

# LIFE'S A BEACH

CAPTURE THE COASTAL LIFESTYLE



## RADCLIFFE COURT

51 MANOR ROAD, EAST CLIFF, BOURNEMOUTH

# RADCLIFFE COURT

If you're searching for a unique and luxury contemporary home in a landmark location where cliff top and coastline meet, you've just found it: Radcliffe Court.



APARTMENTS

26

# INSPIRATION EVERYDAY

Tucked away in a peaceful tree-lined location on Bournemouth's beautiful East Cliff, although still close to the town's vibrant centre, you'll find Radcliffe Court.

Architect-designed and Art Deco-inspired, this elegant new development offers just 26 exclusive, stylish and bespoke new homes. These range from 2 and 3 bedroom apartments to four 'duplex' apartments and two penthouses

From the extensive private and landscaped grounds - that include gardens, patio and a fountain - a footpath leads you directly to the 'Toft Zig Zag' with easy access to Bournemouth's famous beach below.

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## AT A GLANCE

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### LIFESTYLE

At the heart of Bournemouth in highly desirable Dorset, with incredible views and easy access to sunshine, sea and sand, Radcliffe Court let's you live life to the full.

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### ART DECO DESIGN

With an enviable reputation for cutting-edge developments, the creative and highly experienced Dot team is one of the most exciting architectural practices in the South West.

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### INTERIOR

The luxurious interiors of the beautiful homes at Radcliffe Court, created by Jigsaw Interior Design, reflect the dazzling exterior elevations, where every fixture, fitting and finish has been selected without compromise.

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### FOOD & DRINK

Whether your taste buds hanker after fine cuisine or the finest fish and chips, artisan coffee or connoisseur cocktails, there's a reason Bournemouth and Dorset are foodie destinations.

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### PLACES

Gorgeous coastlines, historic harbours, fabulous forests, a countryside full of chocolate box villages and bustling towns offering the best in chic retail therapy, attractions abound around here.

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### WHAT'S ON

From that fabulous beach and ocean, air shows and arts and folk festivals to firework extravaganzas, farmers markets and first class football, this place has it all going on.

# THIS CLOSE TO THE COAST

From Radcliffe Court you have around a nine and a half mile stretch of beautiful golden sands right on your doorstep. These run from Hengistbury Head, five and a half miles to the east, all the way to Sandbanks, four miles to the west.

