

# Liberty Place

Hailsham





# Liberty Place

Hailsham

A taste of local life

[bovishomes.co.uk](http://bovishomes.co.uk)

**Bovis**  
**Homes** 

# Welcome to Liberty Place

This attractive new development is on the edge of the historic market town of Hailsham overlooking the East Sussex countryside and only ten miles from the coast and the scenic South Downs.

Liberty Place is just over a mile from Hailsham town centre which has a range of shops, supermarkets, pubs and restaurants as well as weekly markets. There are several local schools plus health, leisure and sports facilities.

At Liberty Place you have a choice of 2, 3, 4 and 5 bedroom homes all carefully designed to meet the needs of today's modern lifestyles and ideal for family living.

The A22 connects the area to the M25 and London, 60 miles away and the M23 and southwards to Eastbourne which is only 9 miles. The nearby A27 provides a direct link to the county town of Lewes and the A26 to Royal Tunbridge Wells, only 19 miles. Trains run from Polegate Railway Station, five miles away, to London Victoria, Gatwick Airport, Brighton and many south coast towns. For air travel Gatwick Airport is 47 miles.

Hailsham has a variety of local shops and national chain stores including WH Smith and Boots as well as Asda, Waitrose and Tesco supermarkets. The Market Square hosts weekly retail markets and monthly farmers' markets and its historic livestock market is the last still running in Sussex. For further choice Brighton, 23 miles, has more than 80 top stores at the Churchill Square Shopping Centre, specialist retailers at the Marina and antiques shops at The Lanes.

For fitness-lovers there's gym, swimming and ten pin bowling at the Freedom Leisure Centre, film and drama at Hailsham's grade II listed Pavilion Cinema and Theatre and art at Gallery North. The Museum and Heritage Centre records the town's history of pre-Roman settlements, listed buildings and its 15th Century church.

There are pubs, cafes, restaurants and for thrill-seekers an adventure park and speedway stadium. Walkers, cyclists and horse riders can enjoy the Cuckoo Trail path, a former railway line and Common Pond is the town's serene wildlife haven. Hailsham Country Park offers 22 acres of woodland, water and wildflower meadows and it's only a few miles to the stunning South Downs National Park or the popular coastal resorts.

So if you're looking for a quality new home within an historic market town, your search ends here!



# The perfect position

## Education for everyone

There are several primary schools in Hailsham, including Hawkes Farm Primary School, which is well respected. There is also Grovelands School and White House Academy, run by the Lilac Sky Schools Academy Trust.

For senior pupils there's Hailsham Community College for 11 – 18-year-olds and Bede's is an independent school with a nursery and prep facilities and senior education for 13 to 19-year-olds.

**Polegate Railway Station**  
5.2 miles | 17 mins drive

17 mins



**White House Academy**  
0.5 miles | 8 mins walk

8 mins



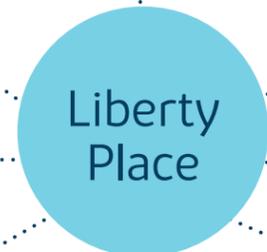
**Hailsham Country Park**  
2 miles | 11 mins drive

11 mins



**Common Pond**  
1.2 miles | 5 mins drive

5 mins

**Freedom Leisure Centre**  
0.7 miles | 3 mins drive

3 mins



**Hailsham community college**  
1.3 miles | 17 mins walk

17 mins



**South Downs National Park**  
10 miles | 21 mins drive

21 mins



**Hailsham Pavilion Theatre & Cinema**  
1.2 miles | 5 mins drive

5 mins




# A community to be proud of

We know that the area surrounding your new home is just as important as the features within your new property. As well as bringing a range of new homes to the area, we also make a commitment, these commitments are chosen based on the needs of our new community and we work with the local council to deliver them. We are proud to have invested over **£5.2 million** in local schemes to support the community surrounding your new home in Hailsham.

