




FORT
GILKICKER

a sparkling fort on the Solent

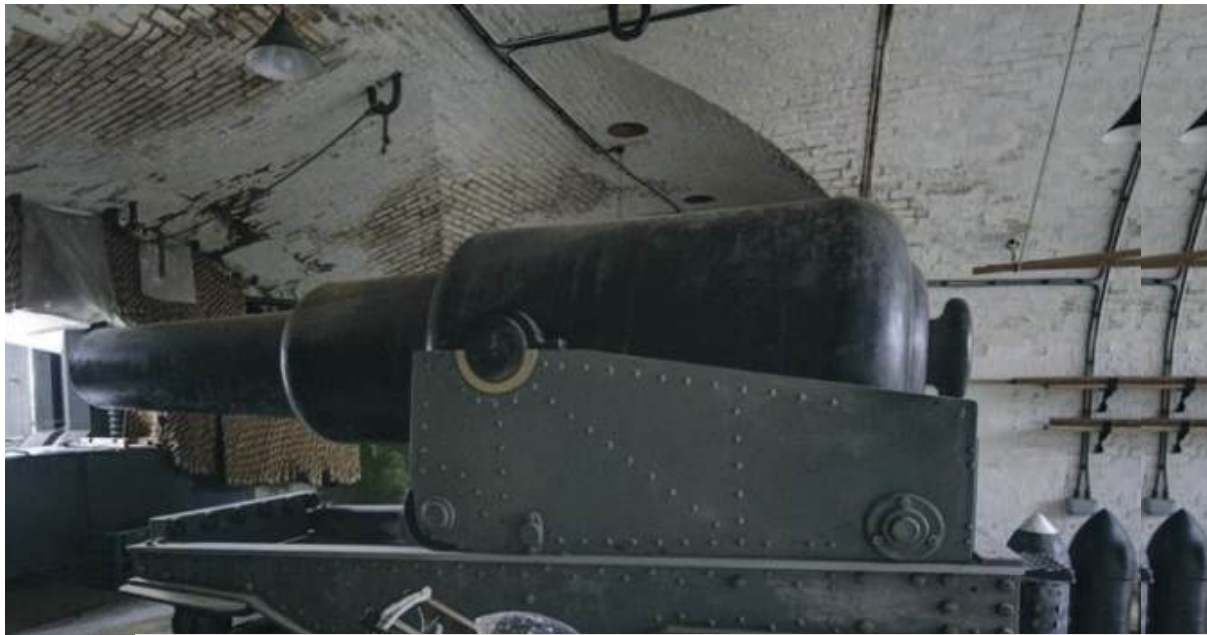


Nestled at the very tip of Gilkicker Point, Fort Gilkicker occupies a stunning beachfront location with breathtaking views over the Solent.

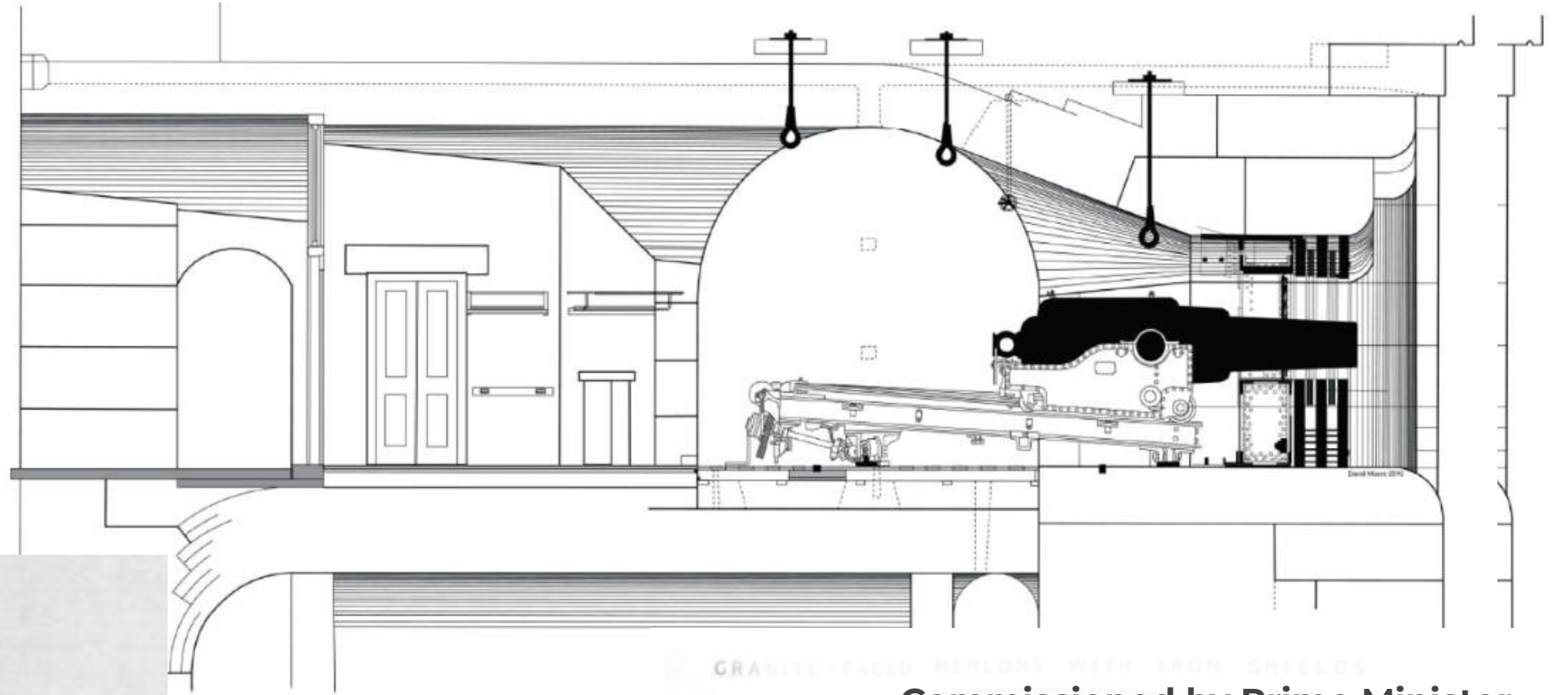
This dramatic setting, alongside the tranquil Gilkicker lagoon and the green expanse of Stokes Bay Golf Club, offers a unique blend of natural beauty and luxury living.

The area's rich biodiversity and the status of Gilkicker lagoon as a Site of Special Scientific Interest make this an idyllic and prestigious location for your new home.





