

An aerial photograph of a coastal town, Southbourne, Dorset. The image shows a dense residential area with many houses, a large sandy beach, and the sea. A pier extends into the water. The sky is overcast. The image is split into two vertical panels: the left panel is a narrow strip showing a close-up of the beach and houses, and the right panel is a wider view of the town and beach.

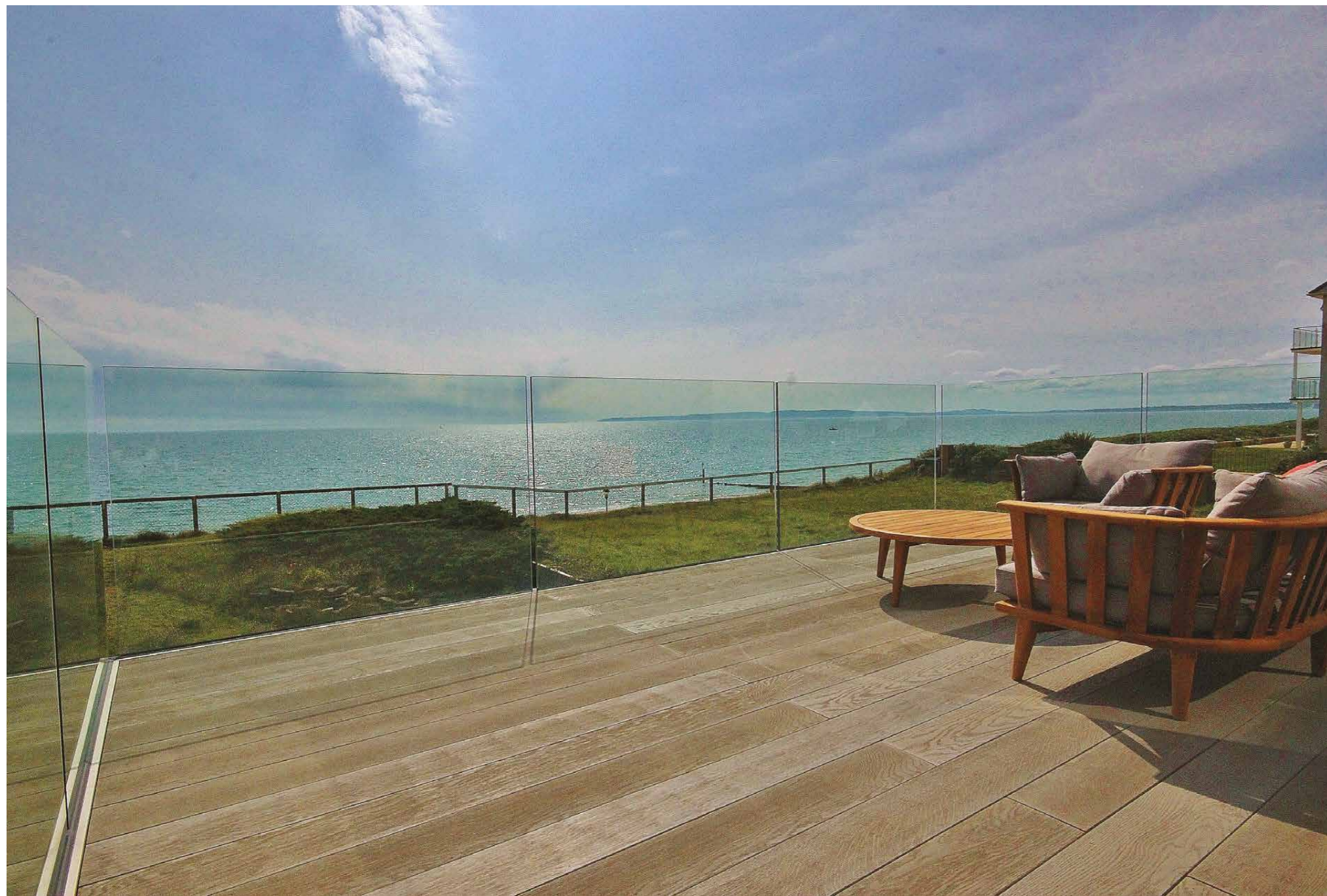
# Breakpoint

Southbourne Coast Road, Southbourne, Dorset

Beach side living at its very best



01202 424214



Occupying one of the truly finest locations along the coast, Breakpoint features breath taking beach views from the Isle of Wight's famous Needles in the east, across to Purbecks Old Harry Rocks in the west.

