

THE
BELGRAVIA

56 CHRISTCHURCH ROAD

1 & 2 BED APARTMENTS | 2 BED HOUSES | 2 BED BUNGALOW



WELCOME TO THE BELGRAVIA



A COLLECTION OF UNIQUE APARTMENTS AND HOMES A STONE'S THROW FROM THE BEACH.

Set on Bournemouth's East Cliff, just five minutes' walk to the clifftop and award-winning beaches, you are invited to enjoy the very best of the south coast from The Belgravia's front door.

Within this main building you will discover a collection of high-specification apartments ideal for modern living. Situated within a conservation area, the beautiful original structure has been sympathetically restored to honour its history while incorporating contemporary design and amenities for a luxurious lifestyle.

Continue behind the building itself and there are four stylish mews houses and a separate bungalow, each immaculately finished and ready to welcome you home.





MAKE THE MOST OF YOUR FANTASTIC LOCATION

Spend time in the beautiful communal gardens or head for the clifftop or beach, just five minutes' walk from your front door. A stroll through Boscombe gardens all the way to the seafront is an equally wonderful way to spend a summer's evening or blustery winter's day.





Belgravia Mews

Bournemouth town centre is just a short walk away, offering all the amenities of a bustling, vibrant hub. In the other direction, Boscombe offers a more bohemian vibe with plenty of independent cafés, restaurants and shops to discover at your leisure.



THE LOCAL AREA



IDEALLY SITUATED BETWEEN TOWN AND SEA

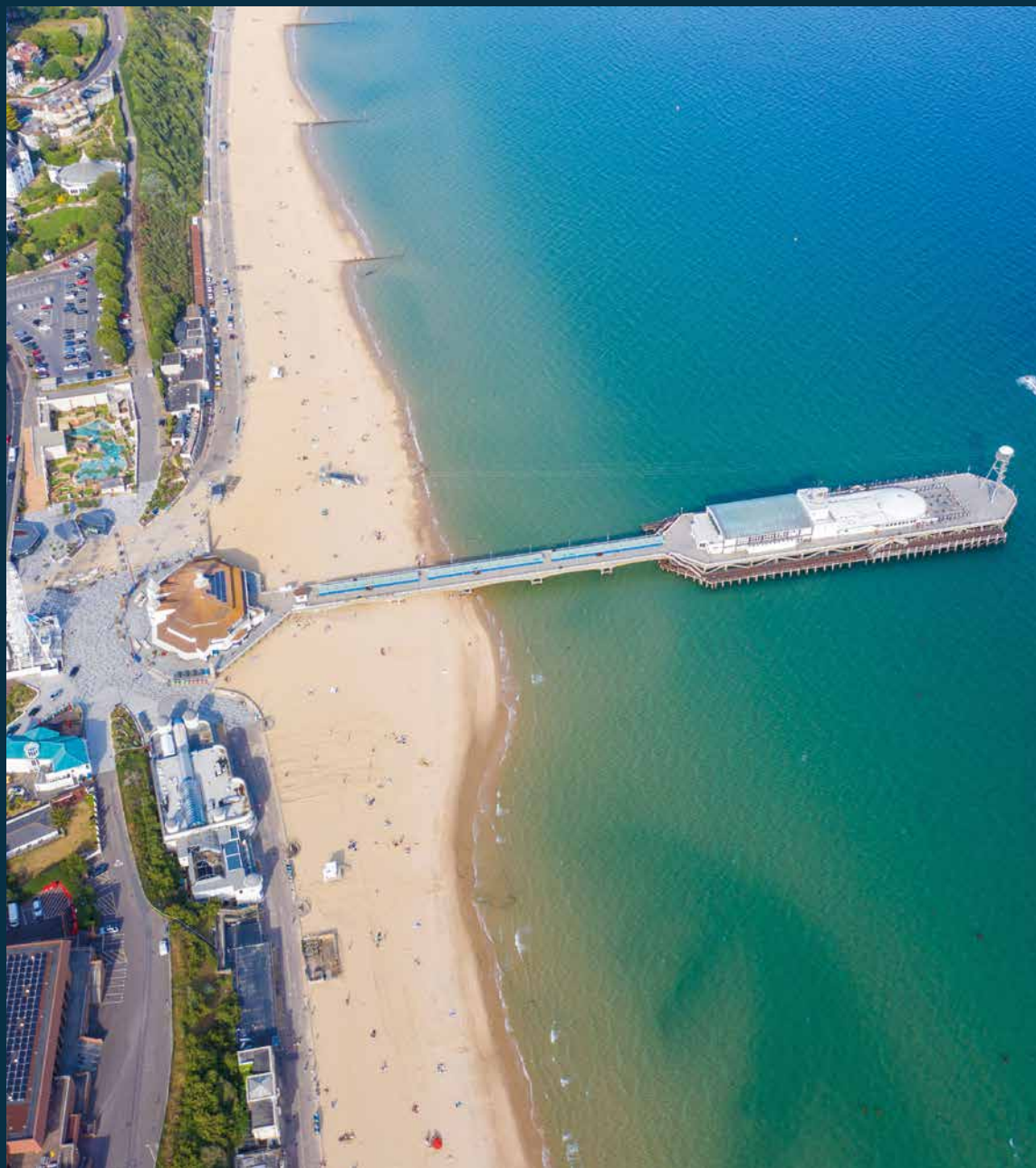
Stroll to Bournemouth's famous beaches, lounge on the golden sand, meet up with friends or try a new watersport.

