



# THE BIRTLEY

HOMES 2 & 3



**THE BRAMBLES**

Crowborough



# THE BIRTLEY SPECIFICATION



## KITCHEN FEATURES

- The Shaker Style kitchen is equipped with a range of wall and floor cabinets with laminate worktops, up stand and splash back.
- Fully integrated appliances to include a 4-zone induction hob, extractor, double oven, full height fridge/freezer, washer/dryer and dishwasher.

## BATHROOM, EN SUITE AND CLOAKROOM

- Contemporary white suites with chrome fittings.
- Cabinetry to cloakroom and bathroom.
- Heated white towel rail provided to the bathroom and en suite.
- Mirror and shaver socket provided to the bathroom and en suite.
- Ceramic wall tiles to the bathroom, en suite and cloakroom.

## ELECTRICAL AND MULTIMEDIA

- White switch plates and sockets provided to all rooms.
- Double socket with USB inserts to be included in kitchen and each side of the bed position in bedroom 1 and one in each remaining bedrooms.
- Recessed down lights or pendant lighting to all rooms.
- TV and BT points are provided to selected rooms with a provision for Sky plus HD (box, dish and subscription not included).
- CAT6 cabling from master BT point (under stairs cupboard) to TV position in the living room and bedroom 1 to allow for hard wired internet access to these locations only. Other locations to rely on wireless internet access (subscription not included).
- EV car charging station provided to single garage.
- Power provided to loft area.

## CENTRAL HEATING AND HOT WATER

- An efficient combination boiler controls both the hot water and central heating system, via radiators with thermostatic controls.

## PEACE OF MIND

- Double glazed PVCu windows and doors with multi point locking system.
- External lighting provided to all external doors.
- A mains fed smoke alarm is fitted to the hall and landing with a battery backup.

## FINISHING TOUCHES

- Vertical five panel moulded internal doors with chrome fittings finished in a white gloss with half glazed doors to the kitchen and dining/living room.
- French doors provided to the rear of the living/dining room.
- White painted softwood staircase with oak handrail.
- All internal walls finished in white paint.
- Wardrobe with shelf and hanging space provided to bedroom 1.
- All internal joinery will consist of attractive skirtings and architraves finished in a white gloss.
- Karndean flooring fitted plank style to the kitchen, hallway, cloakroom, en suite and bathroom.

## EXTERNAL FEATURES

- Landscaped front garden with feature planting.
- Turf to rear garden with an area of patio.
- External tap provided.
- External waterproof socket provided to the rear.
- Single garage to have manual opening door with power and light.

## AFTERCARE

- Elivia Homes Eastern has a dedicated Customer Aftercare Department providing peace of mind for two years after you move into the property.

## SERVICES

- Mains electricity, gas and drainage.
- BT Fibre Broadband speed up to 300mb (Subject to connection and subscription).

## GUARANTEES

- All the homes come with a ten-year NHBC warranty.

## TENURE

- Freehold.
- PEA = B



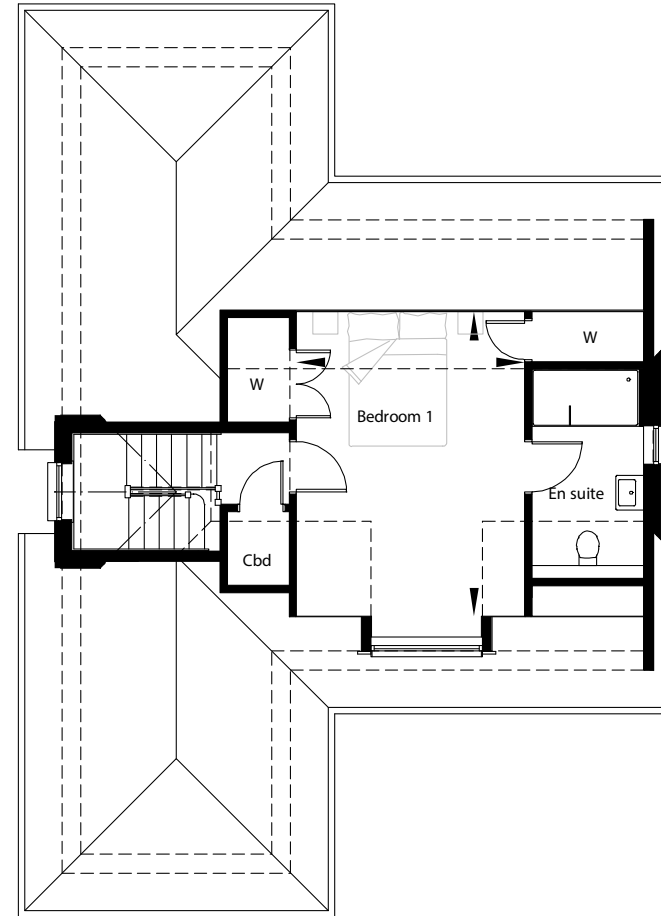
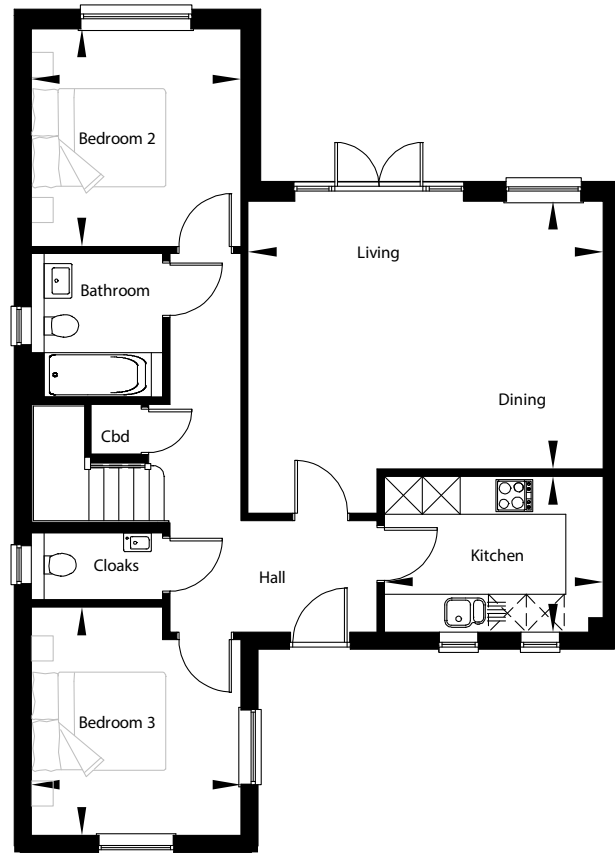
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# THE BIRTLEY HOMES 2&3

## 3 BEDROOM DETACHED

(Please note Plot 3 is handed)



### GROUND FLOOR

Living/Dining

5640mm x 4250mm  
18'-6" x 13'-11"

Kitchen

3474mm x 2474mm  
11'-4" x 8'-1"

Bedroom 2

3452mm x 3324mm  
11'-4" x 10'-11"

Bedroom 3

3624mm x 3324mm  
11'-10" x 10'-11"

### FIRST FLOOR

Bedroom 1

4830mm x 3620mm  
15'-10" x 11'-10"

**ELIVIA**  
— HOMES —



**2 & 3** **THE BIRTLEY**  
3 BEDROOM DETACHED



**THE BRAMBLES**  
Crowborough



*Protection for new-build home buyers*

The Brambles, a small development consisting of 26 homes, situated in the rural countryside of Crowborough, East Sussex.

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Please note plots 4-7 & 13-17 are Affordable Homes.