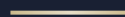


THE
WESSEX

WEST CLIFF • BOURNEMOUTH



Luxury apartments from award-winning Inland Homes



The Wessex - a magnificent collection of 1, 2 & 3 bedroom apartments located just minutes from Bournemouth's celebrated golden beaches.

Photograph taken from West Cliff Garden



INSPIRED DESIGN IN A LANDMARK LOCATION

The Wessex is situated in one of Bournemouth's most prestigious neighbourhoods, on the site of the former Wessex Hotel. Opened in 1891, in its heyday the hotel was one of Bournemouth's grandest, where guests relaxed in the sunny, south-facing gardens, or took an easy stroll down to the beach. Today's new residents will enjoy an equally privileged lifestyle in this exclusive and highly desirable location.





AN EXCEPTIONAL QUALITY OF LIFE

From your fabulous new apartment at The Wessex you can enjoy a life that's as varied as you wish to make it. Whether it's a relaxing clifftop stroll, a lazy day on the beach, enjoying a myriad of leisure and entertainment amenities or town centre shopping, you'll enjoy a fulfilling and enviable lifestyle that's hard to match anywhere else on the south coast.

When you want to travel further afield you'll appreciate Bournemouth's excellent road and rail links, as well as access to European destinations via Bournemouth Airport.





A DESIRABLE NEW ADDRESS

The two elegant apartment buildings of The Wessex recall the golden age of prestigious resort hotels, thoughtfully re-imagined by Inland Homes for contemporary living, with private balconies, generous living spaces bathed in bright, natural light and luxurious specifications for truly elevated living. Secure private underground car parking, tranquil gardens with lawns, mature trees and abundant planting are all integral to the appeal of The Wessex. Complementing the style of the apartments, a striking new hotel also forms part of the development.

Computer generated illustrations are indicative only



COASTAL LIVING AT ITS BEST

With seven miles of Blue Flag recognised beaches, and a climate that has more sun than the national average, Bournemouth is a great choice if you like outdoor life with a tang of sea salt in the air.

Surfing, sailing, jet-skiing and kayaking are just a few of the waterborne sports available. Zip-wiring from pier to shore is another way to get your adrenaline pumping. Then there's the beach itself, or rather, beaches. Some are sandy, some are shingly, some busy and some more secluded, but all are super-clean and well-managed.

Bournemouth's clifftops provide plenty of spots for bars and restaurants with scenic lookouts, while the undercliff promenade, reached by 'zig-zag' pathways and cable lifts, is a traffic-free thoroughfare perfect for walks and bike rides.



A TOWN CENTRE THAT WON'T DISAPPOINT

Shopping in Bournemouth is a real pleasure. High street names rub shoulders with independent retailers and department stores, and The Triangle is a delight to explore for its bohemian vibe. Westover Road, aka 'Bournemouth's Bond Street', is the place for designer fashion and jewellery. Beautiful Bournemouth Arcade is a step back to the town's Victorian past, where upmarket brands are displayed behind ornate period shop fronts.

Bournemouth also has a fantastic range of restaurants, cafés and bars. WestBeach has won many awards for its seafood, and Tien Thai is renowned for its authenticity. Restaurant Roots offers contemporary fine dining in Southbourne, and Ojo Rojo is for lovers of Mexican flavours, tequila and mezcal. And if only fish and chips fits the bill, Chez Fred is known to be the best for miles.