When it is time to refuel, there are several places to eat and drink right on the beachfront but, with Bournemouth and Boscombe towns both within walking distance, you are utterly spoilt for choice when it comes to eating, drinking, shopping and entertainment.



Castlepoint Shopping Park is just a short drive away and various towns and retail parks are within easy travelling distance by car or public transport.

With all this on your doorstep, you may never want to leave. However, should you need to travel, The Belgravia also enjoys fantastic transport links via road and rail.



AMENITIES



ON YOUR DOORSTEP

TRAVELLING*

1. Bournemouth Train Station.....0.9
2. Bournemouth Coach Station.....0.9
3. Pokesdown Train Station.....1.6
4. Swanage Chain Ferry.....7.0
5. Condor Ferries Poole.....7.6
6. Bournemouth Airport.....8.0

FOOD AND DRINK*

7. Bournemouth Pizza Co.....0.6
8. James and White.....0.7
9. Urban Reef.....0.8
10. Arbor.....0.9
11. Turtle Bay Restaurant.....0.9
12. Bosconova.....1.0
13. Aruba.....1.2
14. Little Pickle Deli Café.....1.2
15. NEO.....1.2
16. The Stable.....1.3
17. Koh Thai.....2.1

ENTERTAINMENT*

18. O2 Academy.....0.9
19. Chaplin's & The Cellar Bar.....0.6
20. Pavilion Theatre.....1.2
21. BIC.....1.3
22. BH2 Leisure Complex.....1.5
23. AFC Bournemouth.....1.8
24. Littledown Centre Gym.....3.6
25. Towerpark, Poole.....6.3

POINTS OF INTEREST*

26. Boscombe Chine Gardens.....0.3
27. Boscombe Town Centre.....0.8
28. Boscombe Pier.....0.8
29. Bournemouth Pier.....1.2
30. Bournemouth Town Centre.....1.5
31. Castlepoint.....4.0
32. Hengistbury Head.....5.1
33. Studland.....10.3
34. New Forest National Park.....14.0

*Distances calculated in miles from The Belgravia.



SPECIFICATION



STYLE AND FINISH

With high specification amenities and sleek finishing touches, your new home is designed for comfortable modern living.

COMMUNAL AREA

- Monogrammed entrance area
- Traditional smart lobby design
- Carpeted areas and renovated original staircase leading to all floors
- Sympathetic lighting throughout
- Communal Letter boxes
- Communal garden areas
- Communal lighting throughout the garden areas





