



PETTENGELLS
ESTATE AGENTS

Flat 13 Bordeaux, Chewton Farm Road, Highcliffe, Dorset, BH23 5QN
Asking Price £625,000

Flat 13 Bordeaux, Chewton Farm Road,
Highcliffe, Dorset, BH23 5QN

- Prestigious brand new apartment - 113 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
- 50% sold on development





SPLENDID BRAND NEW SPACIOUS PENTHOUSE APARTMENT.

We are pleased to offer this exclusive development of 14 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: There is a main front door with video entrance system and this leads into the communal entrance and a staircase or lift lead to the top/second floor where this flat's front door opens to the spacious entrance hall. This in turn opens to the spectacular large open plan living space with lounge/dining area with pleasant elevated outlook, adjoining, there is a well appointed quality kitchen with Quartz work surfaces and extensive integrated appliances, feature central island with breakfast bar. This in turn leads to a separate utility room. There are two bedrooms with bedroom one being particularly spacious and having a lovely ensuite shower room, plus there is then a main bathroom. Measurements: Living/dining space 6.75m x 4.5m, Kitchen/family room 3.93m x 3.49m, Bedroom one 8.27m x 3.25m, Bedroom two 4.25m x 2.59m.

Outside: There is an attractive communal garden to the front as well as three visitors parking spaces. A ramp then leads down to the secure underground car park where this flat has two allocated parking spaces, and lift leads up from here. EV charging provided.

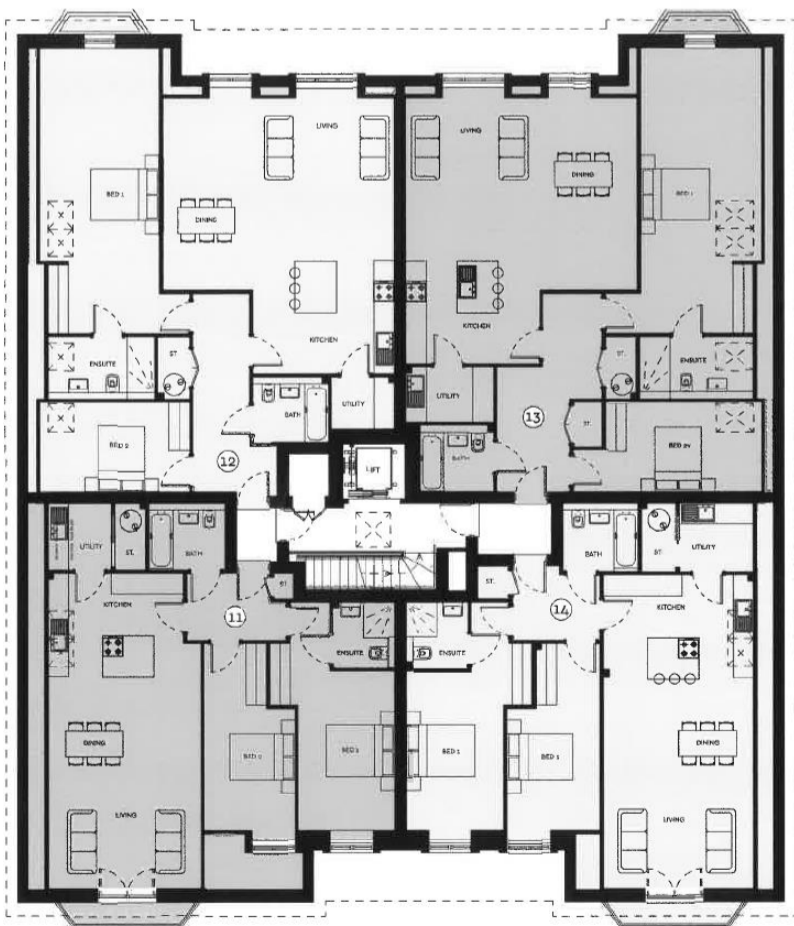
Please Note: The sea view picture was taken from the beach close by and there is also a picture showing the nearby Chewton Glen Hotel which is almost opposite. Highcliffe Castle is in the village.

EPC: C, Tenure: 999 year lease, Share of freehold, Council tax band: TBC, Approx floor area: 1216 sq ft (113 sq m)

Incentives: These are subject to terms agreed at point of sale.

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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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