

COMPTON HEIGHTS LILLIPUT



CHARLEW

DEVELOPMENTS

The best of sea side living



These luxury contemporary homes are in the perfect location with easy access to Salterns Marina, Lilliput shops and restaurants and are opposite the prestigious Parkstone Golf course.

Canford Cliffs and the Sandbanks Peninsula are just a stone's throw away with wonderful blue flag beaches and bespoke shops and restaurants.

Parkstone train station is less than a mile away with direct links to London Waterloo and can be reached in under 2 hours. Bournemouth International Airport offers both internal and international flights to a variety of destinations.

Development Layout

Compton Heights is two unique homes located in the heart of the Lilliput area and within a short walk to the local shops.

The contemporary style incorporates open plan living on the ground floor with a separate living room, utility room, cloakroom and integral garage.

The open gallery style entrance hall leads to the first floor where you will find 4 double bedrooms, three of which are en-suite. The master bedroom also benefits from a dressing room, there is also a luxury bathroom.



Address:

Compton Avenue, Lilliput

Sat Nav:

BH14 8PU

Compton Height Homes 1 and 2

Ground Floor



Ground Floor:

Kit/Dining/Family:	9.85m x 4.96m	32'3" x 16'3"
Living:	3.73m x 4.06m	12'2" x 13'3"
Utility:	3.19m x 2.10m	10'5" x 6'9"

First Floor:

Master Bedroom:	3.73m x 3.55m	12'2" x 11'6"
Bedroom 2:	5.33m x 4.49m	17'5" x 14'8"
Bedroom 3:	4.45m x 3.40m	14'6" x 11'1"
Bedroom 4:	3.19m x 3.85m	10'5" x 12'6"
Bathroom:	2.00m x 2.52m	6'5" x 8'3"

Please note: All measurements are taken to the widest point and are measured to the back of wardrobes and cupboards.

First Floor





An Exceptional Luxury Specification



Kitchen and utility Feature

- A range of wall and floor cabinets with quartz work top and upstand.
- Fully integrated appliances to include a 5 ring induction hob with inbuilt self circulating extractor, double oven, dishwasher, full height fridge, full height freezer and wine cooler.

Family Bathroom, En-Suites and Cloakroom

- Contemporary white suites with chrome fittings.
- Cabinetry.
- Heated chrome towel rails.
- Ceramic floor and wall tiles.

Electrical and Multimedia

- White switch plates and sockets throughout.
- Recessed down lighters or pendant provided to all rooms.
- TV and BT points are provided to selected rooms with a provision for Sky plus HD (vbox, dish and subscription not included).
- CAT6 cabling from master BT point to TV position in the living room and Master bedroom to allow for hard wired internet access to these location only.
- Underfloor heating to the ground floor and an efficient gas fired central heating system to the first floor via radiators and thermostatic controls, is provided in conjunction with a pressurised water cylinder.

Peace of Mind

- Double glazed PVCu windows and composite doors with multi point locking system and sliding patio doors.
- External lighting provided to all external doors.
- A mains fed smoke alarm is fitted to the hall and landing with a battery back-up.

Finishing Touches

- Veneered internal doors with chrome furniture.
- All internal joinery will consist of attractive skirtings and architraves finished in white.
- Flooring throughout.

External Features

- Landscaped front garden with feature planting.
- Rear garden is provided with turf and patio area.
- External tap.
- External power point.

Guarantees

- Both Homes come with a 10 year warranty
- Customer aftercare provided for 12 months after you move in.



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As we are a privately owned development company it means that we take personal pride in the high standards and value for money of our developments.

On all of our developments our properties are designed and finished to the highest standards. With over 30 years in the building industry we find that it's often the attention to detail that is appreciated the most.

Charlew Developments provide quality homes using quality products, built by professional tradesmen.

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