KITCHEN

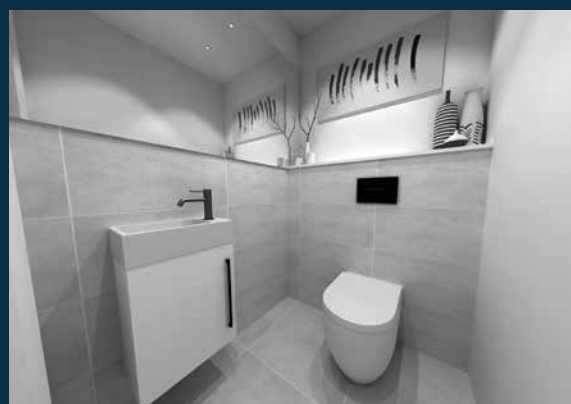
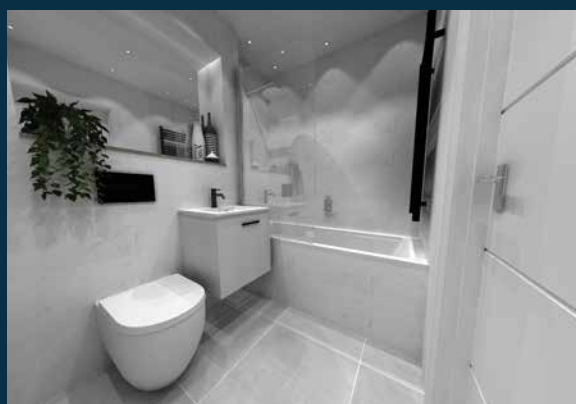
- Matt effect dark blue kitchen units
- Quartz worktops
- Built in appliances where possible
- Amtico flooring
- Stainless sinks with mixer taps

BATHROOMS

- Concealed cisterns with wall mounted pans and flush plates
- Overhead showers with hand showers
- Low level featured lighting
- Recesses where possible for storage
- Porcelanosa stone effect tiling
- Tiled floors
- Towel Radiator Matt Black
- Vado Mixer Single Lever Brushed Black

ADDITIONAL

- LED Lighting throughout
- High level TV points and built in Sky points
- Amtico flooring
- Carpets in Bedrooms
- 2 stepped skirting
- Sonos
- Flat screen TV
- Parking



SITE PLAN



THE BELGRAVIA



APARTMENTS FLOOR PLAN

GROUND FLOOR

APARTMENT 1 (474 sq ft)

Lounge/Kitchen -
into bay 19.8 x 14.8
Bedroom 1 19.9 x 9.2

APARTMENT 2 (454 sq ft)

Lounge/Kitchen -
into bay 26.4 x 18.1
Bedroom 1 11.5 x 8.25
Bedroom 2 13.2 x 8.25

APARTMENT 3 (468 sq ft)

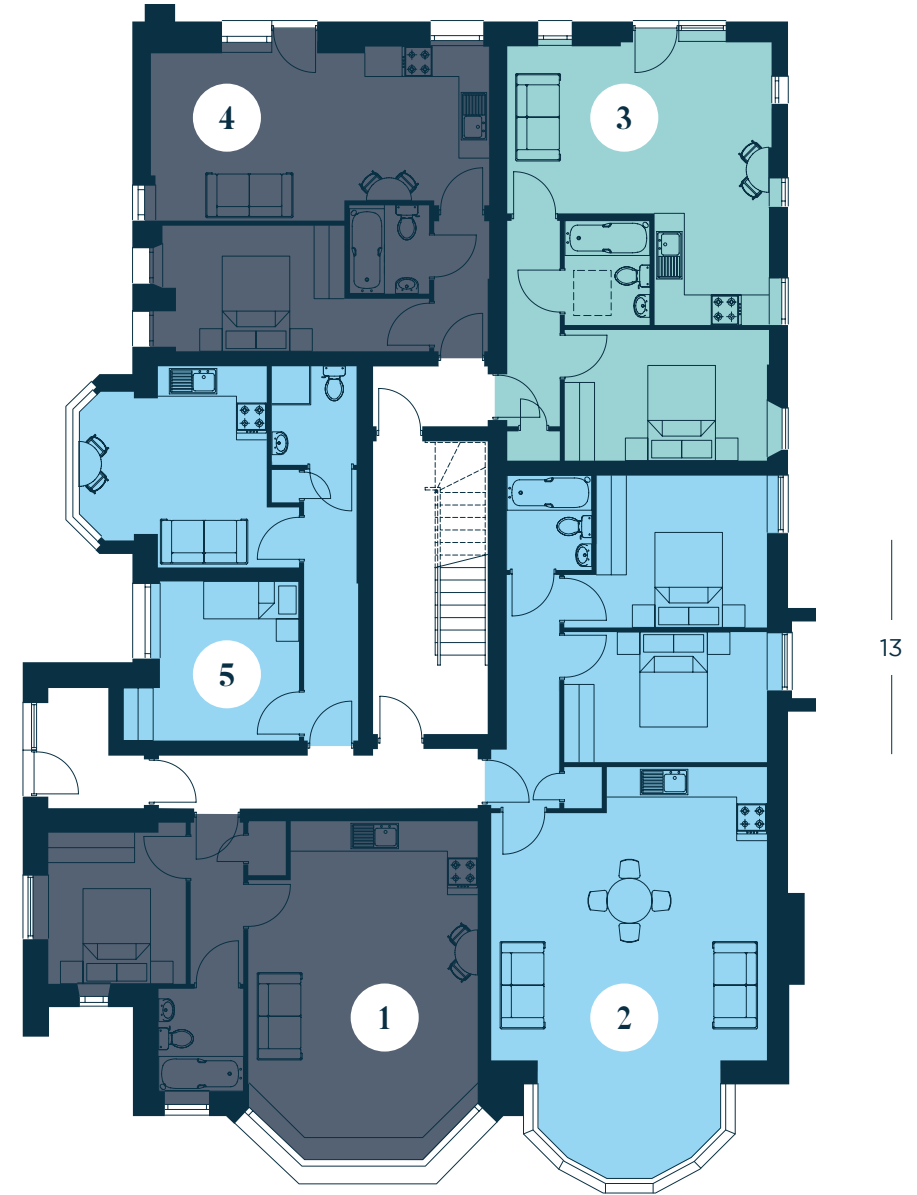
Lounge 17.1 x 11.5
Kitchen 8.2 x 6.6
Bedroom 1 13.2 x 8.25

