

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



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(24 hours)  
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## Highcliffe Road, Swanage, Dorset BH19 1LW

Extensively refurbished sea facing first floor flat with balcony and superb sea views. 1 bedroom, living/dining/kitchen, shower room/W.C., electric heating, double glazing. Extensive clifftop communal grounds with private beach access.

- First floor flat with balcony and superb sea views
- Living/dining/kitchen
- Double glazing
- Extensive communal clifftop grounds
- Shower room/W.C.
- 1 bedroom
- Electric heating

**Asking Price £225,000**

# Highcliffe Road, Swanage, Dorset BH19 1LW

## SITUATION:

In a cliff-top position to the North of Swanage convenient for access to the main beach and seafront. Swanage town centre is within  $\frac{3}{4}$  of a mile.

## DESCRIPTION:

A first-floor flat forming part of a detached building within its own communal cliff-top grounds with private beach access. Formerly a block of holiday flats the properties are now privately owned. This flat is sea facing with its own balcony offering an almost panoramic view of Swanage Bay from Ballard Down to Peveril Point and beyond. The flat has been extensively refurbished by the current owners and cleverly designed to make use of the space available.

## ACCOMMODATION:

### COMMUNAL ENTRANCE:

Stairs to: FIRST FLOOR:

### ENTRANCE HALL:

Wooden front door, shelved utility/laundry cupboard with washer/dryer, electric radiator, fuse box.

### BEDROOM (W & N):

11' (3.36m) x 6'7" (2m). One wall wood panelled, hill glimpse, electric radiator, fitted wardrobes and store cupboard, one housing pressurised hot water cylinder.

### SHOWER ROOM/W.C.:

Shower cubicle with mains shower unit, wash basin with mixer tap and concealed cistern w.c., tumbled marble tiles, towel radiator and underfloor heating.

### KITCHEN/LIVING ROOM (E):

17'11" (5.45m) x 10'4" (3.16m). Single bowl sink unit with mixer tap, and work surfaces with drawers, cupboards and integrated slimline dishwasher and fridge under, electric cooker and hob with extractor hood over, Mandarin Stone tiled splash backs, shelving, breakfast bar with bin/recycling cupboard and store cupboard under, one wall wood panelled and one wall specialist colour washed, space for dining table, electric radiator. Double glazed doors to: BALCONY: 10'8" (3.24m) x 4' (1.22m). Views over the communal gardens, Swanage Bay and beyond.

## OUTSIDE:

The communal gardens are a particular feature with extensive well-maintained lawns, flower and shrub beds. Paths lead to various different areas and provide private access to steps leading to the beach below. Please be aware that this property does not have a parking space.

## TENURE & MAINTENANCE:

Leasehold, we understand for a term of 125 years from 1987 (86 years remaining) at a current ground rent of £60 per annum, ground rent increase due at 66 years to £120 p.a. (remaining 59 years). 1/15th share of service charge/maintenance costs (most recent payment amount requested from Management Co.). All lettings permitted.

## ADDITIONAL INFORMATION

Property type: Flat. 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:

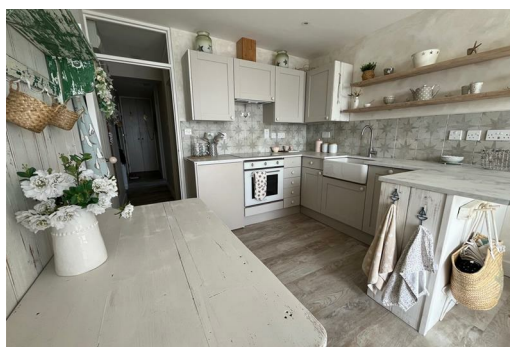
Band B: £2091.79 payable for 2025/26 (excluding discounts or additional home premium).

## VIEWING:

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

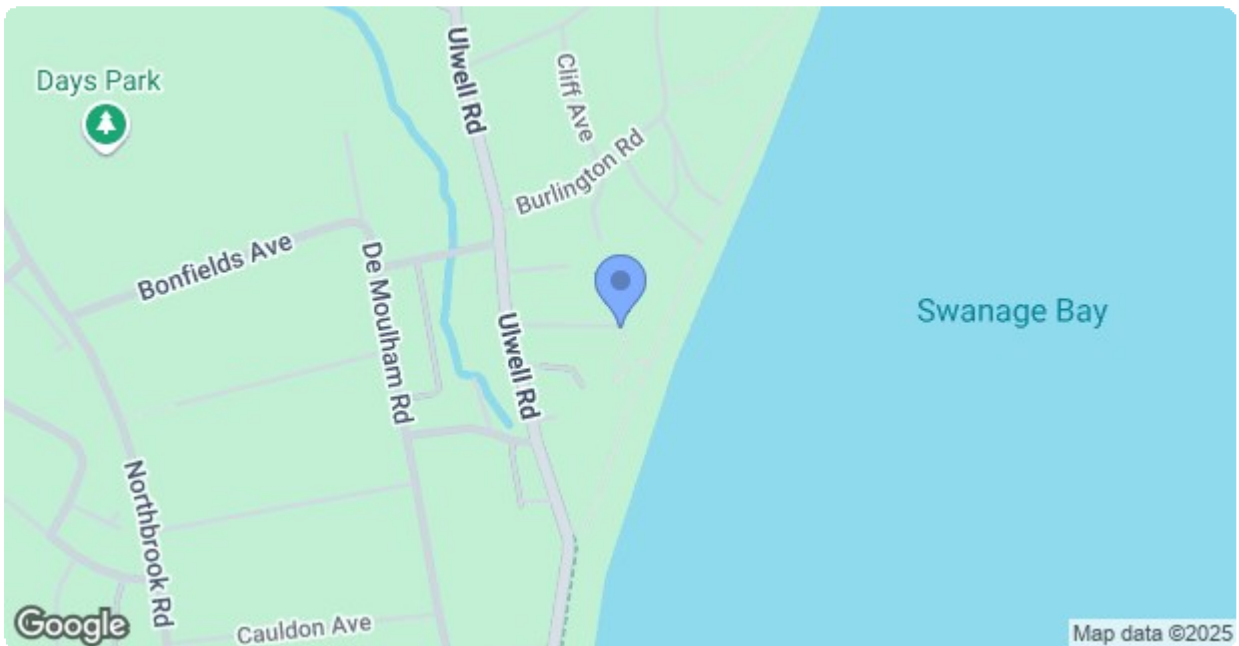
## THE PROPERTY MISDESCRIPTION ACT 1991:

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.





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	