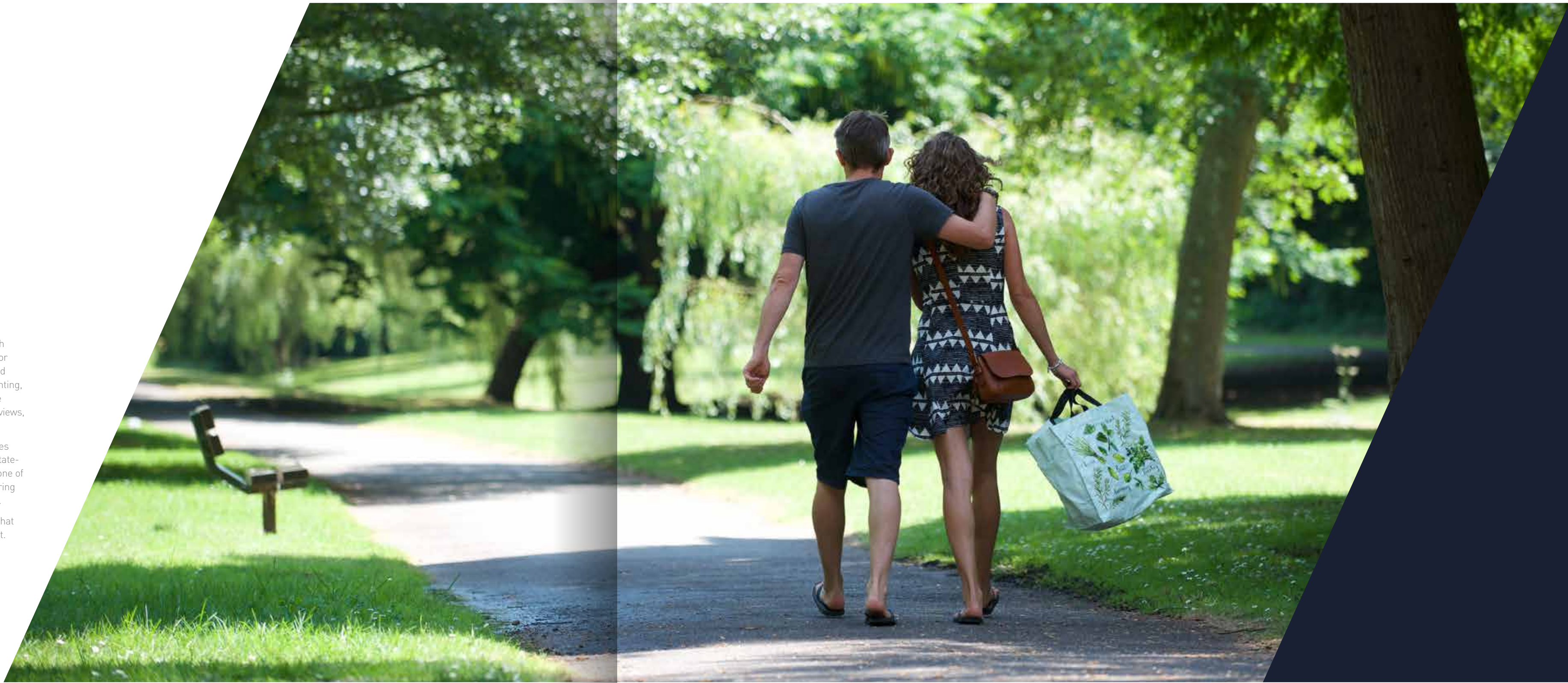


AWARD-WINNING GREEN SPACES

With more than 2,000 acres of parks and gardens, many with coveted Green Flag status, Bournemouth is a town geared for outdoor life. Close to the town centre, the Lower, Central and Upper Gardens, almost two miles in length, bring exotic planting, tennis courts and a permanent art exhibition together, while closer to home, West Cliff Garden, with its fabulous coastal views, is just a couple of minutes' stroll away from The Wessex.

Meyrick Park, just over a mile away, offers a host of amenities including an 18-hole golf course, bowling club, rugby club, state-of-the-art gym, pool and spa facilities. The park also hosts one of Bournemouth's annual highlights, Proms in the Park, featuring performances from the Bournemouth Symphony Orchestra.

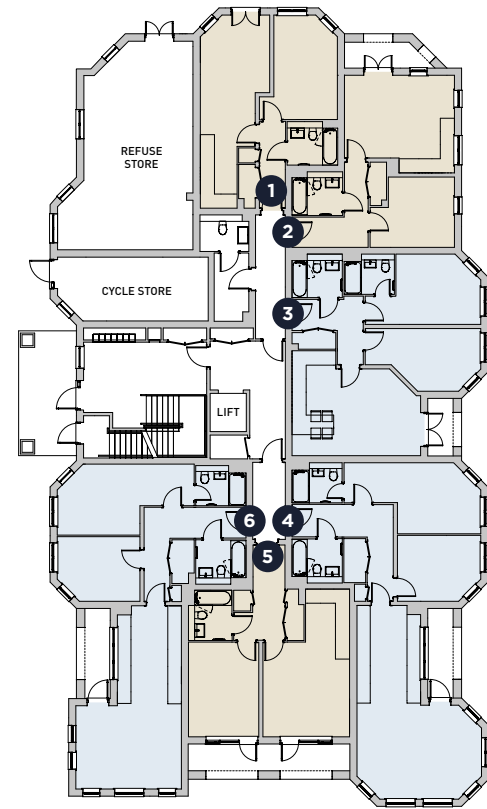
Bournemouth is also known for its chines, dry river valleys that lead down to the seafront, with Alum Chine being the largest. Here, tropical plants flourish in the gentle climate with the sparkling blue sea creating a beautiful backdrop.



