

# TEMPLEGATE

Keymer Road, West Sussex

## *The Brockham*

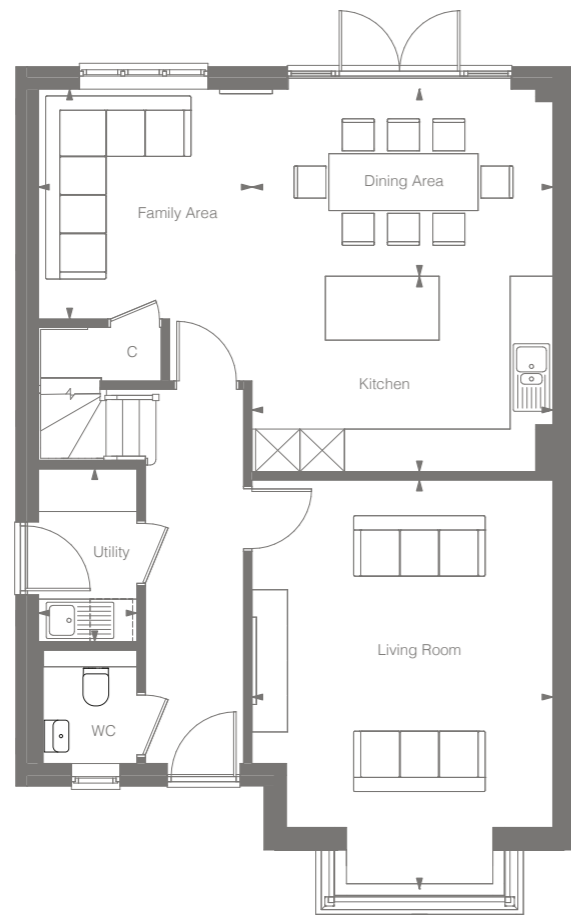
*4 bedroom home*



THAKEHAM

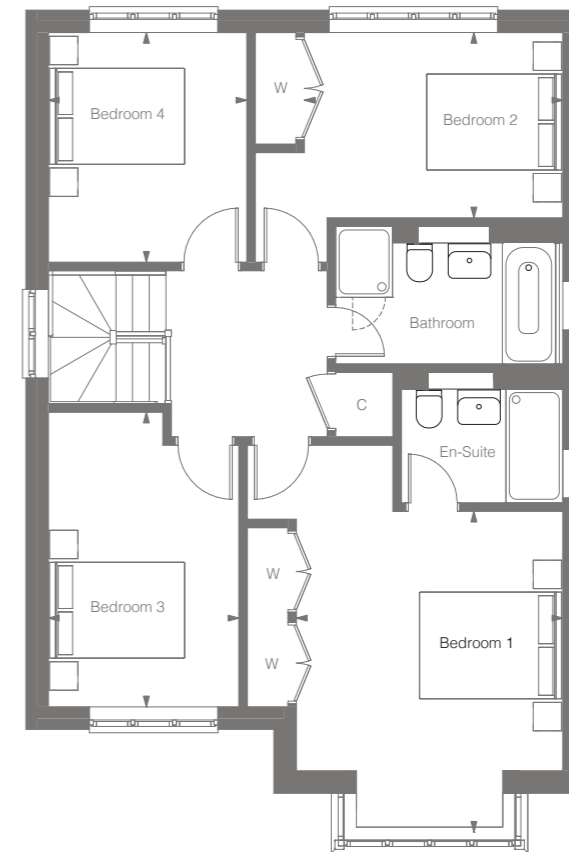
# The Brockham

4 bedroom home  
147 sqm | 1579 sqft



## GROUND FLOOR

Kitchen	4.23m x 2.75m	13'11" x 9'0"
Dining Area	4.23m x 3.0m	13'11" x 8'8"
Family Area	4.23m x 2.75m	9'10" x 10'7"
Living Room	5.75m x 4.23m	18'10" x 13'11"
Utility	2.43m x 1.39m	8'0" x 4'7"



## FIRST FLOOR

Bedroom 1	4.52m x 3.75m	14'10" x 12'4"
Bedroom 2	3.64m x 2.61m	11'11" x 8'7"
Bedroom 3	4.15m x 2.68m	13'7" x 8'9"
Bedroom 4	3.23m x 2.79m	10'7" x 9'2"

KEY: W – Wardrobe, C – Cupboard



# SPECIFICATION

## BEAUTIFULLY DESIGNED KITCHENS

- » Contemporary kitchen design
- » Soft close doors and drawers
- » Laminate worktop and upstand to kitchen and utility
- » Stainless steel sink, with mono sink mixer tap by Vado
- » AEG stainless steel double oven
- » Induction hob with integrated extractor hood
- » Energy efficient integrated AEG dishwasher
- » Energy efficient integrated AEG 70/30 split fridge/freezer
- » Provision for washer/dryer in utility room

## 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
- » Chrome towel warmers
- » Ceramic wall tiling to selected areas

## INTERIOR FINISHES

- » Amtico vinyl flooring to hall, cloakroom, kitchen/dining and bathrooms, with Cormar carpet in all remaining areas
- » White painted doors, with contemporary ironmongery
- » White painted staircase with redwood newels and oak caps
- » 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 where possible
- » Hedgehog houses in communal landscaped areas

## SECURITY & PEACE OF MIND

- » Mains fed smoke/heat detector, with battery backup
- » 10 year NHBC Buildmark Warranty, including 2 year defect and emergency out of hours cover

## EXTERNAL

- » UPVC double glazed windows with sliding doors to dining/family area and living room
- » 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

- » External Air Source Heat Pump with Hot Water Cylinder
- » Underfloor heating on ground floor with radiator heating on first floor
- » 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
- » Chrome 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 alternative second position with blank plate
- » TV/satellite point in living room
- » PV Panels to roof
- » Electric car charging point
- » Prewire and space provision for battery storage (Home energy storage and management system – 9.5 or 13.5kWh battery – to zero bills homes: Plots 105, 113)

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