



Archery
Gardens
Regency Place



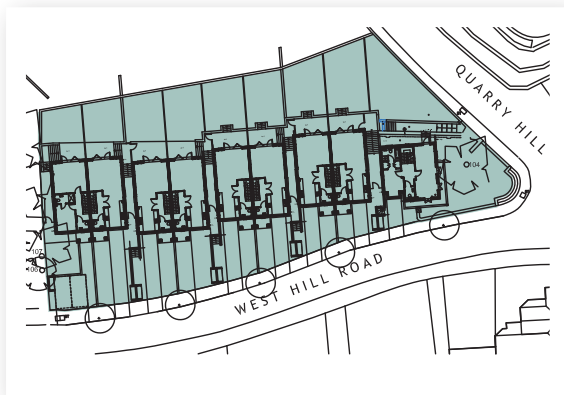


Regency Place

A select development of private three and four bedroom houses, in West Hill Road, in close proximity to the beautiful St Leonards seafront.

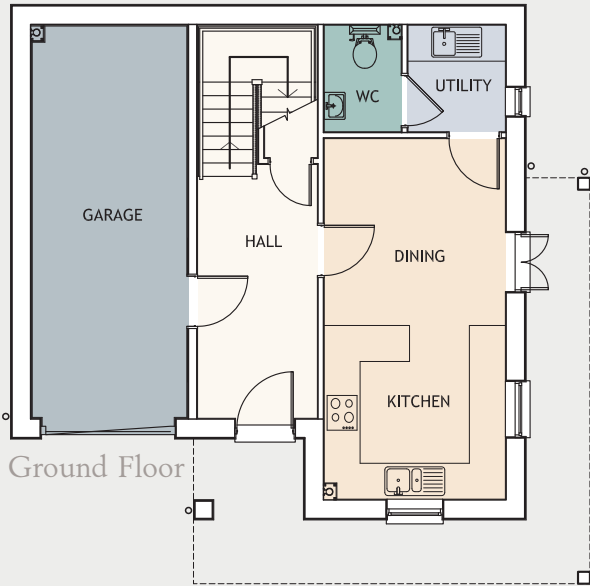
With highly specified finishings, well designed layouts, private gardens, parking and garage and affording beautiful views this limited phase will be extremely popular.

Careful attention to detail includes beautiful coloured tile mosaic features to the front of these houses, complementing the theme of local buildings.



Regency Place

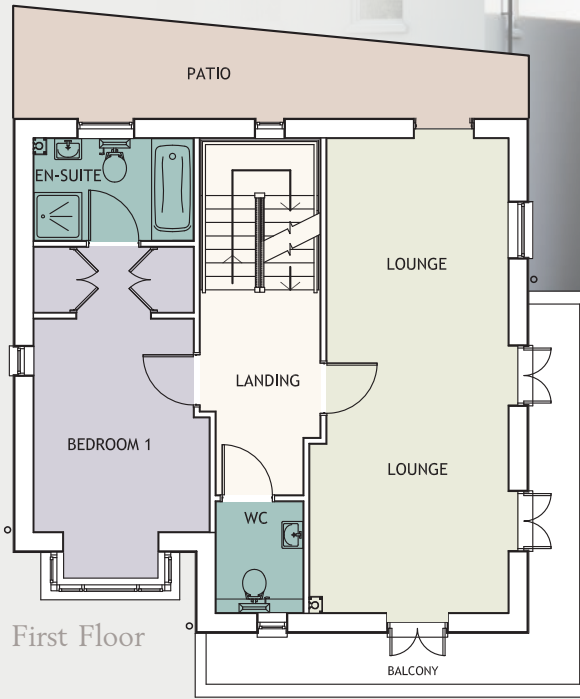
Plot M



Room Dimensions

Ground Floor ↑

Kitchen/Dining	6020 x 3025mm
Utility	1780 x 1625mm
WC	1780 x 1285mm
Garage	6535 x 2580mm

