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plus VAT
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legal costs
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No. 13 Bordeaux

Chewton Farm Road, Highcliffe, BH23 5QN

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BORDEAUX
CHRISTCHURCH

Introducing Bordeaux

*An exclusive collection of
exquisitely appointed two-
bedroom apartments, on the
sought-after Chewton Farm
Road, a stone's throw from the
prestigious Chewton Glen
Hotel & Spa*

Proudly marketed by



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Bordeaux is nestled on the outskirts of Highcliffe, renowned for its pristine beaches and excellent amenities, perfectly epitomising luxurious living with its prime location.

- With the scenic rolling countryside and the stunning south coast just moments away, this outstanding development provides not just a home but a lifestyle.
- The world renowned Chewton Glen Hotel & Spa is on your doorstep for ultimate pampering and relaxation.
- A rich culinary scene with an endless array of delightful pubs and restaurants are in walking distance.
- All that the New Forest has to offer with stunning woodland walks, wildlife and endless beautiful scenery is close at hand.
- The Georgian market town of Lymington is less than half an hour's drive, with boutique shopping and a stunning riverside location providing access to the Solent through its associated prestigious yacht clubs.





Apartment No. 13

A superb apartment extending to over 1,200 sq ft with two allocated underground parking spaces and a private west-facing garden. The apartment is beautifully finished and forms part of this landmark development within walking distance of the attractive Chewton Bunny beach path and the facilities of both Highcliffe and New Milton.

No. 13 Bordeaux is a superbly well presented top floor penthouse style apartment, with a very large master suite, and open plan living / dining / kitchen area, ideal for entertaining. The front door opens to an entrance hall with a store cupboard and door to the main bathroom, along with a video phone entry system.

There is a super open plan kitchen / dining / living room which comprises a feature island unit in the kitchen, and French windows opening onto a private balcony. The kitchen has been carefully designed to offer convenient and sociable food preparation space with integrated appliances while also being self contained and practical. Separating the cooking and living areas is a large island incorporating a breakfast bar. Of particular note is the separate utility room with storage cupboards, space and plumbing for a washing machine and sink.

The master suite is of a very generous size, enjoys a west facing aspect, and also has a fully fitted and beautifully finished en suite shower room. There is a further double bedroom of good size too, and enjoys a Velux window allowing light to naturally fill the room.

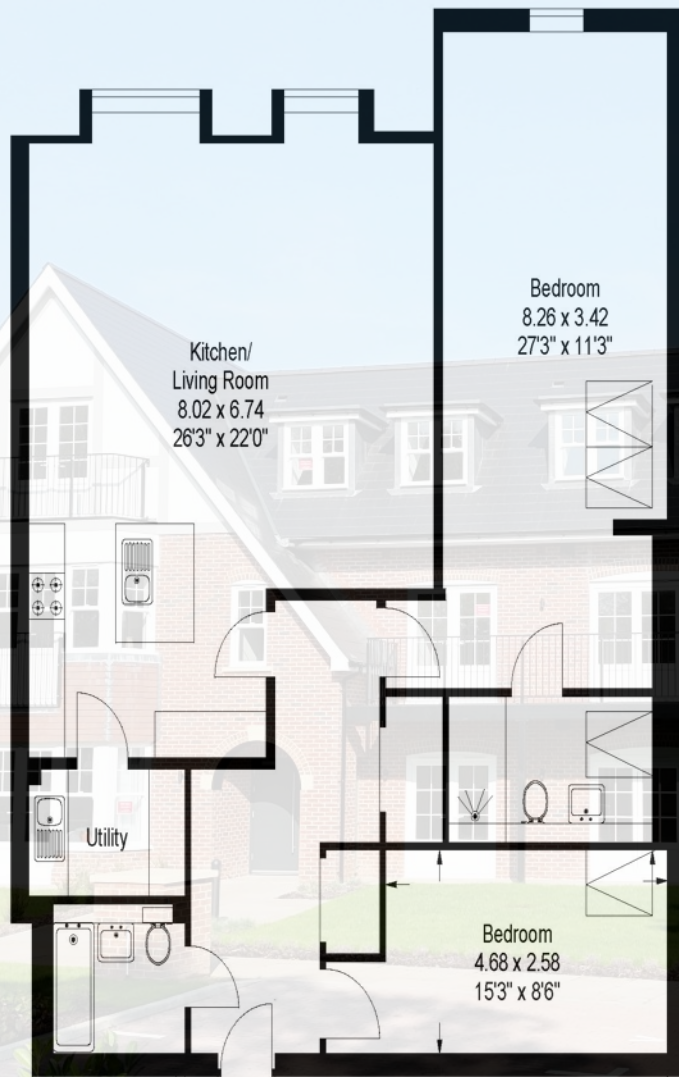
Outside, as well as the private balcony, Bordeaux offers a charming communal garden to the front along with three visitor parking spaces. A ramp leads down to the underground car park where this flat has two allocated parking spaces. EV charging is available at ground level.



