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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Park Road, Swanage, Dorset BH19 2AA

Purpose-built first floor flat with balcony and sea views. South of town almost adjacent The Downs. 2 bedrooms, lounge/diner, south facing kitchen, bathroom/W.C., gas central heating, double glazing, garage, communal garden, 2 stores.

- Purpose-built first floor flat
- Balcony and sea views
- 2 bedrooms
- Lounge/dining room
- Kitchen
- Shower room/W.C.
- Gas central heating. Double glazing
- Garage and two stores
- Communal grounds
- Share of freehold

Asking Price £299,950

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SITUATION:
To the south of Swanage within ½ a mile of the main town centre amenities, beach, seafront, & Victorian Pier, convenient for access to clifftop walks via The Downs which are almost adjacent to the block.

DESCRIPTION:
A first floor flat, one of fifteen within a block purpose-built of brick elevations under slate roofs in 1987. This flat has a lounge/diner with sliding doors leading to a covered balcony, both of which have views over Swanage Bay to Ballard Down and Old Harry Rocks. The block has communal gardens and there is a garage and two stores belonging to this flat. The residents own the freehold and we are advised long letting is permitted.

ACCOMMODATION:
Communal entrance with security entry phone system. Stairs to:

FIRST FLOOR

ENTRANCE LOBBY:
Wooden front door, cupboard with coats hooks housing fuse box. Door to:

HALL:
Radiator, shelving, store cupboard.

SHOWER ROOM/W.C.:
Vanity wash basin with mixer tap and concealed cistern W.C., with tiled surrounds, towel radiator, extractor unit, illuminated mirrored cupboard, shower cubicle with mains shower unit, fully tiled surround.

BEDROOM 1 (N):
9'6" (2.9m) into door well x 9'5" (2.87m). Range of fitted wardrobes, radiator, view over Swanage Bay to Ballard Down.

BEDROOM 2 (S):
10'7" (3.23m) x 8' (2.44m). Built-in wardrobe, radiator.

LOUNGE/DINER (S):
30' (6.1m) x 11'3" (3.43m). Telephone point, security entry phone, 2 radiators, feature fireplace with electric fire, TV aerial point, wall lights, views over Swanage Bay to Ballard Down and Old Harry Rocks. Double glazed doors to: BALCONY: 21'2" (6.45m) x 5'4" (1.63m). Tiled floor, brick and wrought iron surrounds, outside light, views over Swanage Bay to Ballard Down and Old Harry Rocks.

KITCHEN (N):
10'5" (3.18m) x 7'2" (2.18m). Single drainer 1½ bowl sink unit with mixer tap and work surfaces with drawers, cupboards, space and plumbing for washing machine and wine rack under, space for fridge/freezer, electric oven and combi microwave/grill, gas hob with extractor unit over, matching wall cupboards, tiled splash backs, Worcester boiler.

OUTSIDE:
Communal gardens laid to lawn with flowers, shrubs and trees. Vehicular access on to Park Road, pedestrian access on to Seymer Road with access onto The Downs. Dustbin area. GARAGE: 17'1" (5.21m) x 8'2" (2.5m). Up and over door with a width of 7'6" (2.29m). Door to: Store: 8'8" (2.66m) x 4'11" (1.5m). Second externally accessed understairs storage cupboard belonging to this flat.

TENURE & MAINTENANCE:
Although technically leasehold for a term of 999 years from 1987 we are advised each lessee owns a share of the freehold and as a group administer the management of the block, therefore no ground rent is payable. Current service charge amounts to £1500.00 per annum. We are advised that long letting is permitted. Holiday letting and pets are not permitted within the lease.







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

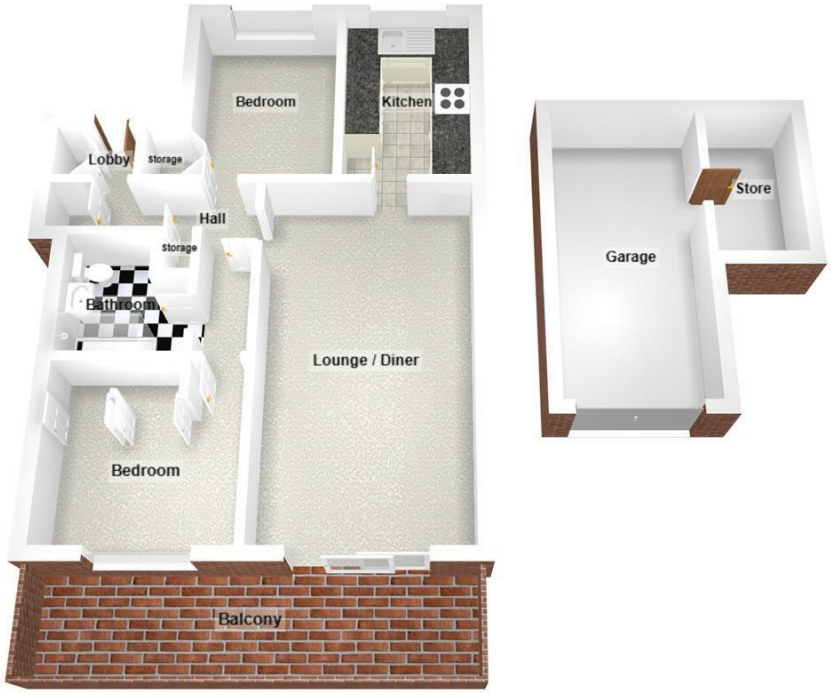
COUNCIL TAX:
Band D: £2558.82 payable for 2024/25 (excluding discounts).

