

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



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Victoria Road, Swanage, Dorset BH19 1LY

Well-presented first floor flat with its own ground floor entrance, garden and allocated off road parking space. 2 bedrooms plus bunkroom 3, lounge, kitchen/diner, bathroom/W.C., gas central heating, part double glazing, some hill views. Current holiday let. Sought after location to the north of Swanage.

- First floor flat with its own ground floor entrance
- Kitchen/diner
- Own enclosed garden
- Current holiday let
- 2 bedrooms plus bunk room 3
- Bathroom/W.C.
- Off road parking space
- Lounge
- Gas central heating. Part double glazed
- Some hill views

Asking Price £335,000

Victoria Road, Swanage, Dorset BH19 1LY

SITUATION:

In a sought-after location to the North of Swanage approximately one mile from the main amenities, close to a chine walk to the beach, convenient for access to open country walks at Ballard Down.

DESCRIPTION:

A character first floor flat, one of three within a block of brick elevations with Purbeck stone dressing under a tiled roof. This flat has its own front door and entrance at ground floor level and is currently used for 2nd home/holiday letting purposes. To the rear there is gated access which leads to a fully enclosed garden laid mainly to lawn, and the property has an off-road car parking space.

ACCOMMODATION:

Own entrance porch, inner door & stairs with window over to: FIRST FLOOR

HALLWAY:

Wooden front door, radiator.

LOUNGE (S & W):

15'11" (4.87m) x 15'2" (4.63m). Radiator, feature brick fireplace with tiled hearth, wooden mantle, gas point, TV aerial point.

KITCHEN/DINER (W & N):

15' (4.58m) x 12'10" (3.92m). Radiator, dining space with feature former fireplace, kitchen with hill views, 1½ bowl stainless steel single drainer sink unit and work surfaces with drawers, cupboards, space and plumbing for washing machine and slim line dishwasher under, electric oven and hob with stainless steel extractor hood over, tiled splash backs, wall cupboards, space for fridge/freezer, Worcester gas boiler. Door to:

BEDROOM 2 (N):

10'5" (3.18m) x 9'8" (2.95m). Double room, bay window with hill views, radiator.

BEDROOM 1 (S & E):

14' (4.28m) x 9'1" (2.78m). Twin room, radiator, wall light.

BUNK ROOM 3:

7'11" (2.42m) x 6'8" (2.03m). Bunk room with borrowed light from the entrance stairwell, radiator.

INNER LOBBY:

High level electric meter and fuse box, store cupboards and recess with coats hooks.

BATHROOM/W.C.:

Panelled 'P' bath with mixer tap, tiled surround, electric shower unit over, wash basin with tiled and wood panelled surround, low level W.C. with wood panelled surround, obscure double-glazed windows.

OUTSIDE:

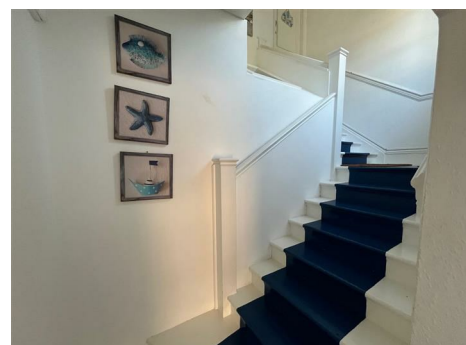
A dropped pavement leads to a stone paved parking space for the sole use of this flat. Beyond this, to the rear of the building, gated access leads to an enclosed rear garden again for the use of this property only. It is laid mainly to lawn, has a patio seating area with picnic bench, flower and shrub beds.

TENURE & MAINTENANCE:

Leasehold until 25th December 2148 (124 years remaining). Maintenance on an as and when basis although a contribution of £250 is made towards block insurance.

SERVICES:

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



COUNCIL TAX:

Currently on a Business Rate (self-catering unit and premises) with a rateable value of £1950 (not the amount payable). Previously Band B for Council tax.

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 