



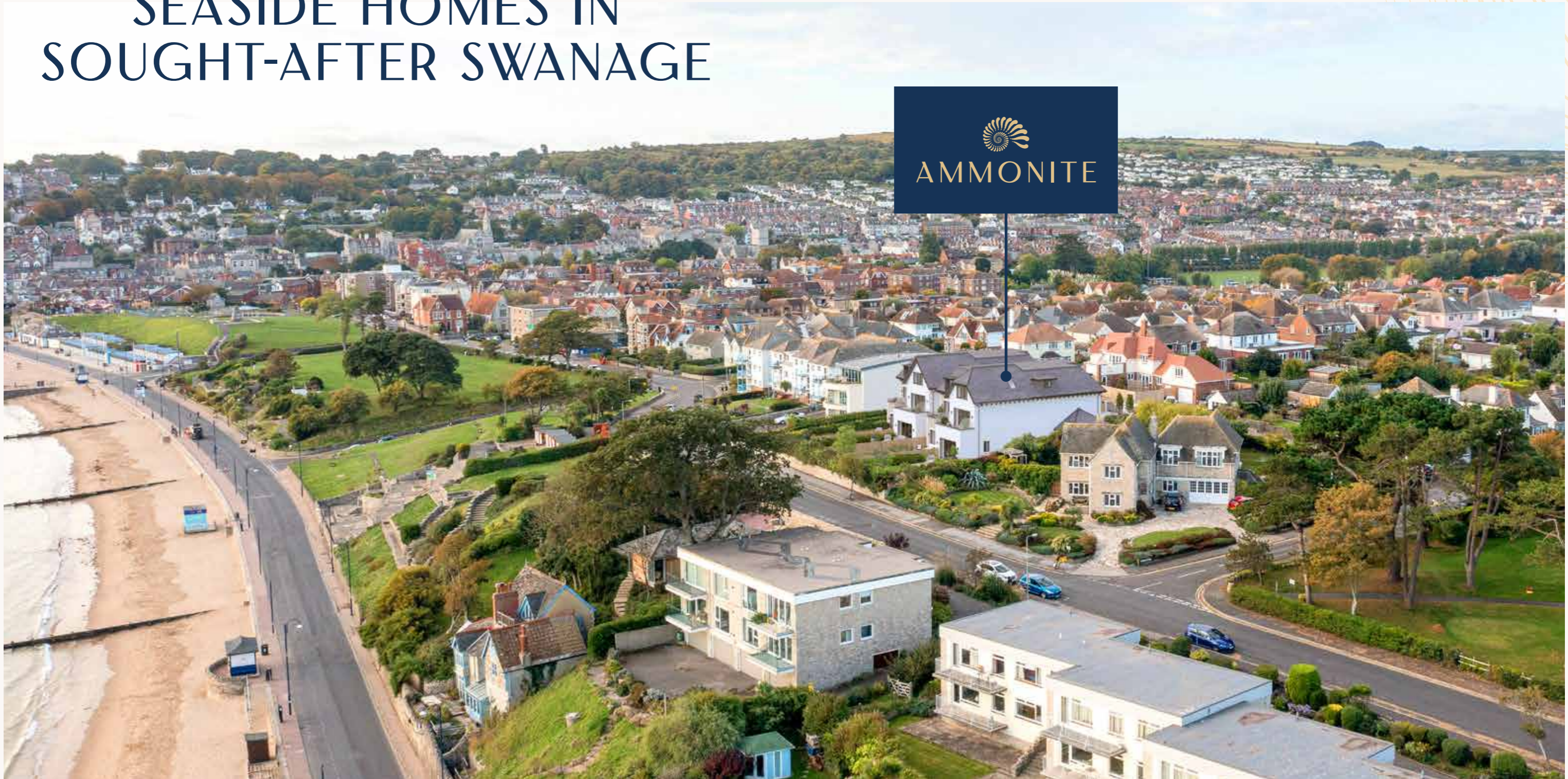
# AMMONITE

SWANAGE

*Discover Bayside Living*



# LUXURIOUS SEASIDE HOMES IN SOUGHT-AFTER SWANAGE



Ammonite is a collection of just four exquisite 3 and 4 bedroom luxury townhouses with exceptional sea views across Swanage Bay, only a short stroll from the beach.