“Bovis Homes has invested more than **£5.2 million** towards community schemes”

These schemes include:

Sports and leisure



Public art



Waste management



Improved public transport services



Libraries



Public open space improvement



Primary schools



Cycle routes





# Liberty Place

Hailsham

Development plan

[bovishomes.co.uk](http://bovishomes.co.uk)



# Liberty Place

## Hailsham

### 4 bedroom homes

-  The Juniper
-  The Chestnut
-  The Aspen
-  The Maple
-  Sage Home 

### 5 bedroom home

-  The Birch

### Pre-sold homes

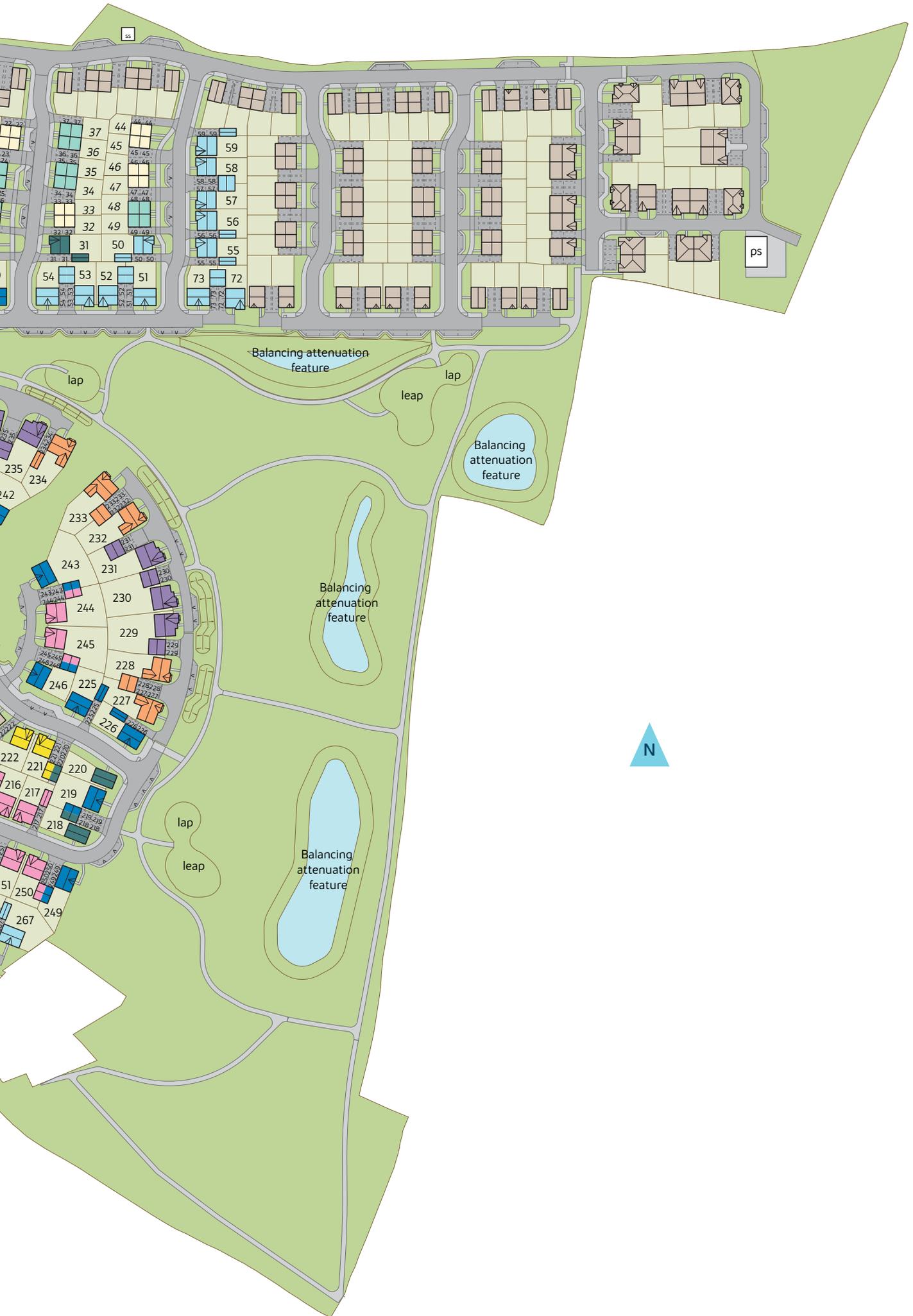
-  2 bedroom homes
-  3 bedroom homes
-  4 bedroom homes