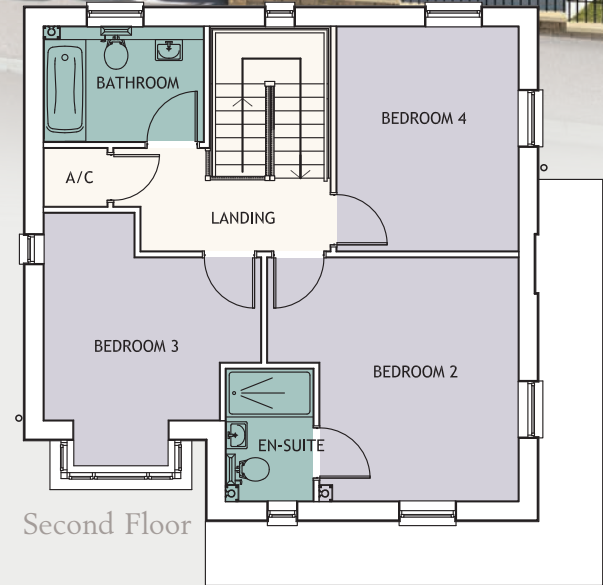


First Floor ↑

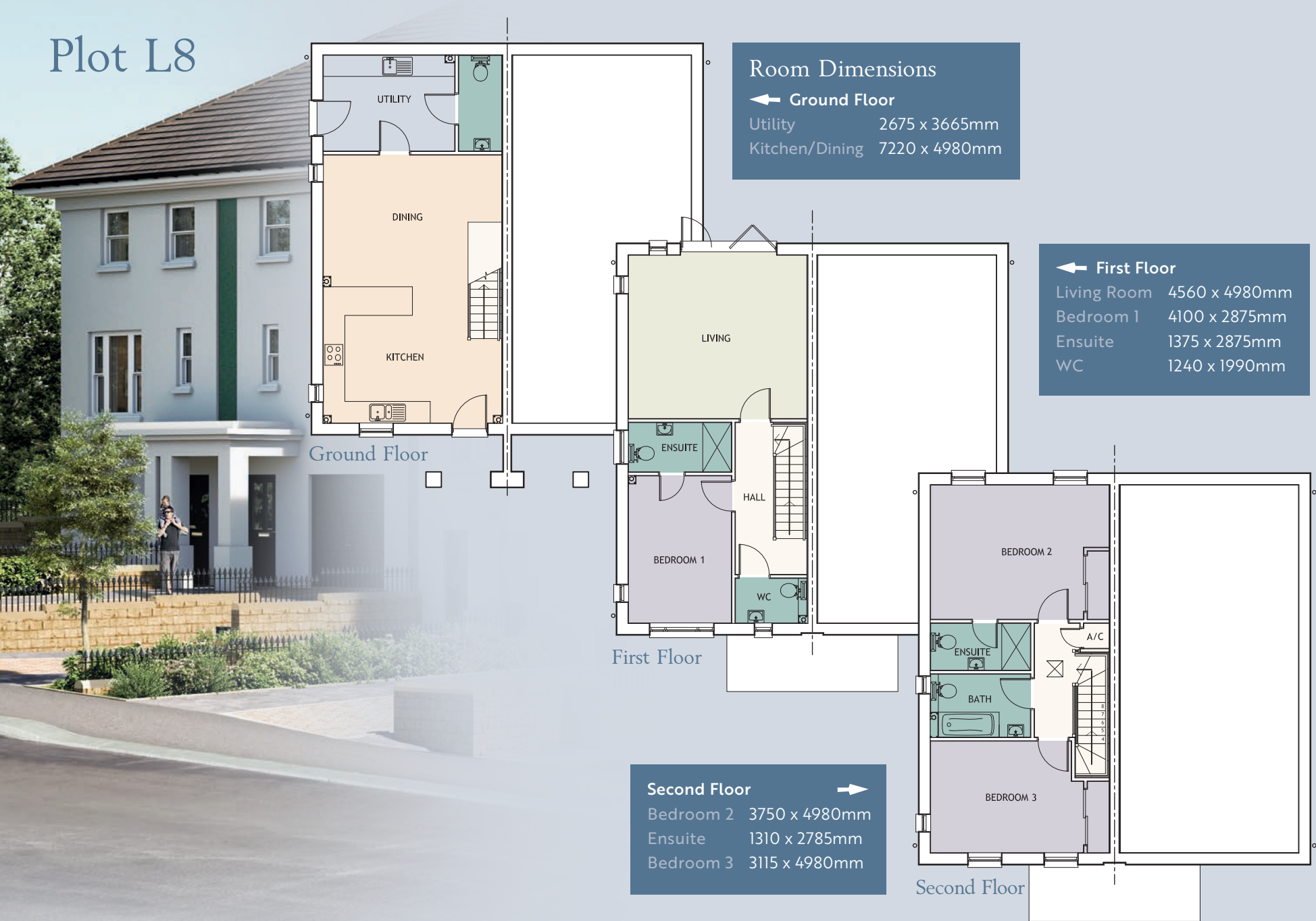
Lounge	7915 x 3025mm
Bedroom 1	5525 x 2935mm
Ensuite	1700 x 2660mm
WC	1850 x 1450mm

Second Floor →

Bedroom 2	4055 x 4180mm
Ensuite	2210 x 1450mm
Bedroom 3	4215 x 3615mm
Bedroom 4	3740 x 3025mm
Bathroom	1910 x 2660mm



