



PETTENGELLS
ESTATE AGENTS

Flat 10 Bordeaux, Chewton Farm Road, Highcliffe, Dorset, BH23 5QN
Asking Price £450,000

Flat 10 Bordeaux, Chewton Farm Road,
Highcliffe, Dorset, BH23 5QN

- Call us for appointment to view impressive flat
- 10-year new build warranty
- Luxury Kitchen and Bathrooms
- Walking distance to village/shops
- High Spec' Fittings
- Underground parking space
- Superb large balcony
- 1 Mile To Beach, Short Drive New Forest
- Share of freehold, 999 year lease, Pet on license
- Four flats sold already





BRAND NEW LUXURY APARTMENT WITH SUPERB LARGE BALCONY.

Brought To You By 'Fortitudo', this luxury first floor flat with balcony, ask us about purchase incentive of stamp duty paid (subject to terms).

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: This flat's front door opens to the entrance hall. There is an open plan living room to the kitchen/diner. The kitchen is well appointed with integrated appliances.

Bi-fold doors open out to this flat's large balcony. There are two bedrooms with bedroom one having an ensuite and bedroom two opens out to the large balcony. There is then a main bathroom. Max measurements from plan: Living space 18'10" x 12'7" (5.75m x 3.84m), Bedroom one 21'11" x 9'4" (6.68m x 2.86m) Bedroom two 13'3" x 9'1" (4.05m x 2.77m).

Outside: This property has the benefit of a large balcony. 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.

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: B, Tenure: 999 year lease, Share of freehold, Council tax band: TBC, Approx floor area: 764 sq ft (71 sq m)

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FIRST 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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