*One of a kind*

Set back from the seafront and arranged over three floors, the premium homes available at Ammonite are the epitome of modern living.

Offering open plan sociable layouts and luxury principal bedroom suites with en suite, dressing room and private balcony overlooking the beach for the ultimate indulgent stay. The top floor features a comfortable living room, maximising the incredible location making it the perfect spot to relax and unwind as the sun goes down.



*A coastal escape*

BREATHE IN  
THE SALTY SEA  
AIR AND ENJOY  
THE VIEW.

*Come and explore*

## A NOSTALGIC SEASIDE TOWN



Swanage is a renowned coastal town, with traditional English charm. Offering an award-winning Blue Flag beach with soft golden sand and crystal clear waters, this little slice of coastline is a haven for those looking for a waterside retreat.

The Isle of Purbeck is the perfect place for a relaxing break, with shops, bars and restaurants in abundance to enhance your experience.



Part of the Jurassic Coast, a recognised UNESCO World Heritage Site for its outstanding geology, the chalky white cliffs make for a dramatic backdrop and excellent vantage point.

You're spoiled for choice with the number of walking trails on offer. An easy stroll or a more challenging hike, there's something for everyone.

Why not treat yourself to lunch with a sea view after your exploits? With the catch of the day fresh from the surrounding waters, no holiday is complete without the traditional fish and chips.



Gazing out over Swanage Bay - Peveril Point on the horizon and a host of colourful beach huts available to hire behind you - you'll be well placed to watch the adventurers and watersports enthusiasts.

From coastering, abseiling and climbing to paddleboarding, kayaking and scuba diving you'll see it all in the waters around Swanage, and have every opportunity to get involved if you're up for a challenge!

HOME 1

HOME 2

HOME 3

HOME



# HOMES 1, 2\* & 3

3 BEDROOM HOMES WITH OPEN PLAN LAYOUTS AND LUXURY FEATURES SET ACROSS THREE FLOORS TO MAXIMISE THE EXCEPTIONAL SEA VIEWS OUT ACROSS SWANAGE BAY.

## FEATURES:

- Top floor additional tv/lounge room or study space
- Three en suite bedrooms
- Principle bedroom suite with dressing room, en suite and private balcony
- Open plan kitchen/living/dining room
- Private integral garage and gated driveway parking
- Utility
- Downstairs WC
- Internal private lift as well as staircases

