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

MILES & SON
Est. 1873
Estate & Letting Agents
www.milesandson.co.uk

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

Victoria Avenue, Swanage, BH19 1AP

Sapcious ground floor flat with its own entrance. Level position with sunny, southerly aspect. 3 bedrooms (1 en-suite shower room/W.C.), lounge, kitchen/dining room, bath/shower room/W.C., gs central heating, double glazing, off road parking, commuinal gardens. NO FORWARD CHAIN!

- Spacious ground floor flat with its own entrance
- Lounge with bay window
- Gas central heating. Double glazing
- Being sold with NO FORWARD CHAIN!
- Level position with sunny, southerly aspect
- Kitchen/diner
- Two car parking
- 3 bedrooms (1 en-suite shower room/W.C.)
- Bath/shower room/W.C.
- Well-maintained communal grounds

Asking Price £375,000

Victoria Avenue, Swanage, BH19 1AP

SITUATION:
Within well-maintained communal grounds with a southerly aspect in a level position to the west of Swanage town centre, approximately half a mile from the main amenities, beach and sea front.

DESCRIPTION:
A ground floor flat with its own entrance and forming part of a block which was converted, we understand, in the early 2000's. The flat offers spacious accommodation with both the lounge and kitchen diner having a sunny, southerly aspect with views over the town to the hills beyond. There are three bedrooms, one with an en-suite shower room, and at the rear, approached via a rear service lane there is off-road parking with space for two cars. This property is being sold with NO FORWARD CHAIN!

ACCOMMODATION:

ENTRANCE LOBBY:
Double glazed front door, cupboard housing fuse box. Part glazed door to:

HALL:
Radiator, large store cupboard.

KITCHEN/DINER (S & W):
12' (3.68m) x 11'2" (3.42m). Single drainer stainless steel 1½ sink unit and work surfaces with drawers, cupboards, integrated dishwasher, space and plumbing for washing machine under, gas hob, extractor hood over, electric double oven, space for fridge/freezer, wall cupboards, tiled splash backs, radiator, telephone point, TV point, southerly aspect with views over the town to the hills beyond.

LOUNGE (S & W):
14'4" (4.38m) into bay x 12'3" (3.74m). Radiator, southerly aspect with views over the town to the hills beyond, electric fire with surround, hearth and mantle, TV point.

BEDROOM 3 (W):
'L' shaped with maximum measurements of 12'8" (3.87m) x 9'2" (2.8m). Radiator, TV point, telephone point.

BEDROOM 2 (N):
13' (3.98m) x 12'9" (3.9m). Radiator, TV point, telephone point, outside light switch.

BEDROOM 1 (N):
18'9" (5.73m) x 12'3" (3.74m). Radiator, TV point, telephone point. Door to: EN-SUITE SHOWER ROOM/W.C.: Fully tiled walls, wash basin, low level w.c., towel radiator, shower cubicle with mains shower, extractor, shelved airing cupboard with radiator.

BATH/SHOWER ROOM/W.C.:
Fully tiled walls, shower cubicle with mains shower, radiator, low level w.c., wash basin, panelled bath with mixer tap/shower attachment, extractor.

OUTSIDE:
Communal grounds with well-maintained gardens to the front and side. To the rear are areas with rotary washing lines allocated to each flat and allocated off road parking space with room for two cars.