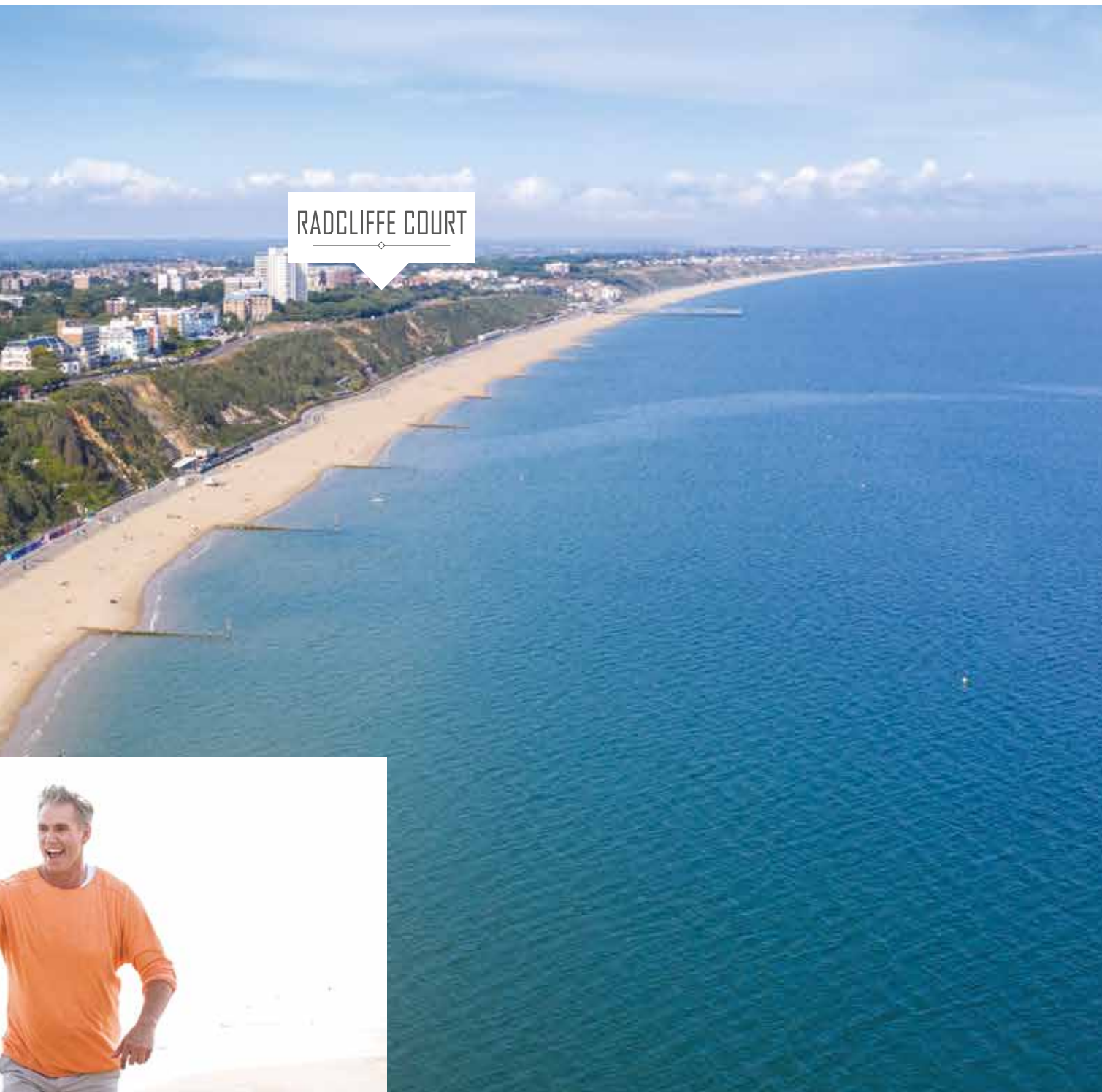
And the views on offer are even more spectacular, spanning from The Needles on the Isle of Wight right over to Old Harry Rocks on the Isle of Purbeck. So you can rest assured there's a spot by the sea that's just perfect for you, whether you want seclusion for 'me' time or to take a deep dive into a busy beach vibe.



‘COME  
LIVE LIFE  
COASTAL  
STYLE’







Of our beautiful beaches, no less than nine have achieved the coveted Blue Flag. Line those glorious sands with wide promenades, iconic Neapolitan pastel painted beach huts and not just one but two famous piers, and living the Radcliffe Court lifestyle puts you right at the heart of Britain's most photogenic picture postcard seaside spot.





## BODY & SOUL

Whatever you love to do - from wellbeing, health and fitness to relaxing, refreshing and recharging your batteries - you can do it on Bournemouth's famous beaches. It's a sanctuary for the soul and leisure centre for the body.



# ALL THIS JUST A FEW FOOTSTEPS AWAY



## SURF'S UP!

Of course, if you don't fancy surfing you can swim, snorkel, sail, kite surf, canoe, kayak, dive, fish or paddleboard and so much more besides; as well as just sitting and watching the world go by.

## STEPPING OUT

Esplanades became popular in Victorian times as a place where people could promenade or walk, and Bournemouth has miles of them to choose from. So stroll, cycle, jog and explore to your heart's content.