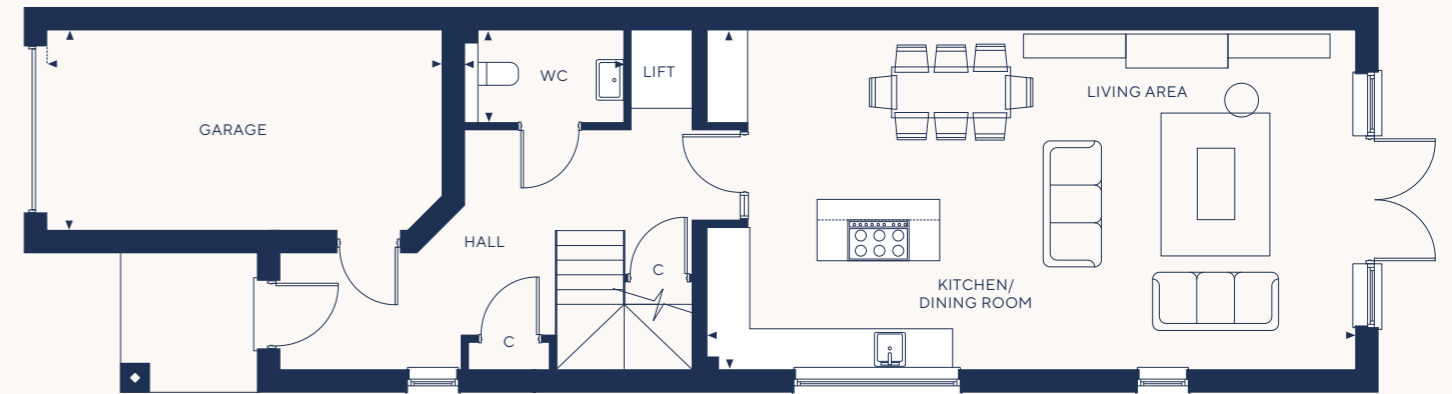
### GROUND FLOOR

Kitchen/Dining Room  
5008mm x 4762mm 16' 5" x 15' 7"

Living Area  
5008mm x 4762mm 16' 5" x 15' 7"

WC  
1391mm x 2339mm 4' 7" x 7' 8"

Garage  
2958mm x 5798mm 9' 8" x 19' 0"



### FIRST FLOOR

Master Bedroom  
5008mm x 4390mm 16' 5" x 14' 5"

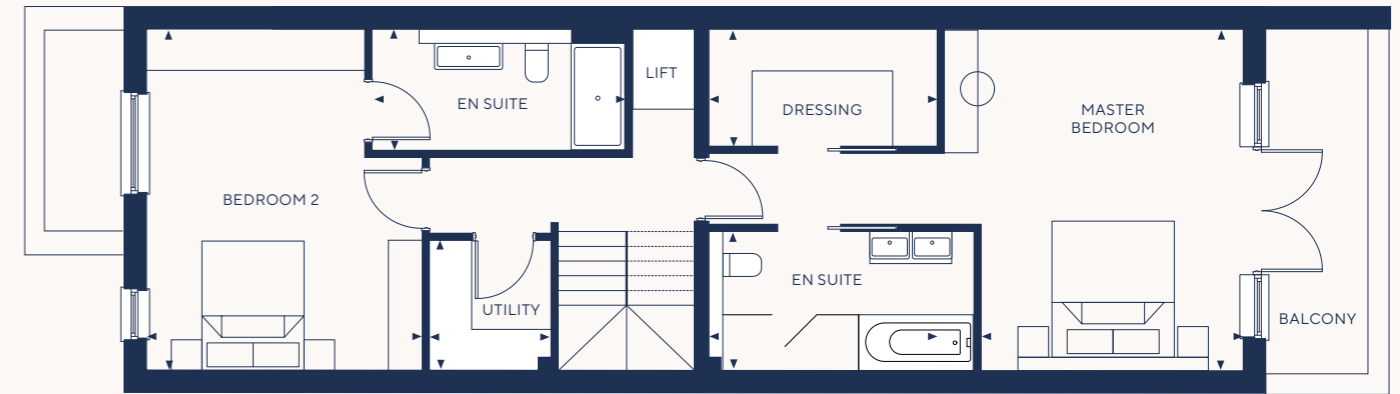
Master Dressing Room  
1722mm x 3358mm 5' 8" x 11' 0"

Master Bathroom  
2049mm x 3900mm 6' 9" x 12' 10"

Bedroom 2  
5008mm x 4056mm 16' 5" x 13' 4"

Bedroom 2 En-Suite  
1782mm x 3733mm 5' 10" x 2' 3"

Utility  
1914mm x 1801mm 6' 3" x 5' 11"

