



MADDOXWOOD

An impressive 3 bedroom detached home in Summersdale, Chichester



THE SPINNEYS



The Spinneys

A three bedroom detached home with brick elevations and a clay tile roof. The property has an kitchen/dining room and a separate living room. There is an ensuite shower room to Bedrooms 1 and 2 and a family bathroom.

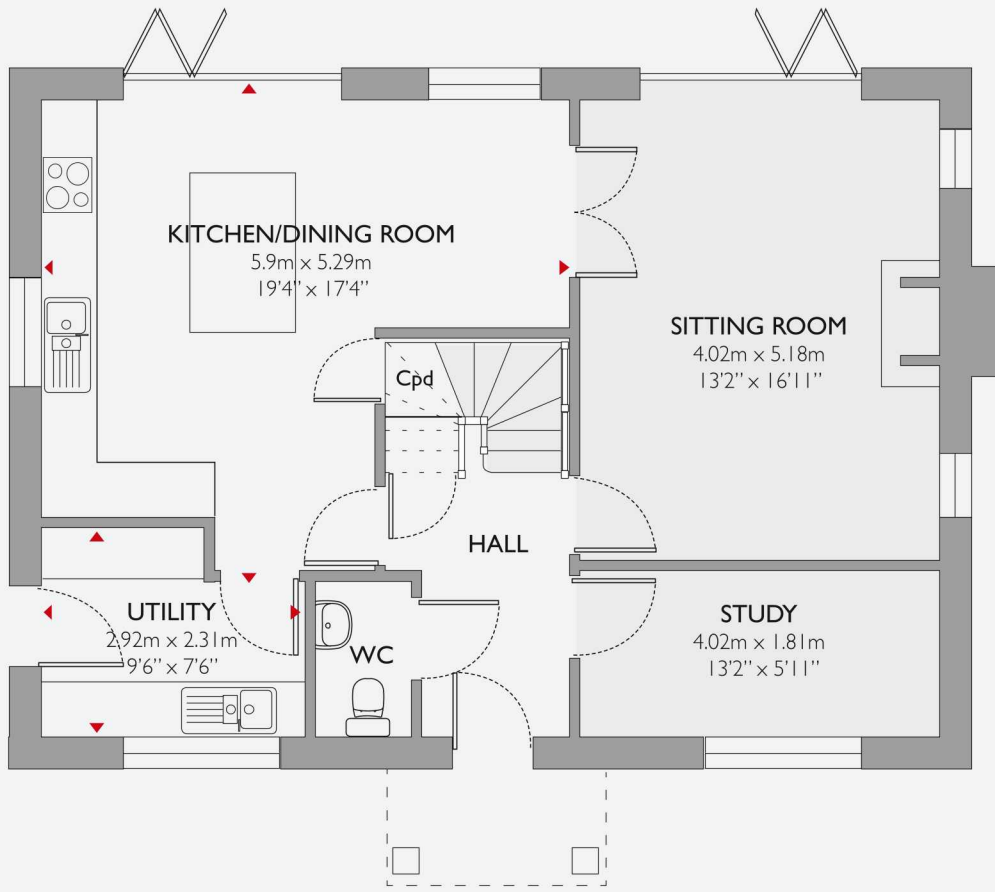


Seaward Homes are delighted to offer The Spinneys as part of the exclusive Maddoxwood development located in the highly sought after area of Summersdale in Chichester.

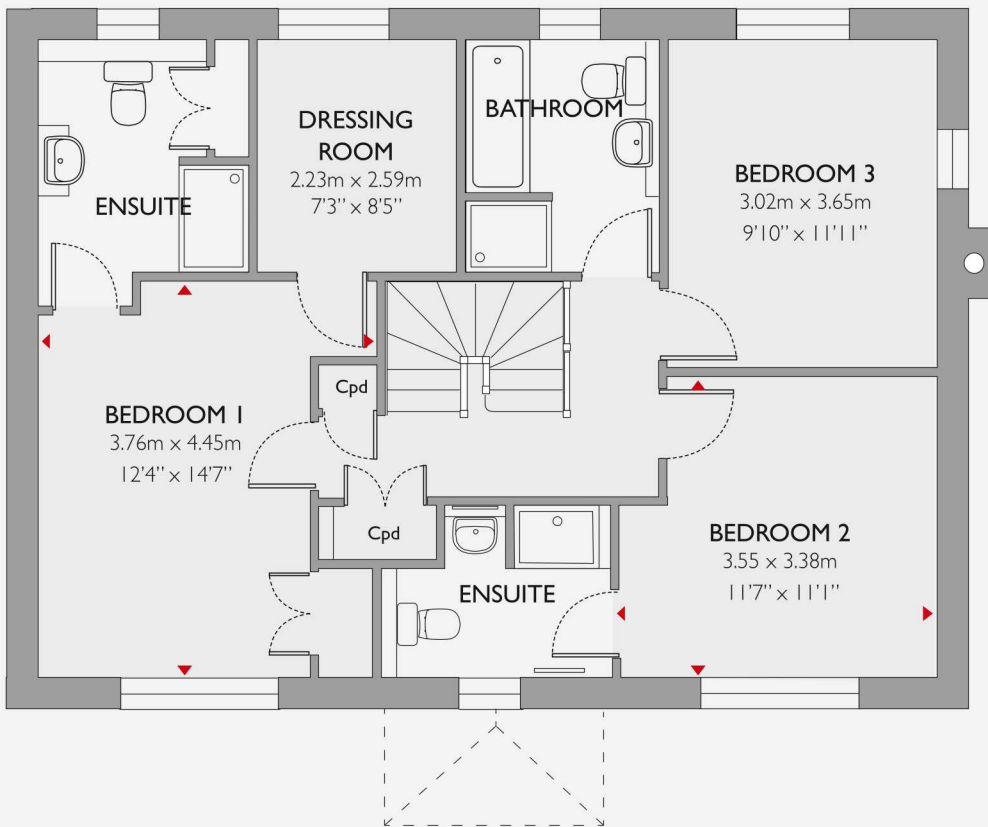
The City of Chichester blends old with new, from the magnificent medieval **Cathedral** to stylish shops and a wealth of restaurants. It also boasts a rich and varied range of cultural activities including the **Chichester Festival Theatre** and **Pallant House Gallery**.



