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

MILES & SON
Est. 1873
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Northbrook Road, Swanage, Dorset BH19 1PS

Established family-run holiday let business with owners accommodation. 8 letting units. Two 1 bedroom flats, one 2 bedroom flat, two i bedroom maisonettes, three studio flats. Two garages and 8 parking spaces. Convenient town centre location. Possible alternative uses (subject to necessary approvals).

- Holiday flats and owners accommodation (going concern)
- Two 1 bedroom flats
- Two garages
- Possible scope for alternative uses (subject to necessary approvals)
- Two 1 bedroom maisonettes
- Three studio flats
- Front garden
- One 2 bedroom flat
- 8 car parking spaces
- Convenient town centre location

Guide Price £795,000

Northbrook Road, Swanage, Dorset BH19 1PS

SITUATION:
On a plot of approximately 0.14 of an acre in an almost level position within Swanage town centre convenient for access to all the main amenities, the beach and Heritage Steam Railway.

DESCRIPTION:
A family run business established in 1981 and designated as 8 self-catering holiday units and premises on the Rates register. The holiday units comprise three flats, two maisonettes and three studio flats and there is a car parking space allocated to each. Additionally, there is on-site owners accommodation with two bedrooms and its own access, as well as connecting to the holiday units, and two garages. Subject to obtaining the necessary approvals there may be scope for alternative uses, such as long letting or redevelopment, but any applicant would be required to make their own enquiries of the relevant authorities or take professional advice from an Architect or Planning consultant.

ENTRANCE HALLWAY:
Part glazed front door. Access to flats, rear entrance from the car parking area. UTILITY AREA: Tiled floor, under stairs cupboard, walk-in store with boilers. Door to:

OWNERS ACCOMMODATION:
OFFICE (W): Radiator, fitted cupboards, appliance spaces, view to the hills. Door to:

HALL: Part glazed door providing owners private entrance.

LOUNGE/DINER (W & E): 21' (6.39m) x 14'5" (4.39m) max. Two radiators, gas fire, double glazed door to rear.

KITCHEN (E): 7'3" x (2.22m) x 7'1" (2.16m). Single drainer sink unit and work surfaces with drawers and cupboards under, gas cooker point, extractor hood, space for fridge/freezer, wall cupboards, tiled splash backs, Ariston boiler.

FIRST FLOOR
LANDING (E): Radiator.

BEDROOM 1 (W): 11'1" (3.39m) x 11'1" (3.39m). View to the hills, radiator, TV point.

BATHROOM/W.C.: Obscure double-glazed window, radiator, low level w.c., panelled bath with mixer tap/shower attachment, extractor, wash basin, strip light/shaver point, part tiled walls.

BEDROOM 2 (W): 13'5" (4.1m) x 11' (3.35m). View to the hills, TV point. Stairs to: LOFT ROOMS (S, E & W): Standard and Velux windows, radiator.

FLAT 1 (external stairs to FIRST FLOOR)
HALL: Part glazed front door, radiator.

BATHROOM/W.C.: Tiled floor and walls, panelled bath with mixer tap and shower attachment, low level w.c., wash basin, strip light/shaver point, radiator, extractor.

KITCHEN/BEDSIT (S): 19'8" (6m) max. x 16'10" (5.14m) max. Radiator, TV point, single drainer stainless steel sink unit and work surface with cupboards and appliance space under, space for electric cooker, fuse box and coin meter, tiled splash backs.

FLAT 2 (maisonette) – GROUND FLOOR ENTRANCE
KITCHEN/LIVING ROOM (S): 14'8" (4.48m) x 12' (3.67m). Part glazed front door, radiator, TV point electric panel heater, kitchen area with tiled floor, electric cooker space, single drainer stainless steel sink unit and work surface with cupboards and appliance space under, wall cupboard and shelving, fuse box and coin meter.

FIRST FLOOR
LANDING:

BATHROOM/W.C.: Part tiled floor and walls, panelled bath with mixer tap and shower attachment, low level w.c., wash basin, strip light/shaver point, radiator, extractor.

