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# BORDEAUX

— HIGHCLIFFE • BH23 5QN —

**AN EXCLUSIVE DEVELOPMENT OF 14 ONE, TWO & THREE BEDROOM  
APARTMENTS LOCATED IN THE ULTIMATE POSTCODE.**



'Je suis chez moi'

I AM HOME





WELCOME

# Welcome...

Introducing Bordeaux, an exclusive collection of 14 one, two and three bedroom apartments perfectly located on the prestigious Chewton Farm Road in Highcliffe, Dorset.

Brought to you by Fortitudo, the South's leading property developer, and known for consistently creating high end homes, Fortitudo don't just develop homes, they develop lifestyles.

No one knows property like Fortitudo. Outstanding exteriors. Stylish interiors. Unrivalled expertise.







The nature reserve and wildlife sanctuary between Lymington and Keyhaven on the Hampshire coast

## LOCATION



# The Ultimate Postcode

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Bordeaux is nestled on the outskirts of Highcliffe, renowned for its local beaches and amenities, and truly epitomises luxurious living with perfect positioning.

With the joys of the rolling countryside and the South West coast just moments away, this latest development of new homes has everything you could possibly need and more!

So what are the area's best selling points? Closest to home lies The Chewton Glen Hotel & Spa, the ideal place for a day of pampering and relaxation. There is also an endless number of wonderful local pubs and restaurants within walking distance.

Nothing beats the vibrant fields, hidden trails and walks in the woodlands of the New Forest. Immerse yourself in the beautiful surroundings and discover hidden treasures just moments from your door.



The Chewton Glen Hotel & Spa



The New Forest National Park with purple and pink heather in full bloom





# Location...



Lymington Harbour and ferry terminal



Lymington also sits less than half an hour away from your new home, with its delightful hidden beaches and harbour. Find the ultimate lunch spot in the sunshine all year round at the Verveine Fishmarket or The Cedar Tree.

Highcliffe is known for its incredible beaches and access to watersports. Those of you who enjoy the more adventurous hobbies in life, discover the ultimate explorer in you by taking part in some paddle boarding; undoubtedly one of the best ways to see the local coastline.



Overlooking Highcliffe Beach





Panorama of the famous Mudeford Spit at Hengistbury Head



The beautiful grounds at Highcliffe Castle



Mudeford Beach Huts

# Your New Surroundings

The best way to introduce yourself into the local surroundings and community is to get outside and start exploring.

Surround yourself into the natural splendours of Highcliffe Beach or explore the views from Highcliffe Castle.

Walk to Avon Beach, stop for lunch at The Noisy Lobster before a view of Mudeford Sandbank from the quay. Tee off at Barton on Sea golf course or explore the endless sandy shores of Hengistbury Beach.

Perfectly located, with easy connections to London and the Isle of Wight, Fortitudo's latest apartments offer you the chance to embrace the finer quality of life.

Let us take you home.





# 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	Lyminster 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



# Your Sanctuary

THE APARTMENTS



Fortitudo's latest creation is the ultimate sanctuary for those looking to have their dream home in one of the most picturesque postcodes in the country. All finished with high quality and modern interiors, these latest homes are a prime example of the continued prestigious work Fortitudo consistently offers. We know you won't be disappointed!

