



**PETTENGELLS**  
ESTATE AGENTS

Flat 5 Bordeaux, Chewton Farm Road, Highcliffe, Dorset, BH23 5QN  
Asking Price £325,000

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

- Call us to view this and lovely show flat
- Four flats already sold
- 10-year new build warranty
- Luxury Kitchen and Bathroom
- Walking distance To Village/Shops
- High Spec' Fittings
- Underground Parking Space
- Has its own large patio off the flat
- 1 Mile To Beach, Short drive to New Forest
- Share of freehold, 999 year lease, Pet on license





**BRAND NEW ONE BEDROOM APARTMENT WITH ITS OWN OUTSIDE SPACE.**

Accommodation: The main building has a video entry phone system. The flat's entrance hall leads into the open plan living/dining room with adjoining kitchen area. This is very well appointed with extensive integrated appliances and quality work surfaces. Bi fold doors open to the patio. There is a good sized bedroom which again has doors opening out to the patio. Note: Developer happy to fit opening window if preferred. There is a bathroom with a shower over the bath.

Outside: To the front of the building there are attractive communal gardens and also three visitor parking spaces. The ramp then leads down to the secure underground car park where this flat has its own allocated space. Doors from both the living room and bedroom open out to this flat's extensive private patio. EV charging provided.

Living space 18'10" x 13'10" (5.75m x 4.23m), Bedroom 15'2" x 10'7" (4.63m x 3.25m).

EPC: B and Council tax band: TBC, Tenure: 999 year lease, Approx floor area: 592 sq ft (55 sq m). No ground rent payable. Maintenance: Tbc

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.

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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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