

THE PENTHOUSES  
AT THE CHOCOLATE BOX





## AN INTRODUCTION TO THE PENTHOUSES...

Situated in a prime location in the centre of Bournemouth, these five unique new duplex penthouses at The Chocolate Box are designed to maximise the outstanding south and west facing views across the town and coastline.

The Penthouses provide the perfect home from which to enjoy Bournemouth by day and night as well as exploring beyond into some of the most beautiful coastline and countryside the South of England has to offer.

With a private terrace that extends the internal living space, The Penthouses provide an ideal environment in which to relax or entertain and also benefit from allocated parking.



Experiencing, on average, over seven and a half hours of summer sunshine a day\*, Bournemouth feels almost Mediterranean. Here, you can spend days taking a walk across the seven miles of golden sandy beaches. Take a dip in the sea, go fishing, sailing, jet skiing or even try your hand at scuba diving – the choice is endless.

The beaches stretch east and west from the historic Victorian pier and walking inland, The Lower and Central Gardens offer an oasis of calm and colour.

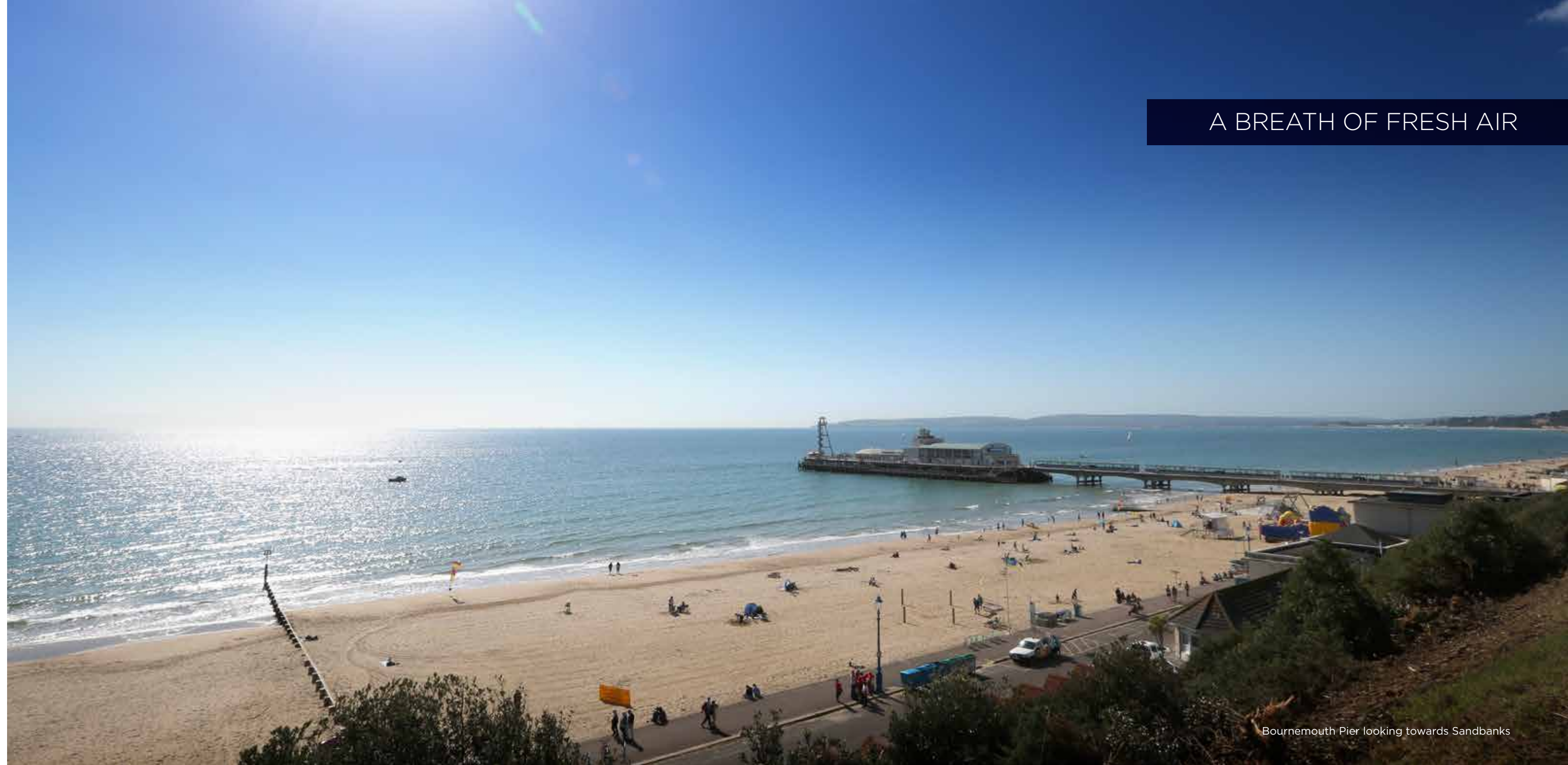
For those wanting to shop, Bournemouth town centre offers a unique shopping experience with an eclectic mix of leading stores and independent shops, arcades, cafés and restaurants.