 Sage Homes  
built by Bovis Homes

 Linden Homes development

v visitor space  
 ss substation  
 ps pumping station  
 lap local area of play  
 leap local equipped area of play





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ps

Balancing attenuation feature

lap

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Balancing attenuation feature

Balancing attenuation feature

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Balancing attenuation feature

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# Liberty Place

Marshfoot Lane, Hailsham

BN27 2RE

01323 315161

## From Eastbourne

- Head north-east on Seaside Road / A259 towards Cavendish Place
- At the roundabout, take the 1st exit onto Lottbridge Drive
- At the Lottbridge roundabout take the 3rd exit onto the A22
- At Shinewater Roundabout, take the 2nd exit onto Golden Jubilee Way / A22
- At the next roundabout, take the 2nd exit onto A22
- At Golden Jubilee Roundabout, take the 1st exit onto Polegate Bypass / A27
- At Cop Hall Roundabout, take the 4th exit onto A22
- Continue on A295
- At the roundabout, take the 2nd exit onto South Road / A295
- Bear right onto Vicarage Lane, turn left onto Marshfoot Lane
- Liberty Place can be found on the right



This plan has been produced for home identification purposes only and is not to scale. The development layout, landscaping and tenure of all dwellings may be subject to change throughout the course of the development. Finishes and materials may vary from those shown on the plan. Please check the details of your chosen plot and housetype with the sales consultant. Development layout plan correct at time of production.

Vistry South East Midlands region  
11 Tower View, Kings Hill, West Malling, Kent ME19 4UY. Telephone: 01732 280 400

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EHOMB DS13590 / 05.25

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# Liberty Place

Hailsham

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# The Bowley

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## 2 bedroom home

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### About this home

The Bowley is a stunning new home offering a modern open plan kitchen and dining/living area. The French doors let the natural light pour into the spacious area whilst giving access to the rear garden. The two bedrooms allow flexible space for a guest room or study. The family bathroom is fitted with a stylish white suite. There is also a large storage cupboard to help keep your home neat and tidy.

### Key features

- Open plan kitchen/dining and living area
- Two spacious bedrooms
- Useful storage cupboard
- French doors to garden
- Family bathroom



# The Bowley

## Ground floor



Ground floor	metres	feet / inches
Kitchen	7.21 x 4.11	23'8" x 13'6"
Bedroom 1	4.67 x 3.05	15'3" x 10'0"
Bedroom 2	4.04 x 2.65	13'3" x 8'8"

# The Spruce

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## 3 bedroom home

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### About this home

This attractive double-fronted property is designed to impress with stunning features throughout. This includes French doors, a separate sitting room and open plan kitchen / dining area. The separate utility room means a quiet, relaxed kitchen / dining room to enjoy time with guests. Upstairs there is a good-sized bathroom and three bedrooms, with bedroom one benefiting from an ensuite and dedicated dressing area.

### Key features

- Separate utility room
- Ensuite and dressing area to bedroom one
- Separate sitting room
- Double fronted home
- Large and welcoming entrance hallway



# The Spruce

## Ground floor



## First floor



Ground floor	metres	feet / inches
Sitting Room	5.53 x 3.32	18'1" x 10'10"
Kitchen	3.23 x 2.69	10'7" x 8'9"
Dining Area	3.14 x 2.30	10'3" x 7'6"

First floor	metres	feet / inches
Bedroom 1	3.39 x 3.33	11'1" x 10'11"
Bedroom 2	3.61 x 3.18	11'10" x 10'5"
Bedroom 3	3.61 x 2.25	11'10" x 7'4"

# The Juniper

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## 4 bedroom home

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### About this home

The Juniper really does have the wow-factor with its open plan kitchen with dining / family room, which stretches the full width of the house. Bi-fold doors welcome the outside in and are perfect for summer BBQs on the patio. This is a property that is created for modern day living, with versatile spaces throughout and four good-sized bedrooms. Bedroom one has an ensuite and the flexible ground floor study is an ideal space to fit every lifestyle.

