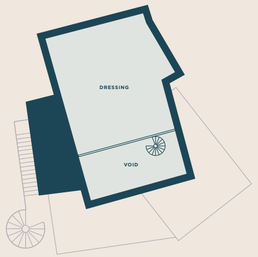
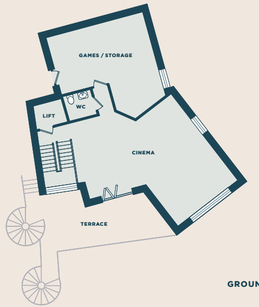
THIRD FLOOR



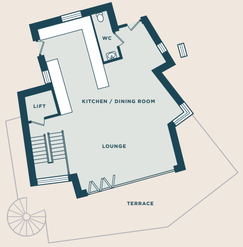
LOFT / DRESSING AREA



FIRST FLOOR



SECOND FLOOR



GROUND FLOOR





BASEMENT / WINE CELLAR

PORTSDOWN HILL
HAMPSHIRE

This plan is a **suggested layout** at this stage and the internal walls and room layouts in the basement can be **customised** to the buyers specifiation.

FLOOR PLAN PROPOSAL

PORTSDOWN HILL
HAMPSHIRE



"...an exceptional property..."

JOHN D WOOD & CO.
Land & New Homes
Telephone: **020 7802 3299**
Email: newhomes@johndwood.co.uk.

Gascoigne-Pees

Please contact
01243 375111
for further details and appointment to view



PORTSDOWN HILL
HAMPSHIRE

"...an exceptional property that commands breathtaking panoramic views across the Solent..."

PORTSDOWN HILL
HAMPSHIRE

Set within an **exclusive**, private gated development atop Portsdown Hill, this **exceptional** property commands breathtaking panoramic views across the Solent and towards Chichester Harbour, providing a spectacular backdrop for what promises to become a truly remarkable home.

Architecturally integrated into the historic quarry face of Portsdown Hill Road, the property offers in excess of **5,000 sq.ft.** which includes internal accommodation, storage and balconies arranged across six impressive levels. Generous balconies and terraces positioned to take full advantage of the extraordinary coastal setting.

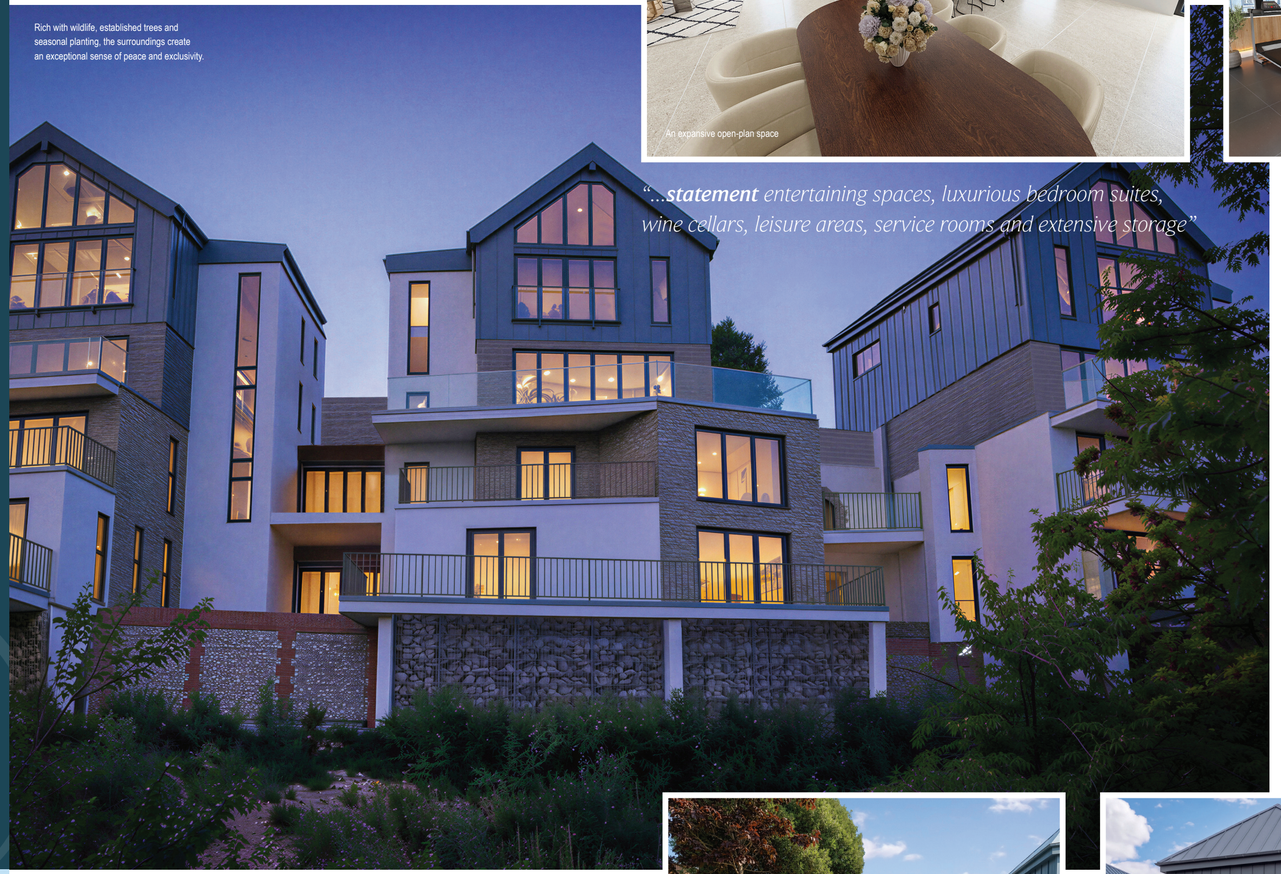
Constructed to an exacting specification, the interior currently presents as an expansive open-plan space, free from internal walls and offering its future owner a **rare opportunity** to create an entirely bespoke residence tailored around their individual lifestyle, tastes and vision.

