

# TEMPLEGATE

Keymer Road, West Sussex

## *The Linchmere*

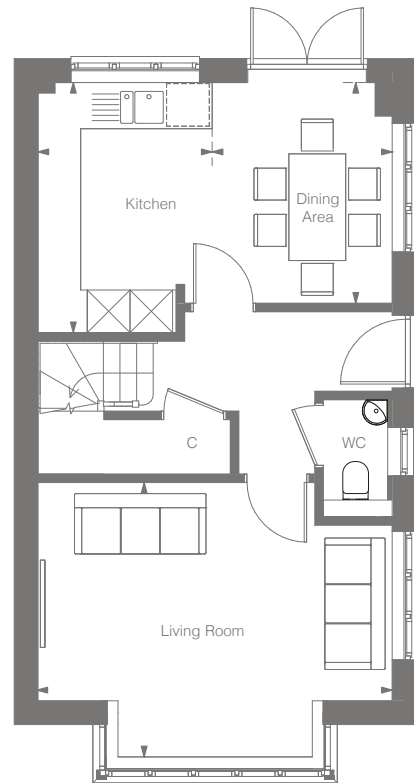
*3 bedroom home*



THAKEHAM

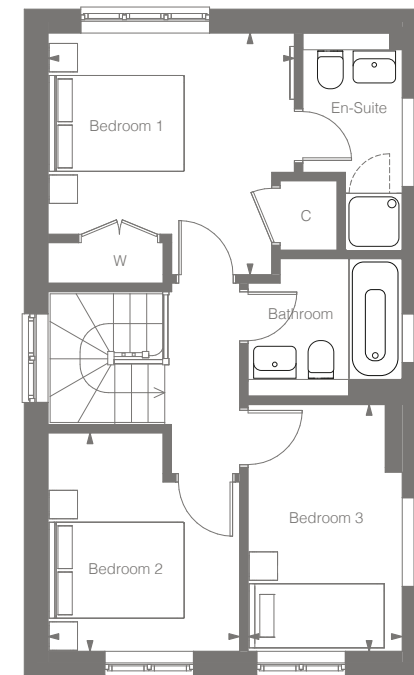
# The Linchmere

3 bedroom home  
88.7 sqm | 954 sqft



## GROUND FLOOR

Kitchen	3.52m x 2.45m	11'6" x 8'0"
Dining Area	3.10m x 2.53m	10'0" x 8'6"
Living Room	5.0m x 3.86m	16'6" x 12'6"



## FIRST FLOOR

Bedroom 1	3.46m x 3.40m	11'6" x 11'0"
Bedroom 2	3.07m x 2.69m	10'0" x 9'0"
Bedroom 3	3.47m x 2.17m	11'6" x 7'0"

KEY: W – Wardrobe, C – Cupboard



# SPECIFICATION

## BEAUTIFULLY DESIGNED KITCHENS

- » Contemporary kitchen design
- » Soft close doors and drawers
- » Laminate worktop and upstand
- » Stainless steel sink, with mono sink mixer tap by Vado
- » Electrolux stainless steel 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
- » White 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, 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 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 French 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
- » 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 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
- » 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 5, 17, 26, 47, 60, 65, 71, 82, 95, 103)

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