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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Northbrook Road, Swanage, Dorset BH19 1QJ

Leasehold town house/maisonette with its own entrance, to the North of Swanage near the Beach Gardens. 2 bedrooms, 1 reception room, kitchen, shower room/W.C., gas central heating, double glazing, garage, residents/visitors unallocated parking, communal grounds.

- Purpose-built ground and first floor maisonette. Own front door
- 2 bedrooms
- Lounge/diner
- Kitchen
- Bathroom/W.C.
- Gas central heating. Double glazing
- Garage. Residents/visitors unallocated parking
- Communal grounds
- Lets permitted (apart from Air BnB). Pets with approval only
- Being sold with no forward chain

Asking Price £245,000

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SITUATION:
Approximately half a mile to the north of Swanage town centre close to the Beach Gardens with its bowling green, putting greens and tennis courts, convenient for access to the beach, seafront and open country walks.

DESCRIPTION:
A ground and first floor maisonette, purpose-built, we understand, in the 1970's within a block of rendered and Purbeck stone elevations under a tiled roof. This maisonette has its own ground floor entrance and is being offered for sale with no forward chain. The grounds are a particular feature of Dolphin Court with well maintained gardens and unallocated visitors/residents parking spaces. The property also has its own garage.

ACCOMMODATION:

ENTRANCE HALL:
Obscure double-glazed window and front door, cupboard housing fuse box, telephone point, radiator, under stairs storage cupboard.

KITCHEN (W):
9'6" (2.9m) x 7'2" (2.18m). Single drainer stainless steel sink unit with mixer tap and work surfaces with drawers, cupboards, space and plumbing for washing machine under, space for fridge/freezer, gas and electric cooker points, tiled splash backs, wall cupboards, Glowworm gas boiler.

LOUNGE (E):
16'2" (4.92m) x 11'7" (3.52m). TV aerial point, radiator, central heating thermostat.

FIRST FLOOR

LANDING:
Loft access, shelved linen cupboard.

SHOWER ROOM/W.C.:
Fully tiled walls, shower cubicle with electric shower unit, wash basin with mixer tap, low level W.C., towel radiator, obscure double-glazed window.

BEDROOM 2 (E):
8'8" (2.64m) x 8'8" (2.64m) max. Radiator, view over the Beach Gardens and glimpse of the sea.

BEDROOM 1 (W):
12'9" (3.89m) x 10'2" (3.1m). Radiator, storage cupboard, glimpse of the hills.

GARAGE:
The block has communal grounds which are well maintained with gardens which are mainly lawned, have flower and shrub beds and ornamental trees. Clothes drying and dustbin areas. Visitors/residents unallocated parking spaces. GARAGE: 15'5" (4.7m) x 7'11" (2.4m). Up and over door.

TENURE & MAINTENANCE:
Although technically leasehold for a term of 999 years from 25/12/1976 we understand each lessee owns a share of the freehold. Peppercorn ground rent. Most recent annual service charge amounted to £700. We understand lettings are permitted (although not Air BnB), as are pets with approval.

ADDITIONAL INFORMATION
Property type: Purpose-built maisonette. Construction: Standard. Electric supply: Mains. Water supply: Mains. Heating: Mains gas. Broadband: FTTP (//checker.ofcom.org.uk/). Mobile signal/coverage: Please see: //checker.ofcom.org.uk/

COUNCIL TAX:
Band C: £2390.61 payable for 2025/26 (excluding discounts).





