

INSPIRED

- REDROW -

**LAVANT
VIEW**

CHICHESTER



SKILFUL EXECUTION

—
Quality is never an accident, it is always the
result of high intention to detail. It represents
the wise choice of many alternatives.



PLAN YOUR DREAM HOME



KITCHEN & UTILITY

Kitchen Styles

A range of quality kitchen styles from Moores. Please see Sales Consultant for further details.

General

Kitchens to include smooth door closers and plastic cutlery tray.

Work Surfaces

Square Edged worktops. Refer to My Redrow for choices.

Upstand

Matching above worktops, with stainless steel splash-back behind Hob.

Sink

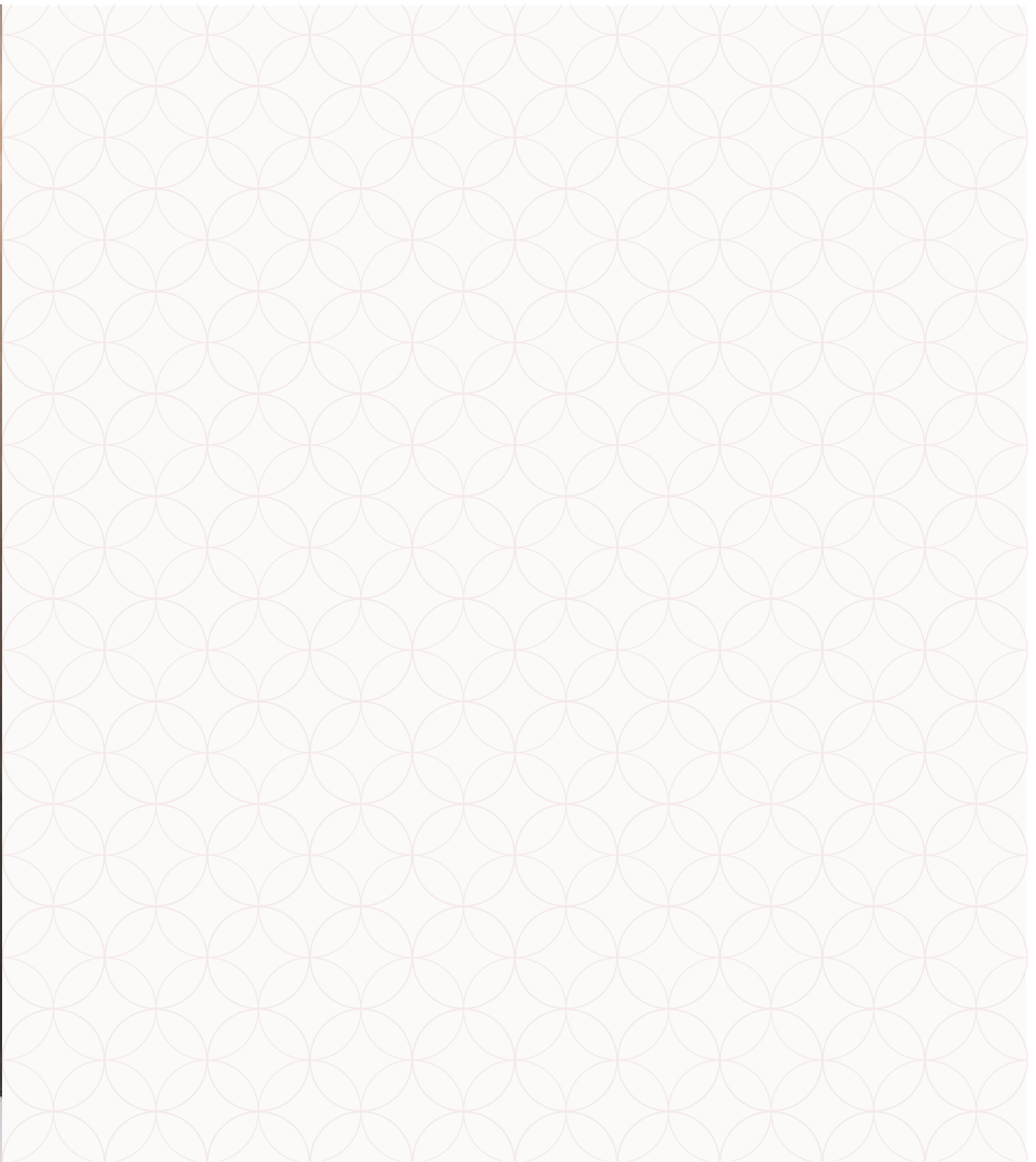
Stainless steel 1 and a 1/2 Bowl with mixer tap to units (in housetypes under 1600sqft). Double Bowl sink with Regent chrome mixer tap (in housetypes over 1600sqft).

Utility (Where applicable)

Cupboards and worktop to match kitchen. Stainless steel single bowl with mixer tap.

