



# CHINE BREEZE

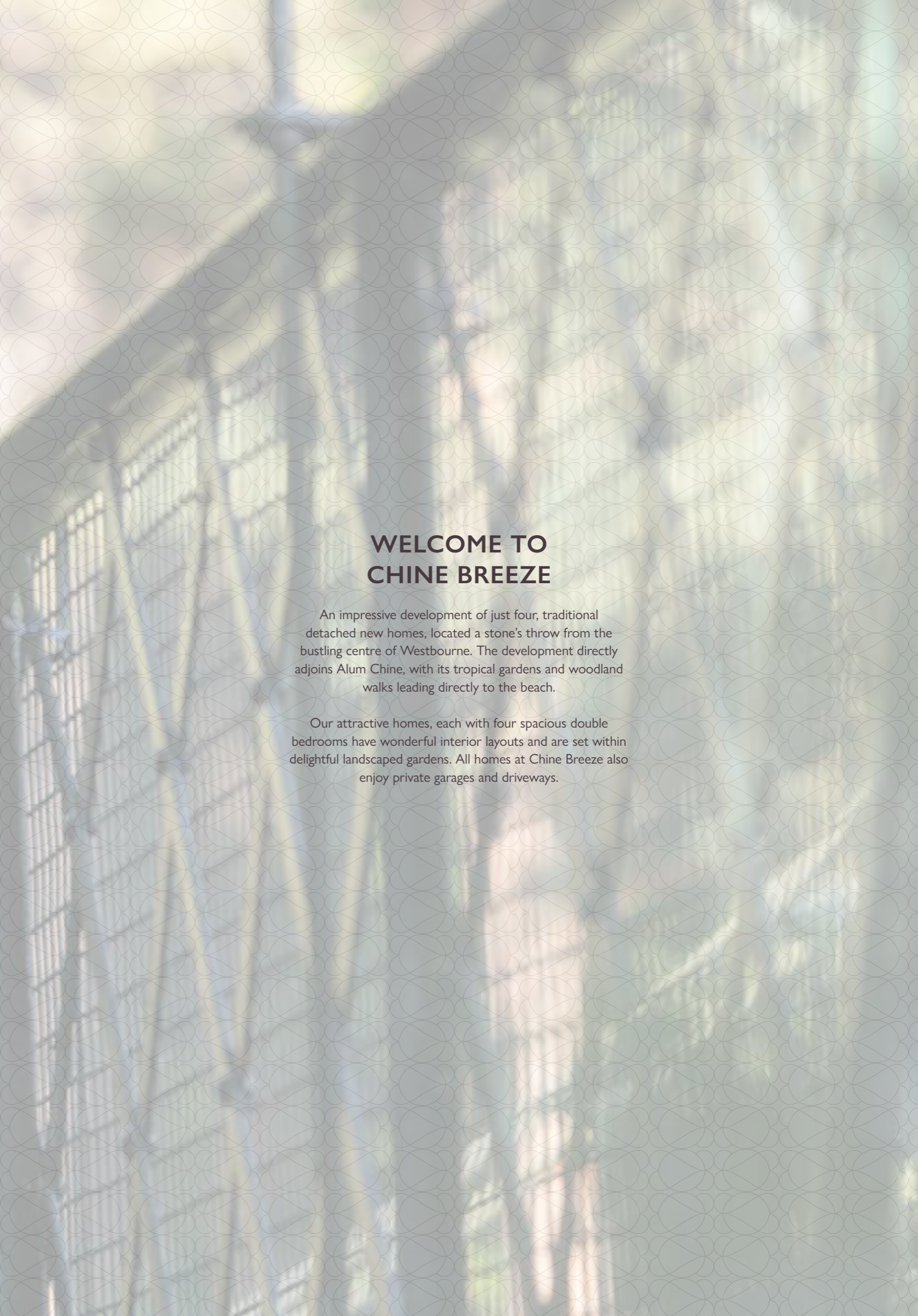
ALUM CHINE, BOURNEMOUTH



**BAYVIEW**

DEVELOPMENTS

— WELCOME HOME —



## WELCOME TO CHINE BREEZE

An impressive development of just four, traditional detached new homes, located a stone's throw from the bustling centre of Westbourne. The development directly adjoins Alum Chine, with its tropical gardens and woodland walks leading directly to the beach.