PORTSMOUTH DEFENCES GILKICKER BATTERY GOSPORT



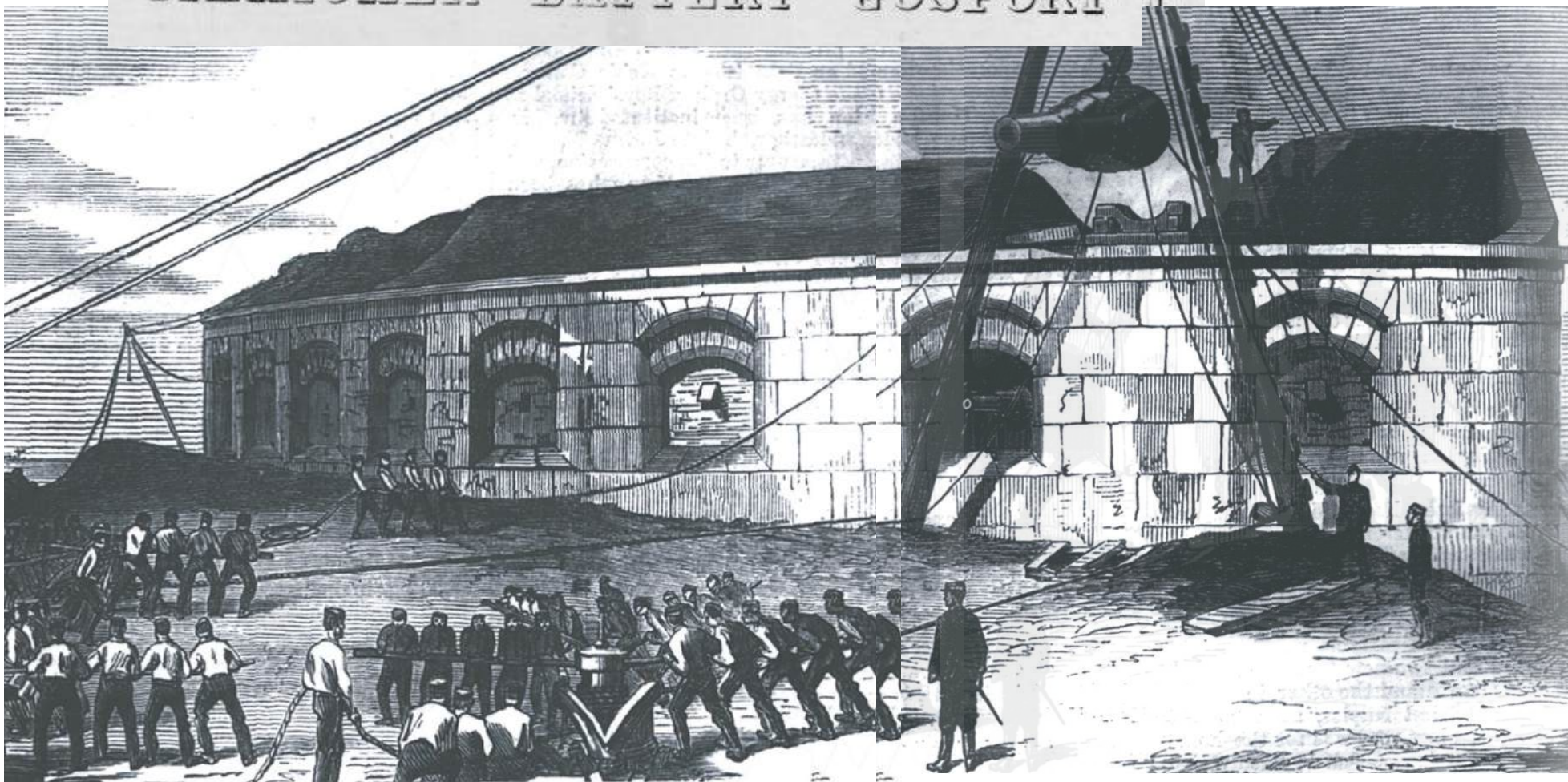
GRANITE-FACED MERLONS WITH IRON SHIELDS

Commissioned by Prime Minister Lord Palmerston in the 19th century, Fort Gilkicker is a remarkable piece of Victorian engineering.

Built between 1863 and 1871, it was designed to counter the growing threat of invasion with its 22 gun emplacements in granite-faced casemates.

Decommissioned in 1956, the fort remains a Grade II* listed building and scheduled ancient monument.

Its architectural significance and historical role in coastal defence make it a truly unique structure, now undergoing a skilful transformation into 26 luxury houses.





Fort Gilkicker is undergoing a breathtaking transformation, preserving its rich history while creating modern, luxurious living spaces.

Witness the meticulous restoration process that uncovers the hidden beauty of this Victorian fort. Each stage of the renovation reveals more of the fort's architectural grandeur and historical significance, blending contemporary design with original features.

This unique project breathes new life into the fort, celebrating its past while embracing the future. The restoration work is a delicate balance between maintaining the fort's historical integrity and introducing modern amenities.

Original brickwork, high brick vaults, and granite-faced casemates are carefully preserved and integrated into the new design. The result is a harmonious blend of old and new, where history meets luxury.