For tranquility, head to one of Bournemouth's four Chines. These steep-sided river valleys feature Italianate and sub tropical gardens, the perfect antidote to busy urban living.

\* Source: Value of tourism (Bournemouth) 2014 South West Research

Left top: Balloon over Lower Gardens  
Left bottom: Colourful wooden beach huts  
Right: The Arcade

A BREATH OF FRESH AIR



Bournemouth Pier looking towards Sandbanks

## LIVING THE HIGH LIFE

Bournemouth coastline after sunset



Watch the sunset with friends on your private terrace, then take a walk along the prom. As the evening unfolds, living at the heart of this unrivalled location takes on a new meaning.

To live at The Penthouses at The Chocolate Box presents a world of opportunity. Maybe an evening of international music and comedy at The Bournemouth International Centre or a West End show at the Art Deco Pavilion Theatre.

Or perhaps fine dining is on tonight's menu. The superb range of award winning restaurants feature locally produced cheeses and artisan foods, and seafood is a particular specialty. Out of town, the suburbs of Winton and Charminster are particularly noted for their wide range of international cuisine.

Alternatively, entertain at home: The Penthouses at The Chocolate Box present the perfect setting in which to socialise in ultimate style – capturing the night-time vista.

Left top: Bournemouth nightlife  
Left bottom: Pavilion Theatre, Bournemouth  
Right: Bournemouth fine cuisine



Less than five miles from The Penthouses at The Chocolate Box, Poole Harbour is the second largest natural harbour in the world. For those with a passion for seafood, Sandbanks offers many specialist eateries including Rick Stein's restaurant.

Walk along the South West Coastal Path and appreciate the stunning Jurassic Coast, a World Heritage Site providing the perfect location for photographers and walkers

alike. The crystal-clear waters teem with a wealth of sea life; and in summer, dolphins and porpoises can often be spotted from the shore.

To the east, explore the golden sands towards Georgian Lymington and stop awhile at historic landmarks and picturesque villages en route, or hop aboard a ferry to the Isle of Wight and its rich variety of distinctive landscapes.

## THE LURE OF THE SEA



Durdle Door, on the Jurassic Coast near Lulworth Cove

## RURAL CHARM & BEAUTY



New Forest National Park



Make the time to explore inland beyond Bournemouth and discover beautiful countryside and picturesque villages steeped in history, that are just waiting to be discovered. Whether you venture north, east or west of Bournemouth, you'll be sure to find something to delight you.

Head east from Bournemouth and the New Forest National Park beckons. Famous for its wild ponies and horses, the forest is the largest area of unenclosed land and heathland in the south of England. Horse trek through the forest on a Sunday, stop off at the Beaulieu Hotel for lunch, before ambling back slowly.

The countryside to the north and west provide the opportunity to step back in time. The many quaint villages, with their historic country inns, unique coffee culture and myriad of antiques shops and galleries, tempt you to linger awhile.

The cathedral city of Salisbury and Stonehenge on Salisbury Plain are amongst the many renowned landmarks within easy reach of your new home.

Left top: Salisbury Cathedral  
Left bottom: Ponies in the New Forest  
Right: Burley Village, New Forest



The major design influence for the development was to encapsulate and frame the stunning panoramic views that the location is blessed with.

This has been achieved by providing all the key living spaces with floor to ceiling glazing that maximises the outlook while offering incredible natural light throughout the apartments.

The use of natural light is apparent as soon as you enter the apartments where a double height space greets you creating a sense of drama and grandness. This space also acts to clearly define the circulation where a feature stair leads you to the first floor where two spacious double bedrooms and a family bathroom are located.

Both of the bedrooms continue the theme of celebrating the view with floor to ceiling glazing and a picture window viewed from the gallery landing offers further views to the east and the New Forest.