Appliances

- AEG 60cm Gas Hob (in housetypes up to 1600sqft)
- AEG 90cm Gas Hob (in housetypes over 1600sqft)
- AEG Double Oven
- Electrolux 60cm Chimney extract (in housetypes up to 1600sqft)
- Electrolux 90cm Chimney extract (in housetypes over 1600sqft)
- Zanussi Integrated fridge/freezer 50/50 (in housetypes up to 1600 sqft)



INTERIOR

Walls

Crown Pale Cashew paint finish.

Internal Doors

Cambridge internal moulded door.

Ceilings

Crown White paint finish.

Central Heating

Full gas central heating with energy efficient wall mounted boiler in all houses, except where not available, a combi-boiler will be fitted.

Radiators

Myson Premier round top radiators fitted as standard. Feature radiators fitted in selected house types – for more information please speak to our Sales Consultant.

Wardrobes

Hammonds wardrobes to all Bedrooms are available as an optional upgrade – refer to My Redrow.

Phone Point

Phone Point finishes to match electrical accessories in rooms.

TV Point

TV Point finishes to match electrical accessories in rooms.

Electrical Sockets & Switch Plates

GET Ultimate low profile white electrical switch and socket plates together with GET pendant and batten lighting points. Please refer to house drawings for all location details.

OUR LUXURY
SPECIFICATIONS
ARE CAREFULLY
CONSIDERED
**AND BEAUTIFULLY
DESIGNED TO MAKE
THE MOST OF YOUR
NEW HOME**



BATHROOM, CLOAKROOM & EN SUITES

Sanitaryware

Ideal Standard in White finish.

WC

Sottini CC BTW Pan with access point, Sottini Arc Cistern with dual flush valve, and Sottini Arc Seat.

Bath

Tempo Arc Bath 700 wide by 1700mm long, with slotted click plug style waste.

Bath Panel

Uniline 170cm front bath panel.

Shower over Bath Sottini Tesino 1TH bath filler.

Blender valve to be fitted on supply.

Shower

Shower valve & screen to be provided above the bath except when there is a separate shower enclosure within the bathroom.

Low Profile Tray

Acrylic capped low profile shower tray with concealed waste and upstands to all four sides.

Shower Screen

Polished Chrome effect finish shower door.

Wall Tiles

Bathroom – full-height tiling around bath, if bath does not have a shower then half height tiling only. Cloakroom – one tile high splash-back to basin.

Bathroom & En-suite Basin

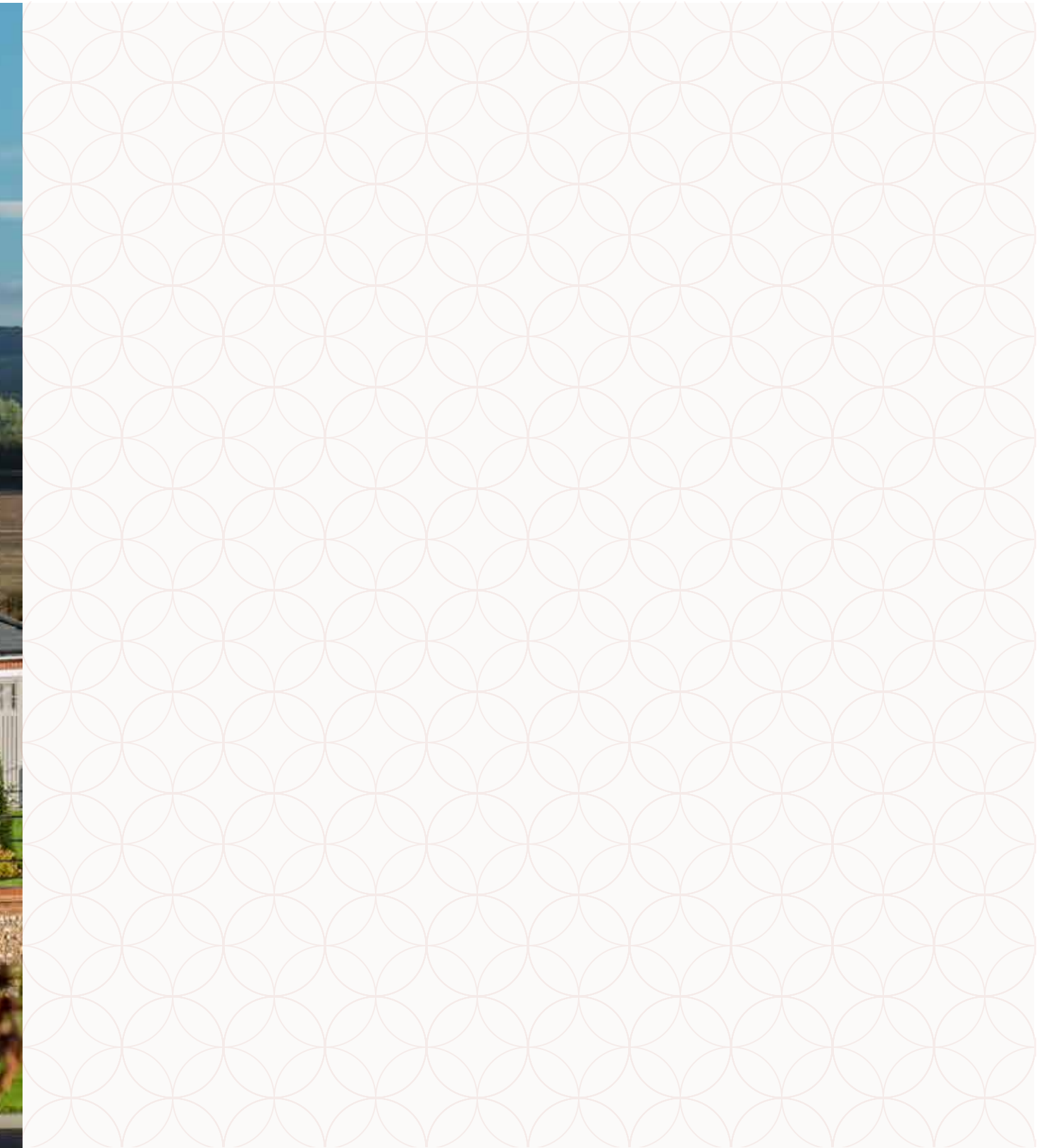
Sottini Arc 55cm with 1 tap hole, semi pedestal fitted with Sottini Tesino basin mixer. Slotted basin waste click plug.