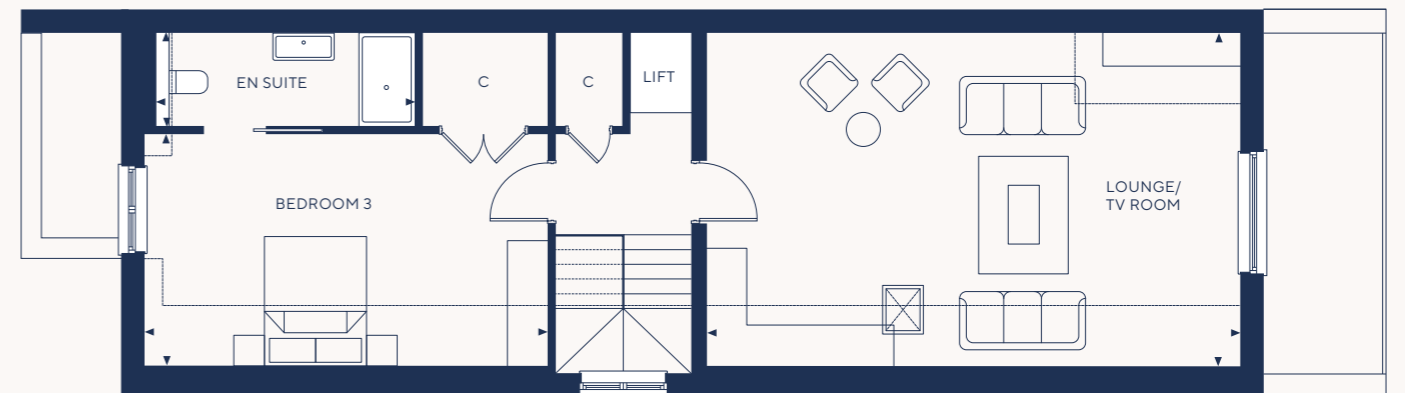


### SECOND FLOOR

Lounge/TV Room  
5008mm x 7838mm 16' 5" x 25' 9"

Bedroom 3  
3539mm x 5946mm 11' 7" x 19' 6"

Bedroom 3 En-Suite  
1381mm x 3996mm 4' 6" x 13' 1"



\*Home 2 is a handed version of the floorplans shown.

## HOME 4

A 4 BEDROOM HOME WITH CONVENIENT GROUND FLOOR BEDROOM, OPEN PLAN LAYOUTS AND LUXURY FEATURES SET ACROSS THREE FLOORS TO MAXIMISE THE EXCEPTIONAL SEA VIEWS OUT ACROSS SWANAGE BAY.

## FEATURES:

- Ground floor bedroom
- Three additional en suite bedrooms
- Principle bedroom suite with dressing room, en suite and private balcony
- Open plan kitchen/living/dining room
- Top floor additional tv/lounge room or study space
- Internal private lift as well as staircases
- Private integral garage and gated driveway parking
- Downstairs WC
- Utility

## GROUND FLOOR

Kitchen/Dining Room  
5008mm x 4762mm 16' 5" x 15' 7"

Living Area  
5008mm x 4762mm 16' 5" x 15' 7"

WC  
1391mm x 2339mm 4' 7" x 7' 8"

Bedroom 3  
3076mm x 4104mm 10' 1" x 13' 6"

Bedroom 3 En-Suite  
3076mm x 1355mm 10' 1" x 4' 5"

Garage  
2958mm x 5798mm 9' 8" x 19' 0"

## FIRST FLOOR

Master Bedroom  
5008mm x 4390mm 16' 5" x 14' 5"

Master Dressing Room  
1722mm x 3358mm 5' 8" x 11' 0"

Master Bathroom  
2049mm x 3900mm 6' 9" x 12' 10"

Bedroom 2  
5008mm x 4056mm 16' 5" x 13' 4"

Bedroom 2 En-Suite  
1782mm x 3733mm 5' 10" x 12' 3"