SITE LANDSCAPING

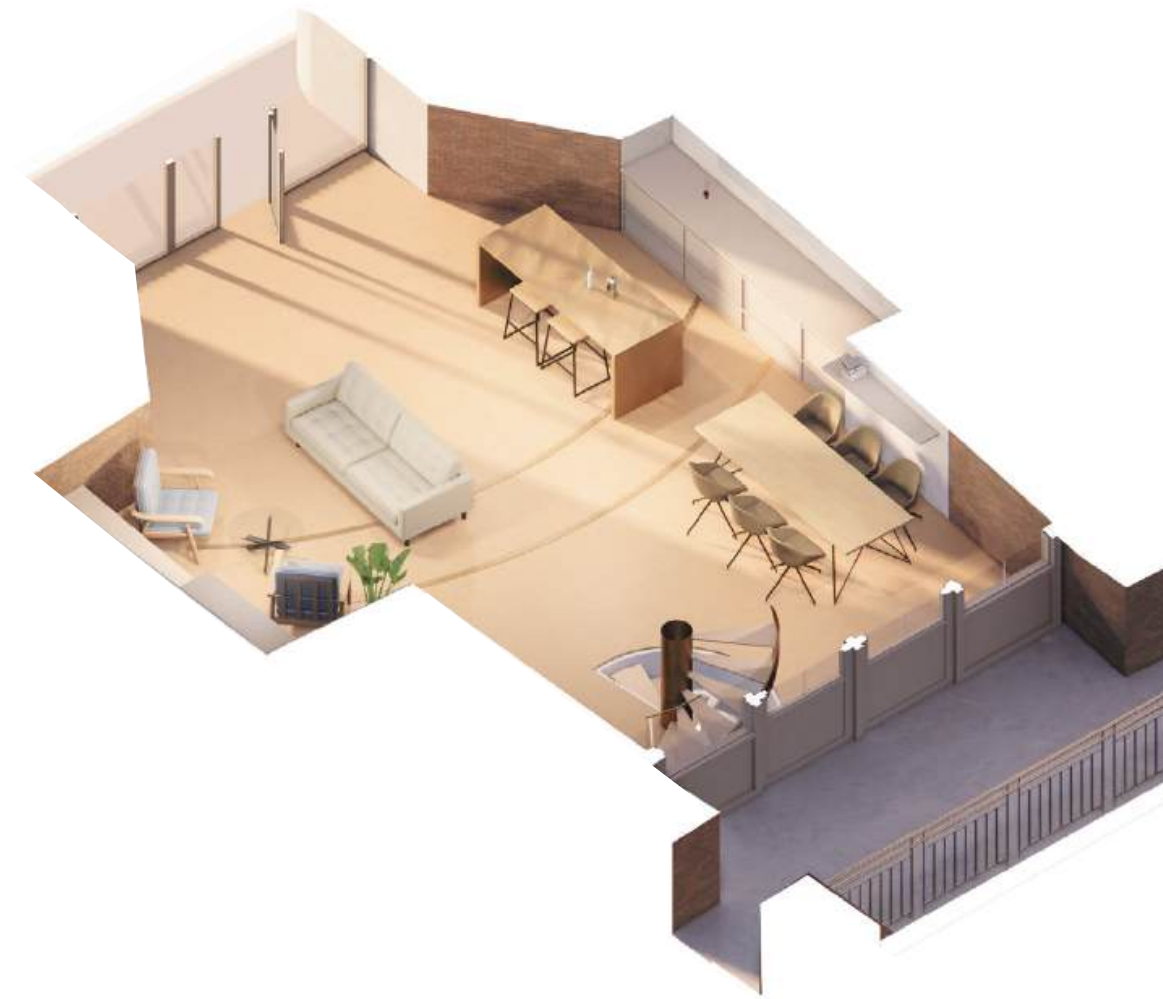
EXTERIOR VIEWS





CASEMATE FIRST FLOOR

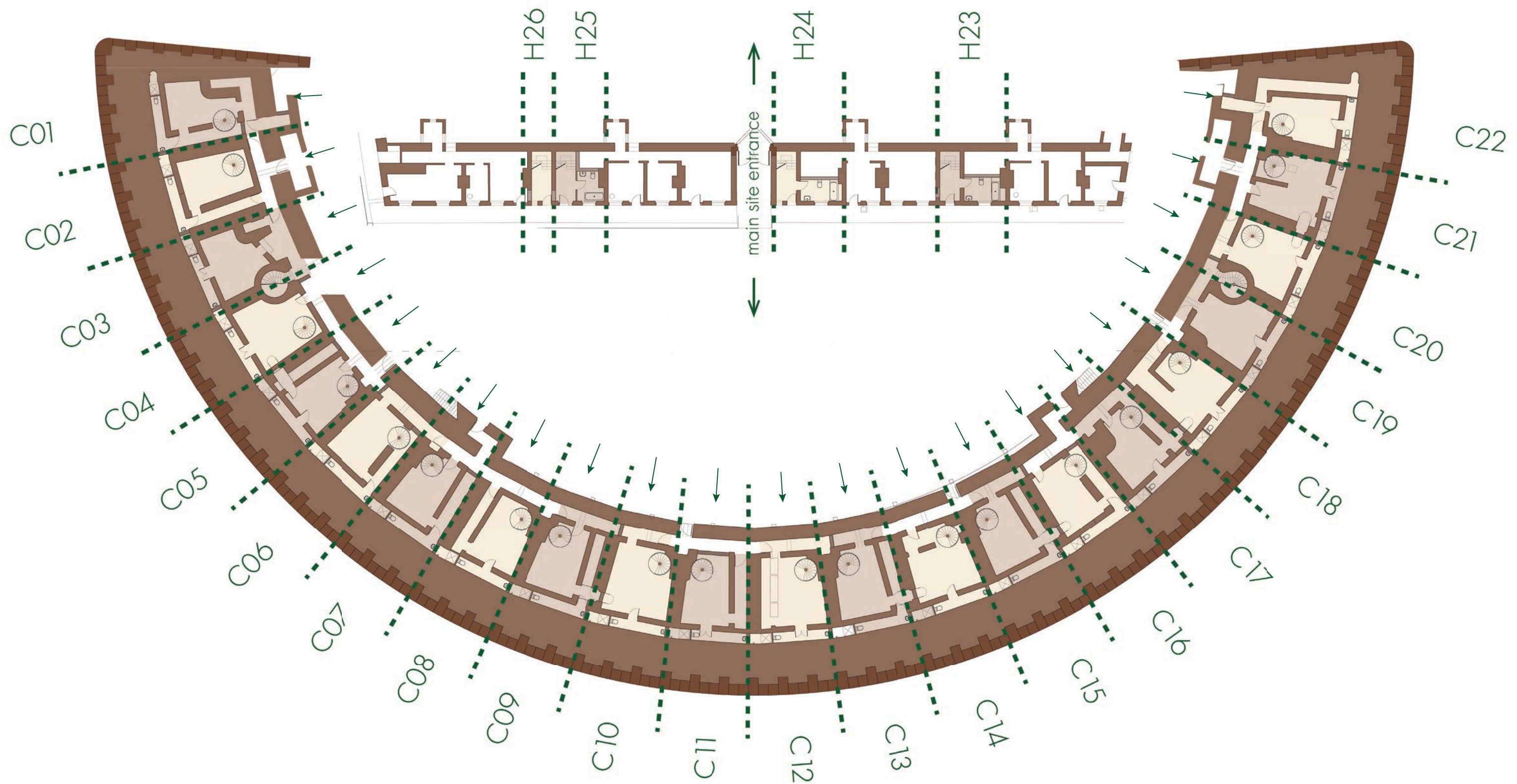
INTERIOR VIEWS



The first floor of each casemate offers stunning views of the Solent from the main gun deck.

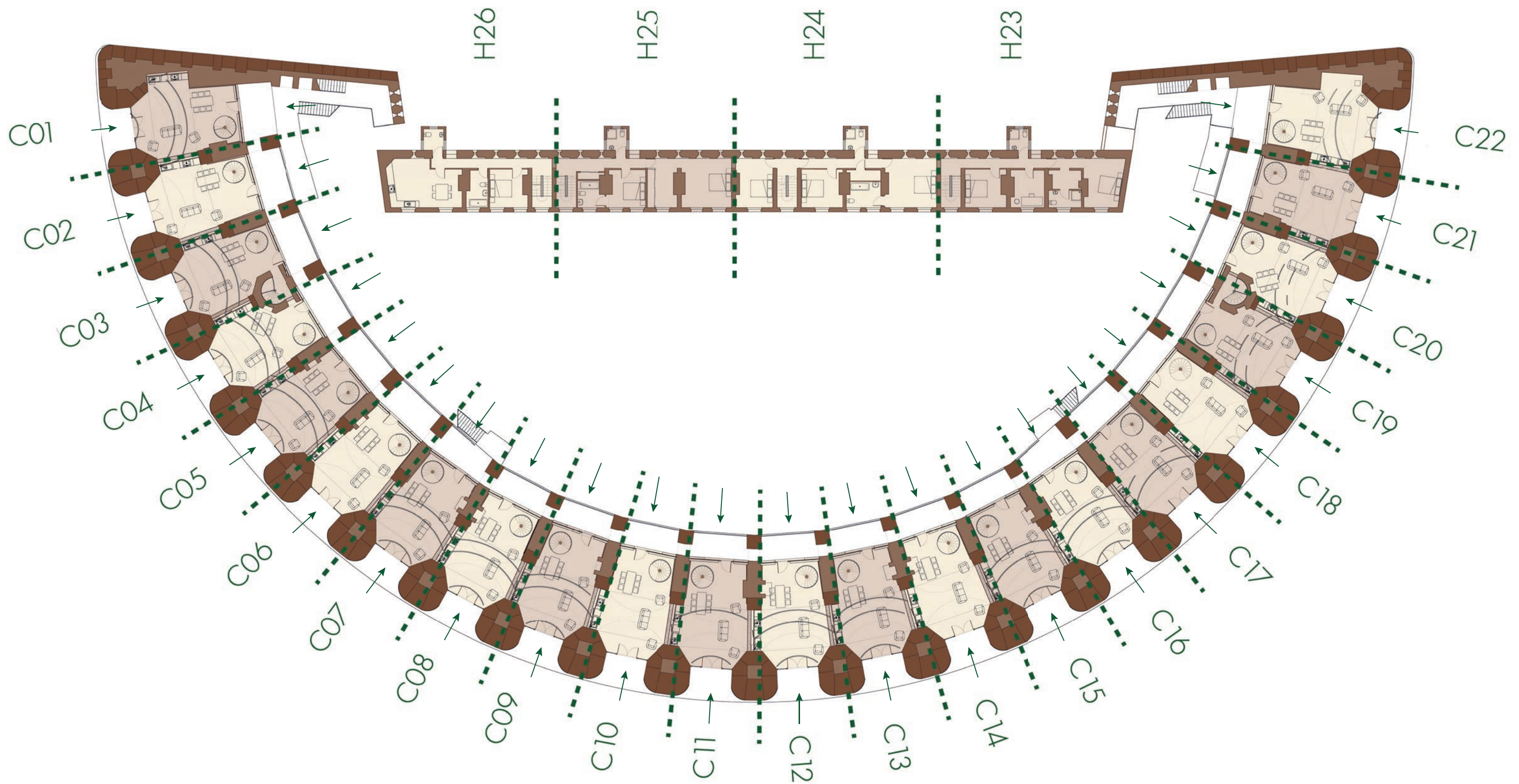
These beautifully crafted living spaces retain original features while embracing modern, open-plan designs.