APARTMENT 4 (423 sq ft)

Lounge/Kitchen 21.4 x 11.5
Bedroom 1 11.5 x 8.25

APARTMENT 5 (374 sq ft)

Lounge/Dining 13.2 x 12.2
Bedroom 1 10.5 x 9.2



All measurements in ft

APARTMENTS FLOOR PLAN

FIRST FLOOR

APARTMENT 6 (426 sq ft)

Lounge/Kitchen 18.1 x 11.2
 Bedroom 1 -
 into bay 13.2 x 9.9

APARTMENT 7 (569 sq ft)

Lounge/Kitchen 21.4 x 9.9
 Bedroom 1 11.5 x 9.9
 Bedroom 2 16.5 x 7.6

APARTMENT 8 (573 sq ft)

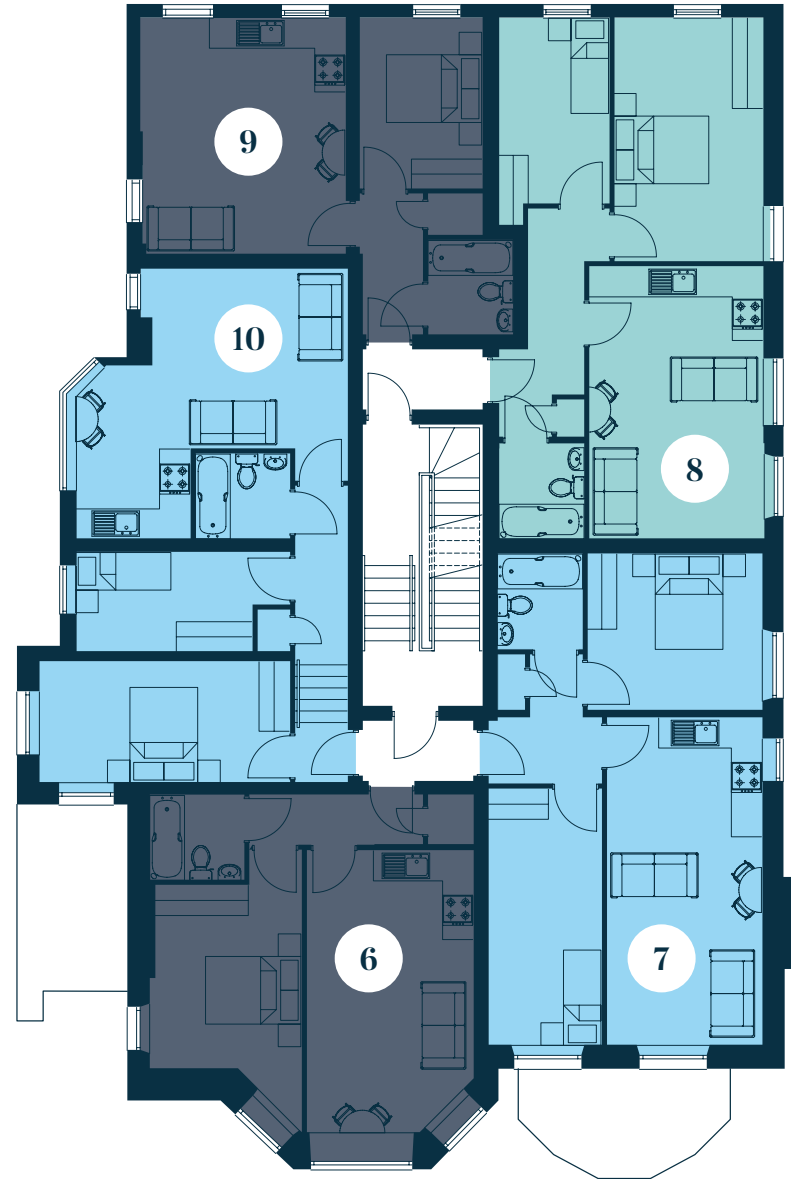
Lounge/Kitchen 17.8 x 10.8
 Bedroom 1 16.5 x 9.9
 Bedroom 2 12.2 x 7.3

