



**PETTENGELLS**  
ESTATE AGENTS

Flat 6 Bordeaux, Chewton Farm Road, Highcliffe, Dorset, BH23 5QN  
Asking Price £450,000

Flat 6 Bordeaux, Chewton Farm Road, Highcliffe,  
Dorset, BH23 5QN

- Call us for appointment to view lovely show flat
- Four flats already reserved
- 10-year new build warranty
- Luxury Kitchens and Bathrooms
- Walking Distance To Village/Shops
- High Spec' Fittings
- Underground Parking Space
- 1 Mile To Beach, Short Drive New Forest
- Share of freehold, 999 year lease, Pet on license







**SOLD BY PETTENGELLS - FLAT 6. OTHER APARTMENTS STILL AVAILABLE**

Brought to you by 'Fortitudo', we are pleased to offer this exclusive development of fourteen 1 and 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 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.

This is a lovely two bedroom, first floor flat. Quality kitchen with Quartz work surfaces and integrated quality appliances. Energy efficient heating system. Other units available - price range £295,000 to £695,000. Reservations now being taken for anticipated January 2024 completion.

Please Note: Pictures 1 & 2 are computer generated images of the finished development and for illustrative purposes only, i.e may not accurately reflect the eventual building and outside. The internal pictures are from show flat number 1. 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.

Tenure: 999 year lease

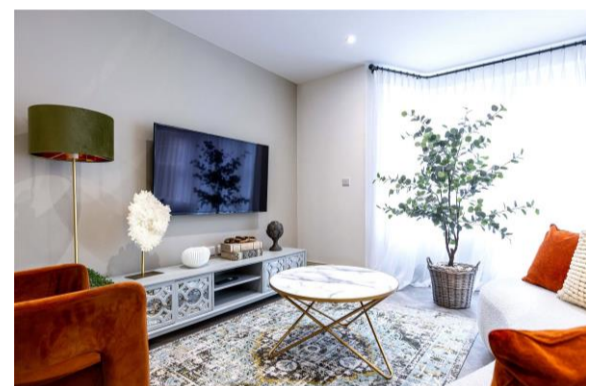
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21 Old Milton Road, Hampshire, BH25 6DQ | 01425 629100 | newmilton@pettengells.co.uk | www.pettengells.co.uk



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 and we would be happy to help a prospective buyer investigate. 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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