High brick vaults complement the contemporary finishes, creating an elegant and timeless aesthetic.



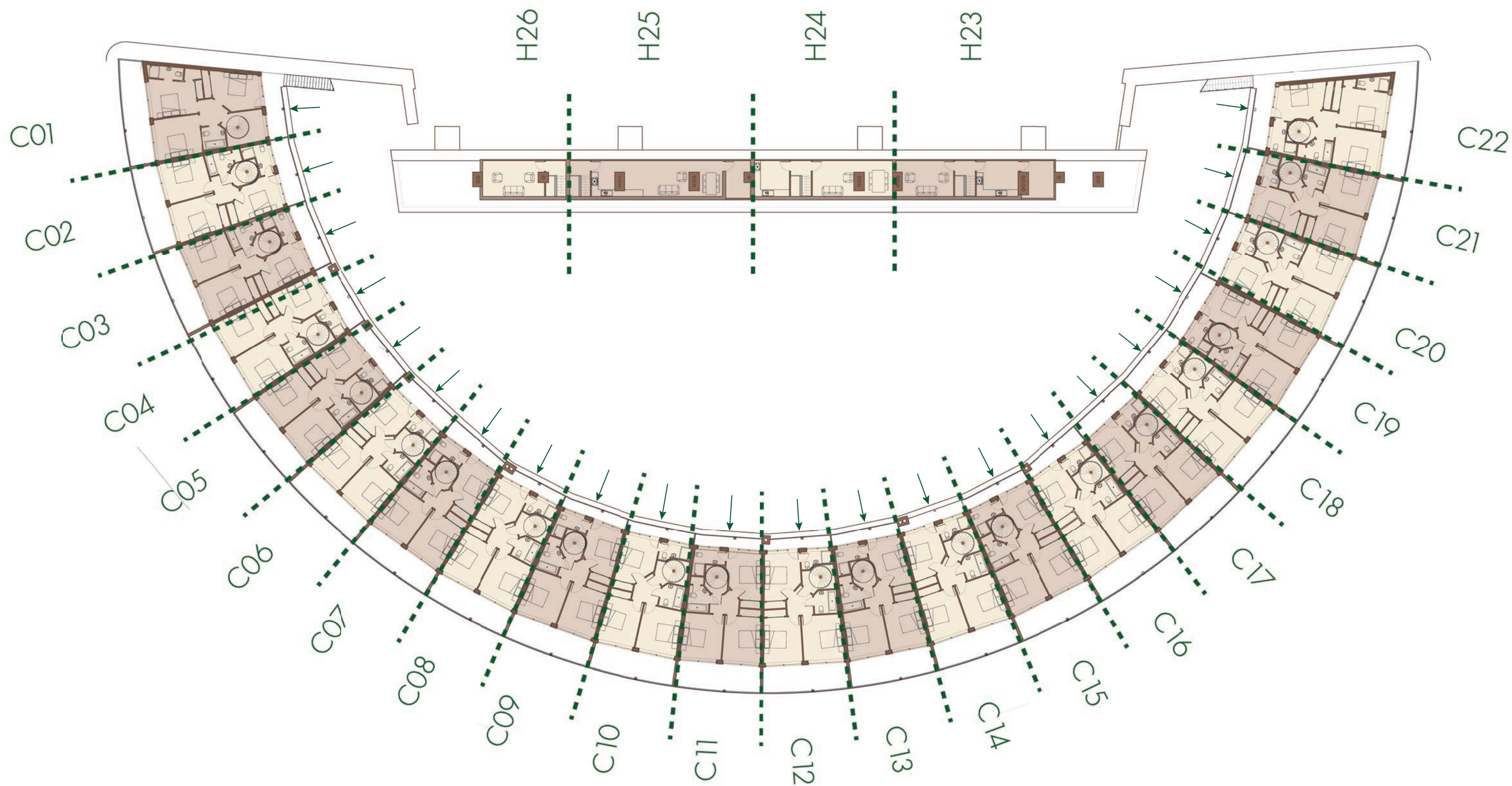
CASEMATE BLOCK GROUND FLOOR: 899m²

C01 'DEFENDER' - 46.1m ²	C05 'DRAGONFLY' - 35.7m ²	C09 'VANGUARD' - 48.3m ²	C13 'MARINER' - 42.9m ²	C17 'VENTURER' - 41.3m ²	C21 'WINDSOR' - 37.5m ²
C02 'OSPREY' - 34.9m ²	C06 'UNICORN' - 44.0m ²	C10 'ACHILLES' - 42.1m ²	C14 'RALEIGH' - 37.4m ²	C18 'ILLUSTRIOUS' - 42.1m ²	C22 'VOYAGER' - 43.7m ²
C03 'BROADSWORD' - 45.4m ²	C07 'OCEAN' - 34.7m ²	C11 'OBSERVER' - 35.6m ²	C15 'MERLIN' - 41.7m ²	C19 'VICTOR' - 45.2m ²	
C04 'ROCKET' - 41.6m ²	C08 'INTREPID' - 35.4m ²	C12 'BEACON' - 47.6m ²	C16 'GLORY' - 36.3m ²	C20 'ARTEMIS' - 40.1m ²	