APARTMENT 9 (398 sq ft)

Lounge/Kitchen 15.8 x 13.2
 Bedroom 1 11.2 x 9.5

APARTMENT 10 (584 sq ft)

Lounge 13.2 x 11.5
 Kitchen 7.5 x 6.6
 Bedroom 1 16.5 x 8.2
 Bedroom 2 13.2 x 6.6



APARTMENTS FLOOR PLAN

SECOND FLOOR

APARTMENT 11 (611 sq ft)

Lounge/Kitchen 16.5 x 14.2

Bedroom 1 -
into bay 13.2 x 9.9

Bedroom 2 -
into bay 11.5 x 9.9

APARTMENT 12 (486 sq ft)

Lounge/Kitchen 16.5 x 16.5

Bedroom 1 16.5 x 8.3

APARTMENT 13 (609 sq ft)

Lounge/Kitchen 16.5 x 16.5

Bedroom 1 13.2 x 9.9

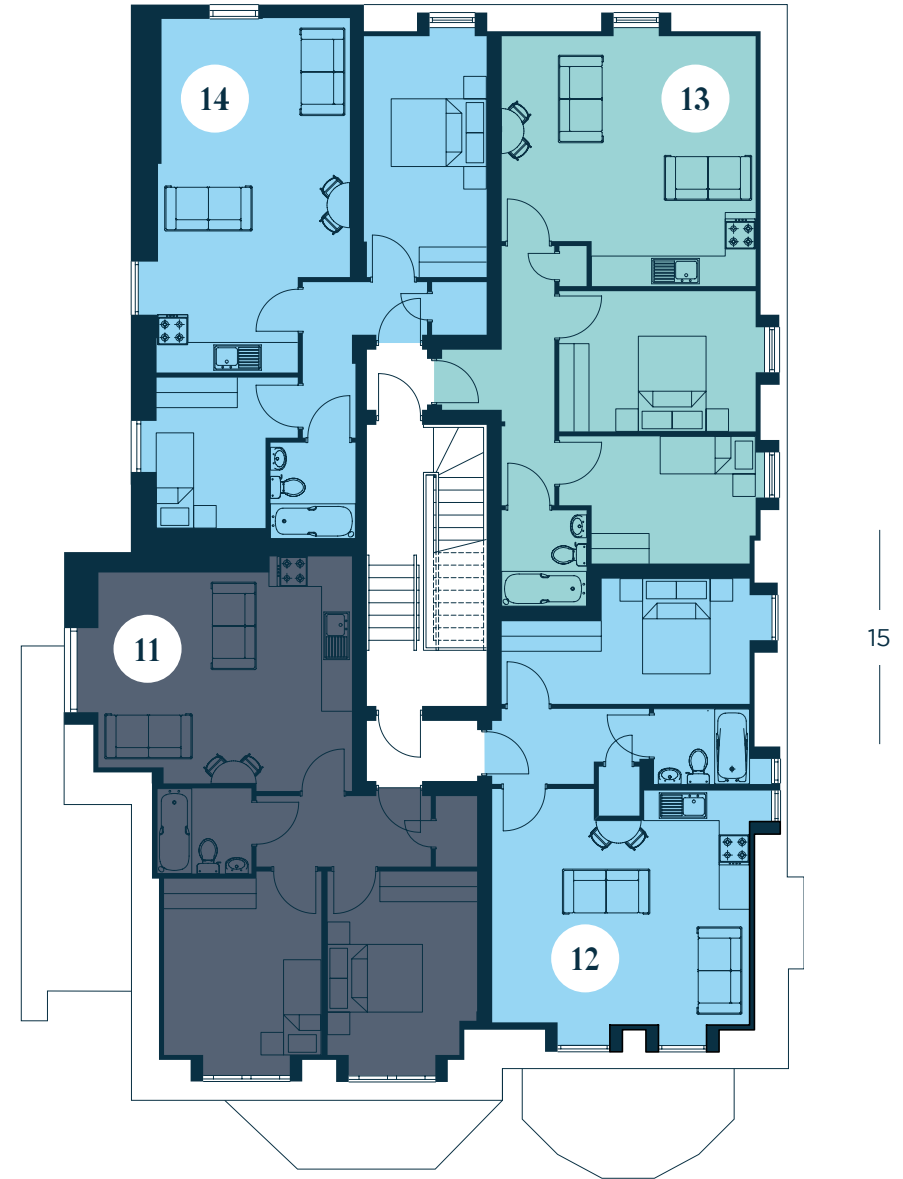