Our attractive homes, each with four spacious double bedrooms have wonderful interior layouts and are set within delightful landscaped gardens. All homes at Chine Breeze also enjoy private garages and driveways.

*Consider your  
work-life balance  
as the sun sets*



*Soft sand and shallow waters make this one of the south's most popular blue-flag beaches*



A leisurely stroll along the promenade connects Alum Chine and Bournemouth beaches.



Situated almost equal distance from Branksome Beach, with its popular water-side bistro and café and Bournemouth Pier with its traditional attractions, the beach at Alum Chine has something for everyone.

Often as smooth as glass, the water here is perfect for a relaxed paddle-boarding session or a refreshing dip.

Prettily painted wooden beach huts flank the promenade, which is accessible all year for walks and cycle rides. With views to Hengistbury Head to the east and Old Harry Rocks to the west, Alum Chine is the ideal spot to catch the sun and watch the world go by.

Take a leisurely stroll either way along the promenade and enjoy miles upon miles of equally impressive golden beaches.



Parkstone Golf Club, one of the UK's top 100 courses.



The magnificent Victorian covered arcade is home to an eclectic mix of shops and cafés.



Plenty of places to eat and drink making Westbourne the perfect place to relax.



M&S Foodhall is a short journey from Chine Breeze.

## WESTBOURNE

This stylish village has a distinctly cosmopolitan vibe and a true sense of community at its heart. Enjoy its numerous cafés and alfresco restaurants, or walk the traditional Victorian arcade and browse the eclectic mix of shops and delis.

Explore a little further and you will find plenty of spectacular gardens to visit and great golf to be enjoyed at the Parkstone Golf Club, one of the UK's top 100 courses.

*A stroll along the beach at sunset, the anticipation of another fine day by the sea, space to breathe, things to do and friends to meet – be tempted by the promise of Chine Breeze*





Odeon Cinema, less than 10 minutes drive from Chine Breeze.



Bournemouth has been awarded a number of Green Flags for their public parks and gardens.

## BOURNEMOUTH

Just under two miles from Chine Breeze, Bournemouth is an attractive town enhanced by its many parks and gardens. With great shopping and superb facilities plus a first-class entertainment programme, often featuring the renowned Bournemouth Symphony Orchestra, there is so much to do! Yet if you wish to go further afield, its mainline station provides direct services to Weymouth and Southampton, and London Waterloo in under two hours.



Bournemouth Pier, opened in 1880 is a popular attraction with locals and tourists alike.



Poole is set on the banks of the world's second largest natural harbour and popular with water sports enthusiasts.

## POOLE

Five miles in the opposite direction you will find Poole, Dorset's second largest town. Enjoy its relaxed, laid back ambiance, pretty waterfront and harbour, with plenty of eateries along The Quay and impressive views towards Brownsea Island. This is home to the luxurious Sunseeker cruisers and traditional sailors alike, not far from the glamour of Sandbanks and one of the best locations for wind and kite surfing in the UK.



Poole Quay is the perfect spot for mooring and relaxing.

*Whether it's work or pleasure,  
everywhere is easy to get to  
from Chine Breeze*



