

# Cooper Adams

AS GOOD AS OUR WORD

1 BRICKYARD COTTAGES, LONG FURLONG, CLAPHAM VILLAGE, WEST SUSSEX, BN13 3UR

## The Perfect Retreat

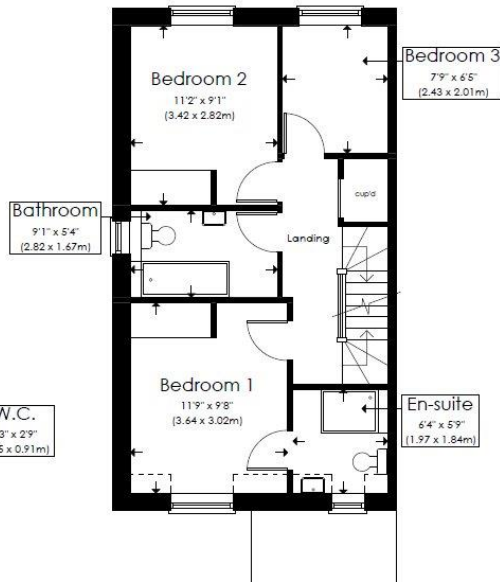
An outstanding four bedroom home beautifully designed and constructed to an outstanding specification by the Award Winning Holmes of Clapham Village



GUIDE PRICE £375,000



Ground Floor  
Approximate Floor Area  
477 sq. ft.  
(44.4 sq. m.)



First Floor  
Approximate Floor Area  
477 sq. ft.  
(44.4 sq. m.)



Second Floor  
Approximate Floor Area  
237 sq. ft.  
(21.1 sq. m.)

Approx. Gross Internal Floor Area 1182 sq. ft. / 109.9 sq. m.  
Illustration for identification purposes only, measurements are approximate, not to scale  
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## Specification

### KITCHEN

- Professionally designed contemporary kitchen
- Stainless steel 1½ bowl sink with drainer and mixer tap
- Built-in stainless steel Neff single oven, Neff induction hob and extractor hood
- Integrated fridge/freezer
- Integrated dishwasher
- Under unit lighting
- Tiled kitchen floor with underfloor heating.

### HEATING, LIGHTING AND INTERNAL FINISHES

- Recessed downlights to kitchen, bathroom and en-suites. Pendant light fittings to all other rooms.
- Energy efficient environmentally friendly Air Source Heat Pump serving heating and hot water
- Central heating with electronic programmer
- Underfloor heating to all ground floor areas, energy efficient radiators elsewhere with controllable thermostatic valves
- Double-glazed timber windows
- Oak engineered flooring to ground floors
- Ceramic wall tiles around shower and baths, in family bathroom's and en-suite
- Porcelanosa tiles as standard

### ENVIRONMENTAL DETAILS

- Energy efficient **Air Source Heat Pump** serving heating and hot water
- Double-glazed timber windows providing a high level of thermal insulation and reduced heat loss
- A or B rated kitchen appliances to reduce water and energy use
- Dual flush mechanisms to all toilets to reduce water use
- High levels of insulation within roof spaces and external wall cavities to limit heat loss in the winter and reduce heat gain in the summer
- Low energy lighting throughout

### SECURITY

- Outside lighting to front doors
- Mains feed smoke alarms
- **Secured By Design** PAS 24 compliant security locks to all windows and doors

### FAMILY BATHROOM AND EN SUITE AND CLOAKROOM

- White Villeroy & Boch sanitary ware with chrome fittings
- Thermostatic shower to all en-suites
- Mixer tap with shower handset to all baths
- Vanity units below all wash hand basins
- Heated towel rails to all bathrooms and en-suites

### EXTERNAL DETAILS

- 2 no. allocated parking spaces per property
- Turfed rear garden
- Outside lighting
- Patio areas
- Storage shed
- External electrical socket

NB: Initial specification and artists images, final finish may be subject to amendment

TO DISCUSS THIS PROPERTY  
Book online 24/7 or call the office

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**HOLMES**  
PROPERTY PARTNERS