Plot L8



Room Dimensions
 ← **Ground Floor**
 Utility 2675 x 3665mm
 Kitchen/Dining 7220 x 4980mm

← **First Floor**
 Living Room 4560 x 4980mm
 Bedroom 1 4100 x 2875mm
 Ensuite 1375 x 2875mm
 WC 1240 x 1990mm

Second Floor →
 Bedroom 2 3750 x 4980mm
 Ensuite 1310 x 2785mm
 Bedroom 3 3115 x 4980mm

Ground Floor

First Floor

Second Floor

Plots L1 to L7

Room Dimensions

Ground Floor →

- Bedroom 1 3400 x 4255mm
- Ensuite 2460 x 1700mm
- Garage 6110 x 2920mm

First Floor →

- Living Room 4560 x 4980mm
- Kitchen/Dining 5710 x 2975mm
- WC 1240 x 1890mm



← **Second Floor**

- Bedroom 2 3750 x 4980mm
- Ensuite 1310 x 2785mm
- Bedroom 3 3115 x 4980mm



Specifications

Kitchen

Our stunning kitchens feature contemporary and stylish high gloss units.

- Stainless steel flat glass chimney extractor
- Integrated fridge/freezer
- Integrated dishwasher
- Integrated washer/dryer (not applicable to plot M)
- Integrated Neff single oven
- Integrated Neff microwave oven
- Stainless steel Neff gas hob
- Stainless steel sink 1.5 bowl with chrome mixer tap
- LED lighting to wall units

En-suites and bathrooms

The clean lines of our stylish en-suites and bathrooms are complemented with white sanitary-ware, taps and showers by Hansgrohe, Roca and Marflow.

- Light adjusting touch switch mirrors fitted with heat pads with built in charging sockets suitable for toothbrushes and shavers

Electrical

- Cat 5 wiring to living room and master bedroom
- Downlighters fitted throughout
- Combined TV, BT/Satellite to living room
- TV/Satellite to master bedroom
- TV point bedroom 1 and 2
- High speed fibre broadband
- Hardwired smoke and heat detectors
- External lighting to front and rear of property

Heating

- Gas central heating
- Thermostatically controlled radiator valves to all rooms

Decorative finish

- White painted skirting and architraves
- Walls painted in neutral emulsion
- Ceiling painted in white emulsion
- Painted balustrades and handrails

Floor finishes

- Ceramic floor tiles to en-suites, bathroom and WC
- Moduelo flooring to entrance hall, living room, kitchen/dining room
- Carpet to bedrooms, stairs and landing

Doors and windows

- High efficiency double glazed windows
- Composite front door with multi-point locking system, secure by design
- Contemporary white internal doors with chrome lever handles
- Fitted wardrobe/sliderobes to bedrooms

External finishes

- Automated garage door
- Turfed/landscaped front and rear gardens subject to approved landscape plan
- External tap
- Tarmac drives

Warranty

- LABC 10 year new homes warranty

Variations to Plot M

Standard specification as for plots L with variations.

Utility Room

- Contemporary high gloss units with laminated work top
- Stainless steel sink and chrome mixer tap
- Plumbing for washing machine

Staircase

- Bespoke timber with glass balustrade, oak strings, newell post and handrail

All specification details subject to product availability and plot variations at developer's discretion.

Photographs are for illustrative purposes only, from previous Gemselect showhomes.



All the benefits of buying a new home

Time to enjoy...

Buying a new home isn't only a great investment - it's also ready made living, enabling you to have time to yourself rather than time to maintain!

Cost efficiency

Improved energy efficiency in modern homes means they cost considerably less to maintain than older properties.

Double glazed windows and doors, modern central heating systems, water meters, smart meters for your electricity and superior insulation, all combining to keep running costs to a minimum and within your control.

Warranty

New home warranties with LABC enable peace of mind in your home. In the unfortunate situation of any structural issues they offer cover for 10 years. New appliances are covered with individual warranties from new.



Help to Buy

In today's economic climate there is the opportunity of Government funded Help to Buy schemes, giving a hand onto the property ladder with up to 20% loan. You will need a 5% deposit and a mortgage for the remaining 75%.

As an approved developer offering this scheme, we are happy to offer further advice on this.



Personal service

Buying and selling property can be a gamble with gazumping and chain breaking being a real issue on second hand properties but with Gemselect a reservation deposit secures your home, and the price. We can also in some circumstances consider part exchange options. Every purchase is considered individually and we will advise on the options available at the time of reservation.

Gemselect pride themselves on the personal care taken on their sales, their attention to their customers individual needs and their after sales service which is provided with a dedicated team, available 24/7.

