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

Queens Road, Swanage, Dorset BH19 2ER

Ground floor flat on the southern slopes of Swanage with its own entrances, sea and hill views. 1 bedroom, through reception room (part used as additional bedroom area), kitchen, bathroom/W.C., gas central heating, part double glazed, front garden, south facing rear garden, shared driveway parking.

- Ground floor flat with own entrances
- 1 bedroom
- Through reception room (part used as bedroom area)
- Kitchen
- Bathroom/W.C.
- Gas central heating
- Part double glazed
- Front garden. South facing rear garden
- Sea and hill views
- Shared driveway parking

Asking Price £220,000

Queens Road, Swanage, Dorset BH19 2ER

SITUATION:
In an elevated position to the south of Swanage overlooking the town to Swanage Bay and the Purbeck Hills. The main town centre amenities are within half a mile and the property is convenient for access to the Townsend Nature Reserve which in turn leads to Durlston Country Park and the Coastal path.

DESCRIPTION:
A ground floor flat converted we understand, in the 1980's from a substantial Victorian building of brick elevations with stone dressing under a slate roof. The property occupies the whole ground floor and has its own front and rear entrances as well as gardens. We have been advised that the lease has just been extended (151 years remaining) and is with Land Registry for registration.

ACCOMMODATION:
Steps up to: Entrance Porch. Part glazed front door to:

HALL (E):
Radiator, cupboard housing electric meter, high level fuse box.

THROUGH RECEPTION ROOM (N):
12'2" (3.7m) x 12'1" (3.67m) and 11' (3.36m) x 10'8" (3.26m max. Bay window with sea and hill views, radiator, telephone point, tiled fireplace with gas fire. Glazed folding doors to 2nd reception area providing current bedroom space. Radiator.

KITCHEN (E):
11'3" (3.36m) x 7'11" (2.42m) max. Tiled floor, single drainer stainless steel sink unit with mixer tap and work surfaces with drawers, cupboards, space and plumbing for washing machine under, electric oven and hob, space for fridge/freezer, tiled splash backs, wall cupboards, Biasi boiler. Steps up to:

REAR LOBBY:
UPVC double glazed door to rear garden.

BEDROOM (S):
14'1" (3.99m) x 6'10" (2.07m). Radiator, UPVC double glazed window, shelved recess.

BATHROOM/W.C.:
Panelled bath with electric shower unit over, tiled surround, obscure double-glazed window, low level W.C., towel radiator, wash basin with tiled splash back.

OUTSIDE:
Front garden, stone paved, shrub beds. Single width gravelled shared driveway to the east of the property provides parking (not allocated) for the two flats in the block. Rear garden with southerly aspect, shingled patio, flower and shrub beds, artificial grass and upper area of hardstanding, fruit trees.

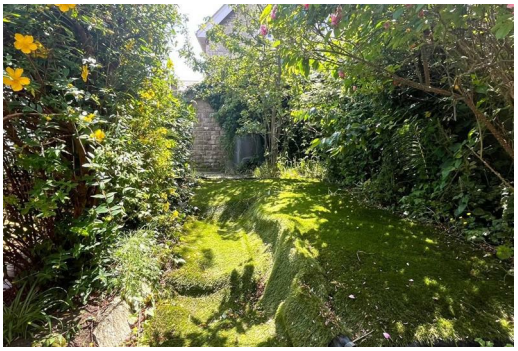
TENURE AND MAINTENANCE:
Leasehold for a newly extended term of 189 years from 29th September 1987 at a peppercorn ground rent. Annual maintenance shared between the two flats on a 2/3rd – 1/3rd share.

ADDITIONAL INFORMATION
Property type: 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

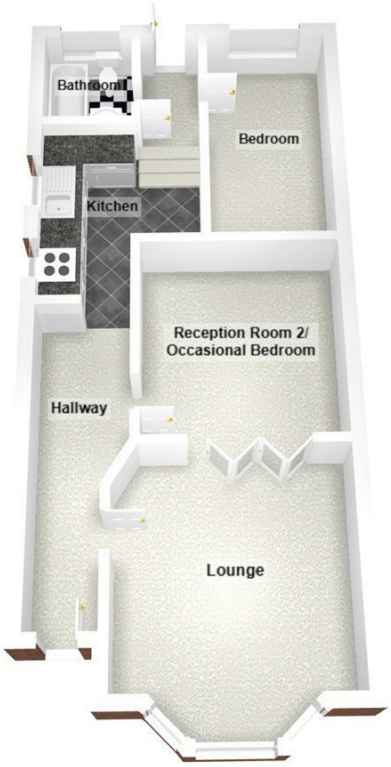
COUNCIL TAX:
Band B: £2091.79 payable for 2025/26 (excluding discounts).