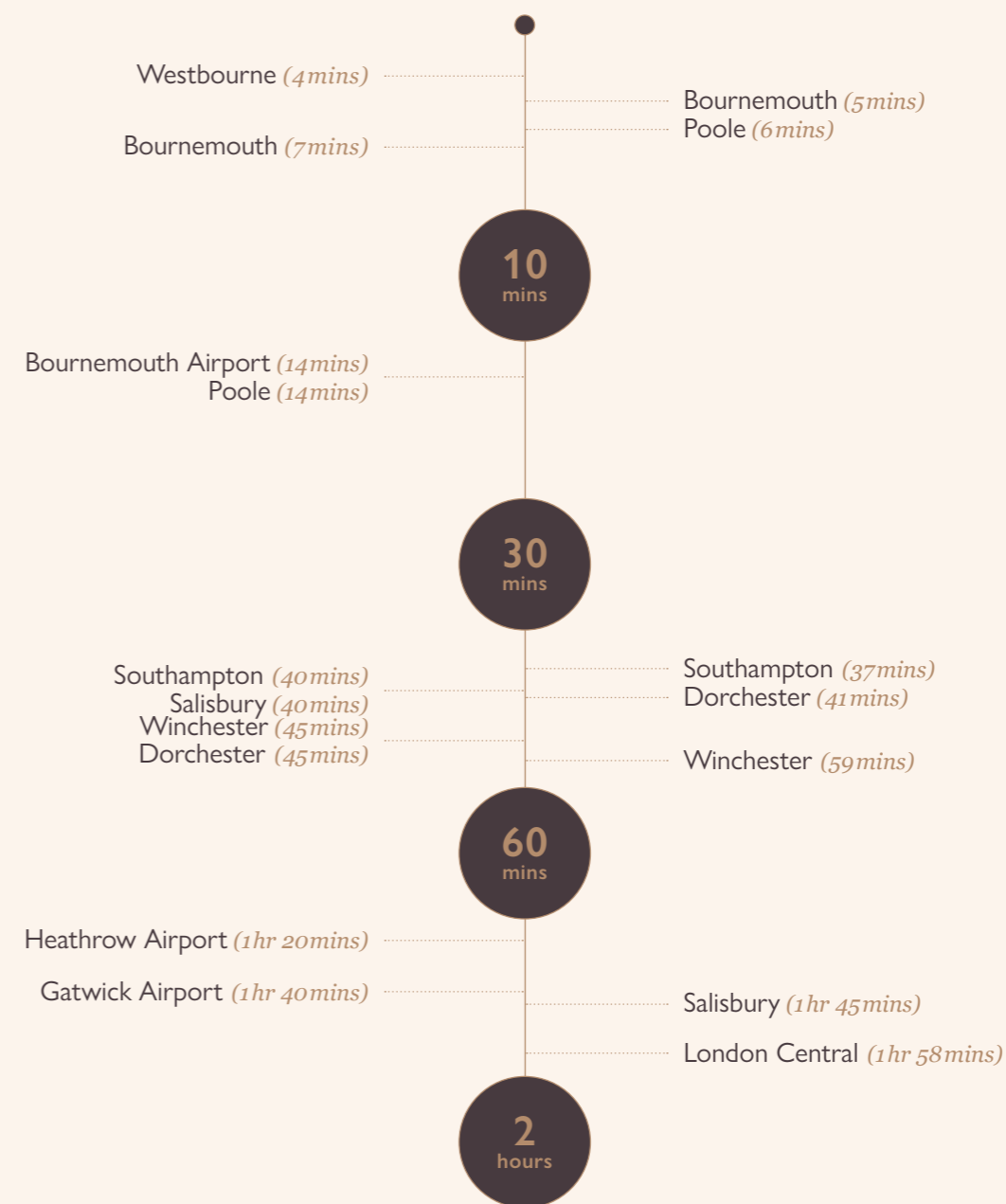
Car

**CHINE BREEZE**



Train / Coach

**BRANKSOME STATION**



All timings indicate an average travel time.



# THE DEVELOPMENT



This CGI is indicative, used for illustrative purposes only and should not be relied upon.



# The Winston

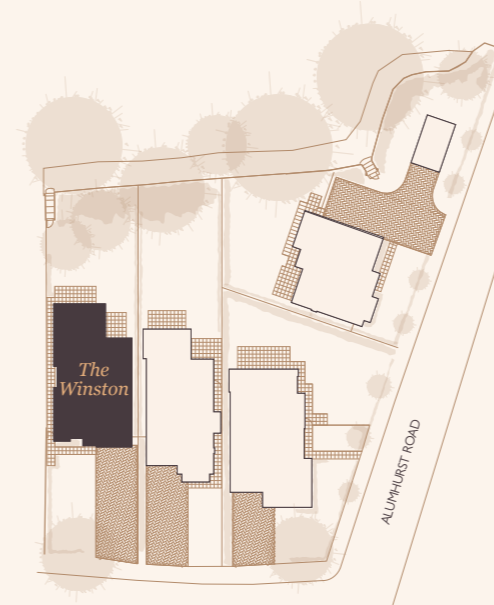
## 4 BEDROOM HOME

On entering this smart, two storey home the hall leads you to elegant double doors that open on to a large kitchen and dining room with two sets of traditional French doors to the garden and terrace.