Space optimisation

Kitchens fully fitted with integrated appliances, built in wardrobes and optimised spaces all help to create a sleek finish, helping to house today's busy lifestyles.

Parking

Garages and/or off road parking are always provided with modern new build homes so parking restrictions are not a problem.

Green space

At Gemselect we plant trees and shrubs for each home we build across our developments, retain green open space or gardens for our residents and provide ample parking to ease congestion in roads around our developments.

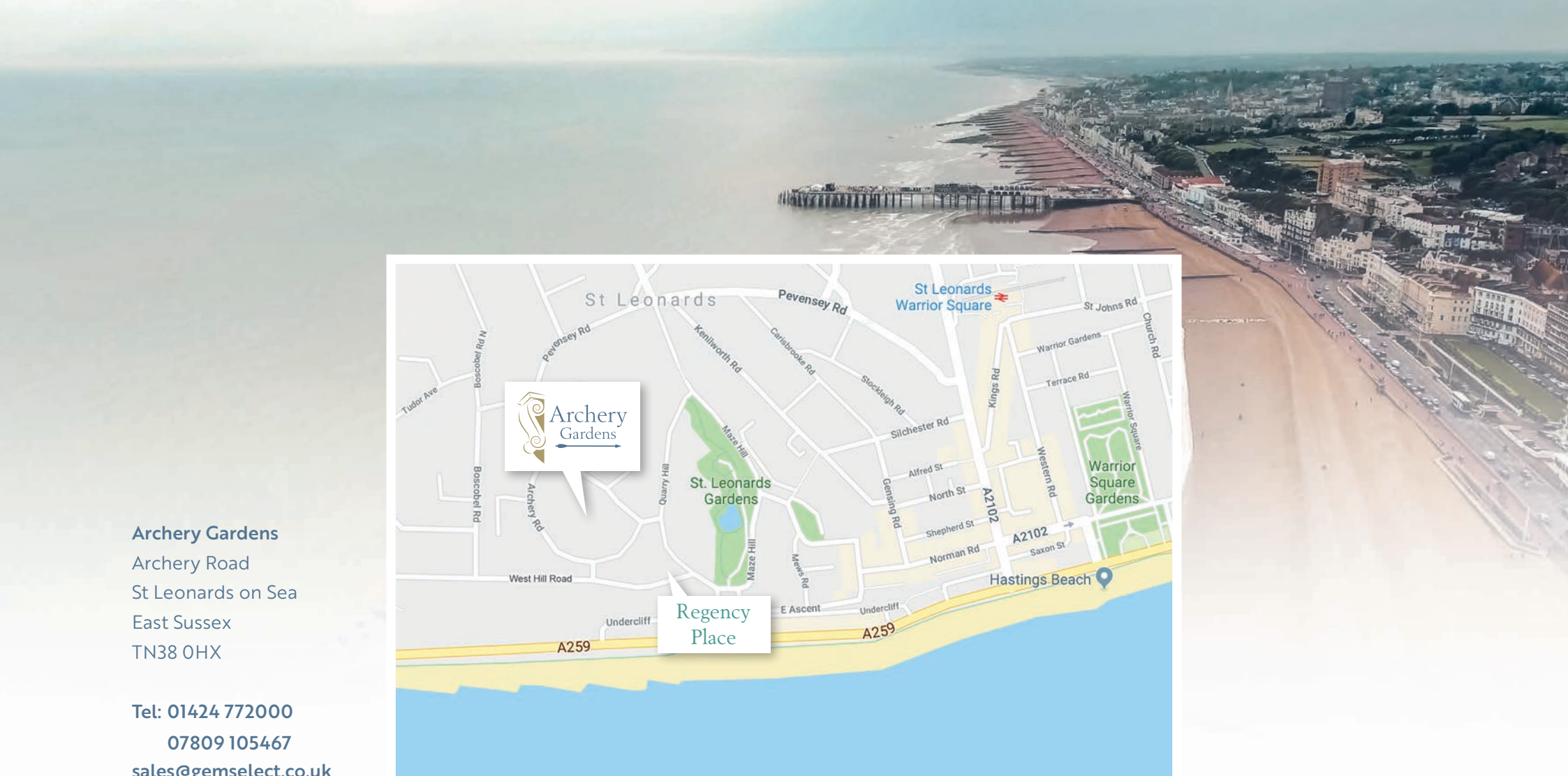
Well planted landscaped gardens are offered with all our homes with particular attention to the correct planting for the locality, scheduled with the local arboriculturist with approved planting schemes.

Smile!

These small changes, can have a positive effect on your wellbeing as psychological studies claim that fresh air and open green spaces can reduce blood pressure and stress. It is also suggested that green spaces boost levels of physical activity, resulting in a happier and healthier lifestyle.

Good for you and the environment too.





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