*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

## Rempstone Road, Swanage, Dorset BH19 1DP

Purpose-built 3rd floor flat with a sunny, westerly aspect. Views to the hills and oblique sea view. Lift serves the block. 2 bedrooms, 1 reception room, kitchen, shower room/W.C., electric heating, double glazing, garage. Level position close to town and beach.

- Purpose-built 3rd floor flat
- 1 reception room
- Electric heating. Double glazed windows
- Convenient level position
- Lift serves the block
- Kitchen
- Views to the hills and oblique sea view
- 2 bedrooms
- Wet-room/W.C.
- Garage

**Asking Price £298,500**

# Rempstone Road, Swanage, Dorset BH19 1DP

**SITUATION:**
In a level position just off Swanage town centre and beach, convenient for access to the main amenities which include bus station, taxi rank, shops, cafes and restaurants, health centre and the Heritage Steam Railway Station.

**DESCRIPTION:**
A third floor flat within a substantial block of brick and Purbeck stone elevations purpose-built, we understand, in 1962. The block has a security entry phone system and a passenger lift. The lounge and bedrooms have a sunny westerly aspect with views to the hills and there are oblique sea views from the lounge and kitchen. This flat has its own garage.

**ACCOMMODATION:**
Communal entrance with security entry phone system and automatic doors. Lift or stairs to:

**THIRD FLOOR:**

**ENTRANCE HALL:**
Wooden front door, security entry phone, fuse box, airing cupboard housing pre-lagged hot water cylinder and shelving, two night storage heaters.

**BEDROOM 2 (W):**
12'9" x 8'0" (3.89 x 2.44)
12’9” (3.89m) x 8’ (2.44m) plus recess with store cupboard. Views over the town to the hills beyond.

**WET ROOM:**
Fully tiled walls, low level w.c., towel radiator, wash basin, mains shower unit, shaver point.

**BEDROOM 1 (W):**
12’9” (3.89m) x 10’6” (3.22m) plus recess with storage cupboard. Fitted wardrobes, electric panel heater, views over the town to the hills beyond.

**KITCHEN (N):**
11'3" x 8'1" (3.45 x 2.48)
Work surfaces with drawers, cupboards, space and plumbing for dishwasher and washing machine under, electric hob with filter hood over, electric oven, space for fridge/freezer, 1½ bowl single drainer stainless steel sink unit, tiled splash backs, wall cupboards, oblique view of the sea.

**LOUNGE/DINER(W & N):**
14'7" x 12'4" (4.46 x 3.76)
Night storage heater, views over the town to the hills beyond, oblique sea view, TV point.

**OUTSIDE:**
Communal grounds around the property comprising of some lawned areas, residents unallocated parking spaces in front of the block. GARAGE: 16’3” (4.96m) x 8’ (2.43m)

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

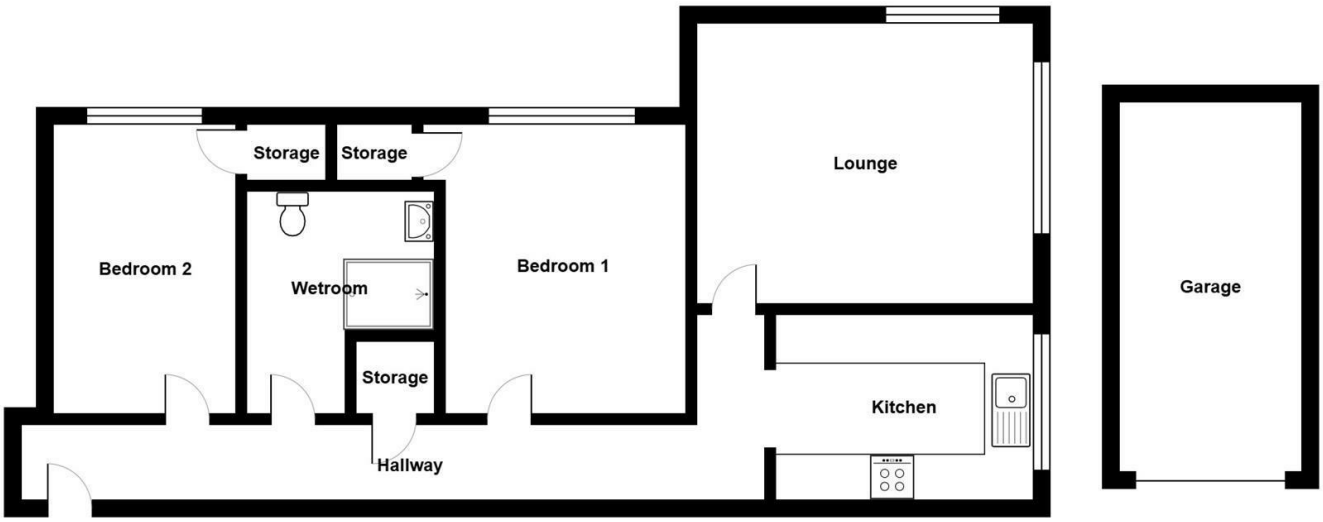
**TENURE & MAINTENANCE :**
Although technically leasehold for a term of 999 years from 25th December 1965 (934 years remaining) the lessees own the freehold of the block. Peppercorn ground rent. Most recent service charge, the owner advises, amounted to £1665.93 for 2025/26. Long lets permitted. Pets with permission only. Holiday letting is not permitted.