The contemporary styled kitchen features an island large enough for casual dining and sliding doors to the living room, with an attractive fireplace and another set of French doors. This room also features a Crittall glazed wall to the hall, which stylishly brings extra light into the room. There is also a good-sized study to the front, a separate utility room and a cloakroom on the ground floor.

Upstairs there are four generous double bedrooms. Bedroom one has a large en suite with both bath and walk-in shower. Bedroom two has an excellent en suite and there is also a family bathroom.

Outside, gardens to the front and rear have been professionally landscaped with areas of lawn and planting with steps leading down from the rear garden directly to Alum Chine and the beach! The integral garage has direct access to the hall and the private, block-paved driveway has ample room for additional parking.



### GROUND FLOOR

Kitchen/Dining Room	6795mm x 4740mm	22' 4" x 15' 7"
Living Room	5512mm x 3500mm	18' 1" x 11' 6"
Study	3335mm x 3075mm	10' 11" x 10' 1"
Utility	3075mm x 2330mm	10' 1" x 7' 8"

### FIRST FLOOR

Master Bedroom	3953mm x 3615mm	12' 12" x 11' 10"
Bedroom 2	3700mm x 3615mm	12' 2" x 11' 10"
Bedroom 3	3405mm x 3251mm	11' 2" x 10' 8"
Bedroom 4	3082mm x 3251mm	10' 1" x 10' 8"