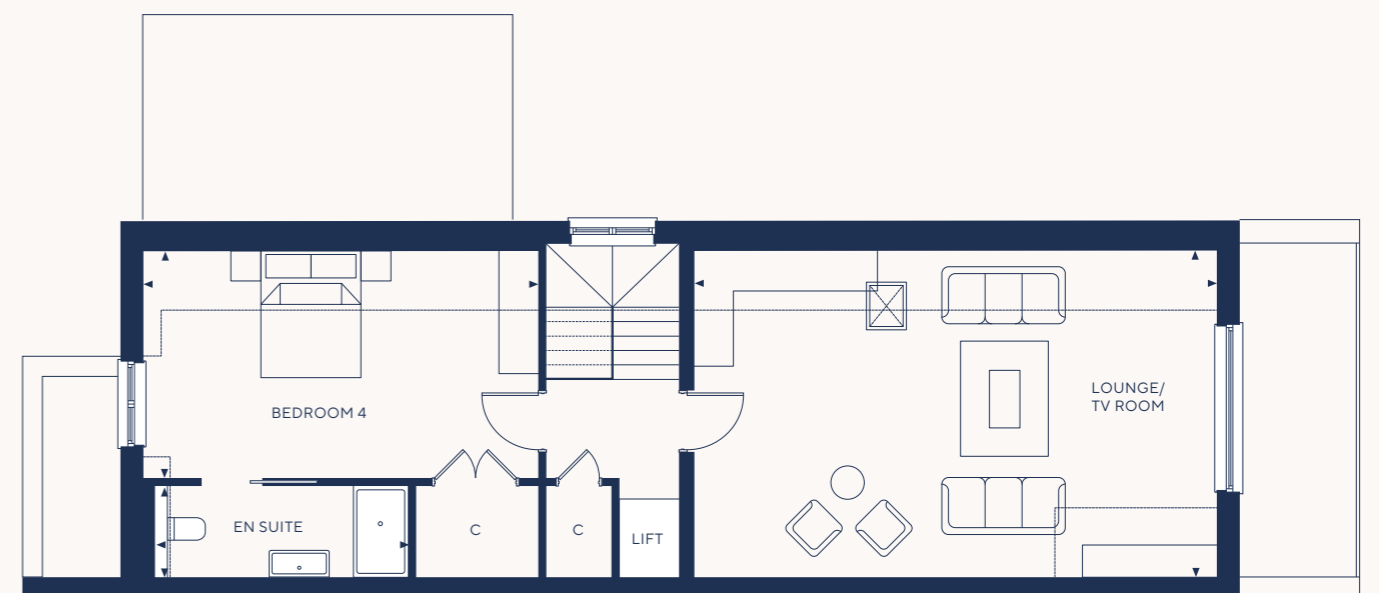
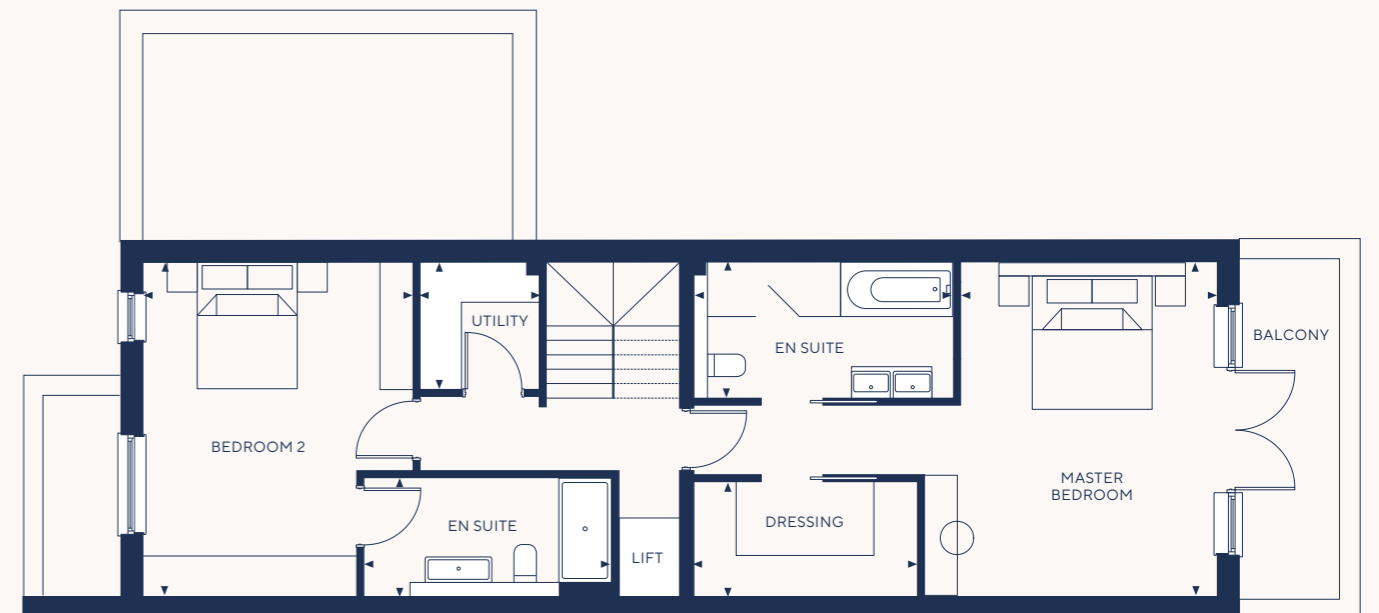