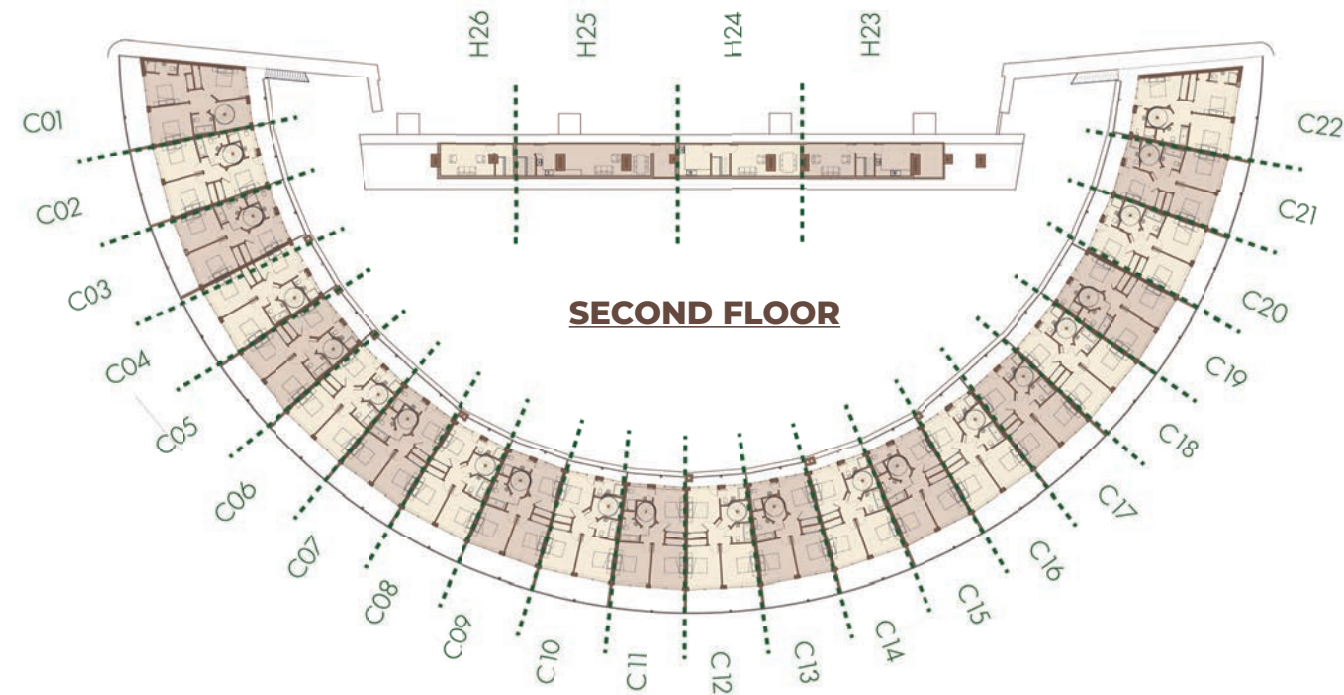
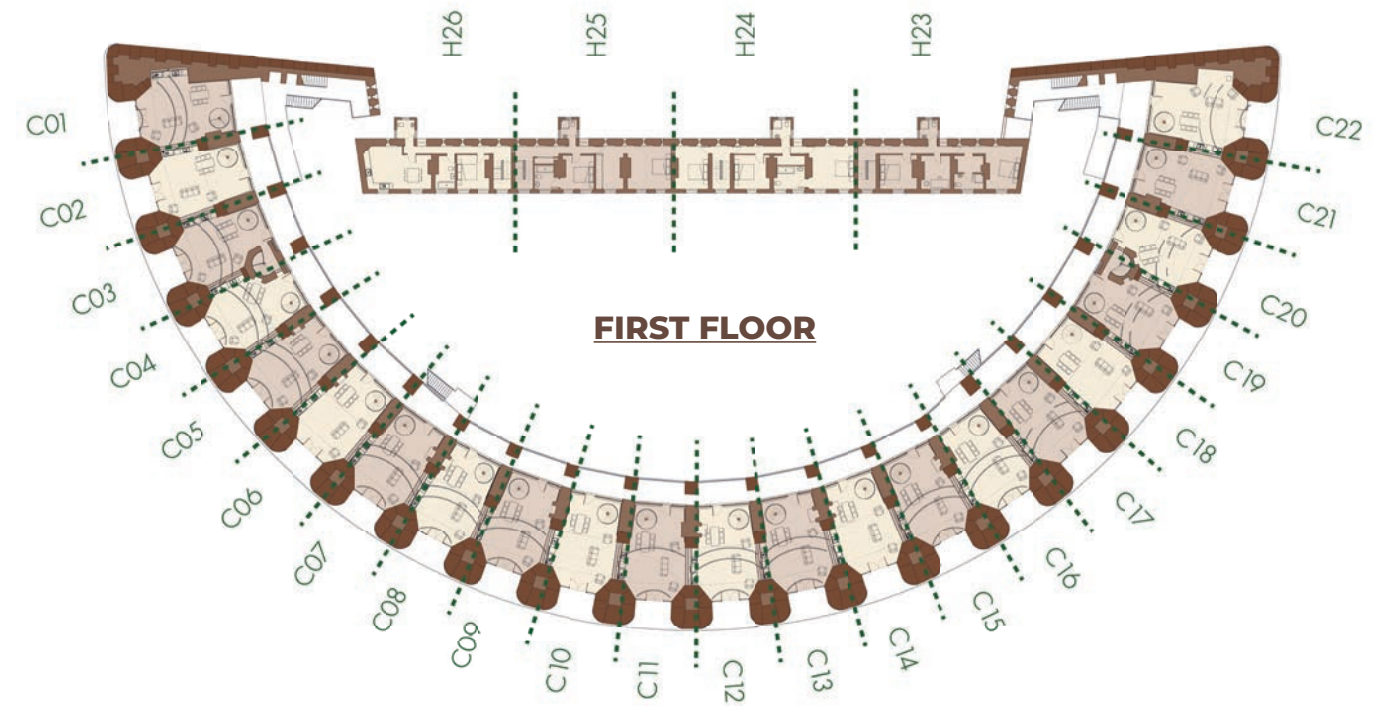
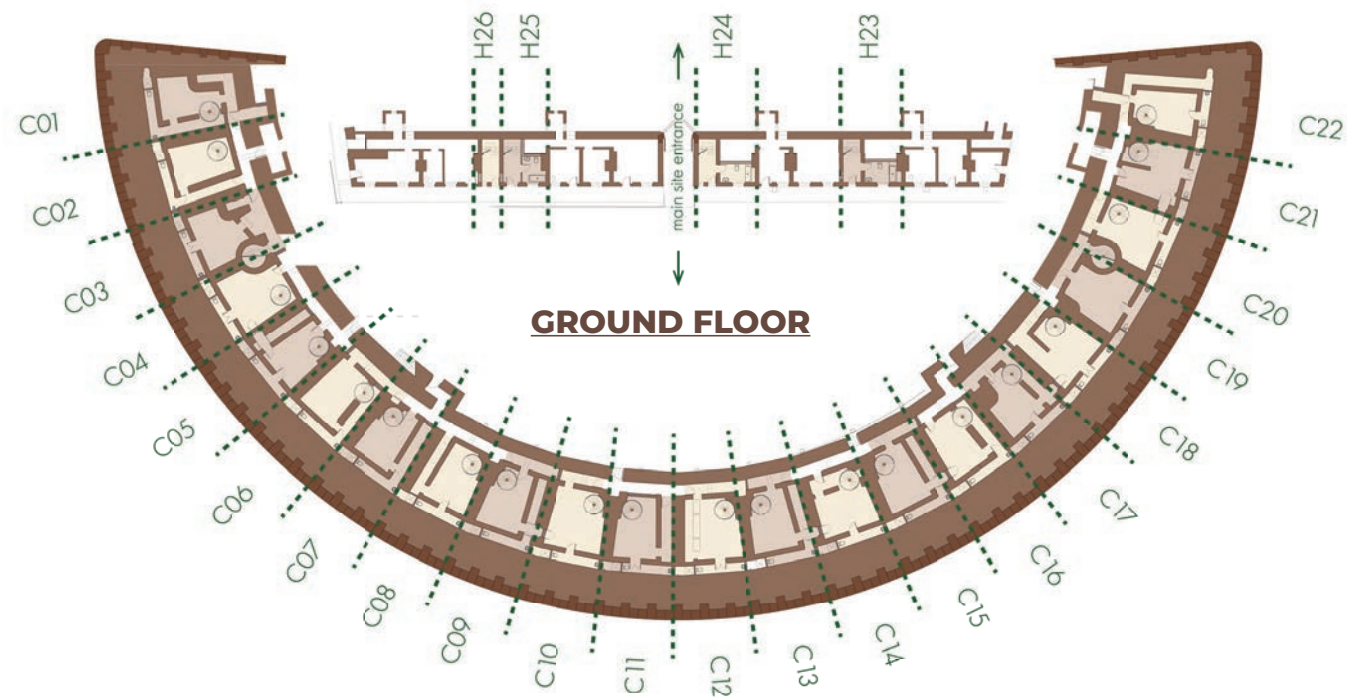
CASEMATE BLOCK FIRST FLOOR: 1151m²

C01 'DEFENDER' - 53.4m ²	C05 'DRAGONFLY' - 51.8m ²	C09 'VANGUARD' - 52.3m ²	C13 'MARINER' - 52.1m ²	C17 'VENTURER' - 52.2m ²	C21 'WINDSOR' - 51.9m ²
C02 'OSPREY' - 52.3m ²	C06 'UNICORN' - 51.7m ²	C10 'ACHILLES' - 52.3m ²	C14 'RALEIGH' - 52.2m ²	C18 'ILLUSTRIOUS' - 52.3m ²	C22 'VOYAGER' - 58.1m ²
C03 'BROADSWORD' - 54.7m ²	C07 'OCEAN' - 51.8m ²	C11 'OBSERVER' - 52.1m ²	C15 'MERLIN' - 52.2m ²	C19 'VICTOR' - 54.5m ²	
C04 'ROCKET' - 49.3m ²	C08 'INTREPID' - 51.8m ²	C12 'BEACON' - 51.8m ²	C16 'GLORY' - 51.2m ²	C20 'ARTEMIS' - 49.5m ²	