Overall Square footage = 1885sqft

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# The Leonard

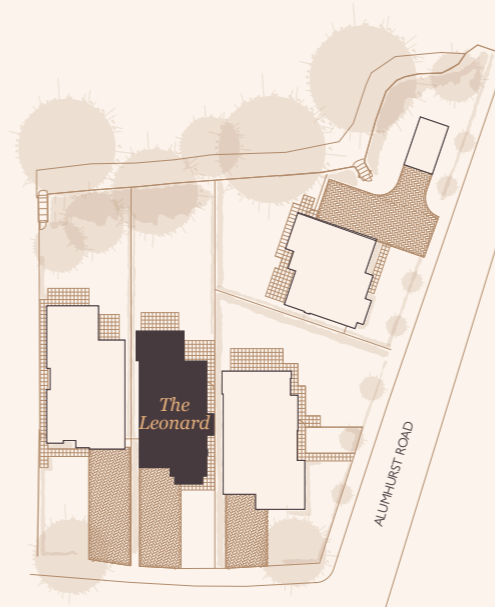
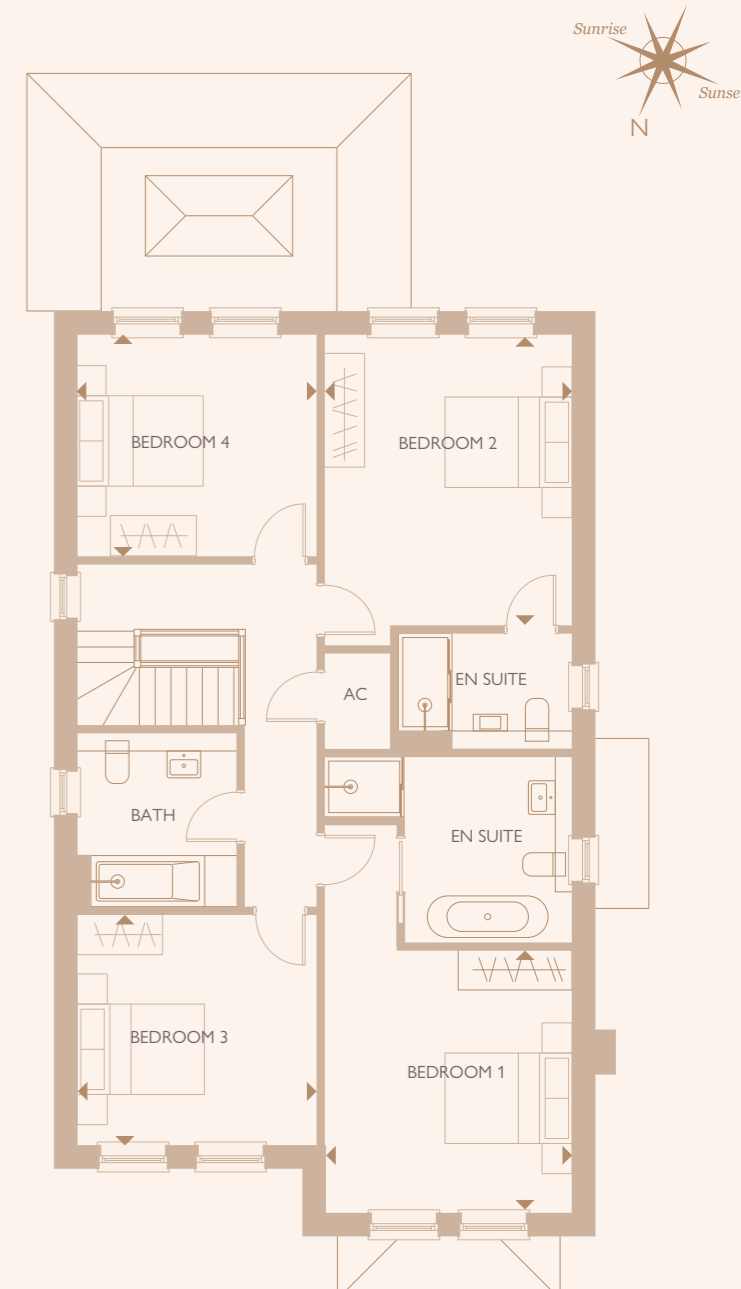
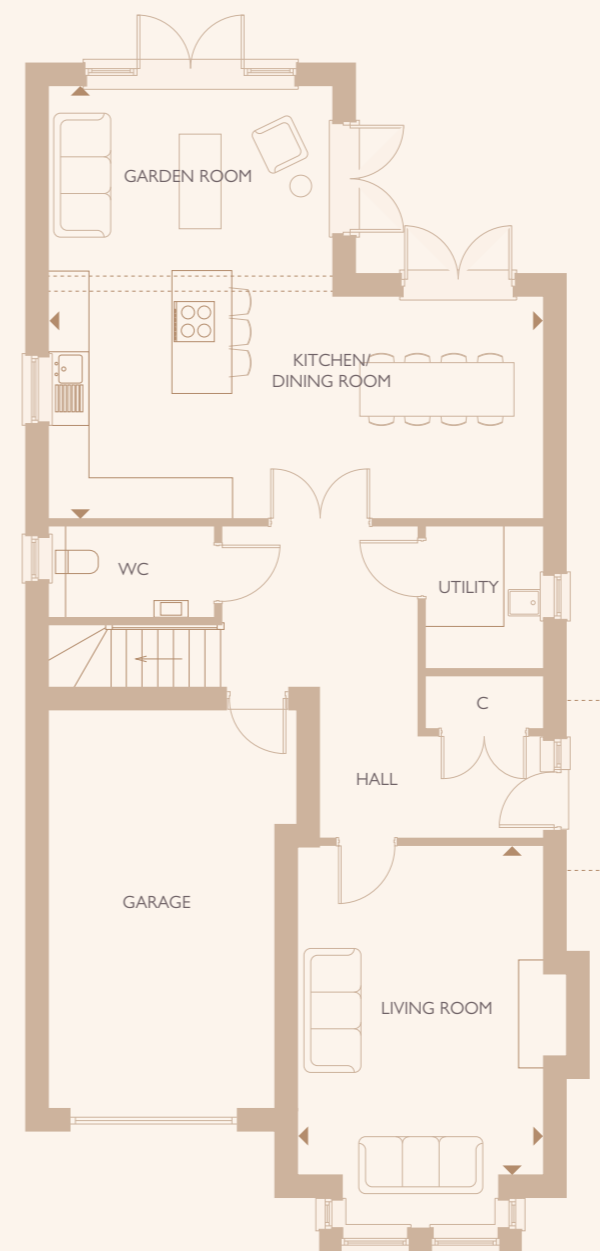
## 4 BEDROOM HOME

This impressive two storey home benefits from an easy-flowing internal layout.