### Key features

- Bi-fold doors to the rear garden
- Open plan kitchen with dining and family area
- Separate sitting room
- Versatile space for study or playroom
- Ensuite to bedroom one
- Single garage and driveway for 2 cars



# The Juniper

## Ground floor



## First floor



Ground floor	metres	feet / inches
Kitchen / Dining / Family Area	7.21 x 3.51	23'7" x 11'6"
Sitting Room	4.55 x 3.04	14'7" x 10'0"
Study	2.34 x 1.85	7'8" x 6'0"

First floor	metres	feet / inches
Bedroom 1	4.66 x 3.05	15'3" x 10'0"
Bedroom 2	2.97 x 2.84	9'8" x 9'3"
Bedroom 3	3.60 x 2.38	11'9" x 7'9"
Bedroom 4	3.51 x 2.38	11'6" x 7'9"

# The Chestnut

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## 4 bedroom home

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### About this home

The Chestnut is an attractive double-fronted home. The house benefits from several useful living spaces: a large sitting room with French doors to the rear garden, a study and a spacious kitchen and family/dining area with bifold doors to garden. Upstairs features a generous landing, naturally lit with its own window, there are four bedrooms plus an ensuite to Bedroom one and family bathroom.

### Key features

- Bi-fold patio doors and French doors to rear garden
- Open plan kitchen / dining area and family room
- Separate sitting room
- Ground floor study
- Ensuite to bedroom one
- Garage and parking for 2 cars



# The Chestnut

## Ground floor



## First floor



Ground floor	metres	feet / inches
Kitchen	4.03 x 3.04	12'2" x 9'11"
Dining / Family Area	4.59 x 2.85	15'0" x 9'4"
Sitting Room	4.98 x 3.40	16'4" x 11'1"
Study	3.40 x 1.81	11'1" x 5'11"

First floor	metres	feet / inches
Bedroom 1	3.24 x 2.98	10'7" x 9'8"
Bedroom 2	3.48 x 3.36	11'5" x 11'0"
Bedroom 3	3.25 x 2.35	10'7" x 7'8"
Bedroom 4	3.42 x 2.34	11'2" x 7'8"

Please refer to the sales consultant for specific plot details as the illustrations shown are computer generated impressions of how the property may look so are indicative only. External details or finishes may vary on individual plots and homes may be built in either detached or attached styles depending on the development layout. Exact specifications, window styles and whether a property is left or right handed may differ from plot to plot. The floorplans shown are not to scale. Measurements are based on the original drawings. Slight variations may occur during construction.

# The Aspen

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## 4 bedroom home

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### About this home

The Aspen's unique design features, teamed with a number of traditional touches, give this home its unique and instant appeal. The property has a stunning open plan kitchen with dining room where guests will enjoy taking drinks outside through the stylish bi-fold doors. A separate sitting room and study means there's plenty of space to enjoy some peace and quiet. Upstairs are four bedrooms and a bathroom, bedroom one is unique with an ensuite and plentiful space for built in wardrobes.

### Key features

- Ground floor study
- Large cloakroom with utility area
- Bi-fold doors to the rear garden
- Ensuite to bedroom one
- Separate sitting room
- Open plan kitchen with dining area
- Garage and parking for 2 cars



# The Aspen

## Ground floor



## First floor



Ground floor	metres	feet / inches
Kitchen / Dining Area	7.77 x 3.37	25'6" x 11'0"
Sitting Room	5.04 x 3.39	16'6" x 11'1"
Study	2.01 x 2.01	6'7" x 6'7"

First floor	metres	feet / inches
Bedroom 1	5.04 x 3.39	14'9" x 13'5"
Bedroom 2	3.58 x 3.09	11'9" x 10'2"
Bedroom 3	4.07 x 2.45	13'4" x 8'0"
Bedroom 4	3.61 x 2.45	11'10" x 8'0"

# The Maple

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## 4 bedroom home

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### About this home

The Maple is a spacious home with superior styling, which certainly gives it the wow-factor. Downstairs there is a study, cloakroom and sitting room with a stunning bay window. One of the most outstanding aspects of the ground floor is the open plan kitchen with family / dining area where light pours in through the bi-fold doors. With four generous bedrooms and two with ensembles this is a home that is perfect for families and those that love to entertain.