Bedroom 2 11.5 x 8.2

APARTMENT 14 (610 sq ft)

Lounge/Kitchen 23.1 x 13.2

Bedroom 1 16.5 x 8.3

Bedroom 2 9.9 x 7.6



GROUND FLOOR

HOUSE 1 (775 sq ft)

Lounge/Dining.....19.8 x 13.2
 Kitchen.....8.7 x 8.7
 Bedroom 1.....13.2 x 9.9
 Bedroom 2.....13.2 x 8.7

HOUSE 2 (775 sq ft)

Lounge/Dining.....19.8 x 13.2
 Kitchen.....8.7 x 8.7
 Bedroom 1.....13.2 x 9.9
 Bedroom 2.....13.2 x 8.7

HOUSE 3 (775 sq ft)

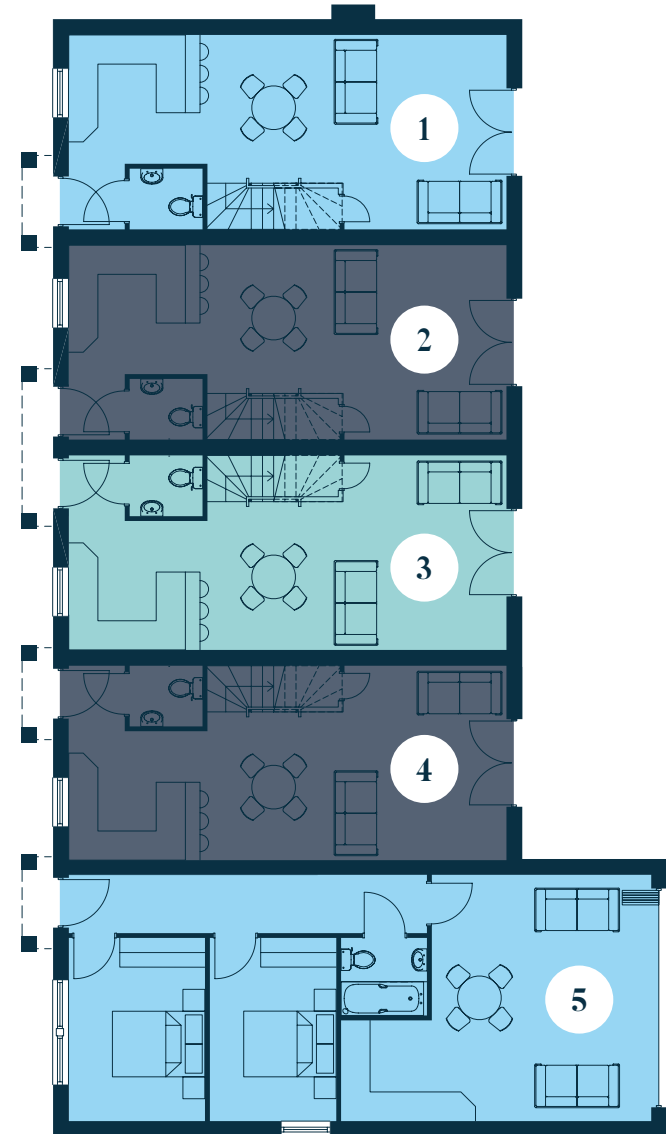
Lounge/Dining.....19.8 x 13.2
 Kitchen.....8.7 x 8.7
 Bedroom 1.....13.2 x 9.9
 Bedroom 2.....13.2 x 8.7

