

Admiral's Point

SOUTHBOURNE • BOURNEMOUTH

COLTEN
FINE NEW HOMES

An exciting block of twelve luxury 2 & 3 bedroomed apartments with two additional courtyard cottages, all with underground garaging in a magnificent position on the cliff top at Southbourne with uninterrupted views of the bay



SOUTHBOURNE

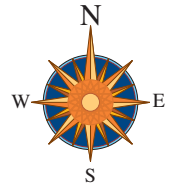
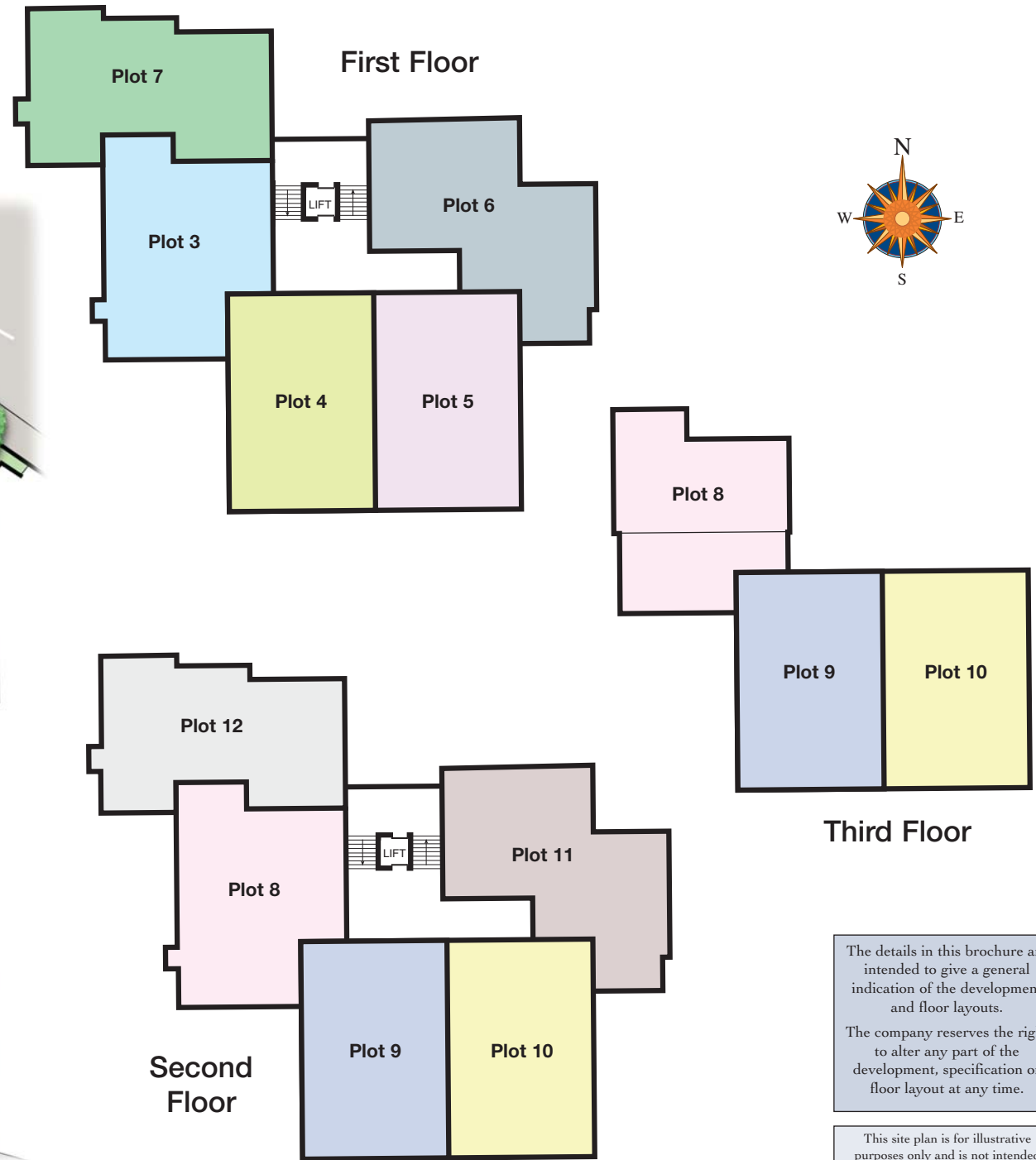
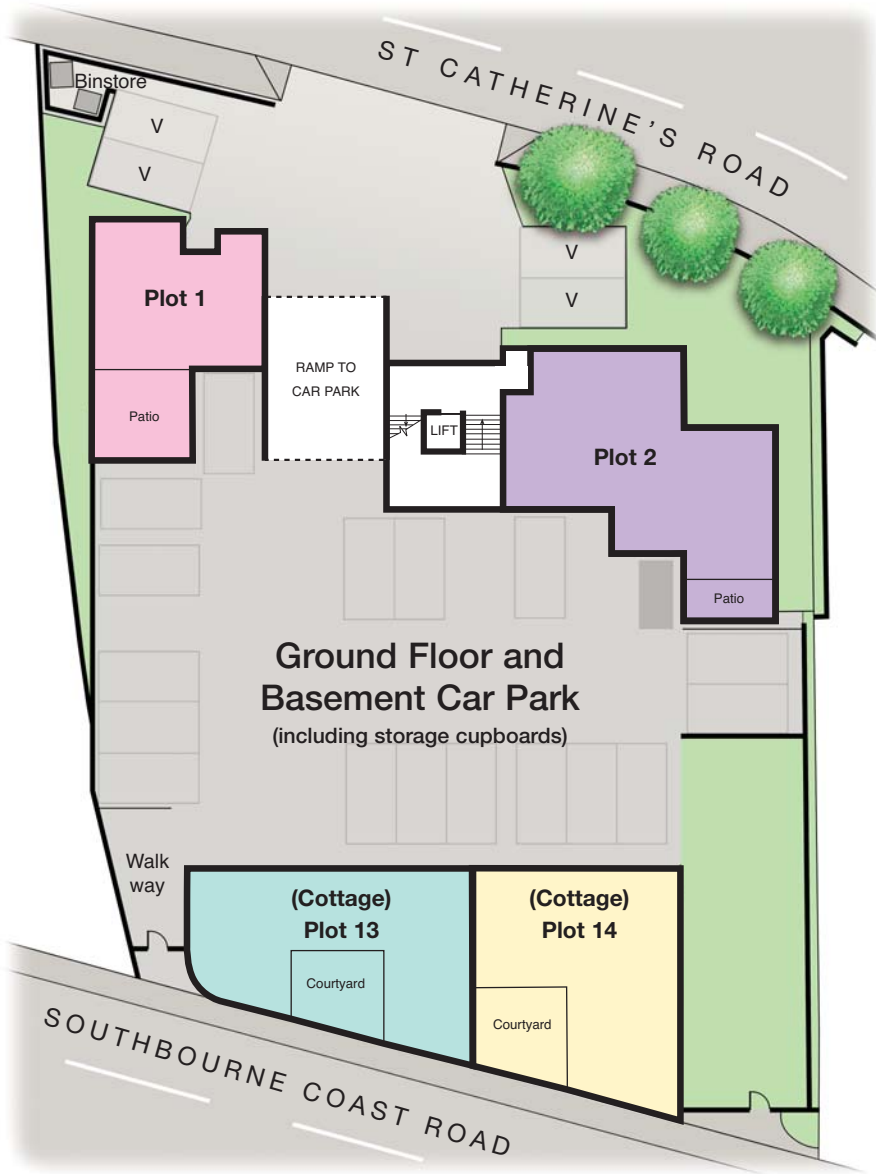
Between 1870 and 1875, Dr Thomas Compton bought three areas of land, including a mile of coastline, together with a large section of good agricultural land. He called his estate 'Southbourne-on-Sea' and began ambitious plans to attract residents and visitors to the area by offering land for sale for building – Southbourne was born. The first house to be built in Southbourne was erected in 1872 when Henry Reeves, leader writer of The Times, bought land from Dr Compton to build 'Foxholes', a house he lived happily in until his death in 1875.

