

Portsea

Sorrento





More than a home

**Introducing Porstea & Sorrento,
Cullen Homes' latest development in
Canford Cliffs, Poole.**

Situated on the highly sought-after Evening Hill, this stunning new flagship development of two luxury homes offers prime contemporary living in an unrivalled waterside location.

Set just off the Sandbanks Peninsula, the properties boast circa 5000 sq ft of luxury living accommodation, designed, and curated to maximise panoramic sea views and inspire a unique coastal lifestyle, surrounded by nature and moments away from award-winning sand beaches.

Panoramic sea views from
all principle rooms in the
property.





Taking inspiration from all over the globe, Cullen Homes pride themselves on being at the forefront of contemporary architecture with the mission of making a positive aesthetic contribution to the areas in which they develop.



Generous level rear gardens with ample entertainment spaces and sunken hot tub feature.



Architecture

An iconic statement to the street scene, Portsea and Sorrento are the pinnacle of contemporary design. Subtle curves, low-maintenance wood effect cladding, marine grade aluminium and floor-to-ceiling glass are all complemented by the stunning neutral brickwork that resides both inside and outside the homes.

The refined design is softened by charming greenery and a use of natural tones, with each home blending into the picturesque setting Evening Hill provides.



Beautifully crafted interiors



Interior Design

At the forefront of global design trends, Portsea and Sorrento take inspiration from the fast growing 'Japandi' style, blending traditional Scandinavian warmth and comfort, the artistic practicality of Japanese style and the contemporary minimalism from Cullen Homes' award winning interiors team.

Created for a seamless indoor-outdoor lifestyle, all principal living spaces extend to outdoor terraces using floor to ceiling sliding glass doors accompanied by a continuous flow of flooring from inside the properties to the outside spaces.

The internal use of natural finishes such as the Japanese gardens, timber louvres and hand moulded brick feature walls truly enhance the feeling of nature within the homes, whilst calm, open layouts, complemented by this neutral palette ensures comfort and practicality. This, partnered with unrivalled spatial planning and refined interior design, Portsea and Sorrento boast interior spaces primed for luxury living and entertainment.



Grand double height entrance halls with a floating staircase and feature Japanese garden.

The best of
German & Italian
craftmanship



Kitchen

Portsea & Sorrento are fitted with contemporary German kitchens that are accompanied by an extensive feature island and luxury Italian porcelain worktops. LED and pendant lighting details are designed throughout, allowing for various mood lighting arrangements within the open plan kitchen, living and dining space.

Gaggenau appliances include an oven, combi oven, warming drawer, and induction hob with canopy hood extractor fan, along with an integrated full-height fridge, full-height freezer and dishwasher. An undermount sink is positioned on the island and accompanied by a matte black Quooker hot tap, making instant boiling water on demand, alongside regular hot and cold.

Adjoining the kitchen is a hidden pro kitchen and pantry, featuring additional cabinetry and bench space, along with a secondary sink and dishwasher enabling optimum space for storage and food preparation.

Open plan kitchen, living, dining room leading out to the terrace, showcasing breathtaking views of the Sandbanks peninsula, Brownsea island and The Purbeck Hills.



A luxury oasis



Bathrooms

Individually designed ensembles to all bedrooms boasting large format Italian porcelain tiles, bespoke vanity and basin compositions, all accompanied by Gessi brassware.

Each ensuite also contains a walk-in wet room shower and the master suite hosts a freestanding bathtub to truly encompass a five-star resort feel.

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Portsea & Sorrento



Master ensuite with a raised bathtub maximising views over the bay.



Every detail
considered



Bespoke fitted furniture

An array of additional bespoke fitted furniture includes Italian wardrobes to each bedroom and coats room, bar in the games room, cabinetry to the laundry room, as well as bespoke TV compositions in both living spaces, each containing a feature built-in bio-ethanol fireplace.

Generous master suite
with private balcony.