The Blue Flag beach is a scramble down the grassy bank at the bottom of the garden or walk via the Point House slope. The sand stretches for seven miles from Hengistbury Head to Sandbanks.

Designed to exacting standards by Architect owners and an outstanding specification.

The historic towns of Christchurch and Southbourne are nearby, with a wide variety of shops, bars and restaurants. Christchurch Harbour and Mudeford Quay are firm family days out and the larger town of Bournemouth is just 5 miles away. Transport links via the M3 to London and Train stations to Waterloo are all accessible.

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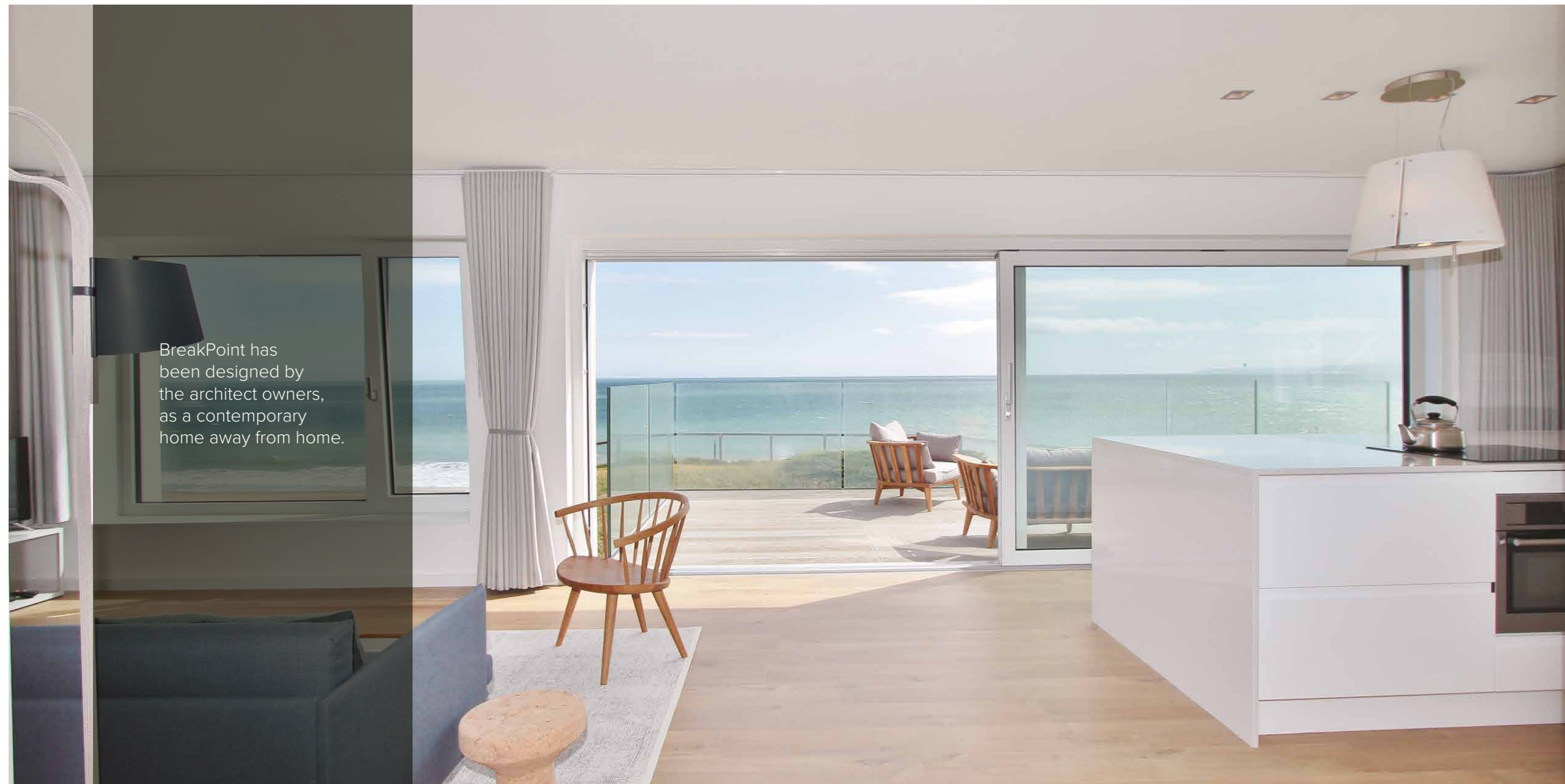