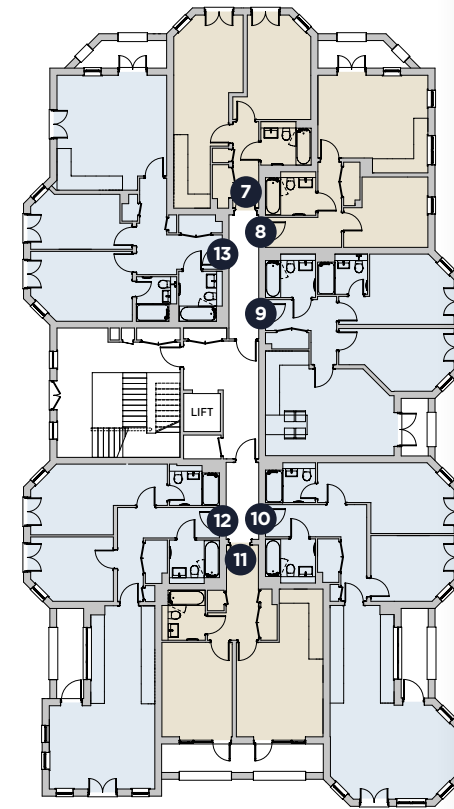


HEATHER COURT

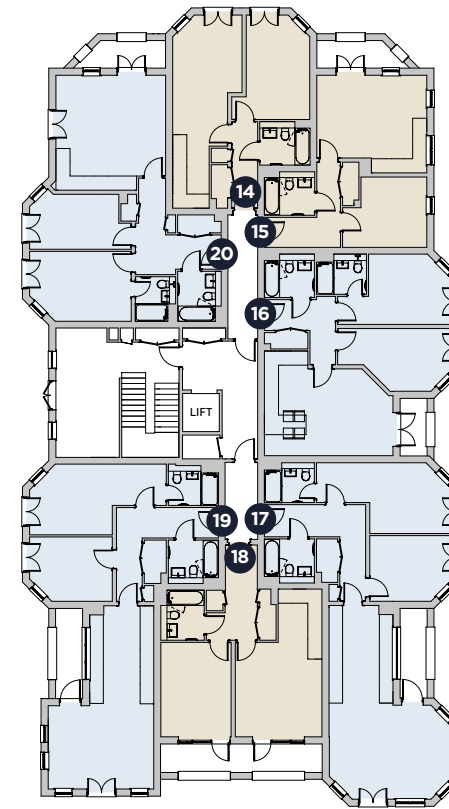
Heather Court sits centrally within The Wessex development and comprises eighteen 1 bedroom apartments and twenty-three 2 bedroom apartments.