### Key features

- Bi-fold doors to the rear garden
- Separate sitting room
- Separate utility
- Large open plan kitchen / dining area and family room
- Study
- Ensembles to two bedrooms



# The Maple

## Ground floor



## First floor



Ground floor	metres	feet / inches
Kitchen	3.59 x 3.39	11'9" x 11'1"
Family / Dining Area	7.31 x 3.23	23'11" x 11'1"
Sitting Room	4.50 x 3.50	14'9" x 11'5"
Study	2.50 x 2.29	8'2" x 7'6"

First floor	metres	feet / inches
Bedroom 1	3.57 x 3.39	11'8" x 11'1"
Bedroom 2	3.68 x 3.57	12'0" x 11'5"
Bedroom 3	4.13 x 2.89	13'7" x 9'5"
Bedroom 4	2.95 x 2.89	9'8" x 9'5"

# The Birch

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## 5 bedroom home

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### About this home

This is a home with a difference. You'll notice it the moment you step through the door; the light, the layout, the sense of space in every room. From the front-facing study / dining room and centrepiece sitting room, to the stunning showcase kitchen with adjoining sitting area and feature bi-fold doors. With five spacious bedrooms, two ensuite, The Birch is a house you'll be proud to call home.

### Key features

- Open plan kitchen with family area and bi-fold doors
- Separate utility room
- Ground floor study
- Premium fitted kitchen choices
- Ensuites to bedrooms one and two
- Double garage



# The Birch

## Ground floor



## First floor



Ground floor	metres	feet / inches
Family / Dining Area	5.42 x 3.51	17'9" x 11'6"
Study	3.41 x 3.00	11'2" x 9'10"
Kitchen	3.94 x 3.71	12'11" x 12'2"
Sitting Room	4.17 x 3.61	13'8" x 11'10"

First floor	metres	feet / inches
Bedroom 1	3.62 x 3.51	11'10" x 11'6"
Bedroom 2	3.92 x 2.89	12'8" x 9'4"
Bedroom 3	3.06 x 2.82	10'0" x 9'3"
Bedroom 4	3.31 x 2.83	10'8" x 9'3"
Bedroom 5	2.83 x 2.67	9'3" x 8'7"

# Personalise your new home with upgrades and extras from our **Select** range, where the choice is yours

Customise your kitchen with stylish worktops and the latest modern appliances and personalise your bathrooms with stunning ceramics.

Using the **Select** range there are various options allowing you to create your perfect property which is truly unique to you.

You can personalise every space in your home from kitchen cupboards and electrics to built in wardrobes and if you have a preference for flooring, you can select from our diverse range that includes luxurious carpets, stylish Karndean, ceramics and vinyl.

Pick up a **Select** brochure sales consultant today to find an extensive list of items available, including:

- Quartz or Granite worktops
- A selection of kitchen packages including integrated appliances
- Flooring
- Built-in wardrobes
- Upgraded tiling and many more!

The choice is yours - with **Select**.



# Purchase assistance schemes

Wherever you are in the home-buying market - a first-time buyer, looking to step up the property ladder or a downsizer - we have a variety of great purchase assistance schemes!

## Smooth Move

Are you an existing home owner? Our Smooth Move service is designed to help you sell your old property quickly so that you can make the move into a brand new Bovis Home. We'll deal with the estate agents on your behalf, and even pay the estate agents' fees when your house is sold!

## Home Exchange

Are you an existing home owner? Our Home Exchange scheme is the simple way to make sure you don't lose out on your brand new Bovis Home - and saves you time and money along the way. We'll buy your property at market value, therefore there are no last minute 'drop-outs', you avoid estate agents fees, and there are no price renegotiations late in the day!

## Key Worker

Helping essential key workers get on the housing ladder with assistance from Bovis Homes and access to purchase assistance schemes requiring as little as a 5% deposit.

## Armed Forces

**TRINITY**

Helping members of the Armed Forces to own a home with assistance from Bovis Homes, the government and the Ministry of Defence.

# A home designed with you in mind

We are constantly reviewing our houses and ensuring they are everything that our customers want in a home. We are proud to have developed and launched a new range of homes.

