



PETTENGELLS
ESTATE AGENTS

Flat 14 Bordeaux, Chewton Farm Road, Highcliffe, Dorset, BH23 5QN
Asking Price £525,000

Flat 14 Bordeaux, Chewton Farm Road,
Highcliffe, Dorset, BH23 5QN

- Call us for appointment to view lovely show flat
- 50% sold on development
- 10-year new build warranty
- Luxury Kitchen and Bathrooms
- Walking Distance To Village/Shops
- High Spec' Fittings
- Underground Parking Space
- Own Balcony
- 1 Mile To Beach, Short Drive to New Forest
- Share of freehold, 999 year lease, Pet on license





DELIGHTFUL TOP FLOOR FLAT WITH BALCONY.

Brought to you by Fortitudo, we are pleased to offer this exclusive development of fourteen apartments, 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 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: The main building has a video entrance phone system and an elevator to the top floor where the front door opens to the entrance hall, this in turn opens to the impressive open plan living space with large lounge/dining area opening out to the balcony and adjoining the well appointed kitchen with extensive integrated appliances and there is then a large separate utility room. Bedroom one has the benefit of an ensuite shower room, bedroom two is also a double bedroom and there is the main family bathroom.
Living/dining/kitchen 9.09m x 4.31m, Bedroom one 4.68m x 2.8m plus further wardrobe recess, Bedroom two 5.39m x 2.8m.

Outside: To the front of the flat there are three visitor parking spaces and also some communal gardens. The ramp leads down to the secure underground car park where this flat has an allocated parking space. This flat also has the benefit of a balcony off the living room which enjoys a lovely outlook. EV charging provided.

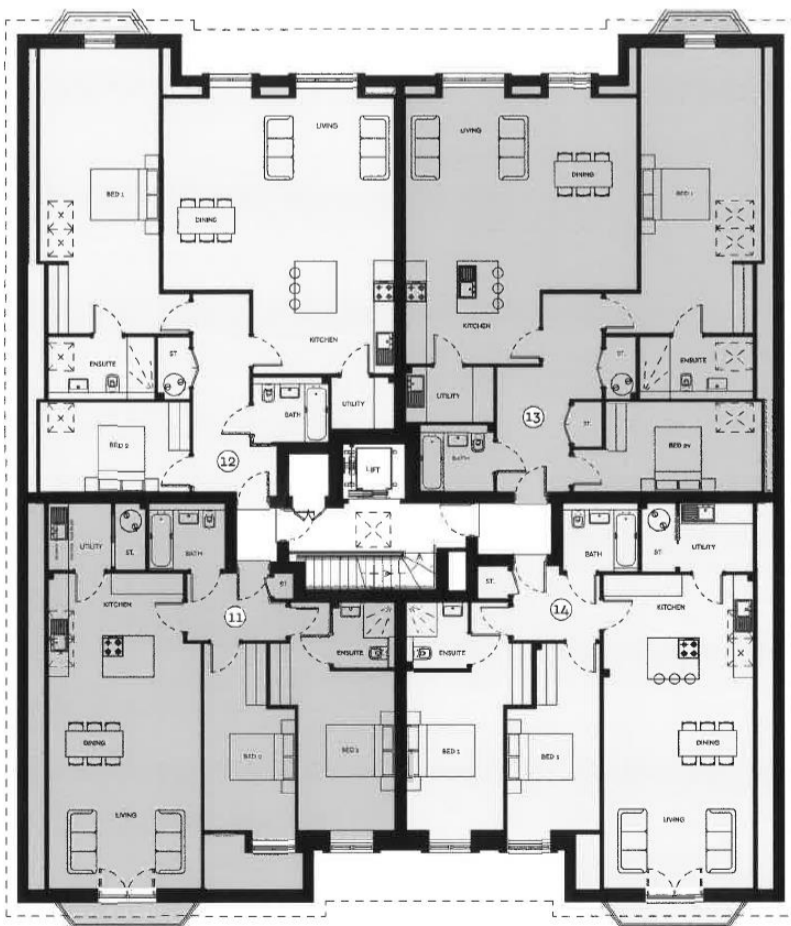
Incentives: Terms and conditions apply to be confirmed at the point of sale.

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. Highcliffe Castle is in the village.

EPC: C and **Council tax band:** TBC, **Tenure:** 999 year lease, share of freehold. **Approx floor area:** 1001 sq ft (93 sq m), **annual maintenance charge** TBC

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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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