

SPECIFICATION

WESTCOTE PLACE | BINSTED | GU34 4PB

KITCHEN & FAMILY/DINING ROOM

- Contemporary kitchen units
- Apollo Quartz solid worktop and upstand
- Bosch double oven
- Bosch gas hob
- Bosch integrated dishwasher
- Bosch integrated full height fridge
- Caple Wine fridge
- Bosch extractor hood
- 1.5 Bowl Stainless Steel Sink
- Bristan Cherry Sink Mixer
- Chrome faceplates to electrical services
- LED spot lights with separate under cupboard feature lighting
- Ceramic floor tiling

UTILITY

- Base and wall units, with post formed worktops
- Space for washing machine
- Space for freezer
- 1 bowl sink and mixer tap
- Ceramic floor tiling

BATHROOM/EN-SUITE

- Elegant white suites from Roca range, with wall mounted WC's
- Roca mini vanity unit to cloakroom
- Roca vanity unit to family bathroom
- Bristan thermostatic showers
- Shower tray and screen where applicable
- Contemporary Bristan chrome fittings to sanitary ware, including rainhead showers and Bristan wall mounted bath taps
- Dual flush toilets
- Ceramic full height wall tiling around bath and shower, half height tiling to other areas
- Chrome ladder style towel rails
- Shaver / light point
- Mirror to bathroom and en-suites
- Ceramic floor tiling

HEATING AND HOT WATER

- Worcester Bosch energy efficient condensing gas boiler – Plots 2 and 3
Which? No. 1 Best Buy boiler brand 2019
- Mitsubishi Ecodan Air Source Heat Pump – Plot 1 only

- Megaflo pressurised hot water cylinder
- Thermostatically controlled radiators

LIGHTING AND ELECTRICS

- Chrome light switches throughout
- USB charging socket to kitchen, living room and all bedrooms
- Plentiful double power points throughout, including sockets in bed 4 to create home office
- Energy efficient lighting throughout
- Television point to kitchen, living room and master bedroom. Separate contract/dish required with TV provider
- Telephone points to kitchen, living room, master bedroom
- Smoke detectors fitted to current regulations, heat detector to kitchen
- External front porch light and rear light
- Wiring capability for electric car charging points
- Wiring for house alarm (alarm at additional cost)

DECORATIVE FINISHES

- Windows and patio doors - double glazed white UPVC
- Elegant 4 panel part glazed pebble grey composite entrance door
- Contemporary oak internal doors
- Chrome ironmongery
- Full height sliding wardrobe to master bedroom (option at additional cost)
- Smooth white ceilings throughout
- Colour choice dependent upon stage of build – otherwise Crown Grey Lace
- Deep skirting and architraves throughout
- Carpet and wooden floor coverings (option at additional cost)

EXTERNAL

- 2 dedicated covered parking spaces and 1 visitor space to each property
- Patios and paths in natural grey sandstone
- Turf to gardens with planting to front borders
- External socket to rear of property
- Outside water tap
- Block paving to parking spaces
- Tarmac and block paving to driveway/courtyard

GENERAL

- NHBC 10-year warranty
- Private access road

Note all specifications are subject to change without notification. All options dependent upon stage of build process. Options to be confirmed at reservation.