By 1901 Southbourne had become part of the newly formed County Borough of Bournemouth. Since then, Southbourne has merited a selection of noteworthy national mentions. In 1906, a number of Russian exiles set up a printing press locally and produced copies of Leo Tolstoy's writings for distribution to Russians around the world. In 1910, Charles Rolls, the founder of Rolls Royce, became the first person to die in a flying accident when his aircraft blew up in a mid-air display at Southbourne Aerodrome. Gordon Selfridge, founder of Selfridges in London owned 700 acres of Southbourne until the land was sold in 1930. Also, during the second half of the last century Southbourne has been the home of Frederick E Smith - author of '633 Squadron' and many other books.

Modern day Southbourne boasts a most impressive sea front with glorious views from the cliffs over Christchurch Bay, a bustling town centre catering for all everyday shopping needs and an extensive choice of concert halls, theatres, restaurants and cinemas only a short drive away in Bournemouth. Hurn International Airport is close by and is convenient for foreign travel, while the impressive road system provides easy access to the motorway system to London and the major cities. Locally, the sailing facilities could be described as the best in the country, with the New Forest National Park close at hand with 96,000 acres of stunning countryside to enjoy.



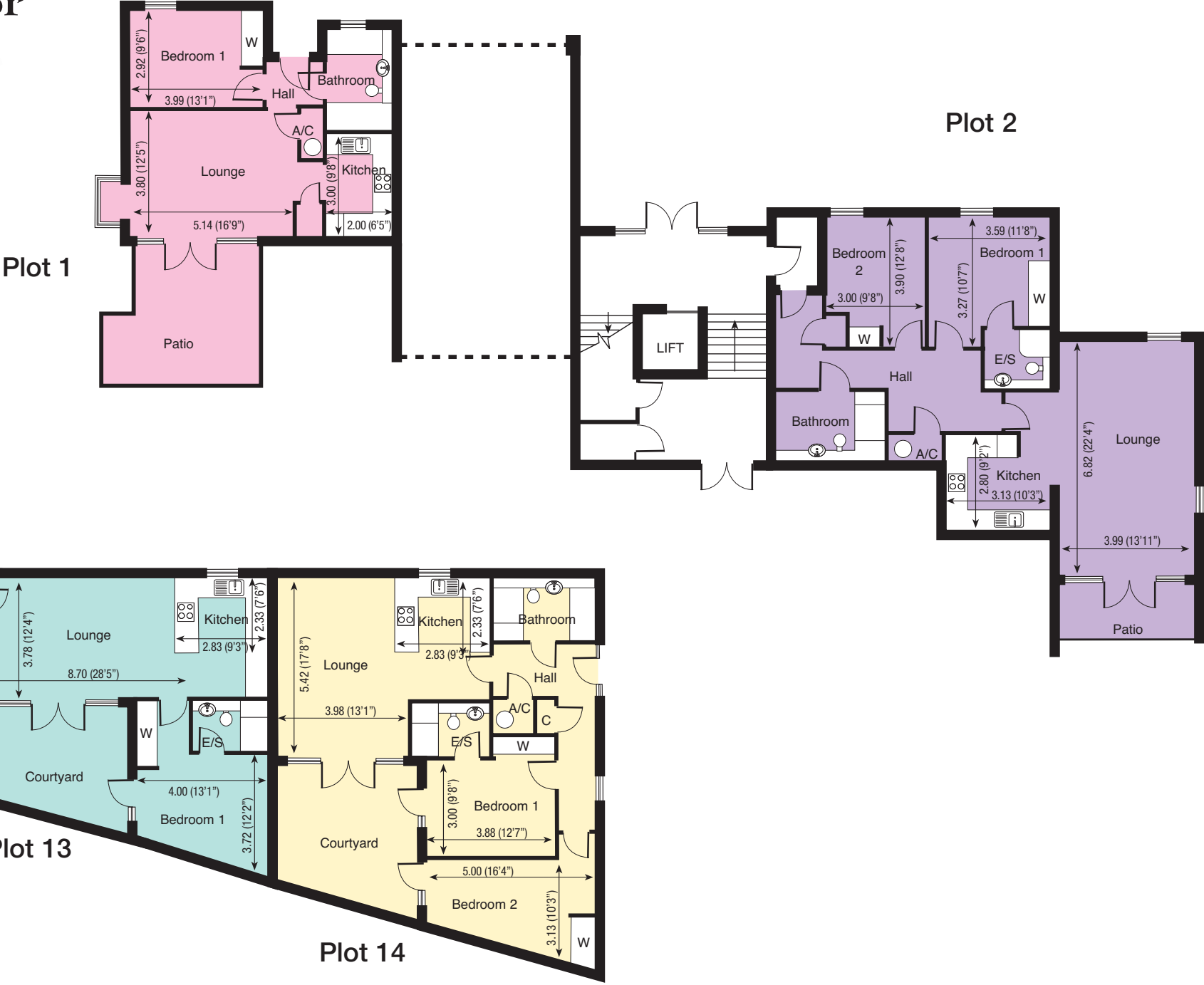
Site Plan



The details in this brochure are intended to give a general indication of the development and floor layouts. The company reserves the right to alter any part of the development, specification or floor layout at any time.