The ground floor comprises a spacious living room with an elegant fireplace and lovely bay window to the front, with a large kitchen/dining and garden room to the rear. This space is destined to become the heart of the home with a stylish kitchen featuring an island ideal for breakfasts and casual suppers, plenty of space for a more formal dining table and a large, sunny garden room for relaxed, informal seating, and with three sets of traditional French doors opening onto the garden and terrace this is a room

guaranteed to be filled with natural light. There is also a separate utility room and a cloakroom. On the first floor are four double bedrooms, two with luxurious en suites plus the family bathroom.

Outside, gardens to the front and rear have been professionally landscaped with areas of lawn and planting. The integral garage has direct access to the hall and the private, block-paved driveway has ample room for additional parking.



### GROUND FLOOR

Kitchen/Dining Room	7440mm x 6500mm	24' 5" x 21' 4"
Living Room	5625mm x 3727mm	18' 5" x 12' 3"
Utility	2133mm x 1790mm	6' 12" x 5' 10"

### FIRST FLOOR

Master Bedroom	3950mm x 3727mm	12' 12" x 12' 3"
Bedroom 2	4375mm x 3727mm	14' 4" x 12' 3"
Bedroom 3	3613mm x 3487mm	11' 10" x 11' 5"
Bedroom 4	3613mm x 3350mm	11' 10" x 10' 12"

Overall Square footage = 1942sqft

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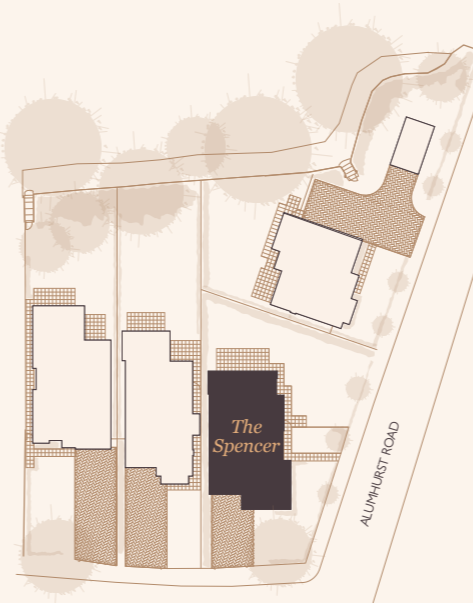
# The Spencer

## 4 BEDROOM HOME

This attractive home, set out over two floors, benefits from a well-designed internal layout offering exceptional accommodation. The beautifully proportioned hall leads to the spacious living room with dual aspect overlooking the gardens, creating a lovely, light-filled space. Across the hall is the kitchen/dining room with two sets of traditional French doors to the rear garden and terrace, a feature island large enough for casual dining and sliding doors to the adjacent study. This room too has a set of French doors to the garden and access to the hallway.

On the first floor are four generous double bedrooms. Bedroom one has built-in wardrobes and an en suite with walk-in shower and separate bath, bedroom two also has an en suite and there is a smart family bathroom.

Outside, the gardens have been professionally landscaped with lawns and well-stocked borders. The integral garage has direct access to the hall and the private, blocked-paved driveway has ample room for additional parking.



