



PETTENGELLS
ESTATE AGENTS

Flat 2 Bordeaux, Chewton Farm Road, Highcliffe, Dorset, BH23 5QN
Asking Price £650,000

Flat 2 Bordeaux, Chewton Farm Road, Highcliffe,
Dorset, BH23 5QN

- Prestigious brand new apartment - 107 sq m
- Luxury kitchen with built in appliances
- High spec' bathrooms
- Part exchange and Express Move available
- Secure underground parking
- Share of freehold, 999 year lease, pet on license
- Walking distance to village shops and beach
- Four flats sold and occupied already
- Lovely garden belonging to this flat





LUXURY APARTMENT WITH GARDEN.

Brought To You By 'Fortitudo' this spacious luxury ground floor flat with its own good size garden.

We are pleased to offer this exclusive development of fourteen 1 & 2 bedroom flats, in a sought after location close to the world renowned Chewton Glen Hotel and a short drive to the picturesque seaside towns of Lymington and Christchurch. All of the ground floor flats have private gardens and five of the upper apartments have balconies. The beach is a pleasant approx 1 mile walk from the development and Highcliffe village with a selection of shops and eateries is only just over half a mile away.

Accommodation: This flat's entrance hall opens into the superb large living space with lounge area overlooking and opening out to this flat's garden. The open plan design then continues into a superb high spec' kitchen with extensive integrated appliance and central island/breakfast bar. There is then a separate utility room. There are two bedrooms with bedroom one being particularly generous and overlooking the garden and also having an ensuite shower room. There is then a main bathroom. Max measurements from plan: Living space 27'6" x 20'8" (8.40m x 6.32m), Bedroom one 18'3" x 13'5" (5.57m x 4.1m) Bedroom two 15'5" x 11'7" (4.71m x 3.54m).

Outside: There is an attractive communal garden to the front as well as visitors parking spaces. A ramp then leads down to the underground car park where this flat has an allocated parking space. Second space may be available subject to separate negotiations. This property has the benefit of its own lovely garden shown in photograph 4 and has lawn, patio and shrubs and is a particularly generous size for an apartment as well as being allocated to just this flat. EV charging provided.

Please Note: The sea view picture was taken from the beach close by and there is also a picture showing the nearby Chewton Glen Hotel which is almost opposite. The elevated drone picture is a computer generated image and is an illustration and is not fully accurate. Highcliffe Castle is in the village.

Incentives: Terms and conditions apply to be confirmed at the point of sale.

EPC: C, Council tax band: TBC, Tenure: 999 year lease, Approx floor area: 1151 sq ft (107 sq m) no ground rent payable, maintenance TBC

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GROUND FLOOR PLAN

VERY IMPORTANT, PLEASE READ: There may be omissions in these sales particulars and they do not constitute part of a contract. Floor plans are for representational purposes only and may not be to scale. All measurements including floor area (which may or may not include garage and/or conservatory) are approximate and should not be relied upon. We make no assertion that the property is in good condition or otherwise, nor that any services, appliances or systems are in good working order. Items depicted in photos may not be included. Maintenance/ground rent figures have been supplied by the seller. Maintenance tends to go up every year and there can be extra charges. Ground rent tends to increase periodically. We will endeavour to mention if a property is not of standard construction but we are not always able to establish this. The flood risk is deemed as 'very low' unless stated otherwise. We are not aware of issues affecting the structural integrity of the property or whether there is any asbestos present (including outbuildings). Most properties have restrictive covenants. Please ask us if you would like sight of these prior to offering. Alternatively your solicitor will advise on these during conveyancing. There is general coastal erosion on the Barton coastline. We are not aware of any current planning permissions close to the property that may cause concern but this could be looked into. Potential viewers and purchasers should investigate and/or verify all relevant points and if appropriate, commission experts including surveyor to report before proceeding, and we will assist whenever possible.



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