The ground floor entrance leads into an open plan living space that provides a fantastic space for relaxing, dining and entertaining. The highly insulated Scandinavian glazing system slides open giving direct access to a sizeable terrace space for outside living.

The external design is unapologetically contemporary with a dark grey cladding wrapping over the building and in doing so framing the predominantly glazed facades that are punctuated by a dynamic chameleon cladding. The overall affect is to create a stunning modern duplex set in the skies above Bournemouth with incredible views of the beautiful Jurassic coastline and surrounding countryside.

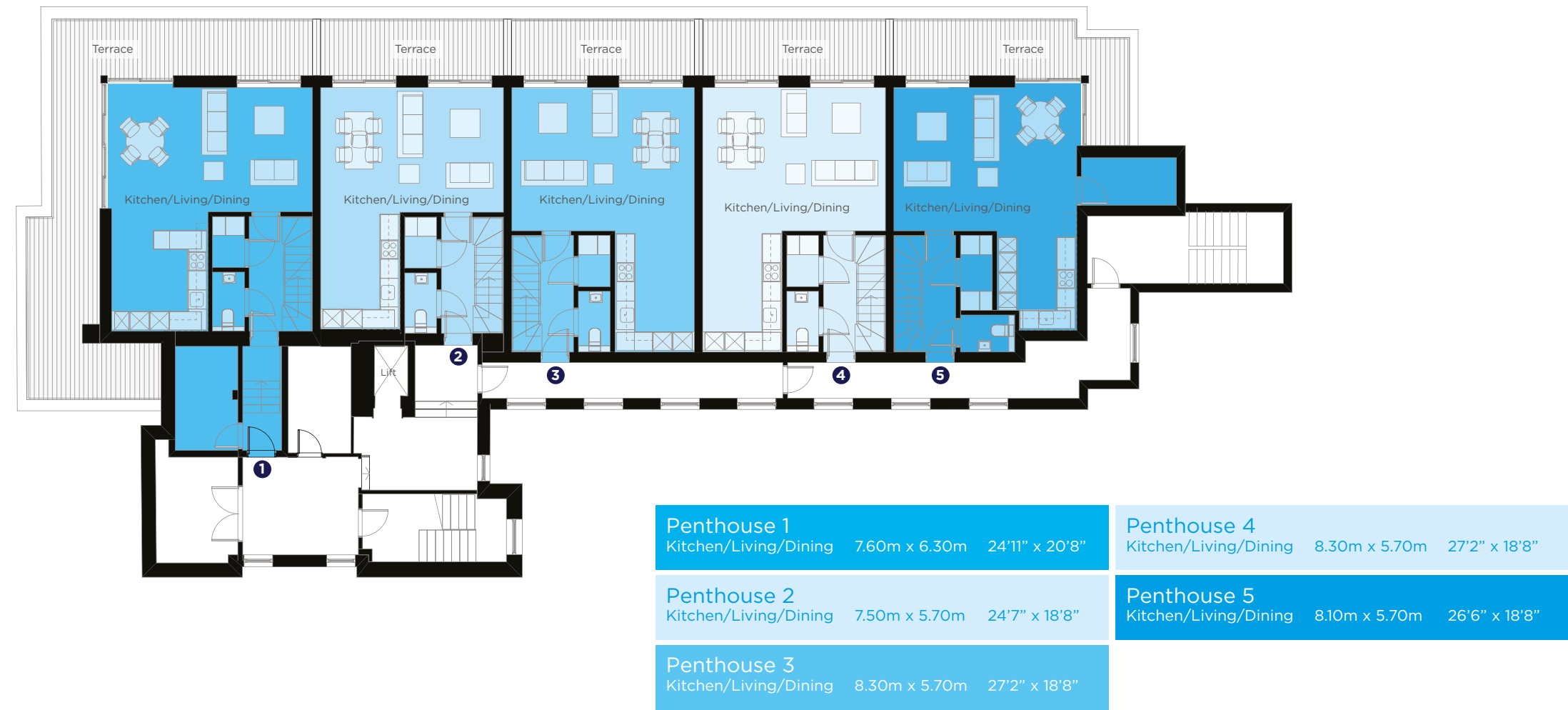
*Julian Hampson*

**Julian Hampson RIBA**  
Group Design Director, Acorn Property Group

OUR VISION



NINTH FLOOR DUPLEX



These details are intended to give a general indication of the proposed development. The developer reserves the right to alter any part of the development, specification or floor layout at any time. The contents herein shall not form part of any contract or be a representation inducing any such contract. All properties are offered subject to availability and applicants are advised to contact the developer or agent to ascertain availability of any property so as to avoid an unnecessary journey. These details are believed to be correct but neither the agent nor the developer accept any liability whatsoever for any misrepresentation made either in these details or orally. Applicants are therefore advised to make their own enquires to check these details to satisfy themselves that the property is suitable. Furniture for indicative purposes only, fitted wardrobes not included. 11/16