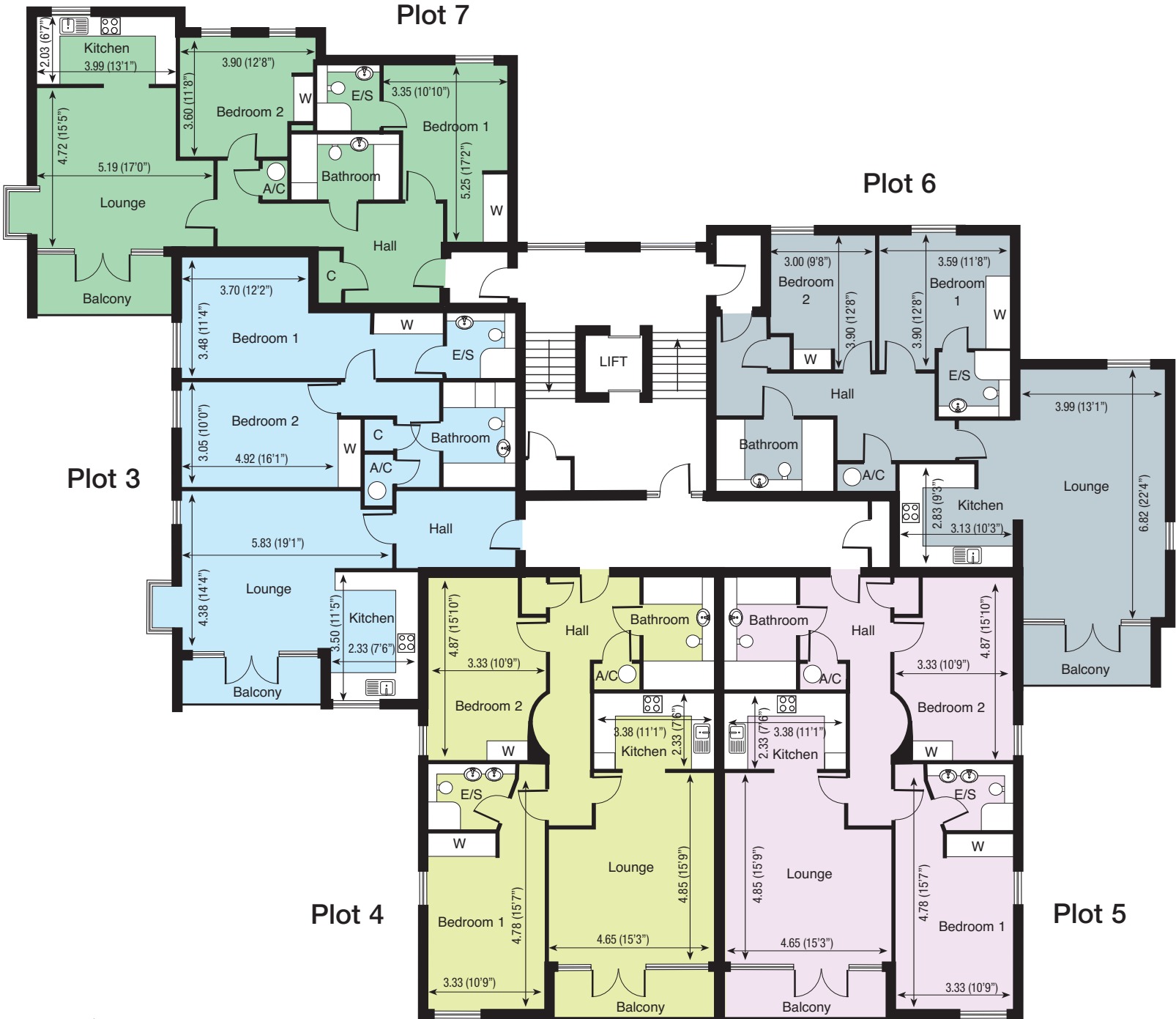
This site plan is for illustrative purposes only and is not intended to indicate specific landscaping and is not to scale.

Ground Floor



All dimensions shown are approximate and the plans are not to scale. The fittings shown in the kitchens and bathrooms are for visual effect only and cannot be seen as representative of how they will be fitted.

First Floor



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Second Floor



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Third Floor



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Specification

NHBC 10 Year Warranty

Traditional cavity construction with Kingspan 50mm cavity insulation.