HOUSE 4 (775 sq ft)

Lounge/Dining.....19.8 x 13.2
 Kitchen.....8.7 x 8.7
 Bedroom 1.....13.2 x 9.9
 Bedroom 2.....13.2 x 8.7

BUNGALOW 5 (652 sq ft)

Lounge/Dining.....16.5 x 16.5
 Kitchen.....6.6 x 6.6
 Bedroom 1.....12.2 x 10.2
 Bedroom 2.....12.2 x 8.5



HOUSES FLOOR PLAN

FIRST FLOOR

HOUSE 1 (775 sq ft)

Lounge/Dining.....19.8 x 13.2
 Kitchen.....8.7 x 8.7
 Bedroom 1.....13.2 x 9.9
 Bedroom 2.....13.2 x 8.7

HOUSE 2 (775 sq ft)

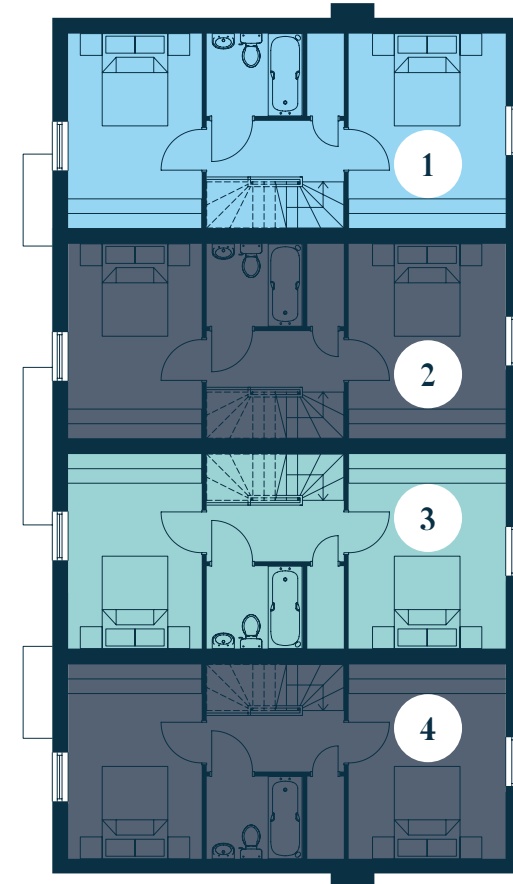
Lounge/Dining.....19.8 x 13.2
 Kitchen.....8.7 x 8.7
 Bedroom 1.....13.2 x 9.9
 Bedroom 2.....13.2 x 8.7

HOUSE 3 (775 sq ft)

Lounge/Dining.....19.8 x 13.2
 Kitchen.....8.7 x 8.7
 Bedroom 1.....13.2 x 9.9
 Bedroom 2.....13.2 x 8.7

HOUSE 4 (775 sq ft)

Lounge/Dining.....19.8 x 13.2
 Kitchen.....8.7 x 8.7
 Bedroom 1.....13.2 x 9.9
 Bedroom 2.....13.2 x 8.7



ABOUT



PIERFRONT DEVELOPMENTS

Pierfront Developments is a family run property development and investment company based on the south coast. We truly care about the beautiful area in which we live and work which is why we take great pride in providing solutions that do not merely meet, but exceed current environmental and quality requirements.





Privately owned and established over 20 years ago, from the outset we have been dedicated to doing business ethically and achieving the very best results.

Together with our carefully selected contractors, it is our mission to always deliver the highest quality homes that enhance people's lives and create a sense of place.



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DEVELOPMENTS

[PIERFRONTDEVELOPMENTS.CO.UK](https://pierfrontdevelopments.co.uk)

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