These homes have been created to embrace modern design and styling, whilst retaining classic architectural traditions. An integral part of the design process for our new range of homes was to ensure they have a real wow factor and eye-catching kerb appeal. From designing external elevations to create attractive street scenes through to maximising the flow and size of the rooms, the homes include a variety of features to capture the attention.

The size, positioning and number of windows in our new housing collection have created bright and airy homes, this mixed in with the higher ceilings gives your property a spacious feel.

The flow and layout of the new homes has been a key consideration to accommodate today's lifestyles, with a focus on future living. With the kitchen at the heart of the home, impressive family spaces have been included within them to create sociable living areas, while attention on main bedrooms and en suites has given the homes added desirability.

Many of the properties include popular bi-fold doors helping to bring the outside in and enhance the gardens as an extended living area.



# Firm foundations means peace of mind for you

When buying a new home, you want to be sure you can trust your builder. Choosing a Bovis Home gives you the peace of mind that comes from choosing a company that has been building some of the **best homes in the UK for more than a hundred years.**

We pride ourselves on being one of the country's leading housebuilders and have established an enviable reputation for the quality of our build and design, specification and customer service.

Each Bovis Home is carefully planned both to meet your needs and to integrate into the existing location.

We will often use local materials and reflect regional features. Trees are retained wherever possible and new landscaping added, along with footpaths and cycleways in many cases to help create a wonderful place to live.

## So much choice...

Part of the excitement of buying a new home is the thrill of being the first person to live in the property and having a brand new contemporary kitchen and modern bathroom. Our premium brand partners ensure that all of our fixtures and fittings comply with the latest Government building regulations and only branded appliances are installed in your new home.

Once you know what specification comes included, you'll have a choice from our specially selected tiles for your kitchen and bathrooms, as well as kitchen worktops and cupboard doors. You can then use the Bovis Homes **Select** brochure to add the finishing touches to your home to make it extra special for you!

From personalising your bathrooms with stunning ceramics, or adding smooth sliding wardrobes to your main bedroom, there are a wide range of additional options and upgrades available.

The availability of items is subject to the stage of build, and can vary by development and house type. Our sales consultants will be happy to provide guidance.



The specification shown in this leaflet is correct at the time of going to press. Bovis Homes is continually reviewing and updating the specification on all housetypes and therefore reserves the right to change specification details. Photographs depict a typical Bovis Homes interior and may include optional upgrades. For full details regarding current specification and finishes, for the plots you are interested in, please refer to our sales consultant.

Produced by the Vistry Group Design Studio.

EHOMB DS07918 / 10.23

**Bovis  
Homes** 



# Liberty Place

Hailsham

Specification

[bovishomes.co.uk](http://bovishomes.co.uk)

**Bovis  
Homes** 

# Liberty Place

## Hailsham

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

### Kitchen

	2 bedroom The Bowley	3 bedroom The Spruce	4 bedroom The Juniper	The Chestnut	The Aspen	The Maple	5 bedroom The Birch
Choice of Standard fitted kitchen (doors and worktops)	■	■	■	■	■		
Choice of Premium fitted kitchen (doors and worktops)						■	■
Stainless steel sink and drainer (single and a half bowl) with chrome mixer tap	■	■	■	■	■	■	■
Stainless steel sink and drainer (single bowl) with chrome mixer tap in utility		■				■	■
Hotpoint hob (60cm) with built-in single oven, with stainless steel splashback and curved glass chimney hood	■	■					
Hotpoint hob (75 cm) with built-in double high level oven, with glass splashback and curved glass chimney hood			■	■	■		
Bosch (75cm) hob with built-in double oven at high level, with glass splashback and stainless steel pyramid chimney hood						■	■
Pendant fitted lighting	■	■	■	■	■	■	■
LED under-unit flexible strip lighting							■
Fridge / freezer space	■	■					
Integrated (Indesit) 50 / 50 fridge freezer			■	■	■	■	■
Space for integrated dishwasher with plumbing and electrics	■	■	■	■	■		
Integrated (Indesit) dishwasher						■	■
Space for washing machine with plumbing and electrics in utility	■	■			■	■	■
Space for washing machine with plumbing and electrics in kitchen			■	■			

