



PETTENGELLS
ESTATE AGENTS

Flat 1, Bordeaux, Chewton Farm Road, Highcliffe, Dorset, BH23 5QN
Asking Price £475,000

Flat 1, Bordeaux, Chewton Farm Road,
Highcliffe, Dorset, BH23 5QN

- Call us for appointment to view this show flat
- 10-year new build warranty
- Luxury Kitchens and Bathrooms
- Walking distance To Village/Shops
- High Spec' Fittings
- Underground parking space
- Own private garden area to front (pic 2)
- 1 Mile To Beach, short drive to New Forest
- Share of freehold 999 Year Lease/ Pet on Licence
- Four flats sold already





SUPERB BRAND NEW GARDEN FLAT NOW READY FOR OCCUPATION.

Brought To You By 'Fortitudo', this spacious luxury ground floor flat with its own garden. This is the show flat and can be sold with furniture, ideal for holiday home buyer.

We are pleased to offer this exclusive development of fourteen 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 their own garden 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 entrance hall leads into the impressive open plan living/dining room and very well appointed kitchen. There are two double bedrooms and this being the show flat it does have fitted wardrobes included although these are not standard spec', there is an ensuite shower room to compliment bedroom one as well as the main bathroom. Max measurements from plan: Living space 21'11" x 18'10" (6.68m x 5.74m), Bedroom one 14'3" x 11'8" (4.35m x 3.56m) Bedroom two 15' x 8'9" (4.58m x 2.68m).

Outside: This property has the benefit of its own lovely garden to the front with lawn and patio. There is then an attractive communal garden to the front as well as three visitors parking spaces. A ramp then leads down to the underground car park where this flat has an allocated parking space. EV charging provided at ground level.

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

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. Highcliffe Castle is in the village.

EPC: C and Council tax band: TBC, Tenure: 999 year lease, Approx floor area: 828 sq ft (77 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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