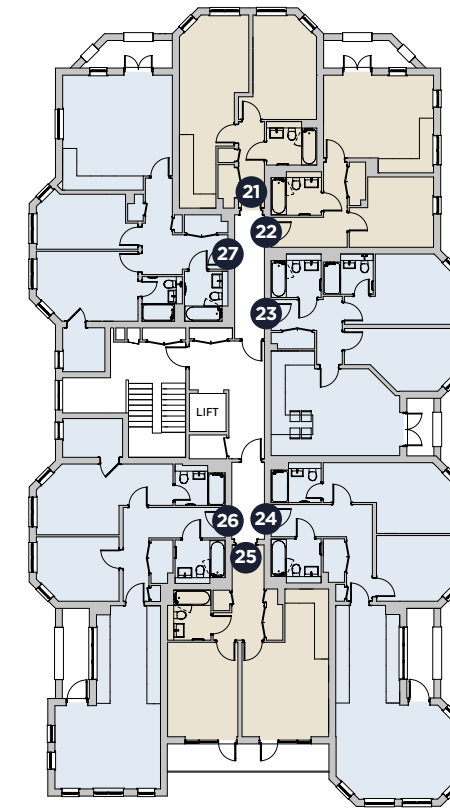
GROUND FLOOR



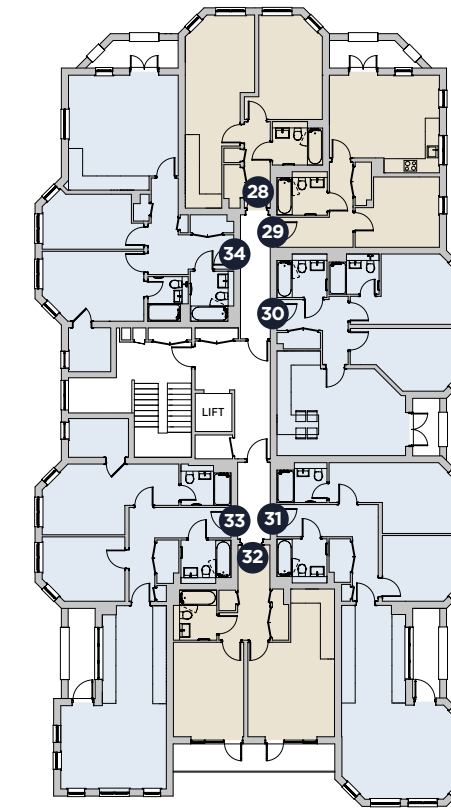
FIRST FLOOR



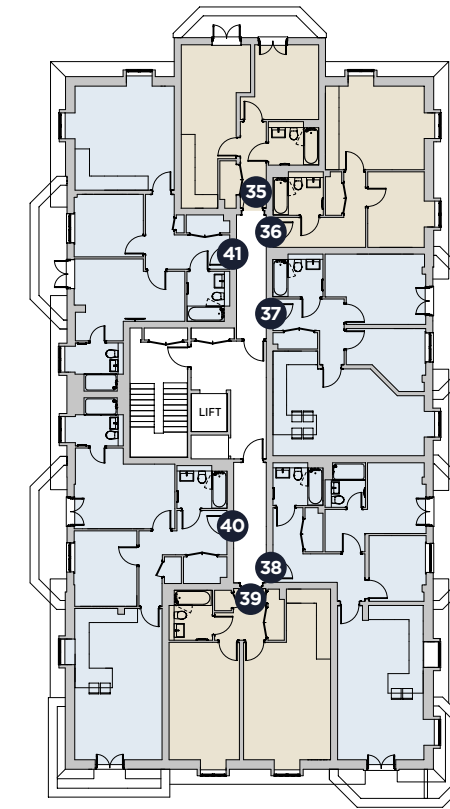
SECOND FLOOR



THIRD FLOOR



FOURTH FLOOR



FIFTH FLOOR

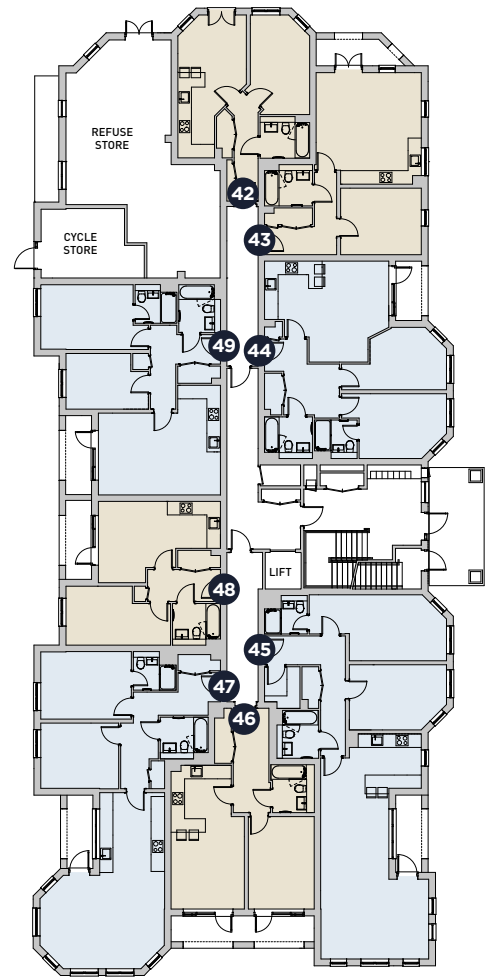
1 bedroom apartment 2 bedroom apartment

