



THE GATEWAY
BEXHILL-ON-SEA



Specification

The Gateway

Bexhill-on-Sea | 01424 541 272

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Linden
HOMES

The Gateway

Bexhill

Use this guide to see what features are included in your new home. Your sales consultant will be happy to discuss the **Enhance** range of extras available.



Kitchen

| | 3 bedroom The Sunflower | 4 bedroom The Dahlia The Violet The Lavender The Iris |
|---|----------------------------|---|
| Moore's range fitted kitchen with laminate worktop | ■ | ■ ■ ■ ■ |
| Stainless steel sink and drainer (single bowl) with chrome mixer tap | ■ | ■ ■ ■ ■ |
| Stainless steel sink and drainer (single bowl) with chrome mixer tap in utility | | ■ |
| Indesit induction hob (60cm) with Indesit built-in single under oven, with stainless steel splashback and integrated silver hood | ■ | |
| Indesit induction hob (60cm) with built-in single under oven, with stainless steel splashback and 60cm stainless steel chimney hood | | ■ ■ ■ ■ |
| White pendant light holder | ■ | ■ ■ ■ ■ |
| Fridge / freezer space | ■ | ■ ■ ■ ■ |
| Space for dishwasher with plumbing and electrics | ■ | ■ ■ ■ ■ |
| Space for washing machine with plumbing and electrics in kitchen | ■ | ■ ■ ■ ■ |
| Space for washing machine with plumbing and electrics in utility | | ■ |

Bathrooms and en suite(s)

| | | |
|--|---|---------|
| Contemporary white sanitaryware | ■ | ■ ■ ■ ■ |
| Close coupled WC to cloakroom | ■ | ■ ■ ■ ■ |
| Low profile shower tray with glass enclosure in en suite | ■ | ■ ■ ■ ■ |
| Handheld hair wash attachment in bathroom | ■ | ■ ■ ■ ■ |
| Choice of standard Porcelanosa wall tiling (splashback, 450mm height over bath, and full-height to shower cubicle) | ■ | ■ ■ ■ ■ |
| White batten light holder | ■ | ■ ■ ■ ■ |

Doors and Windows

| | 3 bedroom The Sunflower | 4 bedroom The Dahlia The Violet The Lavender The Iris |
|--|----------------------------|---|
| Front door with multi-point security locking system and security chain | ■ | ■ ■ ■ ■ |
| PVCu double glazing to windows | ■ | ■ ■ ■ ■ |
| Double glazed PVCu French doors | ■ | ■ ■ ■ ■ |
| Internal ladder door style pre-primed with Brass Satin finish handles | ■ | ■ ■ ■ ■ |
| Paving outside French doors and path to garage personnel door (where applicable) | ■ | ■ ■ ■ ■ |

General

| | | |
|---|---|---------|
| White painted walls and smooth white ceilings | ■ | ■ ■ ■ ■ |
| TV point to living room and family area (where applicable) | ■ | ■ ■ ■ ■ |
| Main telephone socket to living room and study where applicable | ■ | ■ ■ ■ ■ |
| Heat Interface Unit (HIU) with Honeywell heating control and room thermostat(s) | ■ | ■ ■ ■ ■ |
| Thermostatic valves to all radiators (with the exception of rooms with separate thermostat control) | ■ | ■ ■ ■ ■ |
| Contemporary lantern to front door and wiring only to the rear door | ■ | ■ ■ ■ ■ |
| Mains wired smoke detectors with battery back-up | ■ | ■ ■ ■ ■ |
| Power and lighting to garage (where in curtilage of the plot) | ■ | ■ ■ ■ ■ |
| Enclosed rear garden, and garden gate (where applicable) | ■ | ■ ■ ■ ■ |
| NHBC Buildmark cover | ■ | ■ ■ ■ ■ |
| First two years' customer service support from Linden Homes | ■ | ■ ■ ■ ■ |

■ Fitted as standard - included in the property
* Subject to stage of construction

The specification shown is correct at the time of production. Linden Homes is continually reviewing and updating the specification on all house / apartment types and therefore reserves the right to change specification details. Photographs depict typical Linden Homes interiors and may include optional upgrades. For full details regarding the current specification and finishes, please speak to our sales consultant

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