A technology enthusiast's dream

Electrical and Plumbing

Portsea & Sorrento are fitted with home automation systems that combine both Control 4 and KNX which allows for intelligent lighting control, along with the integration and control of other key features in the home including an alarm, CCTV, heating, window treatments and audio.

The CCTV system covers the entire exterior of the property, along with a full alarm system, motion sensors and door intercom entry system linking to touchscreens and smartphones.

State of the art eco heating systems benefits each property through the use of high efficiency Air Source Heat Pumps and Mechanical Ventilation Heat Recovery Systems, to reduce environmental impact, heating bills and increase overall air quality within the homes. Air conditioning is also fitted throughout all bedrooms and the main living room to escape the heat in the summer months. In addition, solar panels are discreetly installed to the main flat roof further reducing heating bills and the long-term impact on the environment.

Double underground garages feature two hydraulic car lifts offering flexible parking and storage solutions, as well as high speed electric car charging points for ultimate convenience.



An entertainers paradise, this bar and games room on the lower ground floor extends out to a partly covered terrace and garden featuring a sunken hot tub.





Porstea & Sorrento are in a truly world class location



Known for its seven miles of award-winning blue flag beaches, lush woodland, and quick access to stunning national parks, Canford Cliffs has been dubbed as the waterside hotspot of the UK. Amenities such as world-class marinas and well-respected golf clubs are all in close proximity, as well as an array of diverse dining options, ranging from gastropubs and local cafes, to wine bars and dine dining options.

Situated on the iconic Evening Hill, the two properties boast south-facing panoramic views over the Sandbanks Peninsula, reaching past Brownsea Island and over to The Purbeck Hills. With the water on your doorstep, both properties are within walking distance to the Sandbanks promenade, Salterns Marina and the chain link ferry, providing direct access to Studland Bay and the Jurassic Coast.

The local area offers a variety of stylish

boutiques, cafes, bars and restaurants and is within the school catchments of Lilliput First and Baden Powell Schools. Bournemouth and Poole town centres are equidistant from the property and along with superb shopping, recreational and entertainment facilities, they also offer direct rail links to London Waterloo. Sea and air travel are also easily accessible, with direct links to the Channel Islands and mainland Europe from Poole ferry port and Bournemouth International Airport.

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Seven miles of award-winning Blue Flag beaches.



Jurassic Coast



A World Heritage Site stretching from Exmouth in East Devon, to Studland Bay in Dorset, a distance of about 96 miles, and was inscribed on the World Heritage List in mid-December 2001.

Corfe Castle

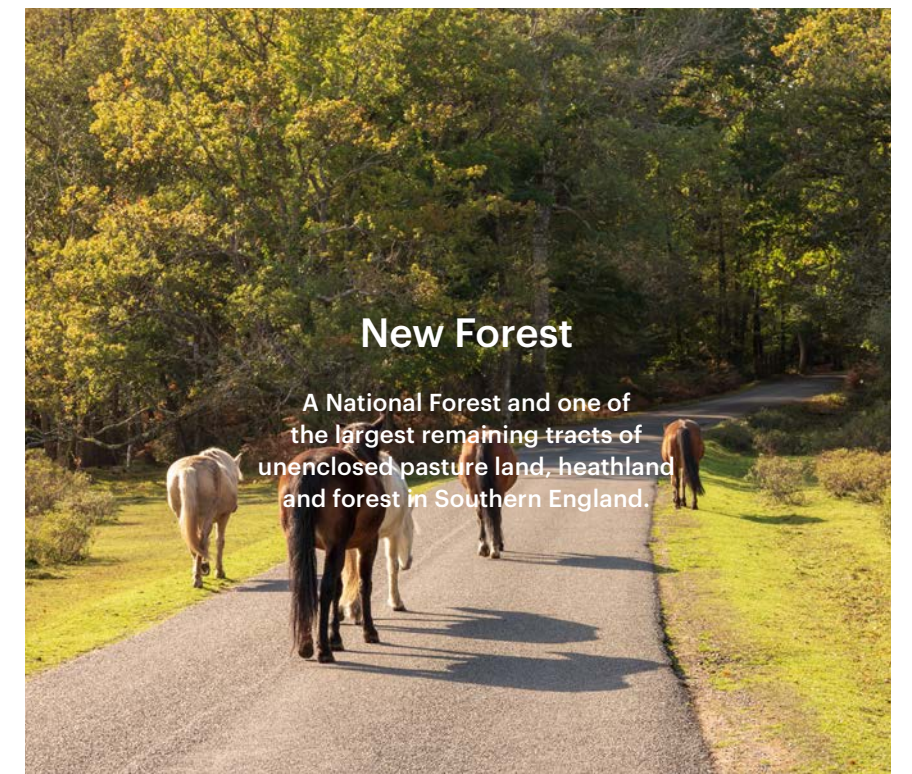
Corfe Castle ruins are one of Britain's most iconic and evocative survivors of the English Civil War.

