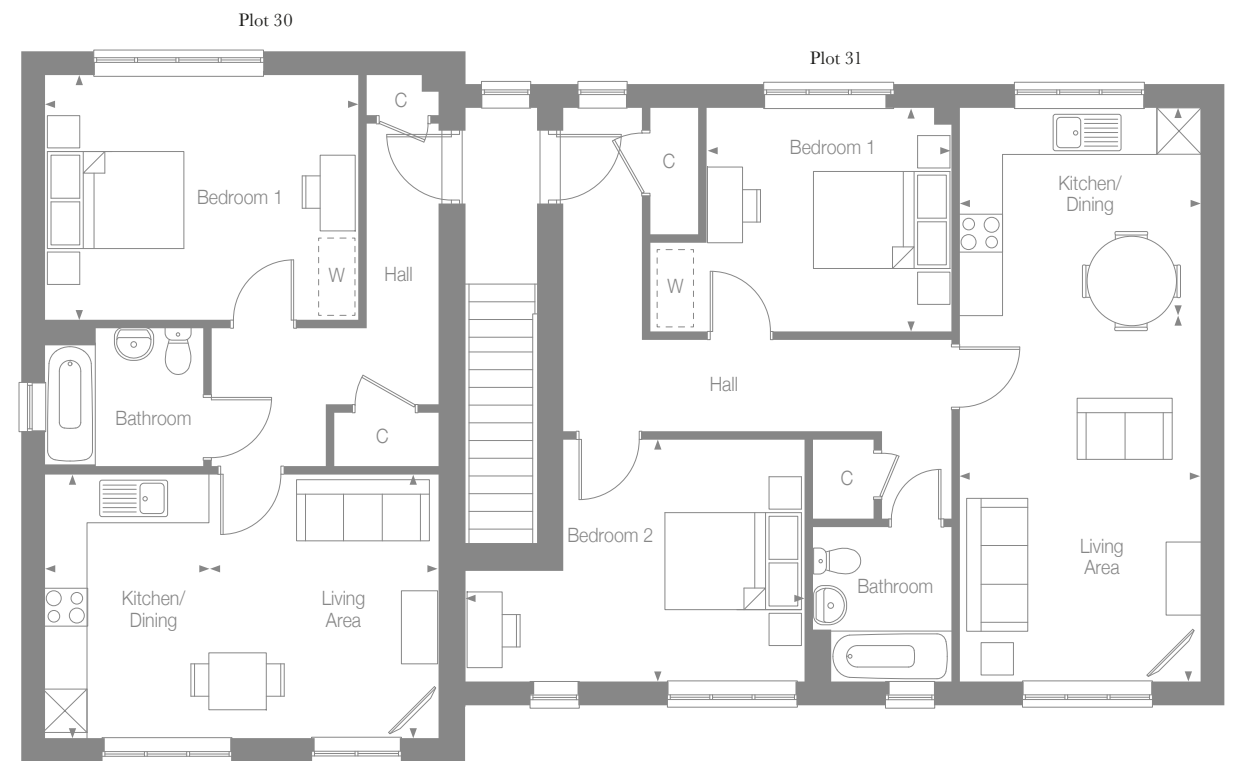
GROUND FLOOR



| | | |
|---------------------|--------------------|--------------------|
| Kitchen/Dining | 3.37m x 2.29m | 11'1" x 7'6" |
| Living Room | 4.03m x 3.17m | 13'2" x 10'5" |
| Bedroom 1 | 3.66m x 3.66m | 12'0" x 12'0" |
| Total Internal Area | 50.5m ² | 543ft ² |

| | | |
|---------------------|--------------------|--------------------|
| Kitchen/Dining | 2.90m x 3.35m | 9'5" x 11'0" |
| Living Room | 5.09m x 3.35m | 16'7" x 11'0" |
| Bedroom 1 | 4.75m x 3.98m | 15'6" x 13'0" |
| Bedroom 2 | 3.11m x 4.46m | 10'2" x 14'6" |
| Total Internal Area | 72.5m ² | 780ft ² |

FIRST FLOOR



| | | |
|---------------------|--------------------|--------------------|
| Kitchen/Dining | 3.67m x 2.89m | 12'0" x 7'5" |
| Living Room | 3.67m x 3.19m | 12'0" x 10'5" |
| Bedroom 1 | 3.40m x 4.36m | 11'2" x 14'3" |
| Total Internal Area | 50.5m ² | 543ft ² |

| | | |
|---------------------|------------------|----------------------|
| Kitchen/Dining | 2.90m x 3.35m | 9'5" x 11'0" |
| Living Room | 5.09m x 3.35m | 16'7" x 11'0" |
| Bedroom 1 | 3.11m x 3.40m | 10'2" x 11'2" |
| Bedroom 2 | 3.37m x 4.71m | 11'0" x 15'7" |
| Total Internal Area | 73m ² | 785.8ft ² |



THAKEHAM

SPECIFICATION

Available through First Homes scheme – Please speak to our Sales Consultants to find out more.

BEAUTIFULLY DESIGNED KITCHENS

- Contemporary kitchen designs
- Soft close doors and drawers
- Laminate worktop and upstand
- Stainless steel sink, with mono sink mixer tap by Vado
- Single multi function oven
- Electrolux ceramic hob with Zanussi extractor hood
- Energy efficient integrated slimline dishwasher
- Energy efficient integrated Zanussi 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
- 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
- Coordinated single paint finish on wall and satinwood paint finish on all internal joinery

ECOLOGY

- 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

HEATING, ELECTRICAL & LIGHTING

- Energy efficient combination boiler
- Gas fired radiator heating throughout
- WiFi programmable heating controls
- LED downlights to hall, kitchen/dining, bathroom and 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
- Brushed steel shaver sockets in all bathrooms
- Wired for terrestrial TV to communal loft void and communal riser cupboard
- Wired for Sky Q to living room and all other rooms via communal Sky Q technology
- TV/satellite point in living room and secondary TV points in all bedrooms
- Communal electric car charging point

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