BEDROOM (S): 10'1" (3.07m) x 8'11" (2.73m). Radiator, electric panel heater.

FLAT 3 (maisonette) – GROUND FLOOR ENTRANCE
KITCHEN/LIVING ROOM (S): 14'8" (4.48m) x 12' (3.67m). Part glazed front door, radiator, TV point electric panel heater, kitchen area with tiled floor, electric cooker space, single drainer stainless steel sink unit and work surface with cupboards and appliance space under, wall cupboard and shelving, fuse box and coin meter.

FIRST FLOOR
LANDING:

BATHROOM/W.C.: Part tiled floor and walls, panelled bath with mixer tap and shower attachment, low level w.c., wash basin, strip light/shaver point, radiator, extractor.

BEDROOM (S): 10'1" (3.07m) x 8'11" (2.73m). Radiator, electric panel heater.

FLAT 4 – GROUND FLOOR
ENTRANCE HALL: Part glazed front door, radiator, tiled floor, fuse box and coin meter.

BATHROOM/W.C.: Obscure double-glazed window, part tiled floor and walls, panelled bath with mixer tap and shower attachment, low level w.c., wash basin, strip light/shaver point, radiator.

KITCHEN/LIVING ROOM (W): 17'2" (5.24m) x 10'8" (3.24m). Radiator, electric panel heater, TV point, single drainer stainless steel sink unit and work surface with cupboards and appliance space under, electric cooker space, tiled splash backs, wall cupboards and shelving, extractor hood.

BEDROOM 2 (W): 9'11" (3.02m) x 9'1" (2.76m). Radiator, electric panel heater.

BEDROOM 1 (W & E): 15'5" (4.7m) x 10'11" (3.34m). Radiator, electric panel heater, wash basin with splash back, electric water heater over, strip-light/shaver point.

FLAT 5 (external stairs to FIRST FLOOR)
ENTRANCE HALL: Part glazed front door, cupboard housing fuse box and coin meter.

BATHROOM/W.C.: Obscure double-glazed window, part tiled floor and walls, panelled bath with mixer tap and shower attachment, low level w.c., wash basin, strip light/shaver point, radiator.

BEDROOM (W & E): 12'10" (3.92m) x 9'11" (3.02m). Radiator, electric panel heater, view to the hills.

KITCHEN/LIVING ROOM (W): 17'9" (5.4m) x 11'4" (3.45m). Radiator, electric panel heater, single drainer stainless steel sink unit and work surface with cupboards and appliance space under, electric cooker space, tiled splash backs, wall cupboard and shelving.







FLAT 6 (main building GROUND FLOOR)
BED/SITTING ROOM (S & E): 14'3" (4.35m) x 13'5" (4.08m). Radiator, electric panel heater, TV point, cupboard housing fuse box and coin meter. Sliding door to:

INNER LOBBY: Tiled floor.

BATHROOM/W.C.: Part tiled floor and walls, panelled bath with mixer tap and shower attachment, low level w.c., wash basin, strip light/shaver point, radiator, electric wall heater, extractor.

KITCHEN (N): 7'7" (2.31m) x 5'3" (1.6m). Part glazed door to outside, tiled floor, radiator, wall heater, single drainer stainless steel sink unit and work surface with cupboards, drawer, and appliance space under, electric cooker space, wall cupboards and shelving, tiled splash backs.

FIRST FLOOR

LANDING (N):
Walk-in linen/store cupboard on half landing. Doors to:

FLAT 8 (main building)
ENTRANCE LOBBY:

BED/SITTING ROOM (S & E): 17'2" (5.24m) x 10'7" (3.22m). Radiator, electric panel heater, TV point.

KITCHEN: 9'2" (2.79m) x 6'11" (2.1m). Radiator, single drainer stainless steel sink unit and work surface with cupboards and appliance space under, wall cupboard and shelving, extractor, tiled alcove with electric cooker space. Door to:

INNER LOBBY (E):

BATHROOM/W.C.: Part tiled walls and floor, wash basin, panelled bath with mixer tap/shower attachment, radiator, strip light/shaver point, electric wall heater, extractor.