There is lift and stair access to all floors including the basement parking

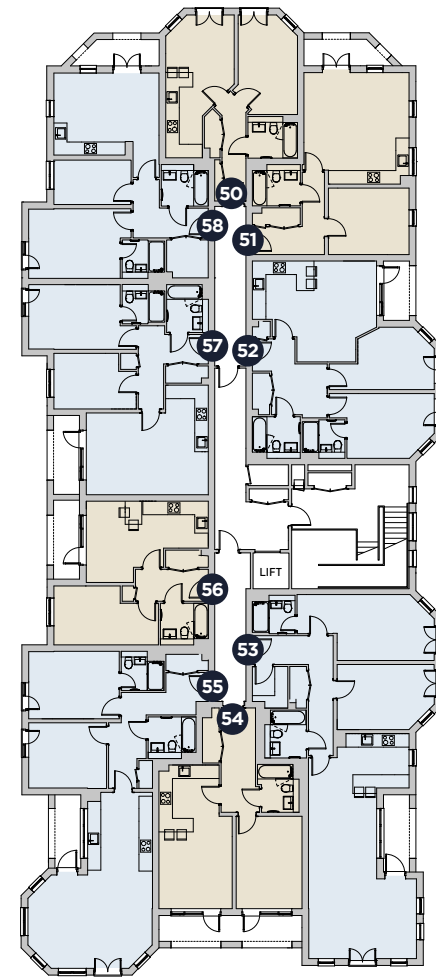


HAWTHORNE COURT

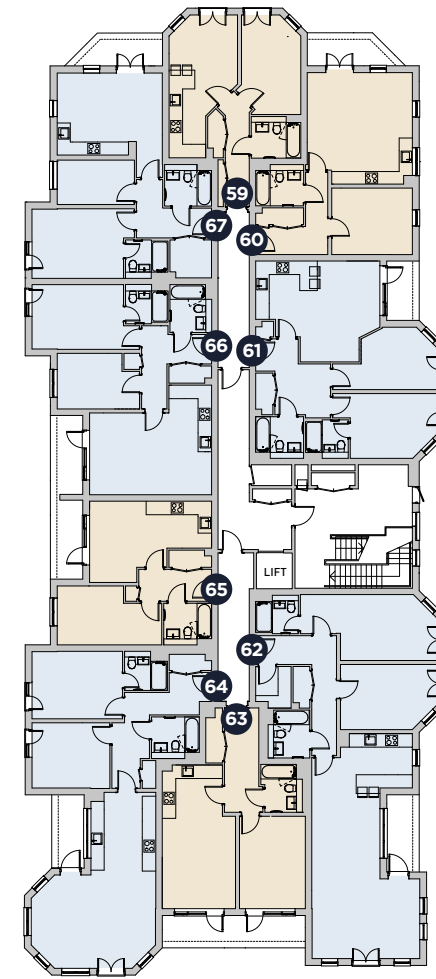
Hawthorne Court is located on the western boundary of the development and consists of twenty-five 1 bedroom apartments, twenty-seven 2 bedroom apartments and one 3 bedroom apartment.