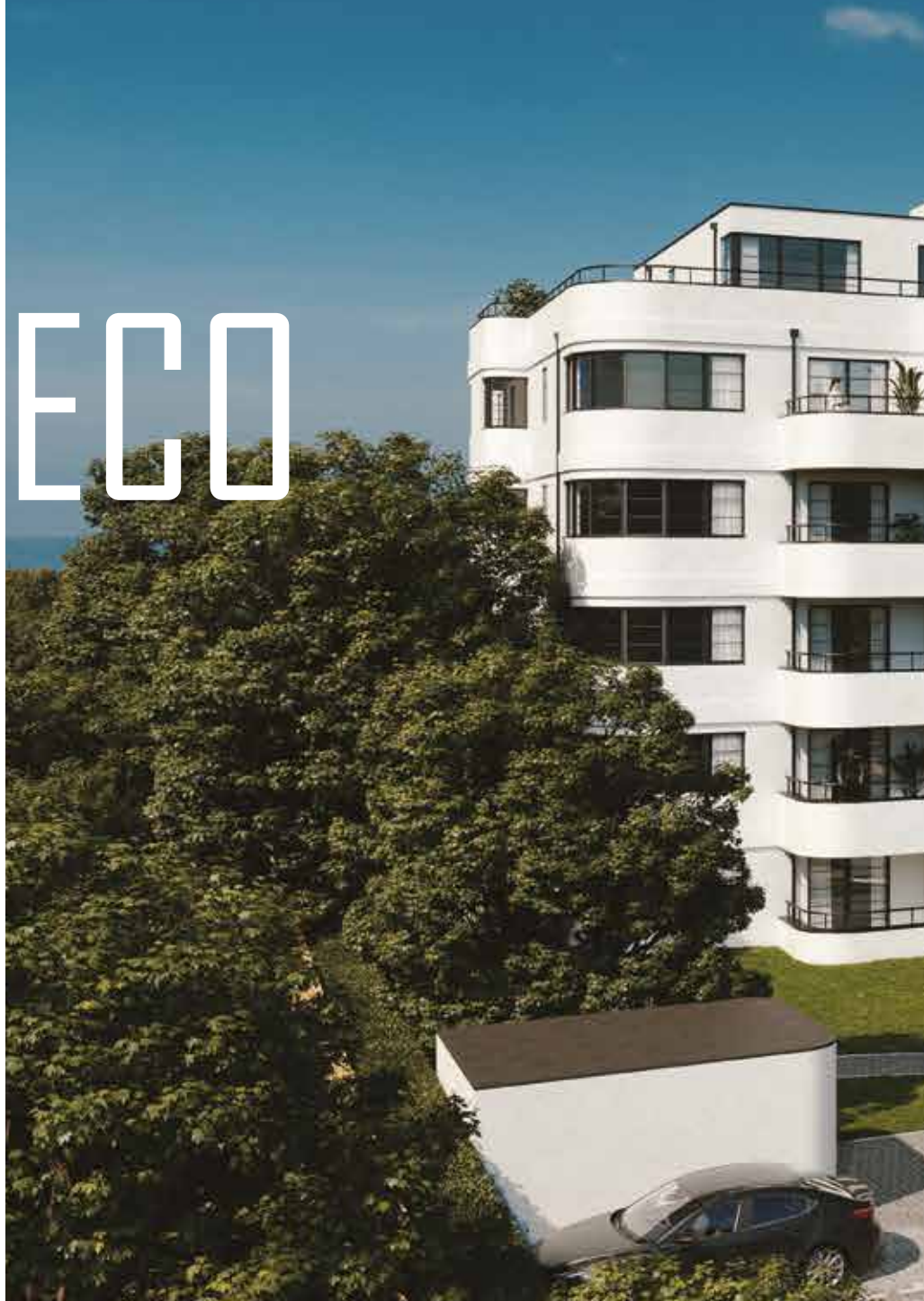
## AND BREATHE

There's no more therapeutic place in the world than a beautiful beach where you can rest, relax and recharge your soul to the sound of the surf.

# ART DECO

## DESIGN

The bold, streamlined, geometric designs of Art Deco originated in France in the 1920s and within the next decade had inspired the aesthetic of everything from structures like New York's iconic Chrysler Building to ocean going liners.



## A CENTURY OF STYLE

Bournemouth is renowned for its Art Deco architectural vernacular. Outstanding examples range from the former Evening Echo building and House of Fraser building department store to the Cumberland Hotel and Roddis House, with its curved prow sailing toward the town's Square.

