RAILWAY HOUSE
2 REMPSTONE ROAD
SWANAGE
DORSET
BH19 1DW
Opposite the Steam Railway Station

MILES & SON
Est. 1873
Estate & Letting Agents
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Grosvenor Road, Swanage, Dorset BH19 2BA

Situated on Grosvenor Road in Swanage, this first-floor flat offers a perfect blend of comfort and convenience, the property features one bedroom, making it an ideal retreat for individuals or couples seeking a coastal lifestyle.

This flat has double-glazed windows which provide views of the sea and surrounding hills. The shower room has recently been refurbished

One of the standout features of this property is its proximity to the town centre, allowing residents to enjoy easy access to local shops, cafes, and amenities. Additionally, the flat comes with the added benefit of parking for one vehicle, along with a garage/store, providing ample space for storage or additional belongings.

With no forward chain, this property is ready for immediate occupancy, making it an excellent opportunity for first-time buyers or those looking to invest in a rental property. Furthermore, lettings and pets are permitted, offering flexibility for potential residents.

Asking Price £194,950

Grosvenor Road, Swanage, Dorset BH19 2BA

SITUATION:
In an elevated position on the southern slopes of Swanage, within a block with a south-westerly front aspect around ¼ of a mile from the town centre, convenient for access to The Downs, clifftop walks and Durlston Country Park, a 'Gateway to the Jurassic Coast World Heritage site.'

DESCRIPTION:
A first floor flat, one of seven purpose-built, we understand, in the 1970's within a block of brick elevations under a mansard style roof. The flat has double glazed windows throughout and the current owners have re-fitted the shower room & provided electric panel heaters. There are sea and hill views from the lounge and bedroom, and a garage/store. We are advised that all lettings are permitted, as are pets.

ACCOMMODATION:
Communal entrance with tiled floor and stairs to: FIRST FLOOR

SHARED BALCONY ENTRANCE:
With front doors to two flats:

ENTRANCE LOBBY:
UPVC double glazed front door.

SHOWER ROOM/W.C.:
Obscure UPVC double glazed window, low level W.C., vanity wash basin with mixer tap, tiled splash back, mirrored wall cupboard, towel radiator, tiled shower cubicle with mains shower unit.

KITCHEN (SW):
10'4" x 7'8" (3.16 x 2.35)
Single drainer sink unit with mixer tap and adjoining work surfaces with drawers, cupboards, space and plumbing for washing machine under, space for fridge/freezer, electric cooker point, high level fuse box and electric meter, extractor unit, matching wall cupboards, tiled splash backs.

LOUNGE (SW & NE):
14'0" x 7'10" (4.28 x 2.41)
Views over the town to the sea and hills, TV aerial point, telephone point, fold down bed.

BEDROOM (NE):
14'0" x 7'6" (4.29 x 2.29)
Views over the town and bay to the hills, Old Harry Rocks and beyond, airing cupboard housing pre-lagged hot water cylinder.

OUTSIDE: Driveway accessed from Park Road leads to: GARAGE/STORE: 27'11" (8.51m) max. x 7'7" (2.32m) narrowing to 4'2" (1.27m). Electric supply and light.

TENURE & MAINTENANCE: Although technically leasehold for a term of 999 years from 1986 at a peppercorn ground rent, we are advised that each lessee owns an equal share of the freehold. Maintenance, we are advised, is currently £1200 per annum (paid in monthly instalments of £100) which covers a contribution to the buildings insurance. We are further advised that there is no restriction on lettings or pets.