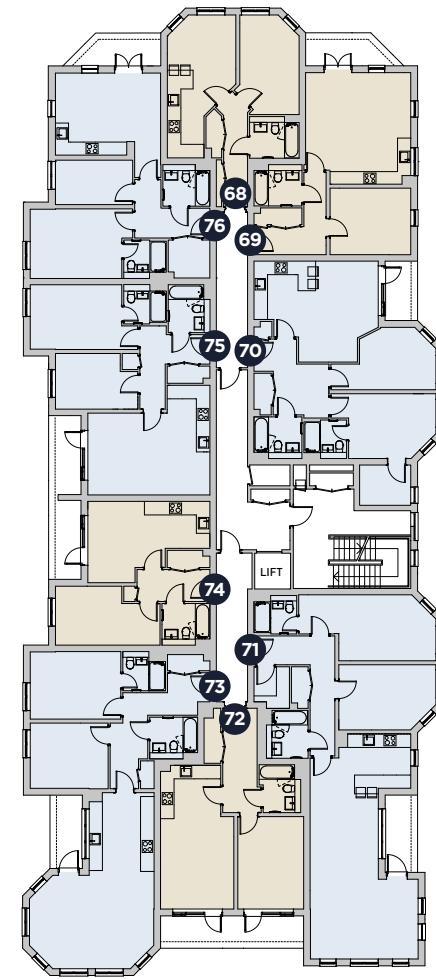
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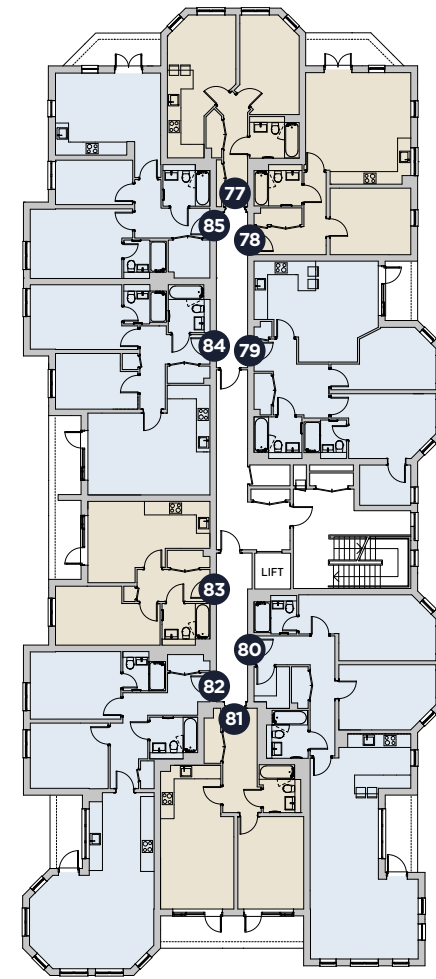
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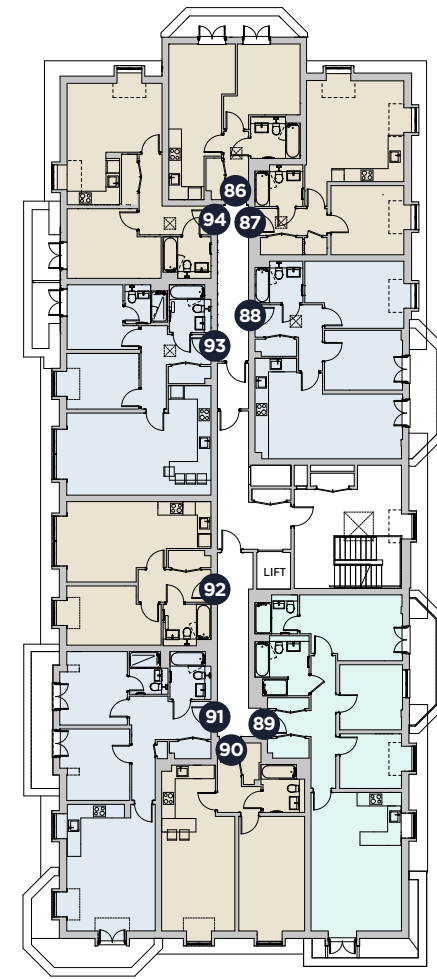
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THIRD FLOOR