TENTH FLOOR DUPLEX



## THE FINER DETAILS



Photo from previous Acorn development

## SPECIFICATION

### KITCHEN

- Contemporary fitted kitchen by Leicht
- Reconstituted stone work surface and up stand
- Glass splash back behind hob
- Stainless steel undermount sink with mixer tap
- A range of integrated appliances to include:
  - Siemens fridge/freezer
  - Siemens ceramic hob and canopy extractor
  - Siemens built in oven
  - Siemens built in microwave oven
  - Siemens dishwasher
  - Siemens washer/dryer in cupboard

### BATHROOM AND EN-SUITE

- Contemporary style wall mounted Duravit WC with soft close seat by Duravit and dual flush plate
- Contemporary taps by VADO
- Thermostatic shower
- Toughened clear glass shower screen
- Porcelain wall tiles
- Mirror
- Shaver socket
- Heated towel rail to bathroom and en-suite

### FLOORING AND INTERNAL FINISH

- Engineered timber flooring to hall and kitchen/living/dining
- Porcelain floor tiles to bathroom and en-suite
- Carpet to bedrooms
- Walls and ceilings in white matt emulsion
- Velfac high performance window systems
- Velfac sliding door to terrace
- Fitted wardrobe to bedroom 2

### ELECTRICAL FITTINGS

- LED under lit kitchen wall units
- Recessed downlights throughout
- Dimmer switches and zoned lighting to living/dining
- USB port to kitchen
- TV aerial point to living/dining and bedrooms
- Telephone point to living/dining and master bedroom
- Audio visual door entry system with 2 handsets
- Key access lift to ninth floor

### HEATING/HOT WATER/COOLING

- Under floor heating throughout
- Electronic programming for heating system
- Comfort cooling system to kitchen/living/dining and bedrooms

### EXTERNAL FINISHES

- Profi decking to terrace
- Glass balustrade
- Wall light
- Individual mailbox in development entrance hall
- Communal bin area
- Allocated parking space
- Communal bicycle store

### PEACE OF MIND

- 10 year build warranty
- Leasehold - 125 years

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Situated on Christchurch Road, The Penthouses at The Chocolate Box have great access to a fantastic travel network, within the town and beyond.

Bournemouth is easily accessible, both by car and train. The Penthouses are less than half a mile from the Interchange (Central Rail and Bus Station) with regular services running to Southampton and London Waterloo. Only five miles away, Bournemouth Airport is becoming increasingly popular with flights to many European cities and beyond.

**The Penthouses**  
**at The Chocolate Box**  
**Christchurch Road,**  
**Bournemouth BH1 3NA**

#### BY CAR

Bournemouth Airport	6 miles	14 mins
Poole	6 miles	20 mins
Lymington (for I of W)	18 miles	44 mins
Salisbury	28 miles	50 mins
London	107 miles	2hrs 34 mins