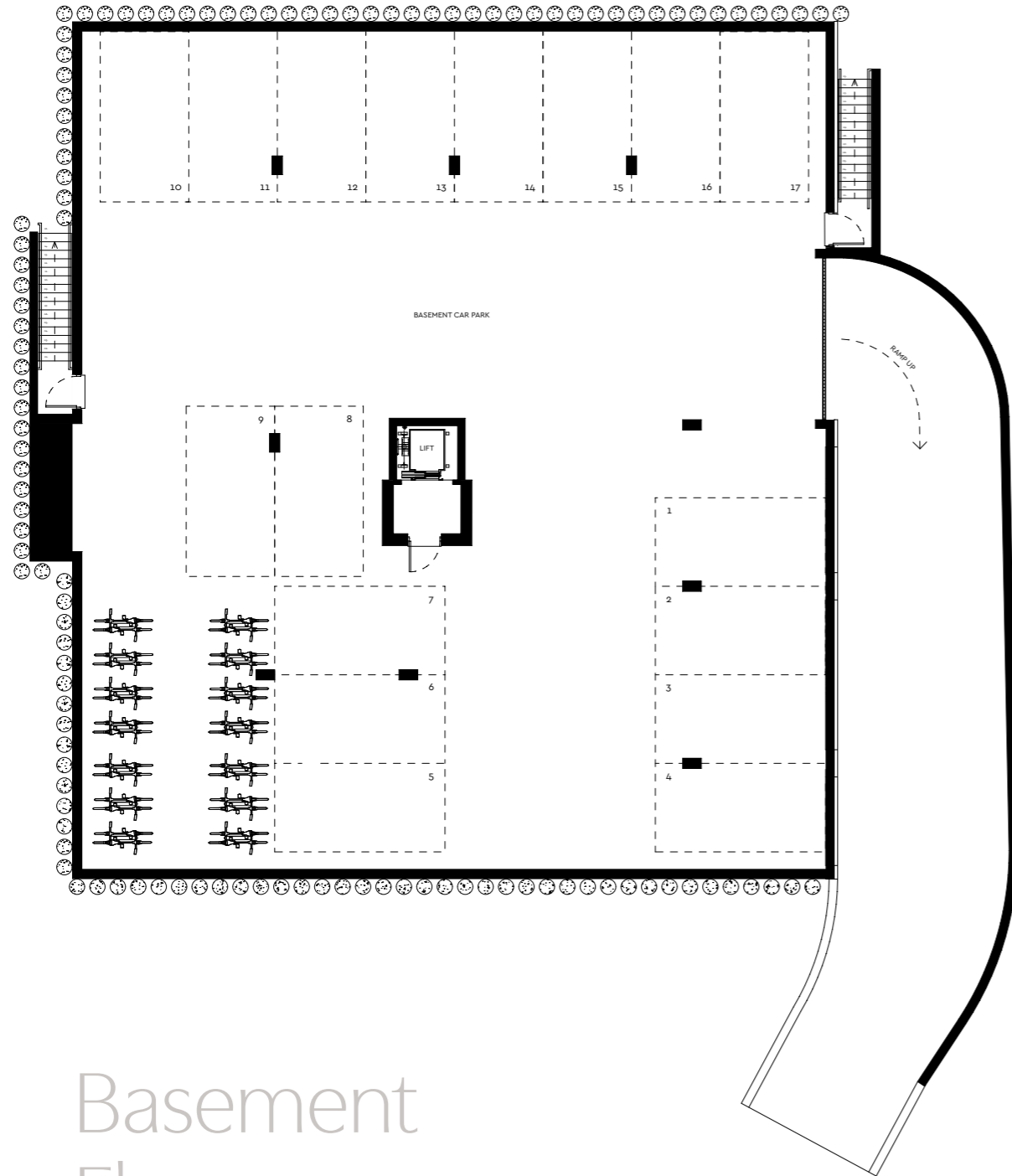
When it comes to the finer details in life, we are firm believers this should always start at home. These apartments have been carefully designed to add a sense of character to your own sanctuaries by the sea. Created with the utmost attention to detail from design to build.

Images shown are for illustrative purposes only and are used to display the quality of a Fortitudo home.