CASEMATE BLOCK SECOND FLOOR: 1377m²

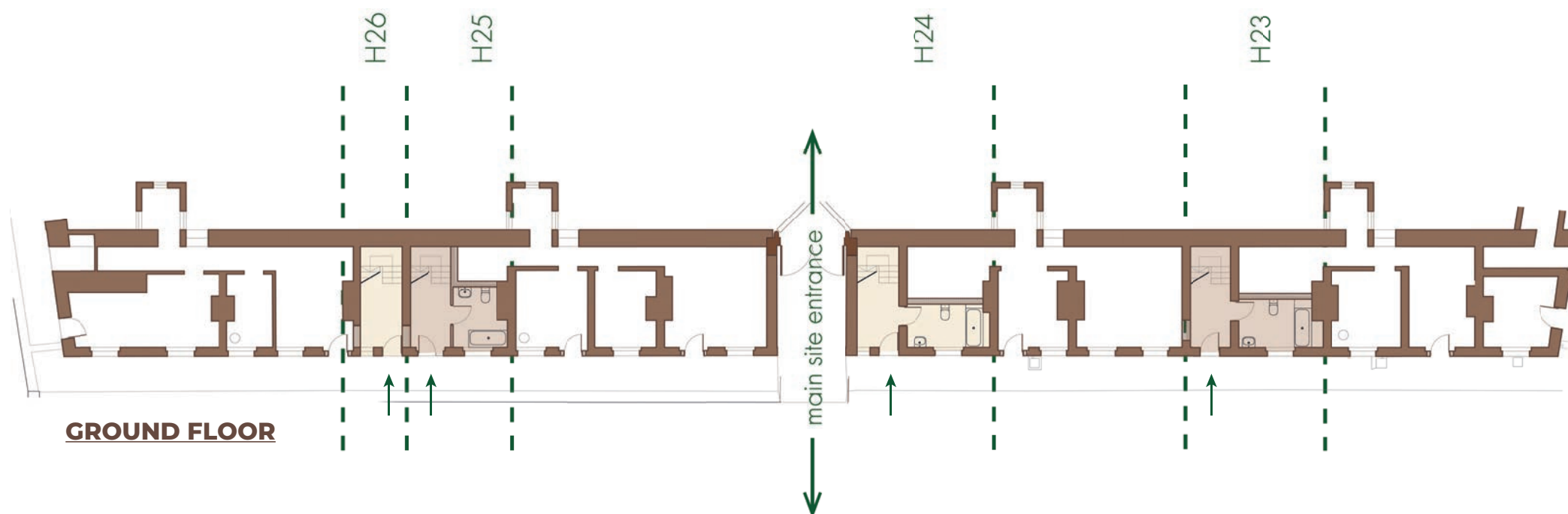
C01 'DEFENDER' - 68.0m ²	C05 'DRAGONFLY' - 62.0m ²	C09 'VANGUARD' - 62.0m ²	C13 'MARINER' - 62.0m ²	C17 'VENTURER' - 62.0m ²	C21 'WINDSOR' - 62.0m ²
C02 'OSPREY' - 62.0m ²	C06 'UNICORN' - 62.0m ²	C10 'ACHILLES' - 62.0m ²	C14 'RALEIGH' - 62.0m ²	C18 'ILLUSTRIOUS' - 62.0m ²	C22 'VOYAGER' - 68.9m ²
C03 'BROADSWORD' - 62.0m ²	C07 'OCEAN' - 62.0m ²	C11 'OBSERVER' - 62.0m ²	C15 'MERLIN' - 62.0m ²	C19 'VICTOR' - 62.0m ²	
C04 'ROCKET' - 62.0m ²	C08 'INTREPID' - 62.0m ²	C12 'BEACON' - 62.0m ²	C16 'GLORY' - 62.0m ²	C20 'ARTEMIS' - 62.0m ²	



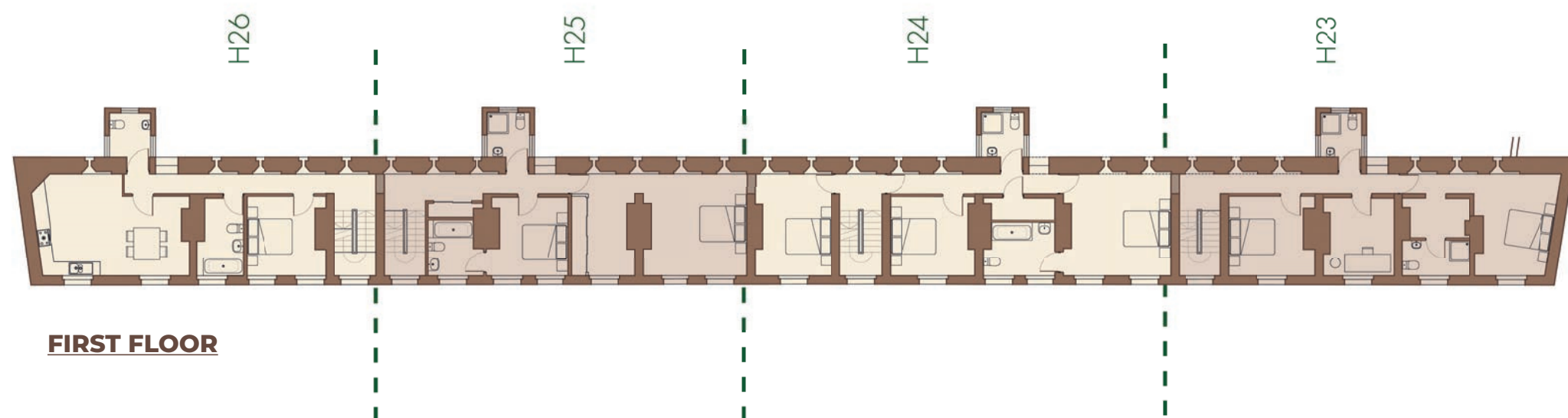
CASEMATE BLOCK TOTAL FLOOR SPACE 3428m²

C01 'DEFENDER' - 167.5m ²	C05 'DRAGONFLY' - 149.5m ²	C09 'VANGUARD' - 162.6m ²	C13 'MARINER' - 157.0m ²	C17 'VENTURER' - 155.5m ²	C21 'WINDSOR' - 151.4m ²
C02 'OSPREY' - 149.2m ²	C06 'UNICORN' - 157.7m ²	C10 'ACHILLES' - 156.4m ²	C14 'RALEIGH' - 151.6m ²	C18 'ILLUSTRIOUS' - 156.4m ²	C22 'VOYAGER' - 170.7m ²
C03 'BROADSWORD' - 162.1m ²	C07 'OCEAN' - 148.5m ²	C11 'OBSERVER' - 149.7m ²	C15 'MERLIN' - 155.6m ²	C19 'VICTOR' - 161.7m ²	
C04 'ROCKET' - 152.9m ²	C08 'INTREPID' - 149.2m ²	C12 'BEACON' - 161.4m ²	C16 'GLORY' - 149.5m ²	C20 'ARTEMIS' - 151.6m ²	