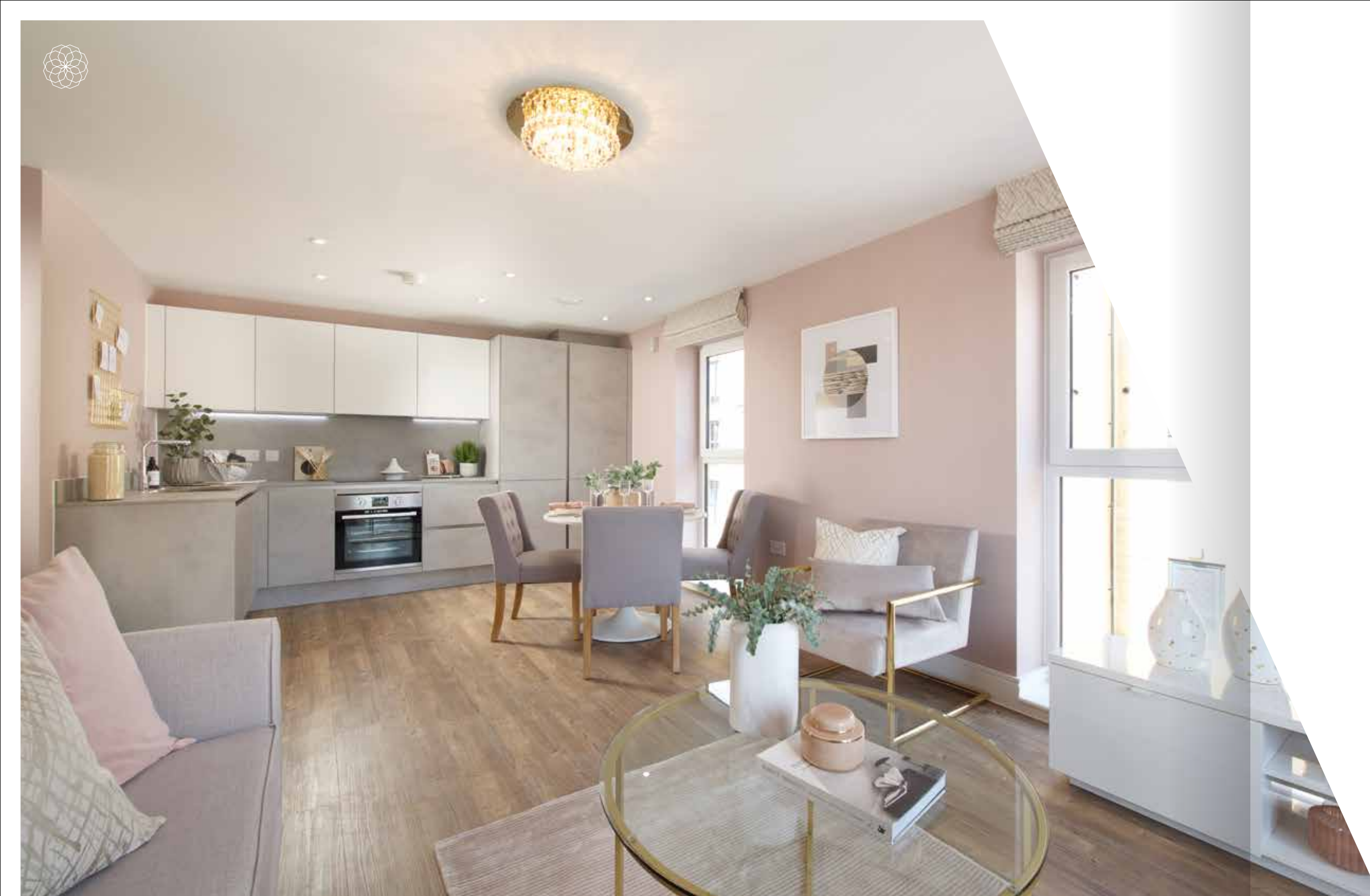
FOURTH FLOOR



FIFTH FLOOR

1 bedroom apartment 2 bedroom apartment 3 bedroom apartment

There is lift and stair access to all floors including the basement parking



SPECIFICATION

KITCHENS

- Contemporary kitchen units
- Laminate worktops with matching upstands and glass splashback
- Stainless steel 1.5 bowl sink and chrome mixer tap
- Stainless steel oven, ceramic hob, integrated extractor hood
- Integrated appliances including fridge/freezer and dishwasher
- Plumbing for washer/dryer to utility cupboard

BATHROOMS

- Contemporary white sanitaryware with chrome accessories
- Concealed cistern WC with soft close seat
- Vanity unit to bathroom
- Panelled bath with thermostatic bath tap and full height shower riser over bath
- Clear glass shower screen to baths
- Shower cubicle with thermostatic shower and clear glass shower screen to ensuite

- Full height Porcelanosa wall tiling around bath (bathrooms) and shower cubicle (ensuites)
- Half height Porcelanosa tiling to sanitaryware walls
- Porcelanosa floor tiles to bathroom and ensuite
- Shaver point to bathroom and ensuite
- Electric chrome ladder style towel rail to bathroom and ensuite

ENTERTAINMENT & COMMUNICATION

- TV and SkyQ points to living room, bedroom 1 and any additional bedrooms*
- BT points to living room and bedroom 1*

INTERNAL FEATURES / DECORATION

- Energy efficient electric boiler
- Underfloor heating throughout
- Contemporary white ladder doors with chrome ironmongery
- Skirting boards and architraves in white

- Internal walls and ceilings finished in smooth white emulsion
- Downlighters to hall, kitchen, bathroom and ensuite
- Pendant lighting elsewhere
- Mains control smoke alarm

COMMUNAL / EXTERNAL FEATURES

- U-PVC double glazed windows
- Video entry phone
- Decorated and carpeted corridors
- Parking available to residents**
- Landscaped communal areas

PEACE OF MIND

10 year LABC warranty. Each home will be independently surveyed during construction by the Local Authority Building Control, who will issue their 10 year warranty certificate on completion of the home.

*Subject to future connection by purchaser and relevant Sky/BT subscriptions. Ask Sales Advisor for locations. **Ask Sales Advisor for details. Image depicts typical Inland Homes interior

INLAND HOMES. BRINGING LAND TO LIFE.

Incorporated in the UK in 2005, Inland Homes plc is an AIM listed specialist house builder and brownfield developer, dedicated to achieving excellence in sustainability and design.