**That's why Radcliffe Court feels right at home here and you will, too.**

For Radcliffe Court, the Dot team surpassed themselves: providing the perfect mix of inspiration and innovation combined with hard-earned expertise and experience

**dot.**



**JIGSAW**  
INTERIOR ARCHITECTURE





gained in a variety of sectors. This elegant new development demonstrates how best-in-class collaborative solutions, designed and built on the firm foundations of the latest technologies, techniques, materials and regulations, can deliver impressive schemes.

Dot's beautiful Art Deco design for Radcliffe Court, with its cool, clean elevations and signature horizontal banding and sweeping curves, establishes a new benchmark in residential architecture.

## Jigsaw Interior Design

Since formation in 2005, the team at Jigsaw have been pioneers in interior architecture. With a passion for sympathetically designed, stylishly crafted spaces that fulfil the demands of modern living, they bring the fresh perspective and intuitive, aspirational, flexible, people-centric and holistic creativity you see here at Radcliffe Court.

# SUPREME

## LUXURY INTERIORS



NE  
OR

There's no room for compromise at Radcliffe Court. Each home here exudes supreme excellence and style

## KITCHEN

A kitchen is the heart of the home and those at Radcliffe Court are luxurious, beautifully coordinated and fully appointed with a range of Bosch level appliances as standard. It's our attention to detail that ensures each kitchen is as practical as it is aesthetically pleasing.

The stylish open plan kitchen/dining/living layout not only allows the natural light to create a warm, welcoming, airy living space; it also creates the perfect place for everything from intimate dinners to fun gatherings for family and friends.







# WOW FACTOR

## BATHROOMS & ENSUITES

Whether it's a short, refreshing shower to get your day started or a long, relaxing soak in the bath at the end of it, the 'smallest rooms' at Radcliffe Court boast renowned names like Vitra, Codis, Grohe and Vado, so you can enjoy either in style.

High quality ceramic tiling and flooring enhance that feeling of luxury and style.

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## LIGHTING

Lighting is vital in creating the right ambience in a home. That's why every apartment at Radcliffe Court features architect-designed lighting layouts.

Equally important these days is connectivity. So each new apartment is designed and constructed with hard-wired Wi-Fi networks, plus a choice of Internet infrastructure from either BT or Virgin Media.



## GENERAL

Fine interior touches include stylish pre-finished doors and feature windows throughout, while elegant balconies perfectly extend your living space outside. Note that a number of apartments enjoy panoramic views right across Poole Bay from the Isle of Wight to the Purbecks.

The pleasing but practical touches continue with a comprehensive landscaping scheme, underground parking and all apartments being served by a lift.

## ENVIRONMENTAL

- Mechanical extraction system.
- Underfloor heating powered by a Vaillant boiler with 7 Year warranty.
- High levels of insulation and soundproofing throughout.
- Electric car charging infrastructure available at each apartment's dedicated parking space.

# YOUR LOCAL EATERIES & BARS

No matter what your favourite international cuisine, taste or budget, living the Radcliffe Court lifestyle spoils you for choice. From lazy lunches to fine dining experiences, here's just a small sample of what to expect:



## 1805

One of Bournemouth's leading destinations for Chinese cuisine, 1805 offers you traditional recipes with a modern twist, delivering a unique fusion of contemporary flavours, ingredients and dishes. The dramatic interior alone makes it well worth a visit.

## THE CUMBERLAND

The Art Deco-styled Cumberland hotel offers you a choice between their two-rosette à la carte restaurant, the Ventana Grand Café or the elegant Mirabelle house restaurant. Why not try all three?



## THE CRAB

The Michelin-starred trained chefs at Bournemouth's finest two-rosette rated seafood restaurant promise to take your breath away with their passion, skill and freshest, locally-sourced fish and vegetables.





## WEST BEACH

For award-winning dining right on Bournemouth's beautiful beachfront, West Beach is the place. Family-run with an open-kitchen layout, it's become a landmark eating experience right on the sand.