Cloakroom Basin

Sottini Arc 40cm basin with 1 tap hole (please refer to drawing to confirm basin design). Fitted with Sottini Tesino Mini Mixer. Slotted basin waste click plug.

Towel Rail

'Curved style' wet-feed towel warmer in Chrome finish to be installed in Bathrooms and En-suites.



EXTERIOR

Fascia & Soffit

15mm Swish Vanquish uPVC fascia and vented soffit board, in white profile.

Rainwater System

Rainwater half-round gutters and downpipes in black finish.

Windows

Sealed double-glazing uPVC windows in white finish with stainless steel easy-clean hinges. Obscure glazing to be provided for all WC and Bathroom windows. White handles to match windows & doors.

External Doors

GRP primed door with patterned glass. Finished in solid colour externally and white finish internally. Frame to be uPVC.

Rear door

Steel door with patterned glass, finished internally and externally in white. Frame to be uPVC.

External Lights

Front lamp provided as standard position as indicated on plot specific drawings. Rear Lights are available to houses as an optional upgrade – refer to My Redrow.

Front

Turf to front garden with planting where applicable, refer to landscaping layout for details.

Rear

Gardens topsoil in accord with NHBC requirements.

Garage

Detached garages to receive double socket point and lighting pendant if access from plot is not through a communal courtyard. Integral garages to receive double socket point and lighting pendant as standard. Garage doors to be Novofern Berwick style or similar steel up & over with window panels to top. Door & frame finish to be painted to match front door colour.

Door Bell

Black bell push with transformer.

Fencing

All plots to receive 1800mm high close board fencing where screen walls are not indicated. All plots to receive 1800mm high close board framed, ledged and braced gate.



A THRIVING PARTNERSHIP

Our 'Nature for people' biodiversity strategy was developed alongside our long-standing partners, The Wildlife Trusts. The strategy focuses on three key themes – Nature Gains, Rewilding Lives and Flourishing Legacy with a view to improving people's well-being through nature.

Find out more at [redrowplc.co.uk/sustainability](https://www.redrowplc.co.uk/sustainability)

Working in close partnership with





OUR COMMITMENT TO HOME-BUYERS

Customer charter

At Redrow, we're committed to delivering a quality service throughout the whole home-buying process and beyond. This Customer Charter sets out our commitment to you, our customer.

Full details of our service are covered within our Home Buyer Guide, a copy of which will be provided to you when you reserve your new Redrow home. We will also comply with the requirements of the Consumer Code for Home Builders ("Consumer Code"). A copy of the code is also on our website at www.redrow.co.uk

- Please ask a Sales Consultant if you require a printed hard copy.
- We'll provide you with full details and clear information about your chosen home.
- We'll provide trained and knowledgeable staff to assist you in the home buying process.
- We'll be available to answer any questions you may have and will provide you with any relevant contact details.
- We'll assist you during the selection of Standard Choices and Optional Extras for your new home.
- We'll provide you with health and safety advice to minimise the risk of danger during construction and in the use of your new home after you move in.
- We'll provide you with reliable information about the Buildmark Cover, and any other cover from which you may benefit.
- We'll keep you fully informed about the completion and occupation of your new home.
- We'll ensure that the functions and facilities of your home are demonstrated to you prior to moving in.
- We'll inform you about the after-sales service we provide, as set out in the Home Buyer Guide. Our aim is to deal effectively and efficiently with both routine service matters and with any emergencies.
- We'll provide you with details of who to contact if you believe we have not satisfactorily fulfilled our Charter commitments.