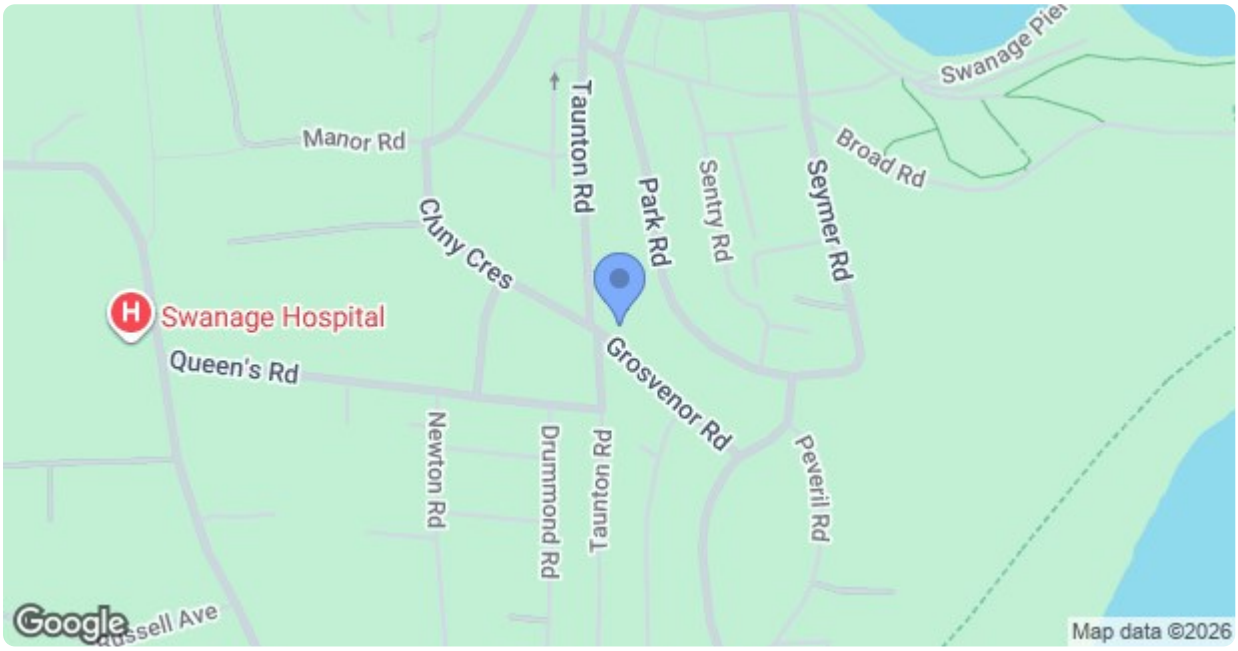
ADDITIONAL INFORMATION: Property type: Flat. Construction: Standard. Electric supply: Mains. Water supply: Mains. Heating: Electric. Broadband: Fttp (checker.ofcom.org.uk). Mobile signal/coverage: Please see: checker.ofcom.org.uk

COUNCIL TAX: Band A: £1878.71 payable for 2026/27 (excluding discounts).

VIEWING: By appointment only please, with the Agents MILES & SON. Our office is open Monday-Friday 9am-5pm and Saturday 9am-2/3pm April-September inclusive, 9am-12.30 pm at other times. Lunchtimes included.

The Property Misdescription Act 1991. These particulars have been prepared to the best of our knowledge and belief in

accordance with the Act and they shall not constitute an offer or the basis of any contract. Our inspection of the property was purely to prepare these particulars and no form of survey, structural or otherwise was carried out. Defects and/or other matters may be revealed on a survey carried out on your instructions. Internal measurements and site measurements where given are approximate and intended only as a guide as obstacles may well have prevented accuracy. Floor plans are not to scale and are for guidance only. You are advised to check the availability of this property before travelling to view. An appointment to view should be made and all negotiations conducted through Miles & Son.


Swanage Pier
Manor Rd
Taunton Rd
Park Rd
Sentry Rd
Seymer Rd
Broad Rd
Cluny Cres
Swanage Hospital
Queen's Rd
Grosvenor Rd
Newton Rd
Drummond Rd
Taunton Rd
Peveril Rd
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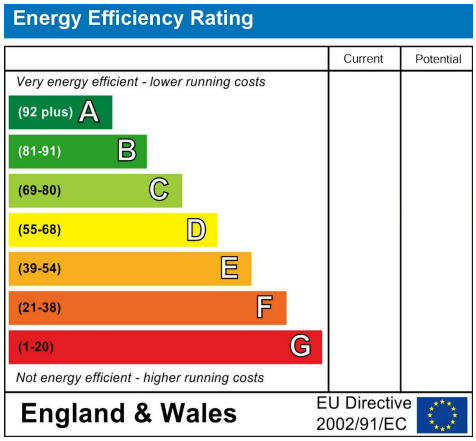
Energy Efficiency Rating
Current
Potential
Very energy efficient - lower running costs
(92 plus) A
(81-91) B
(69-80) C
(55-68) D
(39-54) E
(21-38) F
(1-20) G
Not energy efficient - higher running costs
England & Wales
EU Directive 2002/91/EC