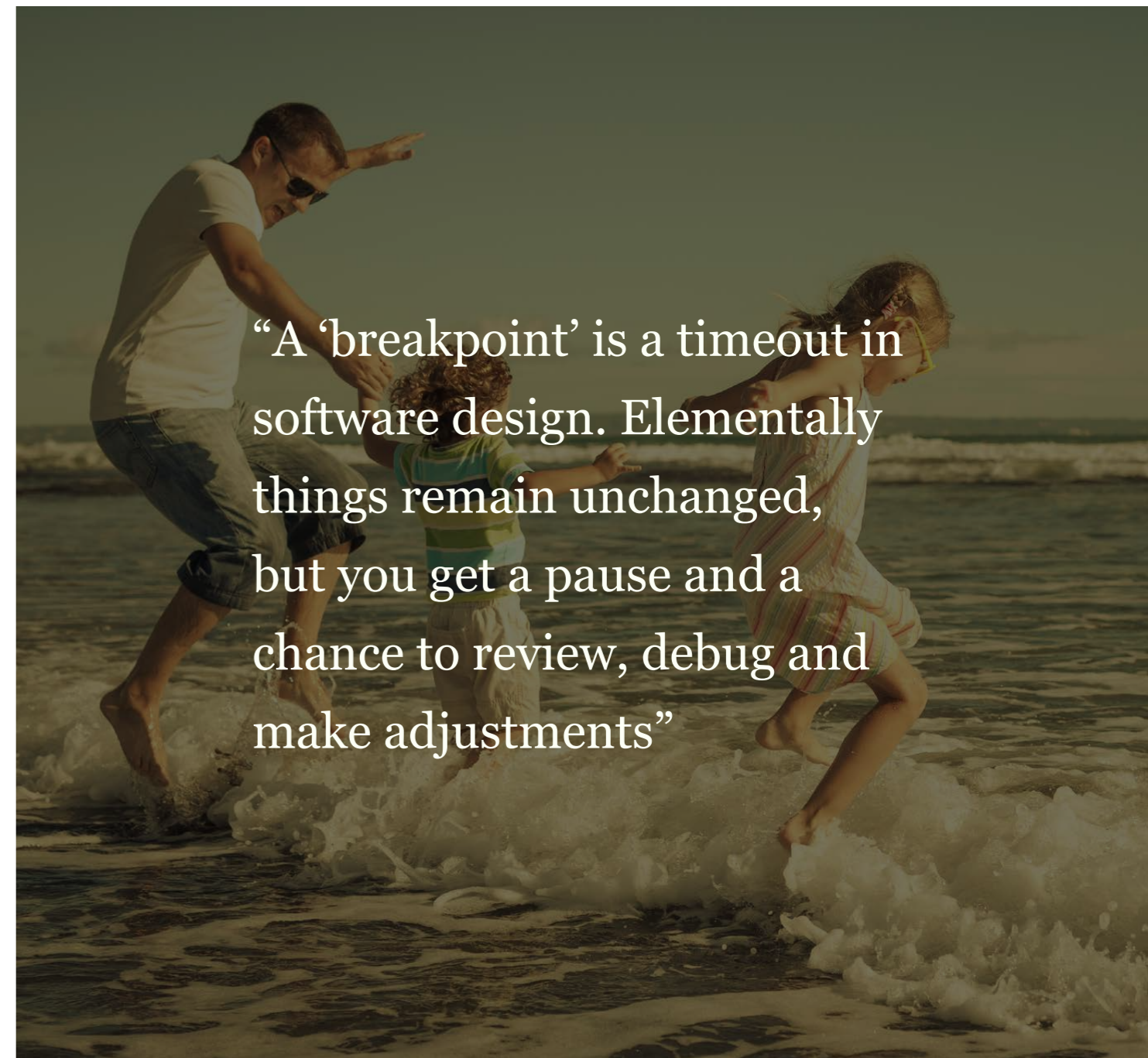
Marram

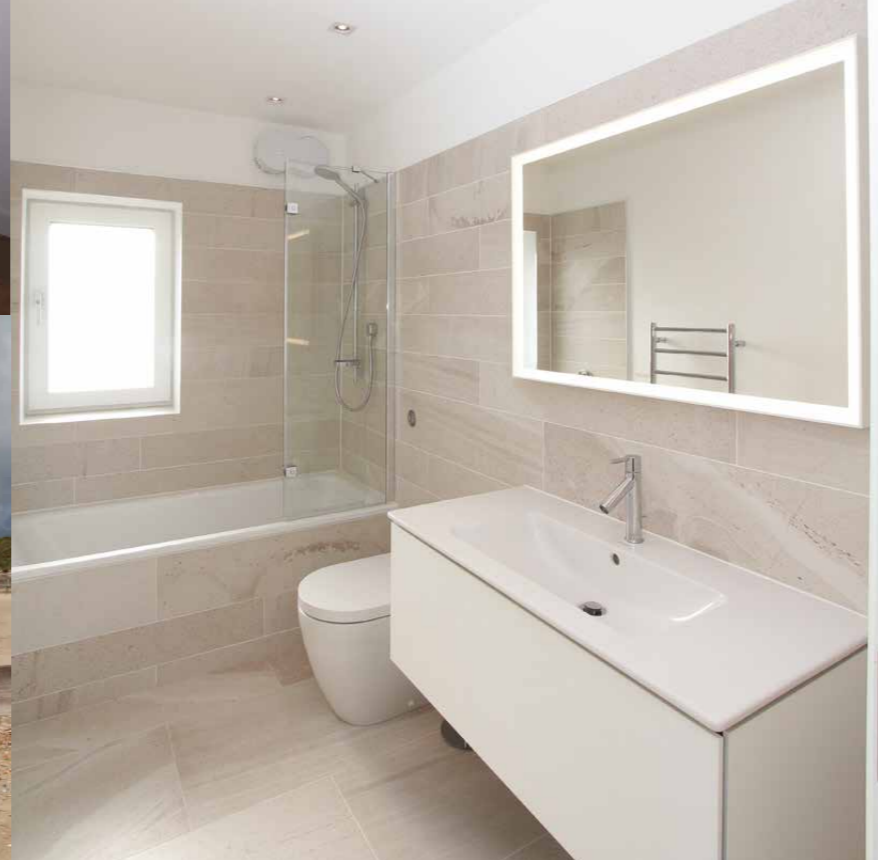
835sqft  
3 Bedroom ground floor with garden





“A ‘breakpoint’ is a timeout in software design. Elementally things remain unchanged, but you get a pause and a chance to review, debug and make adjustments”





# Drift

1020sqft  
Two bedroom penthouse  
with spectacular balcony views



## Local Area

It's all about the coast

### Solent Beach

Very quiet local beach with views of the 'Polar Bear' (the white chalk cliffs of the Isle of Wight looks just like the shape of a bear).

A promenade stretches from the foot of the sea-side garden West to Sandbanks, for easy walking.  
To the East, beach and sand dunes flank Hengistbury Head out to Mudeford Spit.

### Hengistbury Head and Mudeford Quay

The headland is designated an area of special scientific interest: a protected habitat that harbours an abundance of wildflowers and wildlife, including Swallows and Skylarks, Natterjack Toads and grazing cattle. Walk towards the picture perfect beach huts at Mudeford Spit, call at the visitors' centre and hikers' cafe and a ride back on the 'Noddy' land train.

Lovely walks along the beach, through the woods or around the harbour.

Take a ferry from the Beach House Café to try crabbing at Mudeford Quay and visit the Lifeboat Station.

### Christchurch

The historic town of Christchurch is within 1 mile. Walk around the 11th century castle ruins, visit Christchurch Priory and feed the swans and ducks in Christchurch Harbour. Grab lunch in the old town centre (or visit the food market / festival when in season) and then take a walk along the banks of the River Avon.

Hire a self-drive leisure boat on the quayside and then visit the free water Splash Park and playground.