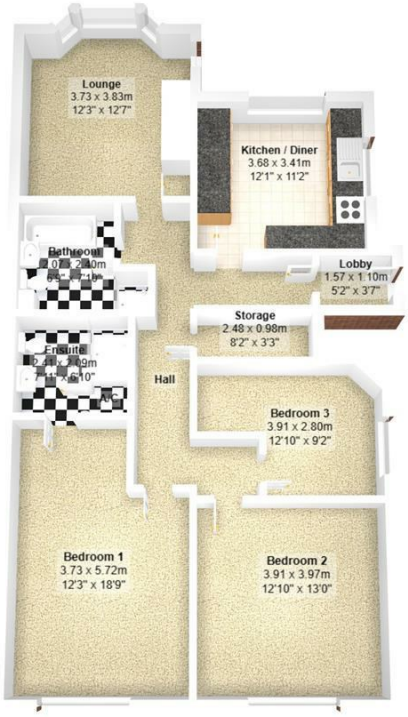
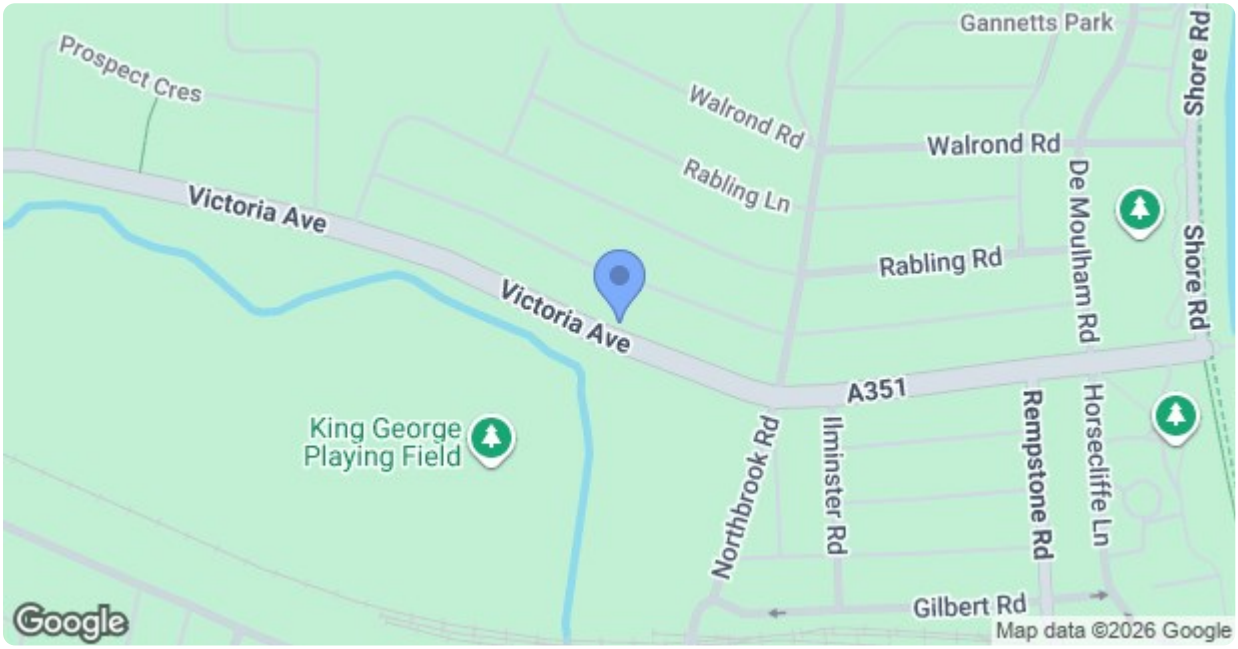
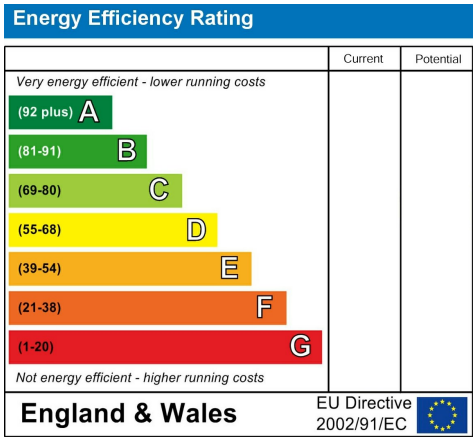
TENURE & MAINTENANCE:
Leasehold for a term of 125 years from 29th September 2002 at a current ground rent of £125 per annum (doubling every 25 years, so £250 from 2027). The most recent annual service charge/maintenance amounted £1350. We understand letting is permitted. Pets with prior written consent, only.

ADDITIONAL INFORMATION
Property type: Ground floor flat. 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 D: £2818.07 payable for 2026/27 (excluding discounts, or additional home premium).

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.



Total Area: 105.1 m² ... 1132 ft²