### Bathrooms and en suite(s)

Ideal Standard contemporary white Concept Air sanitary ware suite with Aqua blade WC technology	■	■	■	■	■	■	■
Ideal Standard close coupled WC to cloakroom	■	■	■	■	■	■	■
Handheld hair wash attachment	■	■	■	■	■	■	■
Walk in shower in en suite to selected bedrooms		■	■	■	■	■	■
Choice of standard Porcelanosa wall tiling (splashback, half-height over bath, and full-height to shower cubicle)*	■	■	■	■	■	■	
Choice of standard Porcelanosa wall tiling (half-height to walls with fitted sanitary ware, half-height over bath, and full-height to shower cubicle)*							■
Chrome bezel LED bulkhead to bathroom and en suite(s)	■	■	■	■	■	■	■
Chrome towel warmer in bathroom and en suite(s)			■	■	■	■	■



2 bedroom  
The Bowley  
3 bedroom  
The Spruce  
4 bedroom  
The Juniper  
The Chestnut  
The Aspen  
The Maple  
5 bedroom  
The Birch

### Doors and Windows

Front door with three-point security locking system and security chain	■	■	■	■	■	■
Chrome plated front door numbers	■	■	■	■	■	■
PVCu double glazing to windows	■	■	■	■	■	■
Double glazed PVCu French doors	■	■	■	■	■	■
Powder coated aluminium double glazed bi-fold doors			■	■	■	■
Internal doors to be Cottage style pre-primed with Brass Satin finish handles	■	■	■	■	■	■
Paving outside French / bi-fold door and path to garage personnel door (where applicable)	■	■	■	■	■	■

### General

White painted walls and smooth white ceilings	■	■	■	■	■	■
Combined usb / double sockets in kitchen and bedroom 1	■	■	■	■	■	■
Multi-media point in living room	■	■	■	■	■	■
Gas central heating with wall mounted combi-boiler, programme selector and room thermostat(s)	■	■	■	■	■	■
Gas central heating with wall mounted boiler and separate hot water cylinder, programme selector and room thermostat(s)					■	■
Thermostatic valves to all radiators (with the exception of rooms with separate thermostat control)	■	■	■	■	■	■
Fitted external tap	■	■	■	■	■	■
External light fitted to front porch and wiring for external light to rear door	■	■	■	■	■	■
Mains wired smoke detectors with battery back-up	■	■	■	■	■	■
Battery powered Carbon Monoxide detector (wall mounted)	■	■	■	■	■	■
Power and lighting to 'on plot' garage (where applicable)	■	■	■	■	■	■
Electric vehicle (EV) charging point	■	■	■	■	■	■
Enclosed fenced rear garden, and garden gate (where applicable)	■	■	■	■	■	■
Turf to rear garden	■	■	■	■	■	■
Landscaped front gardens	■	■	■	■	■	■
NHBC Buildmark cover	■	■	■	■	■	■
First two years' customer service support from Bovis Homes	■	■	■	■	■	■

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

This specification indicates, by means of a dot (■), the items that are included within the home. If there is no dot in a column, the item is not included. Any item not expressly listed or indicated within this specification is excluded from the standard build. For information on the Select upgrade options available depending on build stage, please speak with a sales consultant.

## So much choice...

Part of the excitement of buying a new home is the thrill of being the first person to live in the property and having a brand new contemporary kitchen and modern bathroom. Our premium brand partners ensure that all of our fixtures and fittings comply with the latest Government building regulations and only branded appliances are installed in your new home.

Once you know what specification comes included, you'll have a choice from our specially selected tiles for your kitchen and bathrooms, as well as kitchen worktops and cupboard doors. You can then use the Bovis Homes **Select** brochure to add the finishing touches to your home to make it extra special for you!

From personalising your bathrooms with stunning ceramics, or adding smooth sliding wardrobes to your main bedroom, there are a wide range of additional options and upgrades available.

The availability of items is subject to the stage of build, and can vary by development and house type. Our sales consultants will be happy to provide guidance.



The specification shown in this leaflet is correct at the time of going to press. Bovis Homes is continually reviewing and updating the specification on all housetypes and therefore reserves the right to change specification details. Photographs depict a typical Bovis Homes interior and may include optional upgrades. For full details regarding current specification and finishes, for the plots you are interested in, please refer to our sales consultant.

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