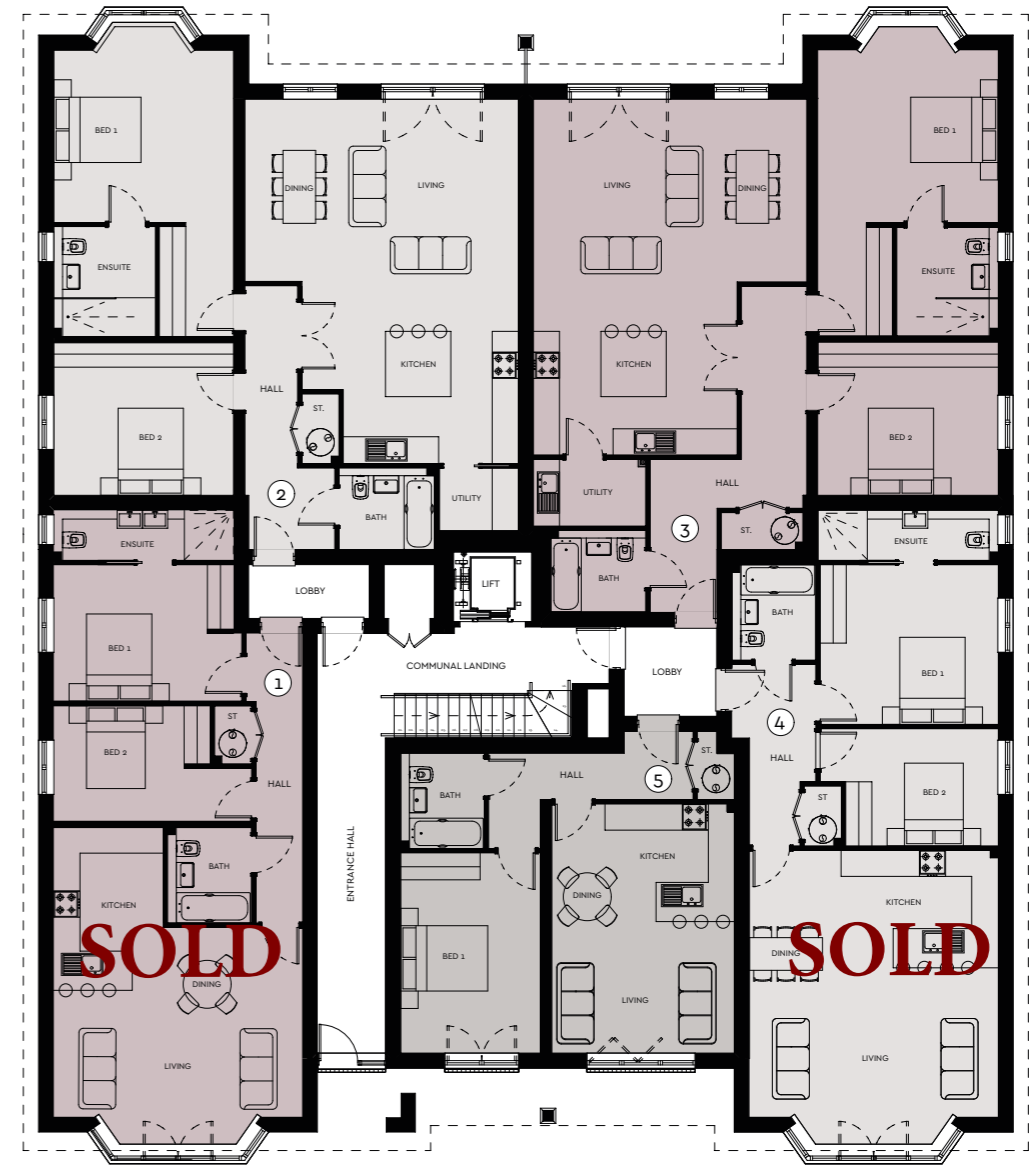
LIVE BETTER. LIVE FORTITUDO.





# Basement Floor

The property and development specifications, particulars, descriptions, artists' impressions, photographs, floor plans, configurations, layouts, maps and any other details are for general guidance only and are subject to change without notice.

