

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



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## Station Road, Swanage, Dorset BH19 1AD

Spacious 1st and 2nd floor town centre maisonette with its own ground floor entrance. 2 bedrooms, open plan lounge, dining room and kitchen, bathroom/W.C., separate W.C., electric heaters, part double glazed. In need of further updating. NO CHAIN!

- Spacious first and second floor maisonette
- 2 bedrooms
- Electric heating
- Being sold with no forward chain
- Own ground floor entrance
- Open plan lounge, dining room and kitchen with bay window
- Part double glazed
- Heart of Swanage town centre
- Bathroom/W.C. Separate W.C.
- In need of further updating

**Asking Price £175,000**

# Station Road, Swanage, Dorset BH19 1AD

## SITUATION:

Within the heart of Swanage town centre, above commercial premises (an Opticians) convenient for access to all the main amenities, the beach and seafront.

## DESCRIPTION:

A first and second floor maisonette with its own ground floor entrance within a building of brick elevations under a slate roof. The property has been used as a second home and for family and friends use by the current owner and would benefit from some further updating throughout.

## ACCOMMODATION

### ENTRANCE LOBBY:

Wooden front door. Stairs to:

### FIRST FLOOR

#### LANDING (S&E):

Split-level, one double-glazed window, cupboard housing pressurized hot water cylinder, under stairs recess, telephone point, electric wall heater.

#### BATHROOM/W.C:

Panelled bath with shower over, wash basin with mixer tap, low level w.c., part tiled walls, towel radiator.

#### SEPARATE W.C:

SEPARATE W.C.: Wash basin with tiled splash back, w.c., extractor unit.

#### BEDROOM 1 (S):

44'7" x 12'7" (13.6 x 3.85)

13'6" (4.12m) x 12'7" (3.85m). Feature tiled fireplace, double glazed window, electric wall heater.

#### LOUNGE/DINER/KITCHEN (N & E):

21'1" x 20'4" (6.44 x 6.22)

21'1" (6.44m) x 20'5" (6.22m). Single drainer stainless steel sink unit with mixer tap and work surface with drawers, cupboards, space for fridge under, electric oven and hob, tiled splash backs, 2 electric wall heaters, TV point, bay window.

### SECOND FLOOR

#### LANDING

#### BEDROOM 2 (S):

17'3" x 11'3" (5.27 x 3.43)

17'3" (5.27m) max. x 11'3" (3.43m) max. Sloping ceilings, double glazed window with a southerly aspect and views over the town, electric wall heater, eaves access.

## TENURE & MAINTENANCE:

Leasehold, we are advised for a term of 164 years from 11/03/1985 (extended in 2010) at a ground rent of £25 per annum.

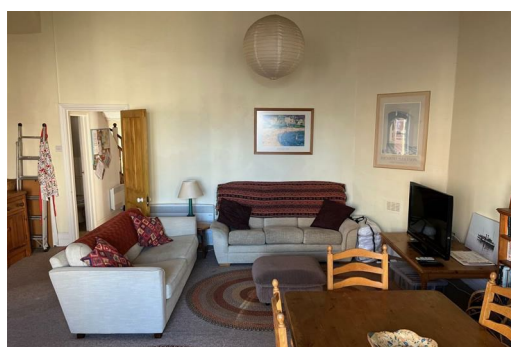
Maintenance and buildings insurance is shared 50/50 with the ground floor premises on an 'as and when' basis. The lease states not to use the demised premises "for any purpose other than as a private residential maisonette in the occupation of one family only". Pets only permitted with prior written permission of the Landlord.

## ADDITIONAL INFORMATION:

Property type: Maisonette. Construction: Standard. Electric supply: Mains. Water supply: Mains. Heating: Electric. Broadband: FTTC (<https://checker.ofcom.org.uk/>). Mobile signal/coverage: Please see: <https://checker.ofcom.org.uk/>

## COUNCIL TAX:

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

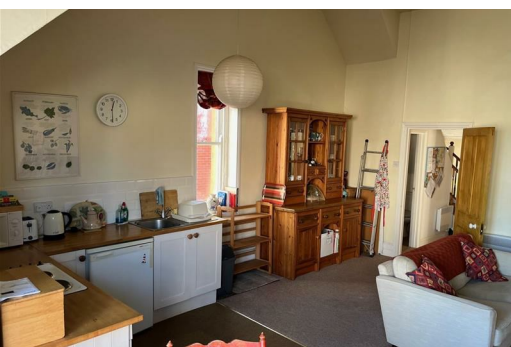


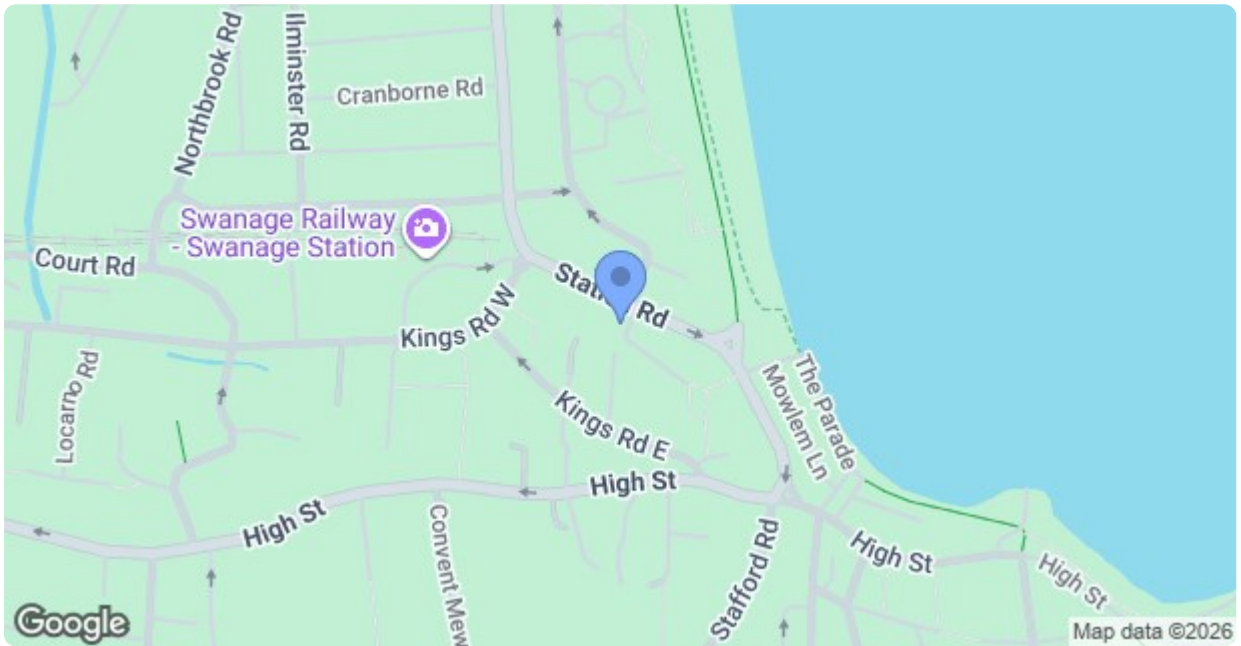
**VIEWING:**

By appointment only please, with the Agents MILES & SON. Our office is normally open Monday-Friday 9am-5pm and Saturday 9.00am-3pm April-September inclusive, 9am-12.30 pm at other times. Lunchtimes included.

**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. An appointment to view should be made and all negotiations conducted through Miles & Son.





Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	