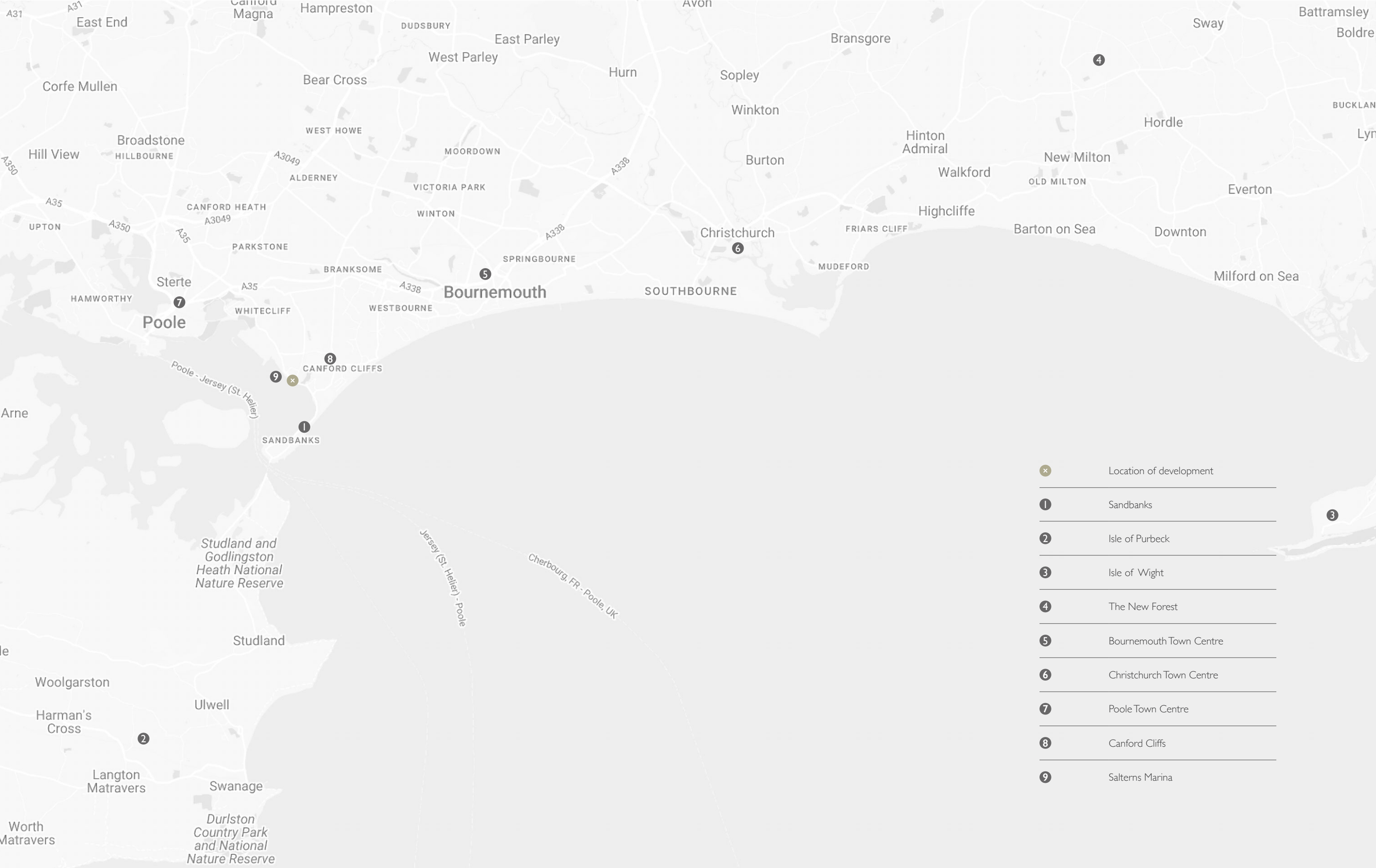
Built by William the Conqueror, the castle dates to the 11th century and commands a gap in the Purbeck Hills on the route between Wareham and Swanage.