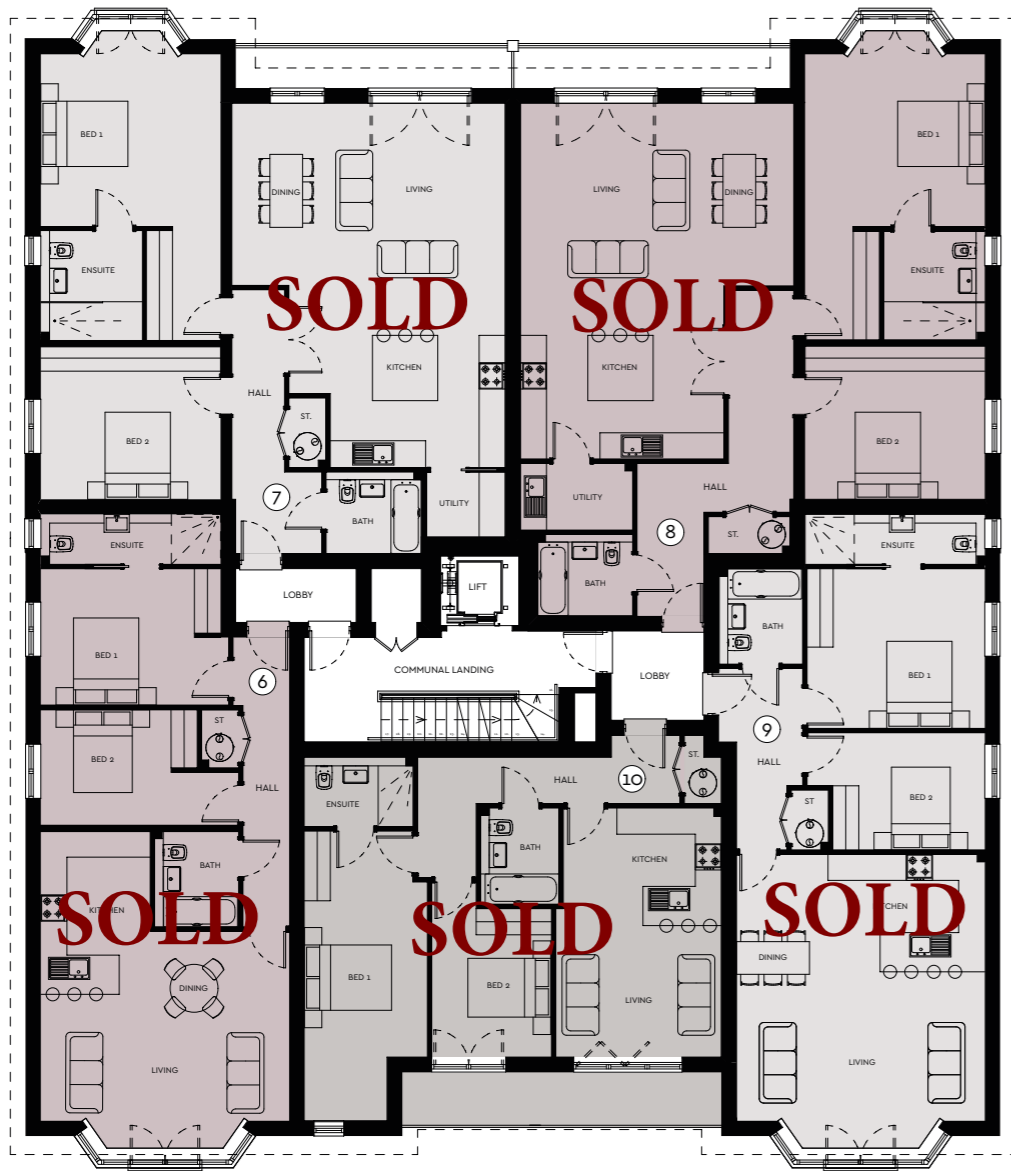


# Ground Floor

Apartment	Bedrooms	Total Area sq ft	Total Area m <sup>2</sup>
1 (SOLD)	2	828	77
2	2	1,151	107
3	2	1,227	114
4 (SOLD)	2	871	81
5	1	592	55

Room dimensions are approximate and should not be taken as exact measurements.

