

£750  
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towards your  
legal costs  
paid!



**No. 5 Bordeaux**

*Chewton Farm Road, Highcliffe, BH23 5QN*

**SPENCERS**  
COASTAL



**BORDEAUX**  
CHRISTCHURCH

## *Introducing Bordeaux*

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

Proudly marketed by



**SPENCERS**  
COASTAL





*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. 5*

This superbly well appointed spacious one bedroom ground floor apartment, with open plan living kitchen dining area, double balcony, and underground parking.

You approach the ground floor apartment through the front door, and you come to a welcoming entrance hallway.

From there, there is a door into the open plan living kitchen dining area, with fully fitted kitchen, integrated appliances, and featuring a breakfast bar. This space also benefits from east facing bi-fold opening doors onto your own terrace from the living space.

The next room off the entrance hallway is the double bedroom, this also has doors on to the patio and enjoys an east facing aspect. There is a fully tilted contemporary bathroom, with shower over bath, WC and wash hand basin.

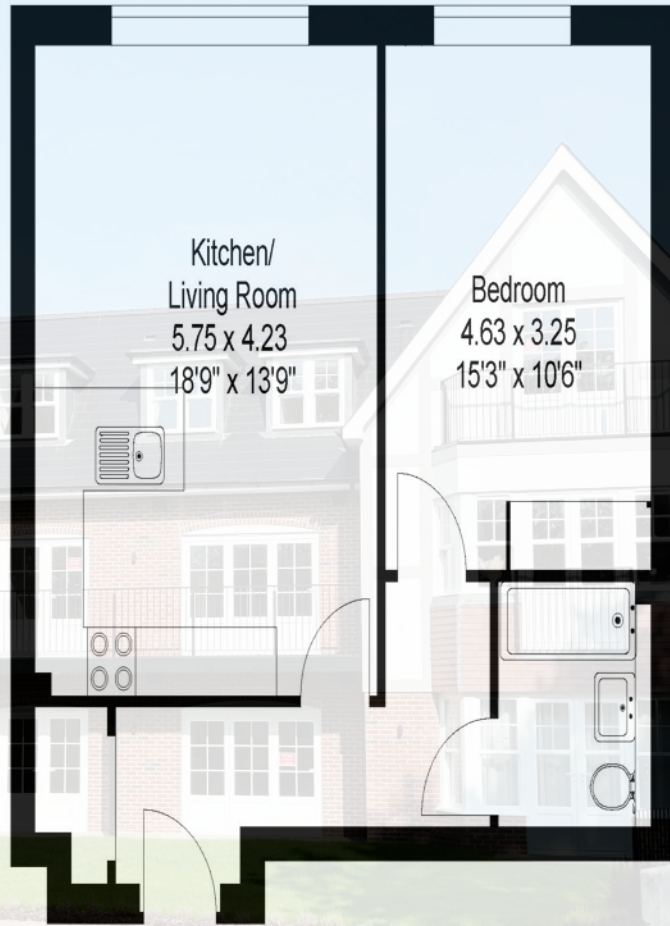
The property comes in an underground allocated parking space.

***Guide Price £325,000***





# No. 5 Bordeaux



Approximate  
Gross Internal Floor Area  
Total: 54sq.m. or 581sq.ft.

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

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.

## 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





### ***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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On behalf of

**fortitudo**