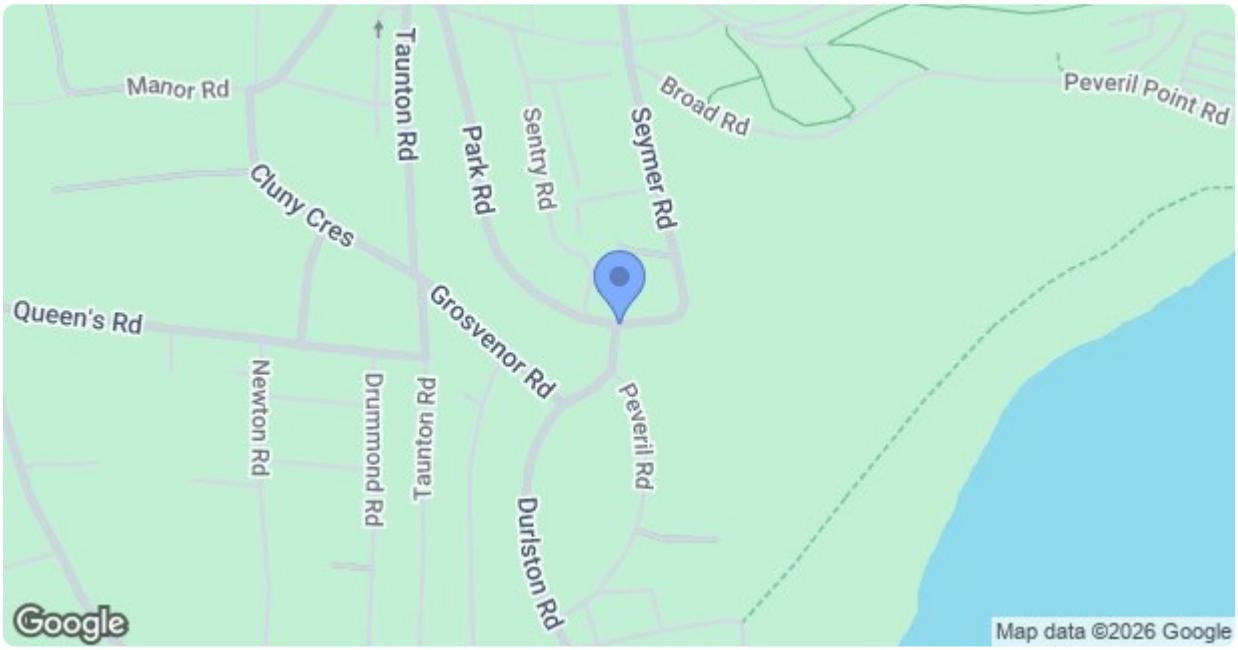
VIEWING:
By prior appointment only please, through the Agents MILES & SON during normal office hours (lunchtimes included).

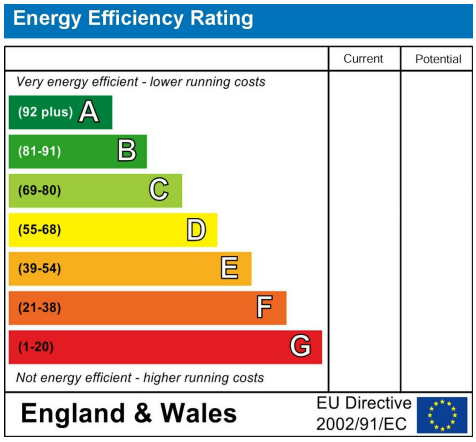
THE PROPERTY MISDESCRIPTION ACT 1991:
The Property Misdescription Act 1991. These particulars have been prepared to the best of our knowledge and belief in accordance with the Act and they shall not constitute an offer or the basis of any contract. Our inspection of the property was purely to prepare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






Bedroom
Kitchen
Lobby
storage
Hall
storage
Bathroom
Lounge / Diner
Bedroom
Balcony
Store
Garage


Manor Rd
Taunton Rd
Park Rd
Sentry Rd
Seymer Rd
Broad Rd
Peveril Point Rd
Cluny Cres
Queen's Rd
Grosvenor Rd
Newton Rd
Drummond Rd
Taunton Rd
Peveril Rd
Durlston 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