The beautiful rolling countryside of the **South Downs National Park** is just minutes away and Chichester Harbour is a haven for sailors. The area has some beautiful beaches, including the Blue Flag beach at **West Wittering**. The Centurion Way cycle and pedestrian path which runs from Chichester to West Dean is accessible a short distance from Maddoxwood.



Ground Floor



First Floor

■ carpet □ tiles

The Spinneys: Specification



General Construction

- Properties are traditionally built using quality materials
- High quality UPVC double glazed windows.
- Entrance doors by Eurocell with polished stainless steel letter plate.

Kitchens

- Kitchens by Sylvarna Kitchen Design Studio
- Cimstone worktops, glass splashbacks, soft close cupboard doors and drawers
- All kitchens equipped with Franke sink and Neff appliances including oven, induction hob, extractor, integrated fridge freezer, dishwasher, washing machine and tumble dryer
- Ceramic floor tiles by Porcelanosa.

Bathrooms, Ensuites and Cloakrooms

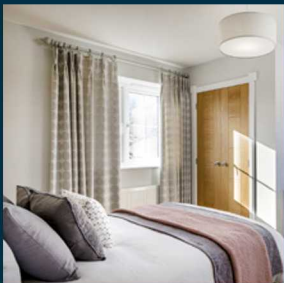
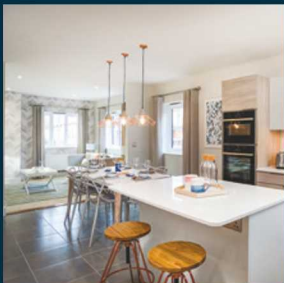
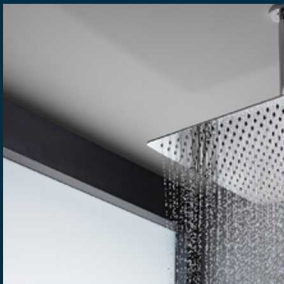
- Bathrooms, ensuites and cloakrooms fitted with contemporary Roca sanitaryware and chrome fittings.
- Ceramic wall and floor tiles by Porcelanosa with aluminium brushed chrome tile trim.
- Heated chrome towel rails.
- Fitted mirrors in bathrooms, ensuites and cloakrooms.

Doors & Staircases

- Staircases fitted with stylish and contemporary glass balustrades with chrome fittings.
- Oak veneer internal doors by Todd Doors throughout with chrome door furniture, hinges and door stops. Some internal doors will have glazed panels.

Internal Joinery & Decoration

- Contemporary 'V' grooved skirting and architraves finished in white satinwood.
- Walls painted in Dulux Timeless matt emulsion.
- Smooth finished ceilings painted in Brilliant White matt emulsion.
- Built in wardrobes to Bedroom 1 with hanging rail.



Electrical & Lighting

- White LED downlights and low energy pendant lights.
- White sockets and light switches to living and bedroom areas, brushed stainless steel fittings to kitchen.
- Car charging point to front of property.
- 1kWp solar PV panels to roof.

Home Entertainment & Communication

- Properties are wired for standalone terrestrial TV and FM/DAB to be received in all bedrooms, living and family rooms.
- Digital aerial installation and distribution amplifier to loft space and cat5 media in hallway cupboard.
- Wiring is also installed for standalone SKY + HD.

Heating, water & Insulation

- Gas-fired central heating system with Vaillant boiler underfloor heating with zonal controls to ground floor and Stelrad compact panel radiators to first floor.
- Mains pressure hot water system with electronic programmer.
- High levels of insulation to floors, walls, windows and roof to meet Premier Guarantee standards.

Security & Peace of Mind

- High security lock to front door, BS7950 compliant with multipoint locking.
- Mains operated smoke detector with battery backup, loft light, external lights to front and rear.
- Carbon Monoxide detector.

Outside

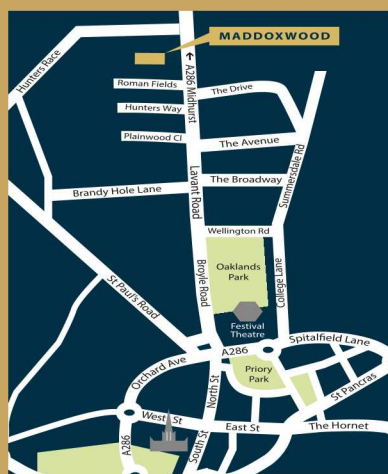
- Fully landscaped front gardens with turfed rear garden and patio.
- Outside water tap and external electrical point.
- Double car barn.

General

- Fitted carpets to living rooms and bedrooms. Flooring finishes indicated on floor plans.

Warranty

- Each home is inspected at the critical stages of construction by Premier and comes with a 10 year warranty.



From Chichester proceed north towards Lavant on the A286 (Lavant Road). After approximately 1 mile Maddoxwood will be on your left.

The nearest mainline station is Chichester with regular services to London (1 hr 35min)

The A27/M27 gives access across the south coast to the M23/M3. The A286 north from Maddoxwood offers a scenic route to the A3 and London via Midhurst.

For air travel the nearest airports are Gatwick (43 miles) and Southampton (30 miles).

Sat Nav reference PO19 5AD