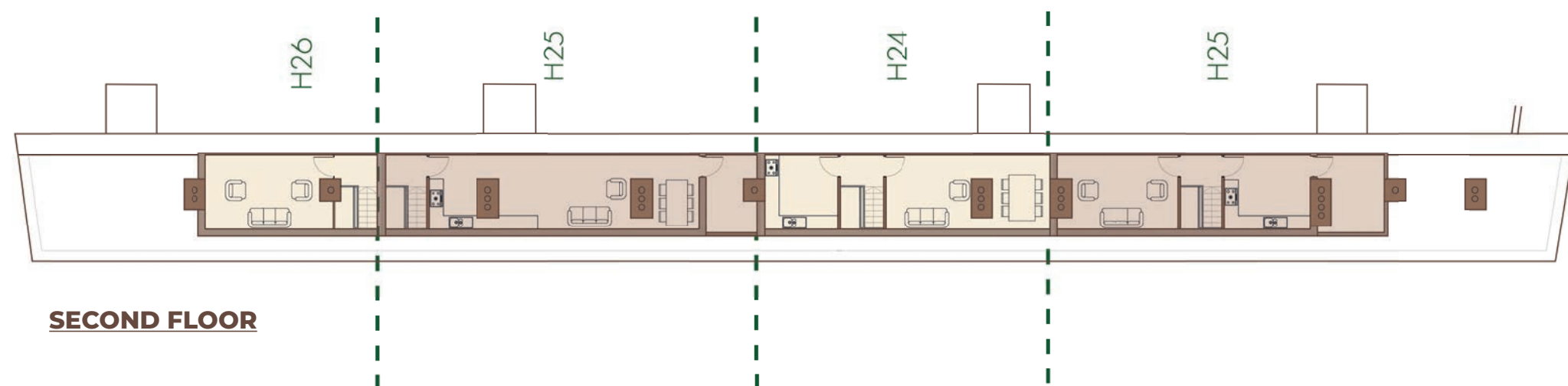
BARRACK BLOCK



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

UNIT H23

GROUND FLOOR	- 15.2m ²
FIRST FLOOR	- 65.9m ²
SECOND FLOOR	- 30.9m ²
TOTAL	- 112.0m²

UNIT H24

GROUND FLOOR	- 14.8m ²
FIRST FLOOR	- 75.7m ²
SECOND FLOOR	- 36.6m ²
TOTAL	- 127.1m²

UNIT H25

GROUND FLOOR	- 13.6m ²
FIRST FLOOR	- 66.2m ²
SECOND FLOOR	- 40.8m ²
TOTAL	- 120.6m²

UNIT H26

GROUND FLOOR	- 07.8m ²
FIRST FLOOR	- 61.9m ²
SECOND FLOOR	- 20.6m ²
TOTAL	- 90.3m²

Each element has been chosen to create a timeless, elegant aesthetic that respects the fort's historical significance while offering the best in modern living. The result is a sophisticated and inviting living space that truly captures the essence of this unique development.

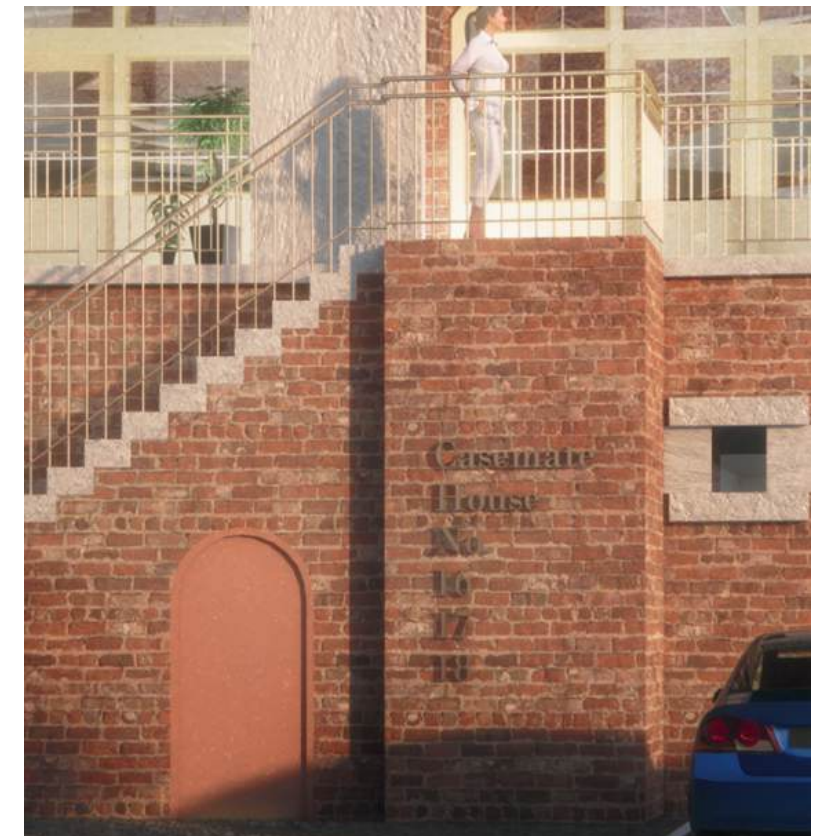


Natural White Tadelakt Plaster Finish
MANUFACTURER: Tadelakt London
COLOUR: Natural White
**or similar*

The open-plan multi-use rooms, modern light fittings and original limewash brickwork retain the fort's historical charm while providing contemporary comfort.

The ground floor interiors feature exquisite finishes and fittings, selected for their uncompromising quality and timeless style.

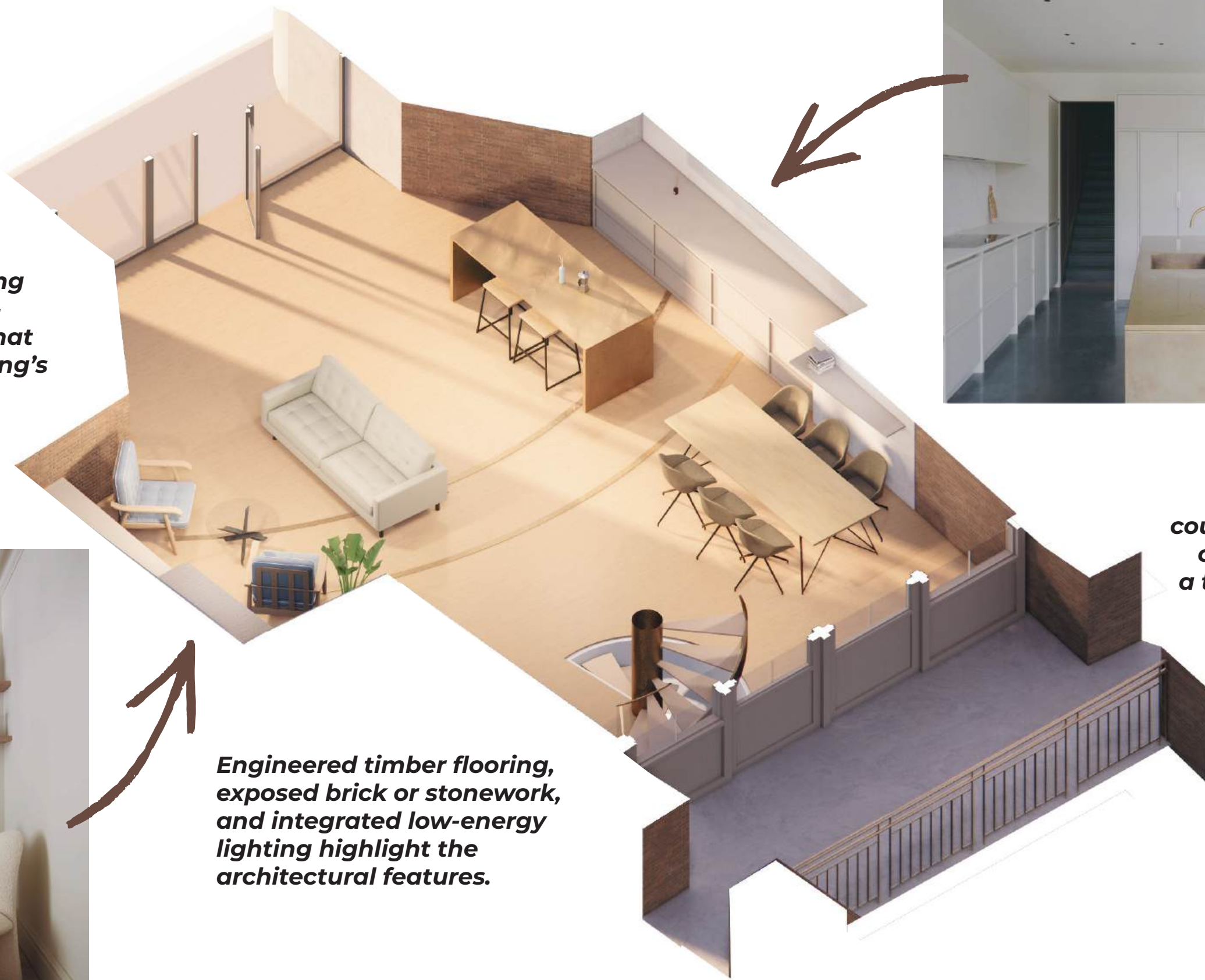
Exterior finishes seamlessly blend with the natural surroundings, enhancing the fort's heritage and beauty.