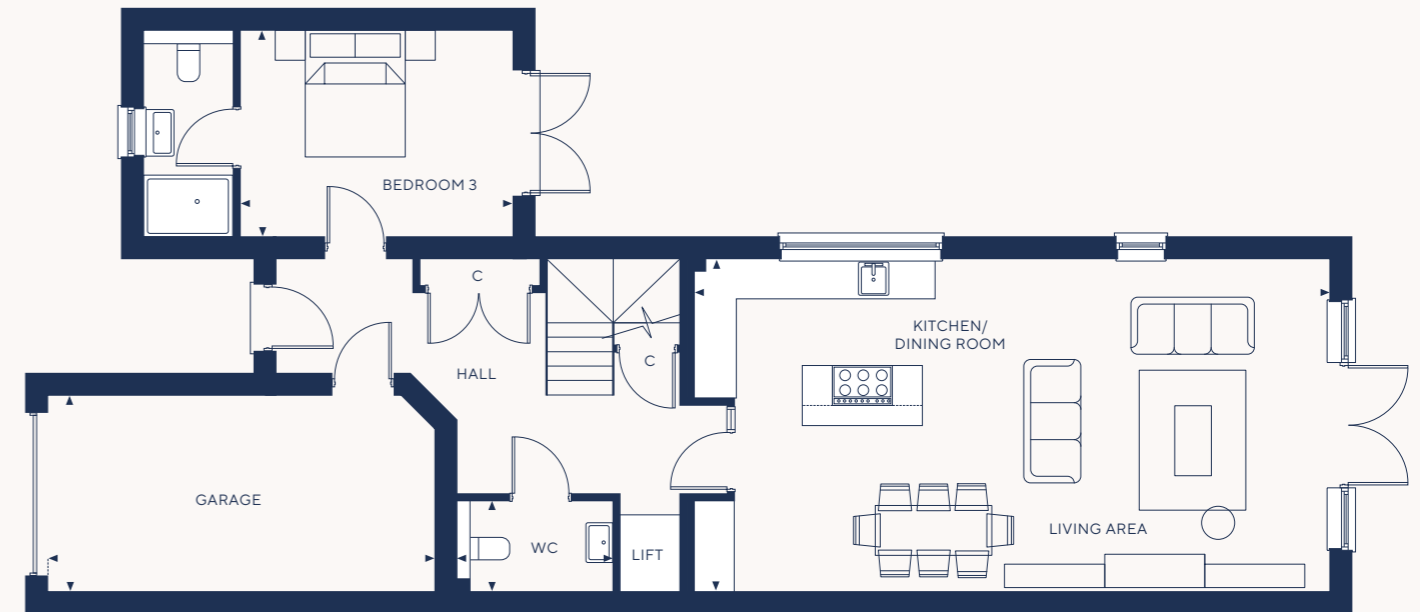
Utility  
1914mm x 1801mm 6' 3" x 5' 11"