FLAT 10 (main building)
ENTRANCE LOBBY:

BATHROOM/W.C.: Part tiled walls and floor, wash basin, panelled bath with mixer tap/shower attachment, radiator, strip light/shaver point, electric wall heater, extractor.

KITCHEN/LIVING ROOM (W): 14'6" (4.41m) x 12' (3.67m). Radiator, electric panel heater, TV point, single drainer stainless steel sink unit and work surface with cupboards and appliance space under, wall cupboard and shelving, electric cooker space.

BEDROOM (W): 15'3" (4.66m) x 9'3" (2.81m). Radiator, electric panel heater, view to the hills.

OUTSIDE:
Lawned front garden, flower and shrub beds. To the rear is a large brick paved hardstanding with 8 parking spaces allocated and approached via a service road. There are also TWO GARAGES: With up and over doors, light and power. The first garage measures 20'1" (6.13m) x 7'10" (2.4m). The 2nd garage measures similarly in length and has the same sized door aperture but is irregular in shape (the garage was full when inspected and we were unable to tale further measurements of the width.

ADDITIONAL INFORMATION
Property type: Detached. Construction: Standard. Electric supply: Mains. Water supply: Mains. Heating: Mains gas, and electric. Broadband: FTTC although disconnected at the exchange, the owners use broadband via mobile networks (checker.ofcom.org.uk/). Mobile signal/coverage: Please see: checker.ofcom.org.uk/.

COUNCIL TAX/RATES:
Rateable value: £10,375 (applicants will need to make their own enquiries of the Local Authority to ascertain the rates payable per year. Council Tax: Band A: £1792.96 payable for 2025/26 (excluding discounts).

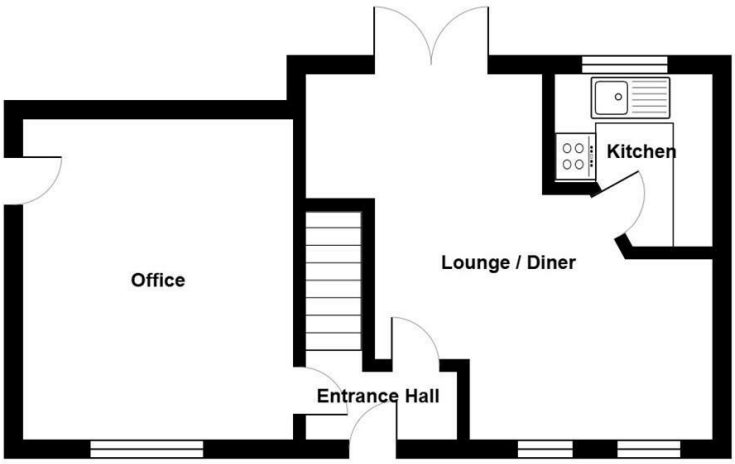
VIEWING:
By prior appointment only please, through the Agents MILES & SON during normal office hours (lunchtimes included).

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.

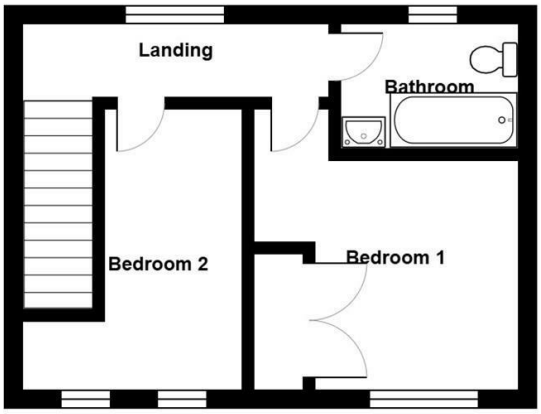








Owners Accomodation Ground Floor



First Floor