## KOH THAI

Integrating the irresistible flavours and aromatic ingredients of Thai cuisine – prepared by Thai chefs - with fiery cocktails and far-flung beers, Koh Thai brings Bangkok and Phuket street food to Bournemouth.

## THE NICI

A beautifully refurbished destination hotel perched on Bournemouth's West Cliff, the Nici's got it covered if you're after a superb leisurely breakfast or brunch, late lunch or intimate dinner for two.



## LEVEL8IGHT

Not called the Sky Bar for nothing and part of the town's impressive new Hilton Hotel development, why not try the South West's highest place for a cool cocktail or a modern British all-day restaurant experience?



# OUT & ABOUT

## ...SO MUCH TO EXPLORE



### SANDBANKS

Sandbanks is recognised as being home to one of the UK's – if not the world's - finest beaches. In fact, no other beach in the country has held the coveted Blue Flag award continuously and for longer, 35 years and counting.



### LYMINGTON

A historic town nestled between the New Forest and the Solent, this ancient sea port is today a mecca for sailing with three marinas and a whole host of other cultural and retailing reasons to visit.



### CHRISTCHURCH

Believed to be England's first port, historic Christchurch sits where the Stour and Avon rivers flow into the harbour and then the sea. The impressive Priory, Hengistbury Head and Mudeford Quay are well worth exploring.





## NEW FOREST

The New Forest National Park was actually founded by William the Conqueror as a hunting ground almost a millennia ago in 1079. It's free to access, open all year round, has many ancient towns and villages to explore and is famed for the free wandering horses, donkeys and ponies that live there.

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## PURBECKS

The Purbecks host some of the UK's most recognisable landmarks and popular visitor destinations. It's also a gateway to nature and history; an Area of Outstanding Natural Beauty (AONB) and the start of the 95 mile long Jurassic Coast, England's first natural UNESCO World Heritage site.

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# EASY REACH DESTINATIONS



Travelling for business or pleasure?  
Living at Radcliffe Court puts all the right  
destinations within easy reach.

The A338 gives fast access to the A31 and major routes east  
and west. Junction 1 of the M27 is 15 miles away, with the  
M3, the Sussex Coast and London beyond.



Regular train services from Bournemouth Station get you  
to many destinations around the South and South West,  
including London's Waterloo and Victoria stations.

## RAIL LINKS FROM **BOURNEMOUTH TRAIN STATION**

<b>7</b> min	<b>33</b> min	<b>51</b> min	<b>92</b> min	<b>110</b> min	<b>152</b> min
Poole	Southampton	Winchester	Chichester	London Waterloo	Gatwick Airport

## BY CAR

<b>12</b> min	<b>20</b> min	<b>42</b> min	<b>47</b> min	<b>73</b> min	<b>120</b> min
Bournemouth Airport	Poole	Southampton	Winchester	Chichester	Gatwick Airport

\*All distances and travelling times are approximate and come from Google Maps and National Rail Enquiries respectively.



# WHAT'S ON



## CLASSIC CARS ON THE PROM

Working on behalf of a number of local charities, Classic Cars On The Prom takes place once a month from November through until May and features an ever-changing line up of vehicles dating from 1915 up to pre-September 2001.



## AIR SHOW

Since inception in 2008, the famous Bournemouth Air Festival is reckoned to have entertained some 10 million spectators during its annual four days of displays and flights by iconic, historic aircraft from around the world. The dusk and night displays are truly dramatic and exciting.



## BEACH POLO

A firm fixture in Dorset's social calendar, Sandpolo brings all the unique, high-energy excitement of this world-class equestrian sport and transports it to Sandbanks in Poole. It's more than just a weekend of fun – there's fine food, fashion and entertainment, too.

## BIC & PAVILION THEATRE

Bournemouth's international venues and historic theatres attract some of the biggest acts from the UK and around the world. Bournemouth International Centre and Bournemouth Pavilion Theatre have a packed programme with pop concerts and shows including West End hits and star-studded pantomimes.





[www.radcliffecourt.co.uk](http://www.radcliffecourt.co.uk)



**All Enquiries**

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