Facing Bricks: On the front elevation from St. Catherines Road the elevations are principally White Smooth Finished Render with panels of Surrey Istock Antique Cream Facing Bricks and Cedar Cladding. The rear elevation from Southbourne Coast Road is principally Brick Faced with two differing styles of brick: the Istock Surrey Antique Cream and the Istock Lincoln Red with panels of Cedar Boarding and a small detail of White Render. The cottages are partly faced in Natural Random Stone to match the walling along the boundary.

Roof: The roof is a seamless aluminium roof by Rigidal. The cottages are roofed with an Alwitra High Performance Roofing System.



Windows: The double glazed windows by Smart are Aluminium framed Polyester Powder Painted in Grey. All of the windows are designed as reversible for easy cleaning.

Doors: The external doors are designed exactly on the same principal as the windows.

The internal doors are Vicaima feature oak doors with inlaid marketry and complimentary glazing panels with

Heritage Alicia door furniture in Chrome.

Lighting: External communal lighting is provided around the block and internal wall lighting is provided in the communal areas. In the drive entrance dusk-to-dawn lighting will be provided. In the basement parking 24 hour lighting is available.

Staircase and Lift: There is a central staircase and lift in the block. The staircase and lift lead from the garage to all floors.

Bathrooms and Shower Rooms are fitted with Ideal Standard/Sottini Sanitary Ware and Accessories. Luxury co-ordinated wall tiling and full width mirrors and lighting. The showers are, in each case, large enclosures with Grohe Wireless Digital Controls.

Kitchens: The kitchens are fitted with a Sheraton Mattonella Gloss Stone Kitchen with Minerelle Worktops. Each kitchen is equipped with a stainless steel single oven and a separate second combination oven/microwave, gas hob with an extractor, an integrated refrigerator/freezer, washer dryer and dishwasher, all by Neff.

Telephone and TV Points are provided and each property is wired for Sky Television.



Ceilings: Plastered ceilings are provided in each flat.

Wardrobes: Bedrooms 1 & 2 will have fitted wardrobes with shelves and hanging space, all individually designed in a contemporary style with mixed glass and panel door systems.

Heating: A gas fired under floor central heating system is installed to each property with a Glow Worm High Efficiency Condensing Boiler with thermostatic controls to all rooms and dual powered heated ladder towel rails in all Bathrooms and En-Suites.

Security systems are fitted to each property.

Car Parking: Allocated car parking will be provided for each apartment in the secure basement garage which has a gated entrance. there is visitor car parking at the front of the property.

Grounds: The front courtyard approach will be sympathetically landscaped around the entrance and a separate walled garden will be specially designed at the rear with a secure gateway to the cliff top. There will be an additional entrance to the cliff top provided from the car park. The two cottages will have their own protected and private courtyard gardens.



Colten Developments Ltd

Colten have been building in the New Forest, Hampshire and Dorset for many years.

With our own team of professional architects, engineers and specialists, we are proud of what we have achieved and built.

We now have a large portfolio of developments behind us with a diversity of design and style and variety of buildings, which the Company has been responsible for.

We have always strived for excellence in traditional methods of construction and over the decades, with efficient management, marketing and public awareness, we pride ourselves on offering traditional well-built and designed schemes with a high standard of environmental integrity.

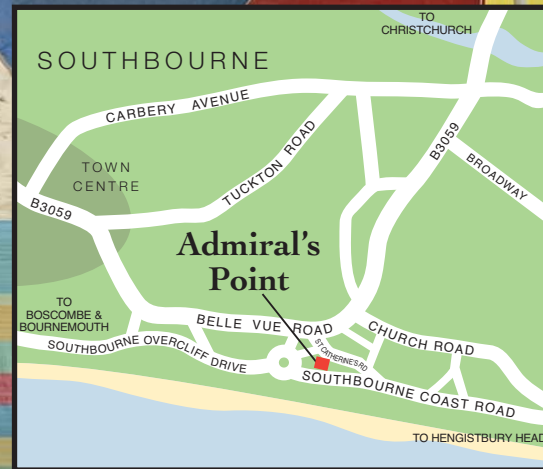




The illustration above and the one on the inside front cover show computerised images only and do not give clear evidence of the neighbouring properties. The landscaping shown is artistic licence to give the indication of mature planting.

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COLTEN DEVELOPMENTS LIMITED

Western Road, Lyminster, Hampshire, SO41 9HL

Tel: 01590 676033

email: enquiries@colten.co.uk – Web site: www.colten.co.uk