Guide Price £675,000



No. 13 Bordeaux



Approximate
Gross Internal Floor Area
Total: 132sq.m. or 1421sq.ft.

Plans produced and Copyright HOMEPLAN
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FOR ILLUSTRATIVE PURPOSES ONLY
NOT TO SCALE

Specification

As Standard

- Two-panel moulded doors
- Brass door handles
- Decorative architrave and stepped skirting
- LED downlighters.

Kitchen

- Individually designed layouts
- Shaker-style porcelain white kitchen cabinets
- Brass handles
- Central island or breakfast bar
- 20mm quartz stone work surfaces and tiled splash-back
- Luxury Siemens appliances including:
- induction hob
- Multi-function oven
- Combi microwave oven
- Full height fridge freezer
- Built-in wine cooler
- Multi-function integrated dishwasher
- 1 bowl sink and mixer tap
- LED ceiling downlighters, feature pendants and concealed
- LED lighting to wall cabinets
- TV, telephone & satellite points
- Luxury wood effect vinyl flooring

Spencers Property would like to point out that all measurements set out in these particulars are approximate and are for guidance only. We have not tested any apparatus, equipment, systems or services etc and cannot confirm that they are in full efficient working order or fit for purpose. No assumption should be made as to compliance with planning consents or current usage. Nothing in these particulars is intended to indicate that any carpets or curtains, furnishings or fittings, electrical goods (whether wired or not), gas fires or light fittings, or any other fixtures not expressly included form any part of the property being offered for sale. Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact us and we will be happy to confirm the position to you.





Living Room

- French doors opening onto the private rear garden (specified ground floor units)
- TV, telephone & satellite points
- Luxury carpets

Bathrooms

- Fully tiled
- Porcelanosa wall and floor tiles
- High specification sanitaryware
- Wall hung pan, concealed cistern and white dual flush
- Wall hung vanity unit
- Wall-mounted mirror (or mirrored recess)
- Brushed brass towel radiator
- Dual voltage shaving socket

General

- Audio and video entry
- Passenger lift serving all floors
- Shared surface electric vehicle charging points
- All units benefit from renewable energy provided by air source heat pumps



Property Video

Point your camera at the QR code below to view our professionally produced video.





On Your Doorstep

Travel

11	New Milton Train Station	1.5 miles
12	Hinton Admiral Train Station	1.9 miles
13	Christchurch Train Station	5.2 miles
14	Lymington Ferry	9.1 miles
15	Bournemouth Airport	8.5 miles

Food & Drink

16	The Kitchen	0.2 miles
17	The Dining Room	0.6 miles
18	The Jetty Restaurant	5.2 miles
19	Club Restaurant	9.1 miles
20	Pebble Beach	2.0 miles
21	The Noisy Lobster	3.6 miles
22	The Pig	9.7 miles

Out & About

23	Barton on Sea Golf Course	3.1 miles
24	Highcliffe Castle Golf Club	1.7 miles
25	ShoreSports	3.7 miles
26	Christchurch Wind Surfing Club	2.7 miles
27	Hurst Castle	5.9 miles

Points of Interest

1	Steamer Point Nature Reserve	1.7 miles
2	Highcliffe Castle	1.6 miles
3	Hengistbury Head Beach	3.6 miles
4	New Forest National Park	4.2 miles
5	Chewton Bunny Nature Reserve	0.6 miles
6	Highcliffe Beach	1.1 miles

Rest and Recreation

7	Chewton Glen Hotel & Spa	0.6 miles
8	SenSpa at Careys Manor Hotel	8.5 miles
9	Christchurch Harbour Hotel & Spa	3.5 miles
10	Captains Club Hotel & Spa	5.3 miles

For more information or to arrange a viewing please contact us:

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