Christchurch Train Station -  
2 hours to Waterloo

Bournemouth Airport -  
5.7 miles



# Beach side living at its very best

# Specification



- Super insulated external envelope
- Through coloured synthetic render with self-clean paint finish
- Internorm composite triple glazed windows and doors with PassiveHaus installation
- Millboard composite decking
- Mechanical ventilation and heat recovery system provide continuous ventilation and automatic boost humidistat
- Wood burning stove
- Dimplex Quantum Heaters
- 180 litre unvented hot water cylinder

## Kitchens

- Burbidge “Malmo” matt white units with Technistone “Harmonica Dolomites” polished quartz
- Blanco sink, contemporary Elica island extractor with lighting
- AEG appliances - induction hob, combination oven and microwave, integrated dishwasher, fridge and freezer

## Bathrooms

- Duravit washbasin with Hansgrohe fittings
- Duravit WC with soft close seat
- Bette Steel bath tub coupled with Hansgrohe Raindance Select Shower
- Electric underfloor heating
- Heated towel rail
- Porcelain ceramic floor and wall tiles

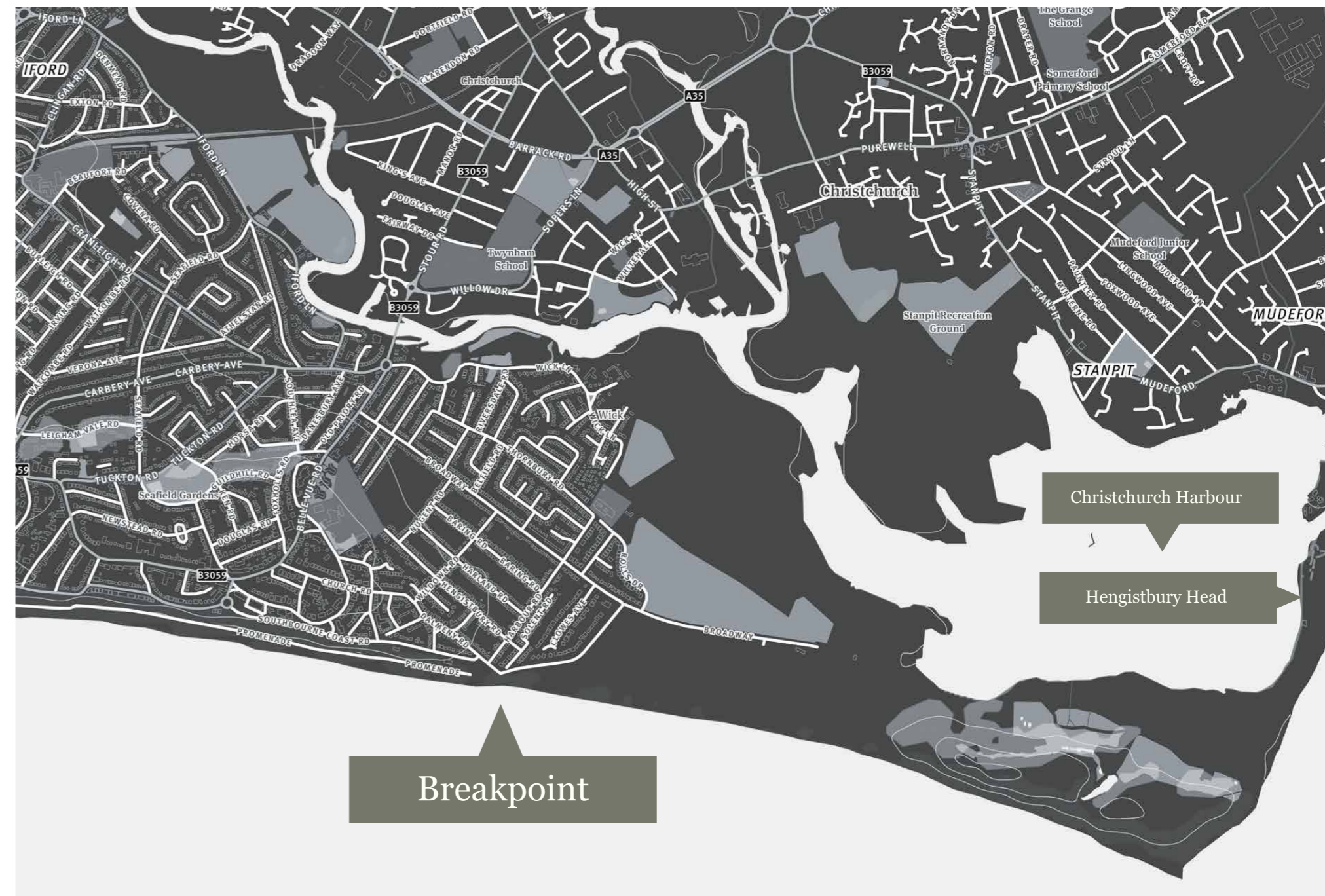
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