### GROUND FLOOR

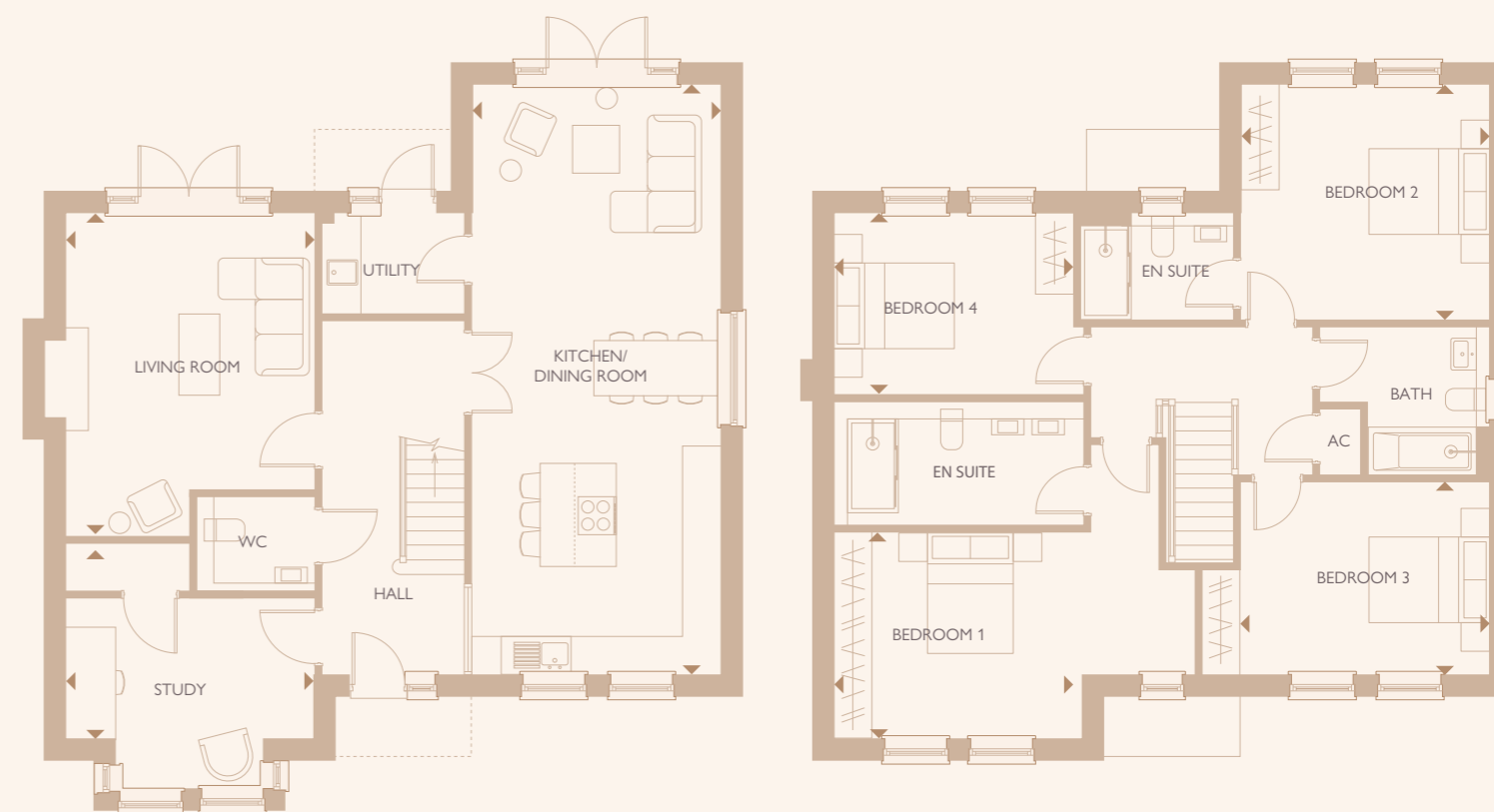
Kitchen/Dining Room	5050mm x 2925mm	16' 7" x 9' 7"
Living Room	4702mm x 4627mm	15' 5" x 15' 2"
Study	3951mm x 3190mm	12' 12" x 10' 6"
Utility	2027mm x 2050mm	6' 8" x 6' 9"

### FIRST FLOOR

Master Bedroom	5050mm x 3615mm	16' 7" x 11' 10"
Bedroom 2	4965mm x 3615mm	16' 3" x 11' 10"
Bedroom 3	3689mm x 3275mm	12' 1" x 10' 9"
Bedroom 4	3250mm x 3193mm	10' 8" x 10' 6"