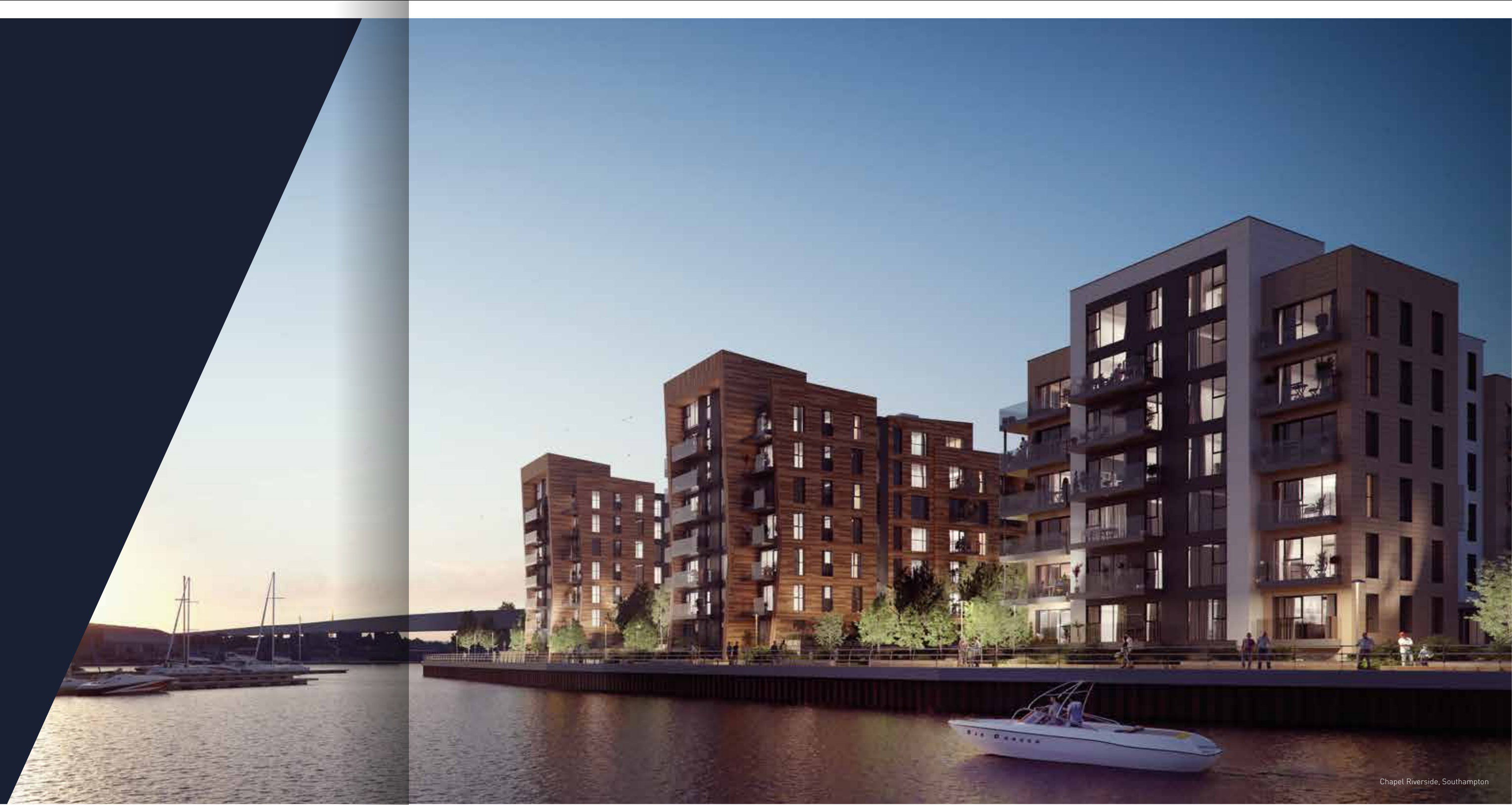
As socially responsible housebuilders, our ethos is to deliver high-quality homes which suit today's lifestyle and enhance the environment in which people live.

We are committed to extensive public and community consultation in order to ensure that, where possible, local community needs and objectives are met.

Our highly experienced team provide solutions to a variety of difficult and sensitive land situations. We create vibrant communities in which to live and work, benefitting not just those who reside there but the wider community too.

Inland's aim is to create sustainable communities and homes which set a benchmark for all future developments.

For further information please visit the Inland Homes website at inlandhomes.co.uk



Chapel Riverside, Southampton



THE
WESSEX

THE WESSEX, WEST CLIFF ROAD, BOURNEMOUTH  SAT NAV REF: BH2 5EU



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Disclaimer: Plans and illustrations used in this brochure are intended to be a general guide to the appearance of the development. However, from time to time, it is necessary for us to make architectural changes, therefore prospective purchasers should check the latest plans with our sales office. Due to our policy of continual improvement, we reserve the right to vary the specification as and when it may become necessary. Whilst all statements contained in this brochure are believed to be correct, they are not to be regarded as statements or representations of fact and neither the agents nor their clients guarantee their accuracy. The statements are not intended to form any part of an offer or a contract.

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