The first floor living areas boast high-quality finishes that honour the building's heritage.



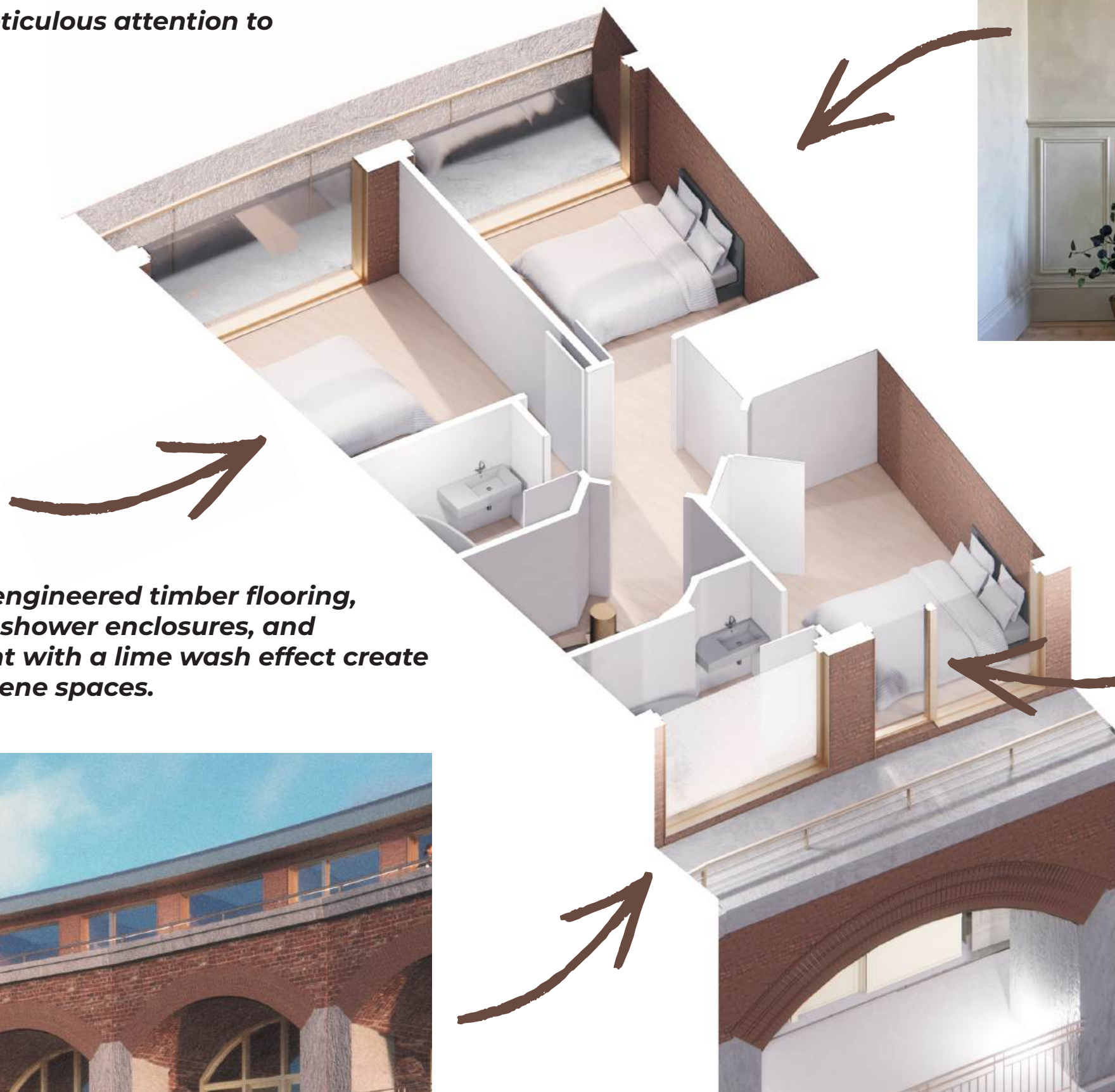
Engineered timber flooring, exposed brick or stonework, and integrated low-energy lighting highlight the architectural features.



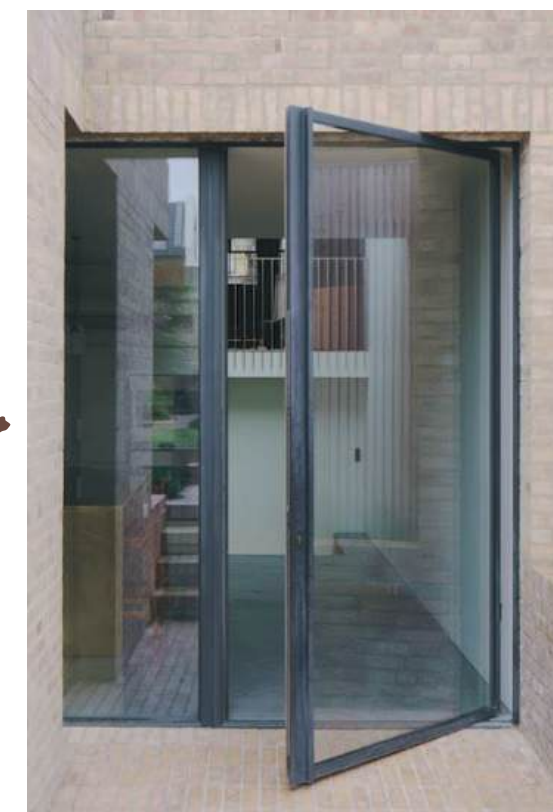
Modern kitchen units, sandstone counters, and antique copper finishes add a touch of luxury and sophistication.



The second floor bedrooms and bathrooms are designed with meticulous attention to detail.



Contemporary engineered timber flooring, antique copper shower enclosures, and breathable paint with a lime wash effect create elegant and serene spaces.



Modern aluminium patio doors offer stunning views and enhance the connection between indoor and outdoor living.



Gilkicker Builders and Deniz Beck Partners present a combined excellence in residential and heritage development schemes.

With a consistent track record in delivering high-quality projects, Gilkicker Builders bring their expertise in modern property development, while Deniz Beck Partners are celebrated for prestigious local conservation projects, including Spitbank Fort and the Hotwalls Studios in Portsmouth.

Together, they ensure that the transformation of Fort Gilkicker is both sensitive to its historical significance and innovative in its design.

Enquiries to: info@gilkickerbuilders.co.uk

Prepared by: www.denizbeck.com