New Forest

A National Forest and one of the largest remaining tracts of unenclosed pasture land, heathland and forest in Southern England.





- x Location of development

- 1 Sandbanks

- 2 Isle of Purbeck

- 3 Isle of Wight

- 4 The New Forest

- 5 Bournemouth Town Centre

- 6 Christchurch Town Centre

- 7 Poole Town Centre

- 8 Canford Cliffs

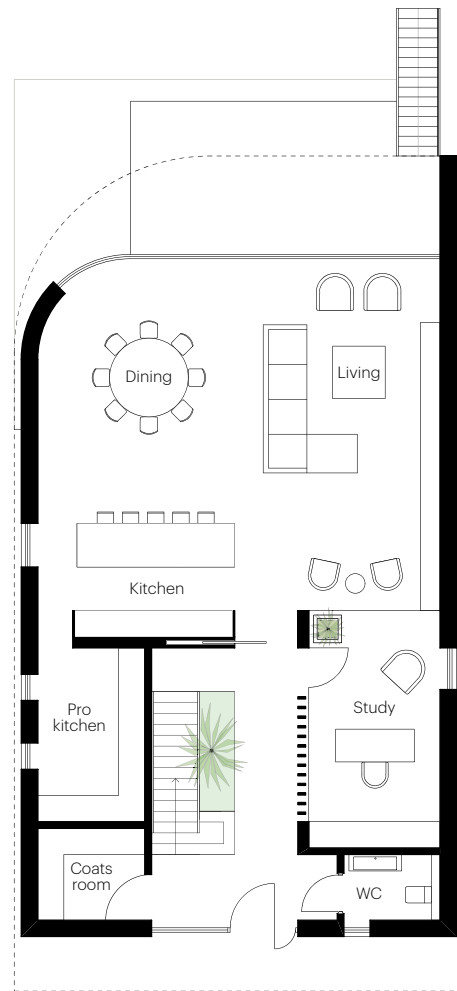
- 9 Salterns Marina





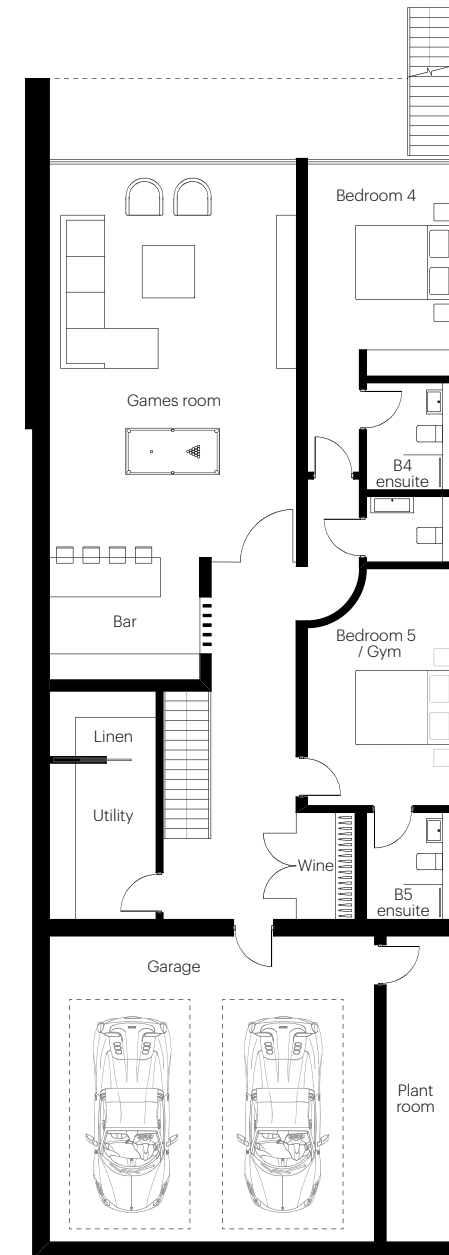
Portsea

Total size 5139.0 sq. ft.



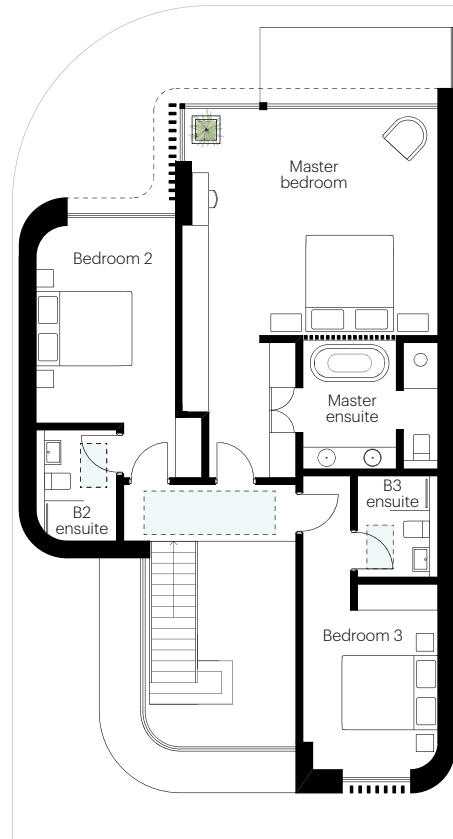
Ground Floor

Location	W x D (m)	W x D (feet)
Kitchen / living / dining	9.20 x 8.65	30'1" x 28'3"
Pro kitchen	2.45 x 3.97	8'0" x 13'0"
Coats room	2.45 x 2.10	8'0" x 6'8"
Study	3.00 x 5.42	9'8" x 17'7"
Terrace	7.07 x 3.50	23'2" x 11'4"



Lower Ground Floor

Location	W x D (m)	W x D (feet)
Games Room	5.65 x 11.80	38'7" x 18'5"
Bedroom 4	3.30 x 4.85	10'8" x 15'9"
Bedroom 5 / Gym	5.42 x 3.30	17'7" x 10'8"
Utility / Linen	5.10 x 4.90	16'7" x 16'0"
Garage	7.45 x 7.00	24'4" x 22'9"



First Floor

Location	W x D (m)	W x D (feet)
Master bedroom	5.20 x 5.85	17'0" x 19'1"
Master ensuite	3.10 x 2.95	10'1" x 9'6"
Bedroom 2	3.20 x 4.70	10'4" x 15'4"
Bedroom 3	3.10 x 4.42	10'1" x 14'5"

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Contact



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The information in this brochure is indicative and is intended to serve as a guide only. Floor plans, specification, dimensions, and images depicted are subject to change without notice and may differ from the actual product upon completion.

Interested parties are advised to contact Cullen Homes to confirm the availability of any specific property. All computer-generated images and lifestyle photographs are for illustrative purposes only.

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