Overall Square footage = 2054sqft

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# The Churchill

## 4 BEDROOM HOME

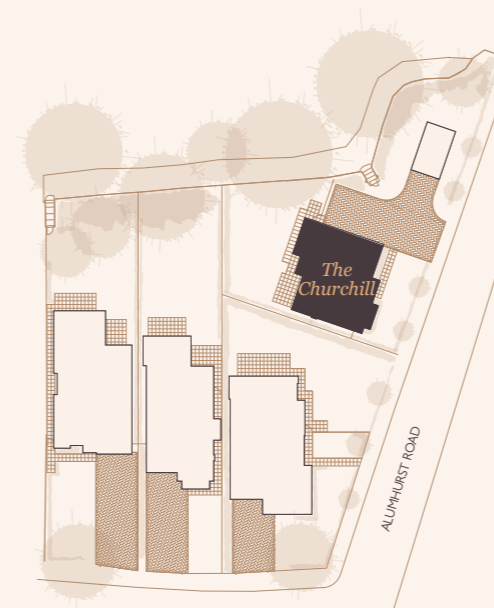
Surrounded by gardens and with private access to Alum Chine and the beach, this is a substantial home occupying a prime location.

A spacious entrance hall leads to a generous living room with an attractive fireplace and French doors to the garden. Across the hall, double doors open onto the spacious kitchen and dining room, with French doors to the rear garden, an impressive Crittall window that makes a stylish feature and a contemporary kitchen, including an island ideal for informal dining.

To the front there is a study with a bay window, a separate utility room and a cloakroom.

On the first floor are four large double bedrooms, two with luxurious en suites, along with a family bathroom.

Outside, the gardens have been professionally landscaped with lawns and well-stocked borders. There is a detached garage and the private, blocked paved driveway has ample room for turning and additional parking.



### GROUND FLOOR

Kitchen/Dining Room	9353mm x 3953mm	30' 8" x 12' 12"
Living Room	4390mm x 3953mm	14' 5" x 12' 12"
Study	3953mm x 2710mm	12' 12" x 8' 11"
Utility	2260mm x 1625mm	7' 5" x 5' 4"

### FIRST FLOOR

Master Bedroom	5713mm x 3290mm	18' 9" x 10' 10"
Bedroom 2	3952mm x 3745mm	12' 12" x 12' 3"
Bedroom 3	3952mm x 3067mm	12' 12" x 10' 1"
Bedroom 4	3800mm x 2900mm	12' 6" x 9' 6"

Overall Square footage = 1936sqft

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EXCEPTIONAL CRAFTSMANSHIP,  
INSIDE AND OUT



The images on this page depict previous Bayview Developments projects.



## KITCHEN

- Forest green shaker cupboard doors with complementary 'wood grain' effect doors to island cupboards
- Wood effect kitchen island with a breakfast bar
- Feature granite worktop with upstand
- Smeg appliances to include: large five ring induction hob with extractor; integrated single oven, integrated microwave/combo, integrated tall fridge/freezer, integrated dishwasher
- Feature pendant cluster above island

## BEDROOMS

- Reading wall lights to master bedroom
- Fitted wardrobe to master bedroom
- Wool blend loop carpet
- LED lighting
- High level TV points

## BATHROOMS/EN SUITES

- High quality branded sanitaryware
- Brassware from Vado
- Duravit/Codis vanity units to all bathrooms/en suites
- Overhead shower head and hand held shower to all shower and bath areas
- High quality stone effect shower trays
- Wall hung pans from Saneux with concealed cisterns and flushplates from Vitra
- High quality porcelain tiles
- Zehnder heated towel radiators
- LED downlights throughout

## GENERAL

- Private driveway and garage
- Professionally landscaped gardens to front and rear
- Underfloor heating throughout
- LED lighting throughout, in addition to feature lighting
- Timber staircase and handrail
- Feature fireplace with solid fuel wood burner and log storage
- Painted walls and ceilings in muted matt emulsion
- Bespoke internal crittall windows in The Winston and The Churchill
- Painted internal doors with designer lever handles
- Cat 6 pre-wiring to enable a variety of bespoke audio/visual options
- High level TV points to kitchen, living room, master bedroom and bedroom 2

The images on this page depict previous Bayview Developments projects. Please note, the items within this specification are for guidance only and may be substituted at any time. Please check with a sales executive for the latest information.