OUR REQUIREMENTS AS HOME-BUILDERS

Consumer code



1. ADOPTING THE CODE

1.1 Adopting the Code

Home Builders must comply with the Requirements of the Consumer Code and have regard to good practice guidance.

1.2 Making the Code available

The Consumer Code for Home Builders' Scheme logo must be prominently displayed in Home Builders' sales offices, those of appointed selling agents, and in sales brochures.

All Home Buyers who reserve a Home should be provided with a copy of the Code Scheme with the Reservation agreement.

1.3 Customer Service: before legal completion

The Home Builder must have suitable systems and procedures to ensure it can reliably and accurately meet the commitments on service, procedures and information in the Code.

1.4 Appropriately trained customer service staff

The Home Builder must provide suitable training to all staff who deal with Home Buyers about their responsibilities to them and what the Code means for the company and its directors.

1.5 Sales and advertising

Sales and advertising material and activity must be clear and truthful.

2. INFORMATION – PRE-CONTRACT

2.1 Pre-purchase information

Home Buyers must be given enough pre-purchase information to help them make suitably informed purchasing decisions.

In all cases this information must include:

- a written Reservation agreement;
- an explanation of the Home Warranty cover;
- a description of any management services and organisations to which the Home Buyer will be committed and an estimate of their cost;
- the nature and method of assessment of any event fees such as transfer fees or similar liabilities.

Also, if a Home is not yet completed, the information must include:

- a brochure or plan illustrating the general layout, appearance and plot position of the Home;
- a list of the Home's contents;
- the standards to which the Home is being built.

2.2 Contact information

Home Buyers must be told how their questions will be dealt with and who to contact during the sale, purchase and completion of the Home.

2.3 Warranty cover

Home Buyers must be given accurate and reliable information about the insurance-backed warranty provided on the Home.

1.1 Health and safety for visitors to developments under construction

Home Buyers must be informed about the health and safety precautions they should take when visiting a development under construction.

1.2 Pre-contract information

Home Builders must advise Home Buyers to appoint a professional legal adviser to carry out the legal formalities of buying the Home and to represent their interests.

1.3 Reservation

Home Buyers must be given a Reservation agreement that sets out clearly the Reservation's terms, including, but not limited to:

- the amount of the Reservation fee;
- what is being sold;
- the purchase price;
- how and when the Reservation agreement will end;
- how long the price remains valid;
- the nature and estimated cost and of any management services the Home Buyer must pay for;
- the nature and method of assessment of any event fees such as transfer fees or similar liabilities.

The Reservation fee must be reimbursed if the Reservation agreement is cancelled. The Home Buyer must be told of any deductions that may be made. While the Reservation agreement is in force, the Home Builder must not enter into a new Reservation agreement or sale agreement with another customer on the same Home.

1. INFORMATION – EXCHANGE OF CONTRACT

1.1 The contract

Contract of sale terms and conditions must:

- be clear and fair;
- comply with all relevant legislation;
- clearly state the contract termination rights.

1.2 Timing of construction, completion and handover

The Home Buyer must be given reliable and realistic information about when construction of the Home may be finished, the date of Legal Completion, and the date for handover of the Home.

1.3 Contract termination rights

The Home Buyer must be told about their right to terminate the contract.

1.4 Contract deposits and pre-payments

The Home Builder must clearly explain how Home Buyers' contract deposits are protected and how any other pre-payments are dealt with.

2. INFORMATION – DURING OCCUPATION

2.1 After-sales service

The Home Builder must provide the Home Buyer with an accessible after-sales service, and explain what the service includes, who to contact, and what guarantees and warranties apply to the Home.

2.2 Health and safety for Home Buyers on developments under construction

Home Buyers must be told about the health and safety precautions they should take when living on a development where building work continues.

3. COMPLAINTS AND DISPUTES

3.1 Complaints handling

The Home Builder must have a system and procedures for receiving, handling, and resolving Home Buyers' service calls and complaints.

The Home Builder must let the Home Buyer know of this, and of the dispute resolution arrangements operated as part of this Code, in writing.

3.2 Co-operation with professional advisers

The Home Builder must co-operate with appropriately qualified professional advisers appointed by the Home Buyer to resolve disputes.



LAVANT VIEW



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Discover a better way to live
[redrow.co.uk](https://www.redrow.co.uk)