The design also makes provision for a four-level internal lift, delivering effortless movement through the property while ensuring the home is well considered for both contemporary and future living.

Solent Heights is for sale at **£2.5 million** when finished *(2027)*.
However, there is an **early opportunity** to buy the current shell for **£1.75 million** to optimize a personal fit out to suit a myriad of layout options and styles.



*"This is **far more** than an opportunity to purchase a property. It is an opportunity to **create** a landmark home."*


Rich with wildlife, established trees and seasonal planting, the surroundings create an exceptional sense of peace and exclusivity.


An expansive open-plan space

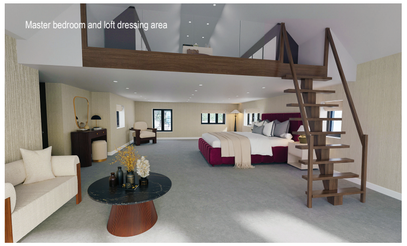
*"...**statement** entertaining spaces, luxurious bedroom suites, wine cellars, leisure areas, service rooms and extensive storage"*

*"...a wonderfully **secluded** position surrounded by mature woodland and nature"*






Ample space for a fully equipped gym


Master bedroom and loft dressing area

The substantial accommodation provides exceptional versatility, with scope to create a sophisticated combination of **statement entertaining spaces, luxurious bedroom suites, wine cellars, leisure areas, service rooms and extensive storage**. The sheer scale and flexibility provide the foundations for an outstanding home without compromising on individuality.

Privacy and tranquillity are equally impressive. Approached through secure gated access, the property occupies a wonderfully secluded position surrounded by mature woodland and nature, together with **one-third ownership of the adjoining private woodland**. Rich with wildlife, established trees and seasonal planting, the surroundings create an exceptional sense of peace and exclusivity.

It is from the upper level, however, that the setting truly comes into its own. Uninterrupted views extend above the woodland canopy and sweep dramatically across the coastline, the Solent and towards Chichester Harbour, creating an ever-changing panorama and an extraordinary connection between contemporary architecture and its natural surroundings.

For those seeking **architectural distinction**, exceptional privacy and the freedom to create something truly individual, this represents an incredibly rare opportunity to realise a **one-of-a-kind residence** in one of the South Coast's most striking elevated settings.

PORTSDOWN HILL
HAMPSHIRE

Outstanding views of Chichester, Hayling Island and Portsmouth.

•

Ownership of the **private** woodlands

•

Close proximity to Bedhampton train station

•

ICF (insulated concrete forms) Construction, offering highly **efficient** running costs.

•

High material specs including zinc roof and cladding.

•

Solar panel with high capacity batteries.

•

Four parking spaces

•

Open plan living over **six** levels

•

Built in **lift** shaft ready for a four stop elevator.

•

Abundance of **nature** including resident deer, badgers and owls .


Cinema and games room