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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Peveril Road, Swanage, Dorset BH19 2DQ

First floor flat converted from a character Victorian building to the South of Swanage. 2 bedrooms, lounge/diner, kitchen, shower room/W.C., gas central heating, double glazing, well tended communal ground with access to 'The Downs', garage.

- Converted first floor flat within a character block
- 2 bedrooms
- Lounge/diner
- Kitchen
- Shower room/W.C.
- Gas central heating
- Double glazed windows
- Communal grounds with Downs access
- Garage
- All main rooms with a southerly aspect

Asking Price £275,000

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SITUATION:
On an unmade road in the Durlston area of Swanage approximately half a mile to the south of the main town centre amenities and beach. The block adjoins, and has direct access to The Downs, which provides clifftop walks and access to Durlston Country Park, part of the Jurassic Coast World Heritage site.

DESCRIPTION:
A first floor flat forming part of a block converted from a Victorian former stable block, we understand, in the 1960's. All the main rooms have a southerly aspect and this flat is the only one accessed from the ground floor entrance. The block has well tended communal grounds with its own direct access on to 'The Downs'.

ACCOMMODATION:

ENTRANCE LOBBY:
Stairs to: FIRST FLOOR and flat entrance.

ENTRANCE HALL:
Part glazed front door, radiator, central heating thermostat.

BEDROOM 1 (S & N):
18'3" (5.56m) x 7'2" (2.19m). 2 radiators, TV aerial point.

BEDROOM 2 (S):
14'" (4.27m) x 7'3" (2.19m). Radiator, loft access.

KITCHEN (S):
14'8" (4.19m) x 7'2" (2.2m). Single drainer stainless steel 1½ bowl sink unit and adjoining work surfaces with drawers, cupboards and appliance spaces under, electric hob, double electric oven, shelving, cupboard.

LOUNGE/DINER (S):
18'2" (5.55m) x 14'1" (4.29m). 2 radiators, TV aerial point, fire surround with electric fire. Door to:

INNER LOBBY (N):
Radiator, cupboard housing Viessman boiler.

SHOWER ROOM/W.C.:
Obscure double-glazed window, low level W.C., towel radiator, fully tiled shower cubicle with electric shower unit, wash basin with mixer tap and tiled splash back.

OUTSIDE:
GARAGE: 17'10" (5.43m) x 8'9" (2.68m). Well-tended and good-sized communal grounds with lawns, trees and shrubs, patio area with direct access leading on to 'The Downs', clothes drying area.

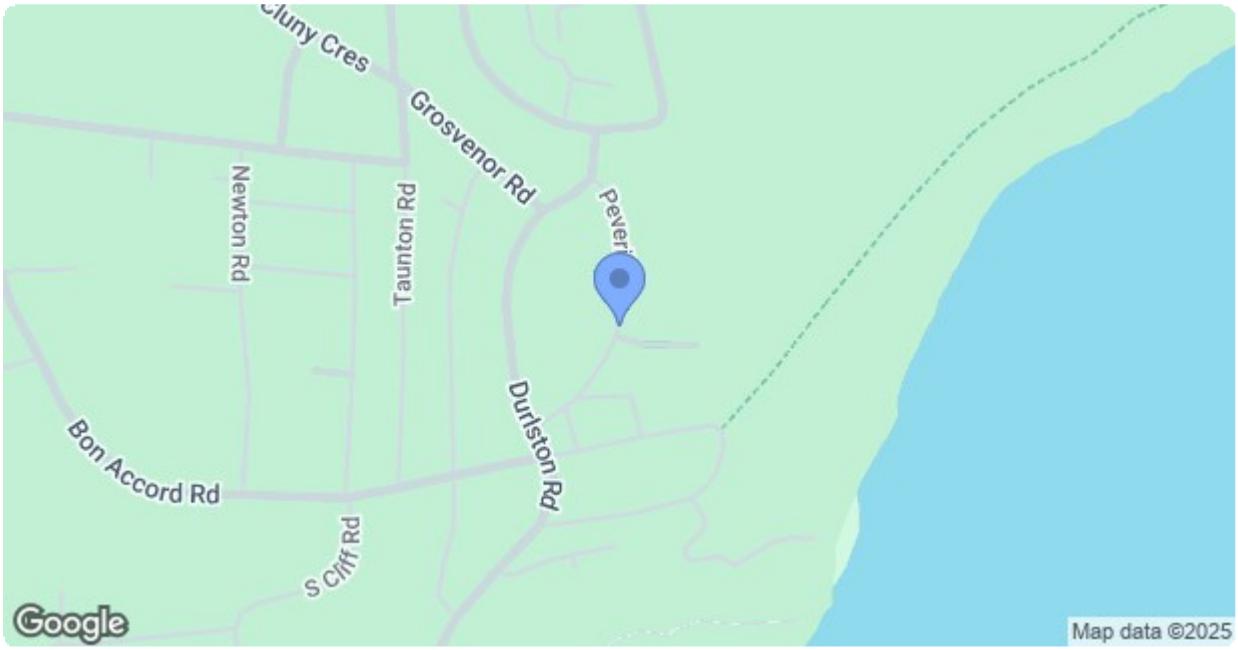
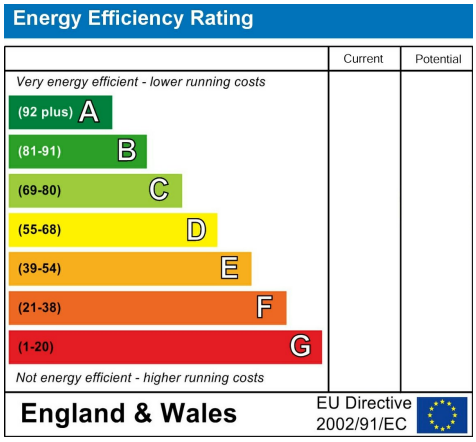
TENURE & MAINTENANCE:
Although technically leasehold for a term of 999 years from 1961 the lessees own the freehold of the block, and each lessee has an equal share. The most recent annual service charge we are advised amounted to £1890 per annum. Peppercorn ground rent. We understand that holiday letting is not permitted, long letting is. Pets only with prior permission from the Freeholders.

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

COUNCIL TAX:
Band C: £2274.51 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.

Ground Floor

First Floor