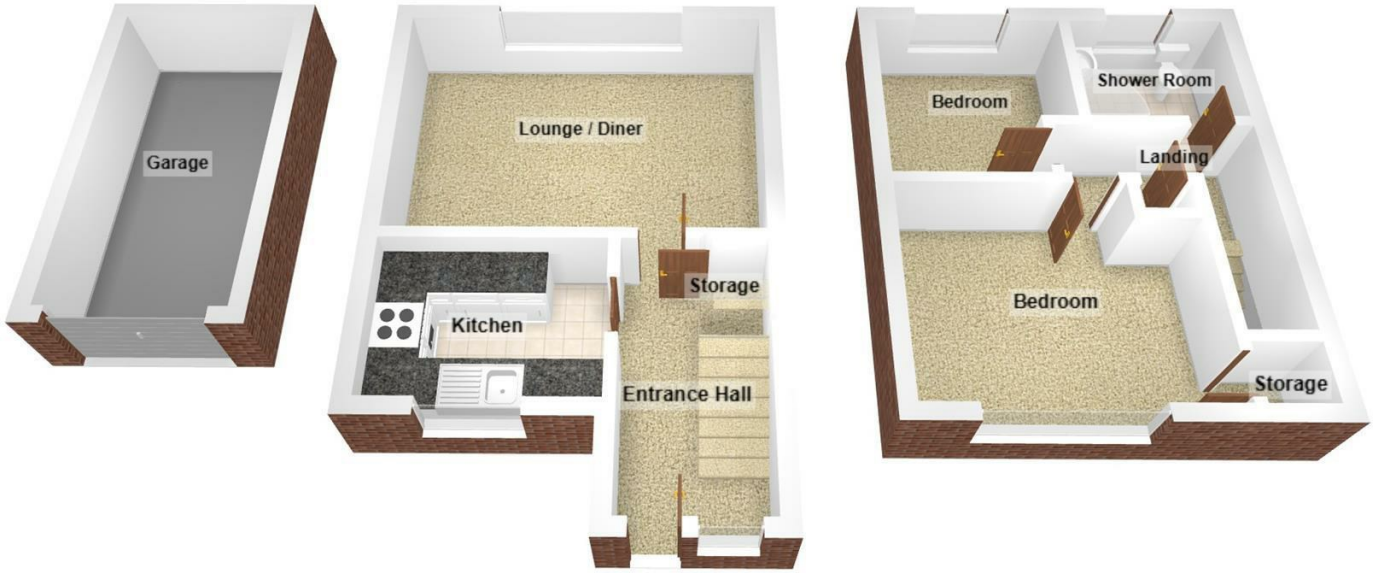


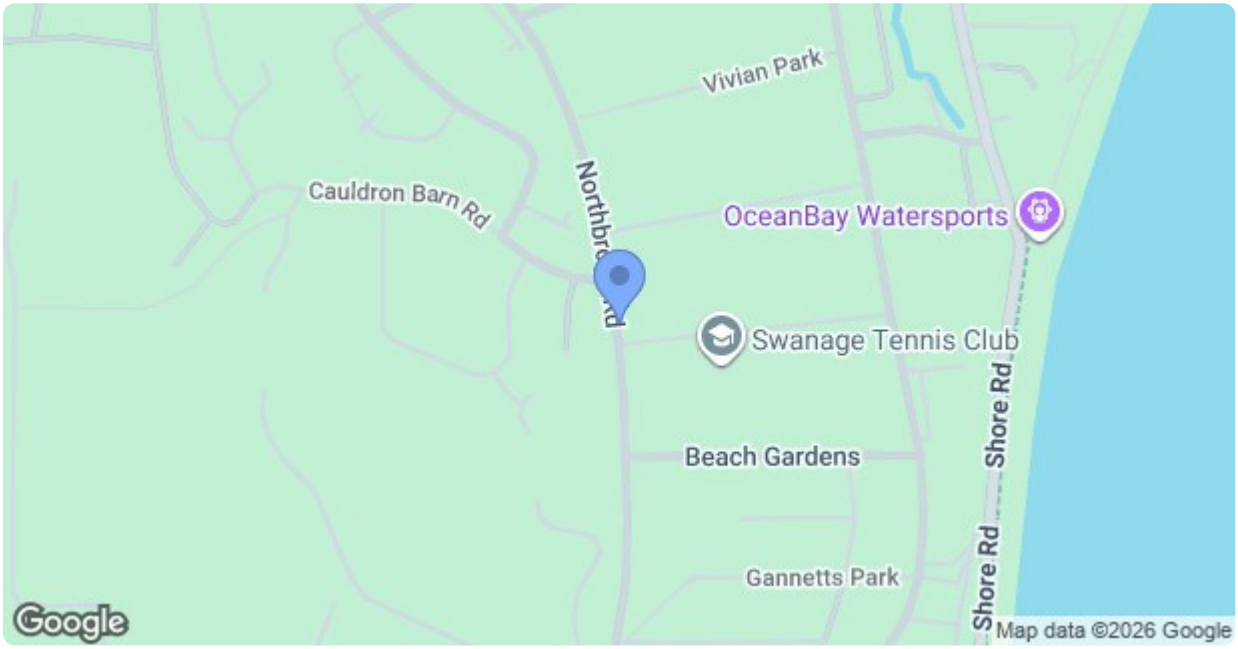
VIEWING:
By prior appointment only please, through the Agents MILES & SON during normal office hours (lunchtimes included).

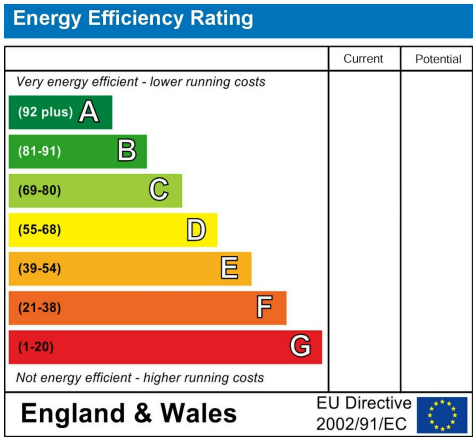
THE PROPERTY MISDESCRIPTION ACT 1991:
The Property Misdescription Act 1991. These particulars have been prepared to the best of our knowledge and belief in accordance with the Act and they shall not constitute an offer or the basis of any contract. Our inspection of the property was purely to prepare 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.






Garage
Lounge / Diner
Kitchen
Storage
Entrance Hall
Bedroom
Shower Room
Landing
Bedroom
Storage


Vivian Park
Cauldron Barn Rd
Northbrook Rd
OceanBay Watersports
Swanage Tennis Club
Shore Rd
Beach Gardens
Gannetts Park
Shore Rd
Google
Map data ©2026 Google


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