## SECOND FLOOR

Lounge/TV Room  
5008mm x 7838mm 16' 5" x 25' 9"

Bedroom 4  
3539mm x 5946mm 11' 7" x 19' 6"

Bedroom 4 En-Suite  
1381mm x 3996mm 4' 6" x 13' 1"



*Superior Specification*





### KITCHEN

- Kitchen designed and installed by award-winning Hub Interiors
- Modern kitchen with contemporary stain brass handles to base and tall units
- 20 Quartz stone worktops with waterfall edge and undermounted basins
- Siemens integrated appliances
- Integrated extractor to Novy induction hob
- Feature glazed display cabinet
- Led lighting
- Undercounter wine cooler with bar, open shelving, and lighting
- Glazed double doors
- Engineered oak flooring

### MASTER BEDROOM

- Cut pile heavy weight carpet
  - Fitted furniture to dressing room
  - Provision for feature pendant light
- Optional:
- Freestanding headboard with timber laminate cladding/bedsides
  - Dressing table

### MASTER EN-SUITE

- Wall hung double vanity with surface mounted bowl ceramic basins, satin brass wall mounted mixer taps
- Brass framed mirrors with wall lighting
- Concealed cisterns with wall hung pans with satin brass flush plates
- Satin brass wall-hung overhead shower, hand shower and concealed valves
- Brass shower screen and towel rad
- Wet room drain
- Double ended 1700mm bath with concealed bath filler and hand shower
- Recesses with soffit lighting
- Marble effect 600x600mm Porcelain tiling
- Featuring premium Duravit, Codis and Novellini products

### BEDROOMS

- Cut pile heavy weight carpet to all bedrooms
  - Provision for feature pendant light where possible
- Optional:
- Headboards with bedsides
  - Fitted wardrobes

## EN-SUITE 2 &amp; 3

- Wall hung oak effect vanities with ceramic basins, Crosswater satin brass mixer tap, wall or deck mounted
- Concealed cisterns with wall hung pans with satin brass flush plates
- Satin brass wall-hung overhead shower, hand shower and concealed valves
- Brass shower screens and towel rads
- Wet room drains
- Shaver sockets
- Recesses with soffit lighting
- Mirror fitted flush to tile, de-mister inc
- Stone effect 600x600mm Porcelain tiling
- Featuring premium Duravit, Codis and Novellini products

## WC

- Concealed Cistern, wall hung pan and satin brass flush plate
- Wall hung vanity with Crosswater deck mounted satin brass mixer
- No mirror included

## LIGHTING &amp; ELECTRICAL

- 100% LED energy saving lighting
- TV Points to all bedrooms
- Lightwave RF System to certain rooms
- EV charging provision within garages

## MISCELLANEOUS

- Open plan kitchen, dining and living areas
- 2 panel Napier internal doors from Todd doors, with matching stepped architrave and skirting
- Dark bronze designer lever handles
- Fully carpeted Staircase with oak handrails and feature spindles
- Electric gates leading to private parking to all properties with intercom system
- Underfloor Heating and Hot Water provided via renewable energy Air Source Heat Pump
- Passenger Lift



# EXPERTLY BUILT BY WESTCOAST DEVELOPMENTS

*A developer like no other*



Westcoast Developments is an established Poole based property development company with a diverse portfolio of premium residential homes across Dorset and beyond.

In recent years Westcoast has diversified to incorporate all types of open market residential and commercial properties.



Westcoast always strives to build homes that complement the environment, working closely with architects and designers to ensure every home is finished to perfection while delivering understated luxury and elegant style.

Westcoast is actively on the lookout for new residential and commercial development opportunities across Dorset, Wiltshire, Somerset and Bristol.



# WESTCOAST

DEVELOPMENTS



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The information within this document is indicative and is intended to act as a guide only as to the finished product. These particulars should not be relied upon as statements of fact or representation and applicants must satisfy themselves by inspection or otherwise as to their correctness. The dimensions given on plans are subject to variation and are not intended to be used for carpet sizes, appliance sizes or items of furniture.

DESIGNED BY ANTLER