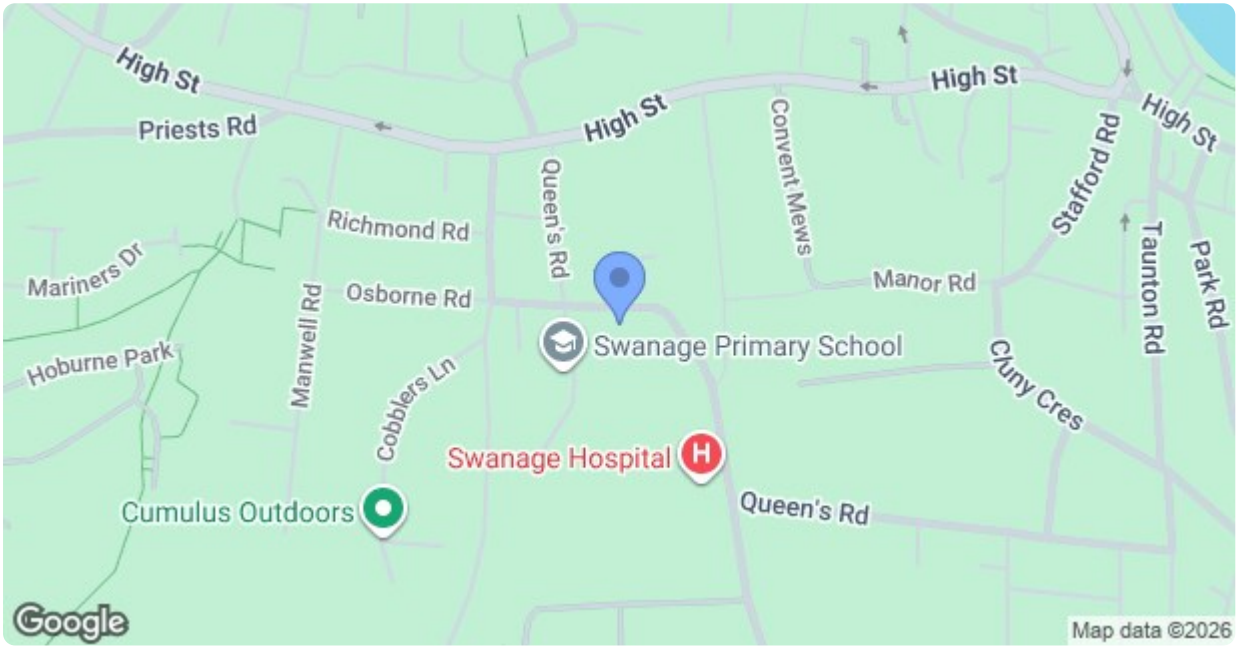
VIEWING:
By prior appointment only please, through the Agents MILES & SON during normal office hours (lunchtimes included).

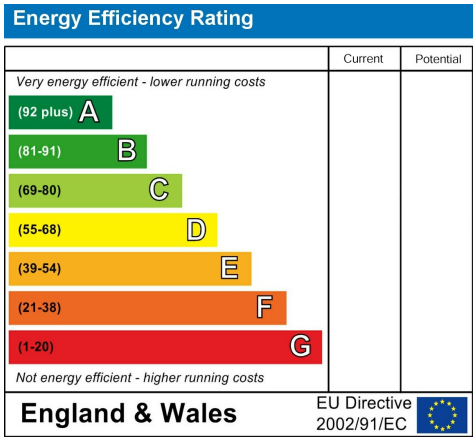
THE PROPERTY MISDESCRIPTION ACT 1991:



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.


Bathroom
Bedroom
Kitchen
Reception Room 2/
Occasional Bedroom
Hallway
Lounge


High St
Priests Rd
High St
High St
High St
Convent Mews
Stafford Rd
Queen's Rd
Richmond Rd
Mariners Dr
Osborne Rd
Manor Rd
Taunton Rd
Park Rd
Hoburne Park
Manwell Rd
Swanage Primary School
Cluny Cres
Cobblers Ln
Swanage Hospital
Cumulus Outdoors
Queen's Rd
Google
Map data ©2026


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