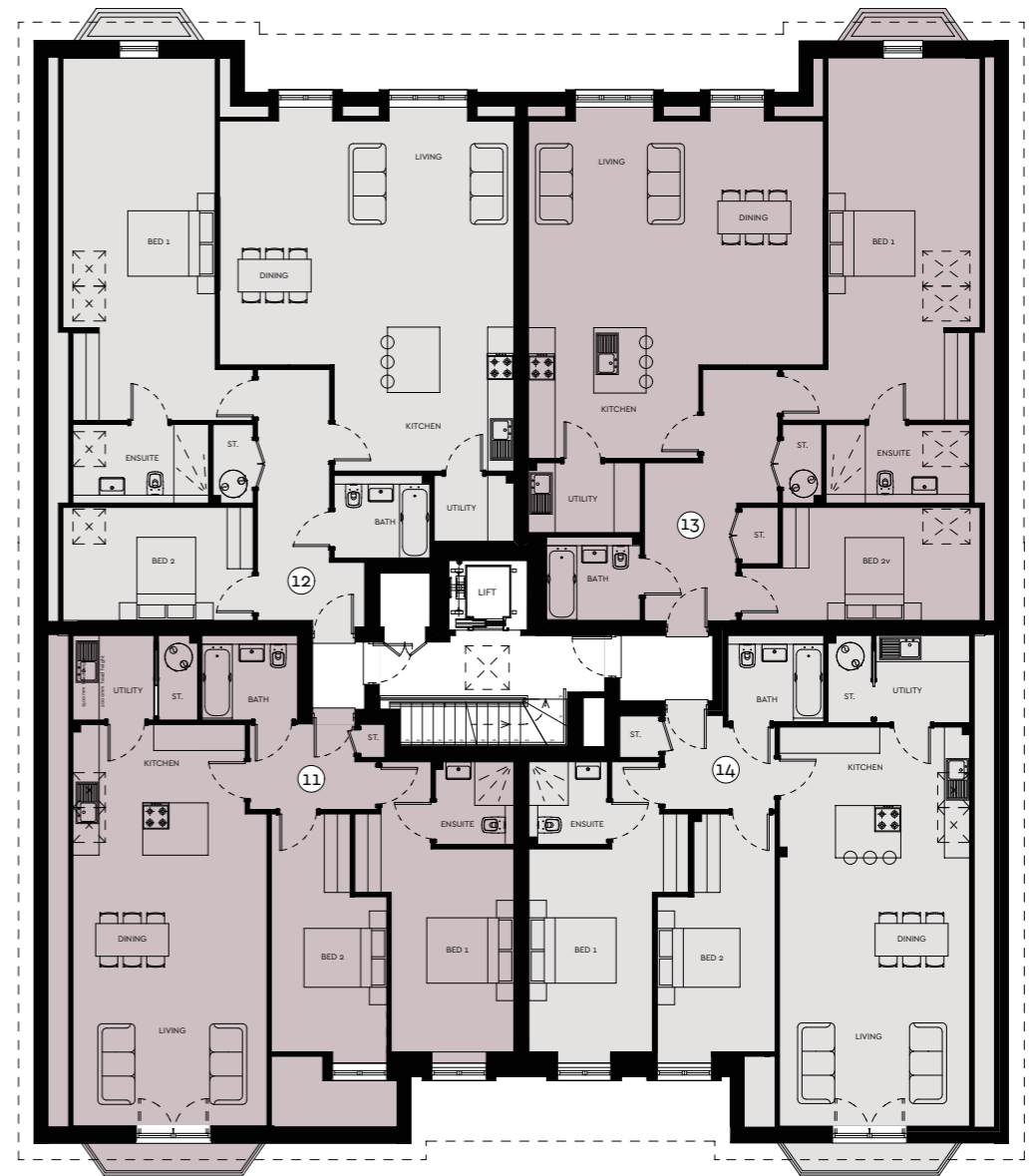




# First Floor

Apartment	Bedrooms	Total Area sq ft	Total Area m <sup>2</sup>
6 (SOLD)	2	828	77
7 (SOLD)	2	1,151	107
8 (SOLD)	2	1,227	114
9 (SOLD)	2	871	81
10 (SOLD)	2	764	71

Room dimensions are approximate and should not be taken as exact measurements.



# Second Floor

Apartment	Bedrooms	Total Area sq ft	Total Area m <sup>2</sup>
11	2	990	92
12	3	1,194	111
13	3	1,216	113
14	2	1,001	93

Room dimensions are approximate and should not be taken as exact measurements.





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# Inside your Sanctuary

## STANDARD INTERIOR FINISHES

- 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
- Porcelanosa wood effect vinyl flooring

## 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

## LIVING ROOM

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

## GENERAL

- Audio and video entry
- Passenger lift serving all floors
- Electric vehicle charging points in car park
- All units benefit from renewable energy provided by air source heat pumps

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# Introducing the Creators

## fortitudo

From a foundation of integrity, knowledge, and creativity, Fortitudo has spent the last 35 years building an enviable reputation as a developer of dream properties – and dream lifestyles.



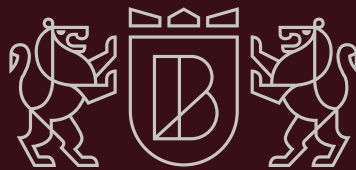
Bringing together the very best in design and construction with the finest locations, Fortitudo's aim is to create nothing less than perfection. By seeing every project as unique, and responding to its individual requirements and context, they craft bespoke solutions to deliver exceptional results.

Fortitudo developments are always properties of distinction, in synergy with their surroundings, and truly life-enhancing for those that call them home.

Let Fortitudo help you launch the next chapter of your life – it's going to be the best yet.







fortitudo

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