

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



Tel: 01929 423333
(24 hours)
Web: www.milesandson.co.uk
Email: property@milesandson.co.uk



Kings Road West, Swanage, Dorset BH19 1HR

SITUATION: In a level position approximately $\frac{1}{4}$ mile to the west of the town centre and access to the seafront and beach. The flat is convenient for the bus station and Health Centre and is on the Swanage town centre to Poole bus route.

DESCRIPTION: A ground floor flat, within a block purpose-built in the 1980's of brick elevations under a tiled roof. The property has two good sized double bedrooms, and a Southerly aspect. The flat has allocated parking, and the communal grounds have visitors parking spaces and garden area.

Asking Price £237,500

Kings Road West, Swanage, Dorset BH19 1HR

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ACCOMMODATION:

COMMUNAL ENTRANCE HALL:

Security entry phone system.

ENTRANCE LOBBY:

Wooden front door.

HALL:

Wooden front door, radiator, security entry phone.

KITCHEN (S):

10'4" x 8'4" (3.15 x 2.56)

10'4" (3.15m) x 8'5" (2.56m). Single drainer sink unit and adjoining work surfaces with drawers, cupboards and space for washing machine under, electric oven and gas hob, space for fridge/freezer, matching wall cupboards, radiator, Baxi gas boiler.

LOUNGE/DINER (S):

17'10" x 9'6" plus bay (5.44 x 2.91 plus bay)

plus bay. Radiator, TV aerial point, telephone point.

BATHROOM/W.C:

Radiator, low level w.c., panelled bath with mixer tap and mains shower unit over, tiled wall, wash basin with mirrored cupboard above and extractor fan.

BEDROOM 1 (N):

13'1" x 9'6" plus bay (4 x 2.9 plus bay)

Radiator, telephone point & bay window.

BEDROOM 2 (N):

9'1" x 8'6" plus alcove (2.79 x 2.6 plus alcove)

radiator , fuse box.

OUTSIDE:

Allocated parking space, communal grounds with an area of lawned garden, clothes drying areas and visitors parking spaces.

TENURE & MAINTENANCE:

Although technically leasehold the lessees own a share of the freehold. Service charge is £1,100 for 2025/26 paid in two instalments, peppercorn ground rent, we understand that long letting is permitted, although pets and commercial holiday lettings are not.

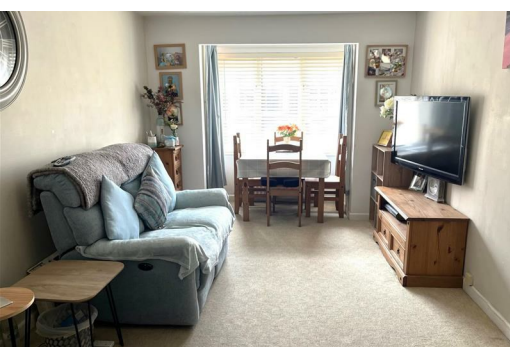
ADDITIONAL INFORMATION:

Property type: Purpose built flat. Construction: Standard. Electric supply: Mains. Water supply: Mains. Heating: Mains gas.

Broadband: FFTC (checker.ofcom.org.uk/). Mobile signal/coverage: Please see: checker.ofcom.org.uk/

SERVICES:

All main services are connected. N.B. Any services or Appliances mentioned above have not been tested by Miles & Son.



COUNCIL TAX:

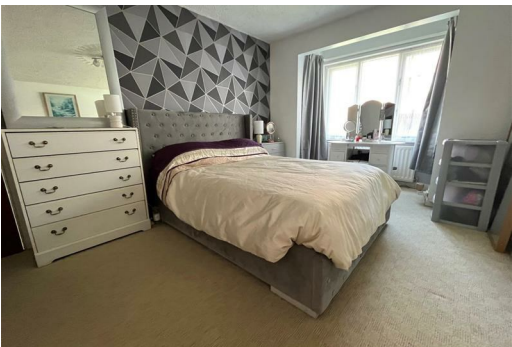
Band C: £2390.61 payable for 2025/26 (excluding discounts and other charges).

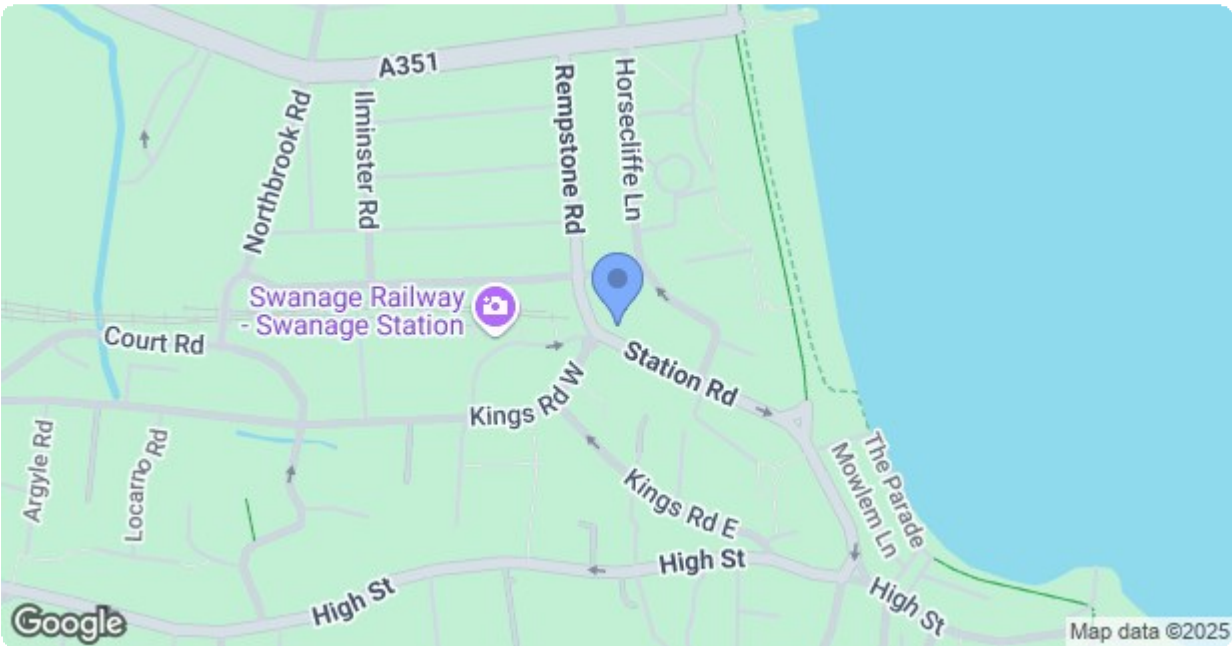
VIEWING:

By prior appointment only please, through the Agents MILES & SON during normal office hours (lunchtimes included).

THE PROPERTY MISDESCRIPTION ACT 1991:

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. Any appointment to view should be made, and all negotiations conducted, through Miles & Son.





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		