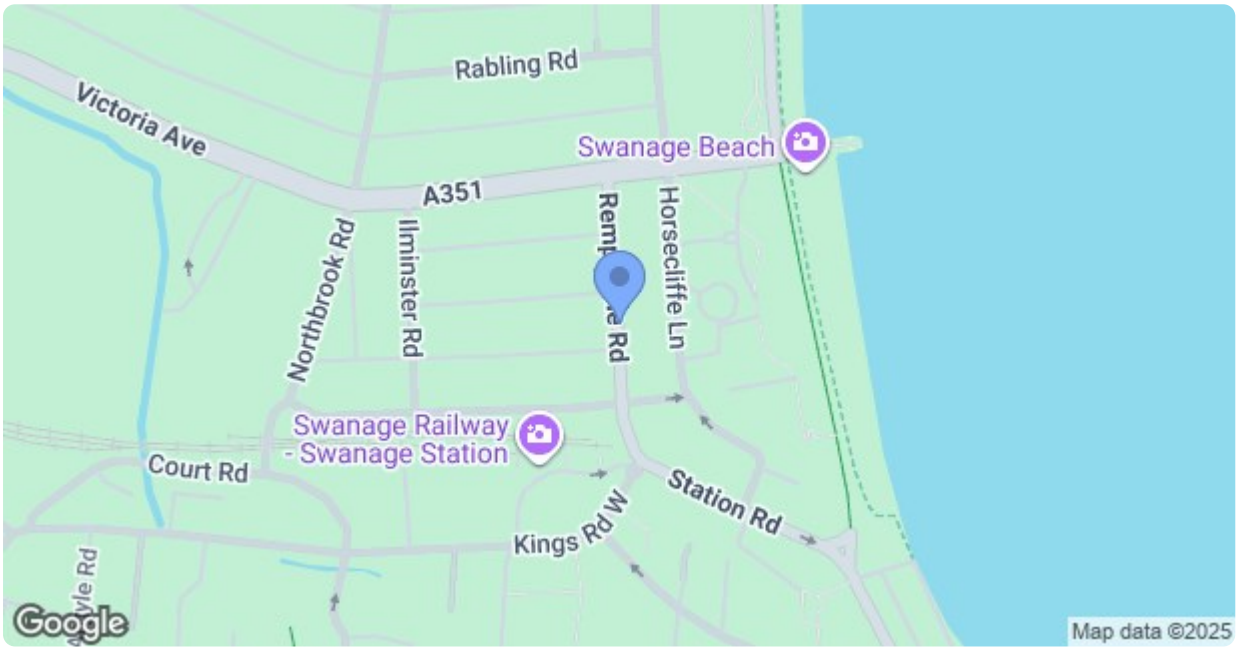
**COUNCIL TAX:**
Band C: £2390.61 payable for 2025/26 (excluding discounts/additional home premium).

**VIEWING:**
By appointment only please, with the Agents MILES & SON. Office open Monday-Friday 9am-5pm and Saturday 9am-3pm April-September inclusive, 9am-12.30pm at other times.

**EPC TO BE ADDED**

**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.


Storage
Storage
Lounge
Bedroom 2
Wetroom
Bedroom 1
Garage
Storage
Kitchen
Hallway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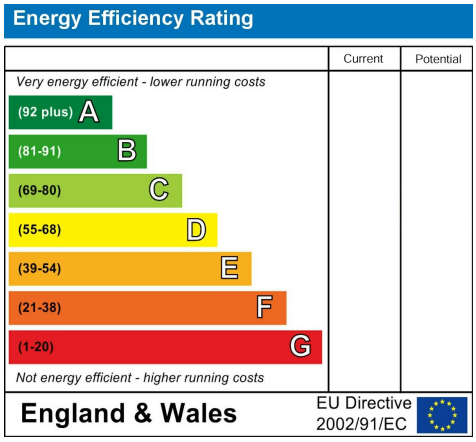
Energy Efficiency Rating
Current
Potential
Very energy efficient - lower running costs
(92 plus) A
(81-91) B
(69-80) C
(55-68) D
(39-54) E
(21-38) F
(1-20) G
Not energy efficient - higher running costs
England & Wales
EU Directive 2002/91/EC