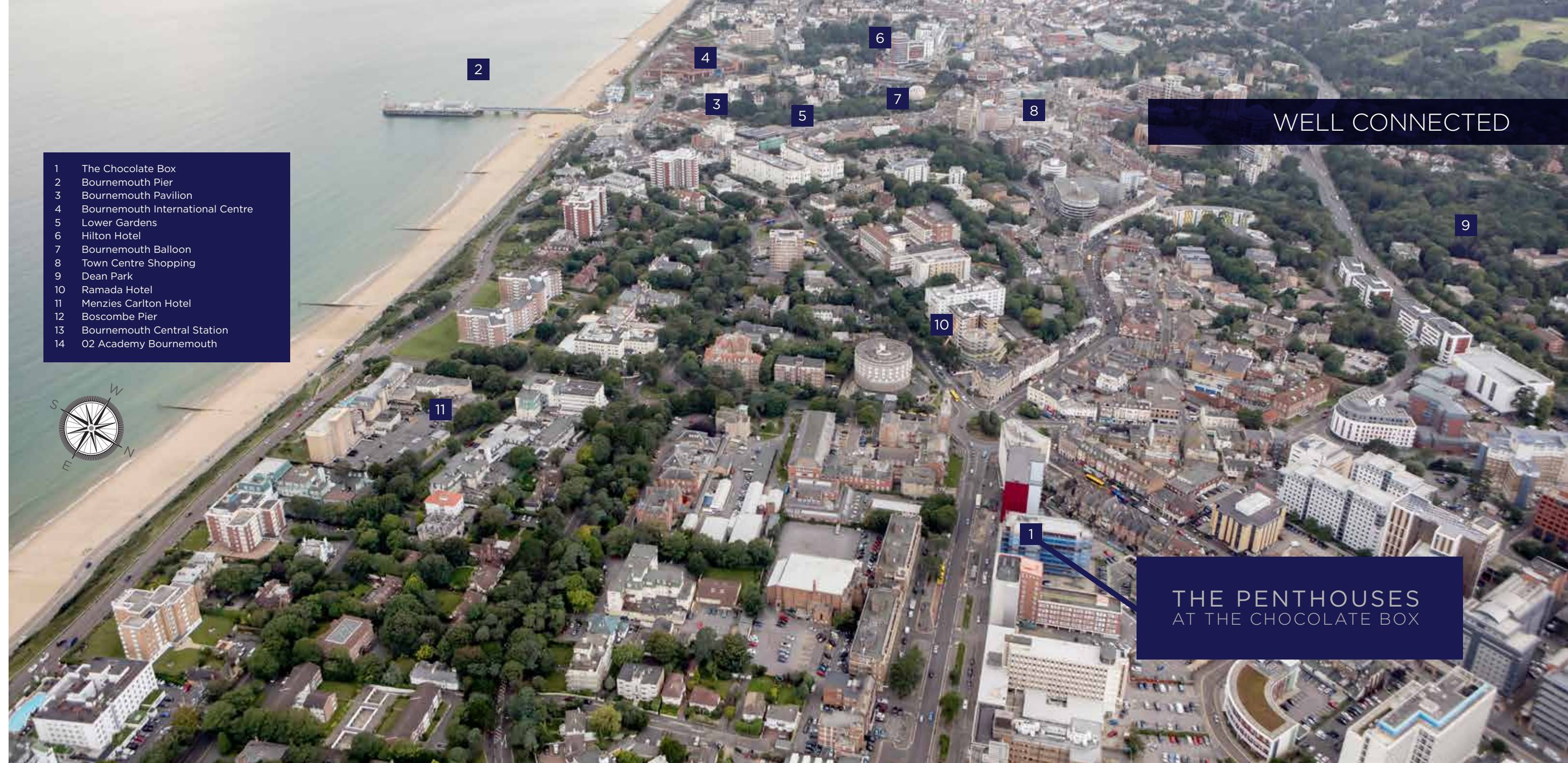
#### BY RAIL

Southampton	29 mins
London Waterloo	1hr 50 mins

#### BY AIR

Direct flights to a wide range of European destinations including Spain, Portugal and Italy.

Sources: theAA.com / thetrainline.com / bournemouthairport.com



- 1 The Chocolate Box
- 2 Bournemouth Pier
- 3 Bournemouth Pavilion
- 4 Bournemouth International Centre
- 5 Lower Gardens
- 6 Hilton Hotel
- 7 Bournemouth Balloon
- 8 Town Centre Shopping
- 9 Dean Park
- 10 Ramada Hotel
- 11 Menzies Carlton Hotel
- 12 Boscombe Pier
- 13 Bournemouth Central Station
- 14 O2 Academy Bournemouth



WELL CONNECTED

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PHOTOGRAPHS  
Previous Acorn developments

## OUR PHILOSOPHY...

Developing is Acorn's passion. Whether it's a city apartment, office or a coastal home we seek to improve and enhance the environment through innovative regeneration and exciting new architecture. Acorn create space people want to live, work and spend time in.

After more than 20 years of regeneration in Britain's city centres and the South West's beachside locations, Acorn have now turned their attention to the South with their new regional office 'Acorn South'. Following the same design led ethos applied to Acorn's developments throughout England and Wales, Acorn South delivers original design through outstanding new architecture and sensitive conversions.

Acorn builds without set formula or compromise, with bespoke designs that bring out the very best in contemporary living. Well thought out space designed to capture light and celebrate views and always with a superior standard of specification create the perfect home or retreat.



  
ACORN

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different by design

