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

MILES & SON
Est. 1873
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Seashells, Swanage, Dorset BH19 1LR

Purpose-built ground floor flat at North of Swanage opposite a Chine Walk to the beach. 2 bedrooms (1 en-suite shower room/W.C.), open plan lounge/diner and kitchen, bathroom/W.C., utility room/W.C., gas central heating, allocated parking, own decked courtyard and verandah.

Asking Price £279,950

Seashells, Swanage, Dorset BH19 1LR

SITUATION:
To the North of Swanage, directly opposite a Chine Walk to the north beach and convenient for access to open country walks at Ballard Down which forms part of the Jurassic Coast World Heritage site. Swanage town centre is approximately one mile.

DESCRIPTION:
A ground floor flat forming part of an extension which was purpose-built in 2000, we understand. The current owner makes the property available for Air BnB, and the flat is well-presented and has its own decked rear courtyard, and front veranda. The main bedroom has an en-suite shower room, there is a main bathroom, and off of bedroom two is a utility room/w.c.

ACCOMMODATION:
Communal entrance.

HALL:
Wooden front door, cupboard housing fuse box and shelving.

BEDROOM (N):
10'0" x 8'6" (3.05 x 2.6)
Radiator, high level shelving, telephone point, wall lights. Door to:

UTILITY ROOM/W.C.:
6'9" x 5'10" (2.07 x 1.8)
Obscure double-glazed window, low level w.c., fully tiled walls, single drainer stainless steel sink unit with mixer tap and work surface with cupboards, space and plumbing for washing machine under, extractor, wall cupboards, towel radiator.

BEDROOM 1(W):
14'0" x 11'5" (4.27 x 3.48)
Radiator, cupboard housing gas boiler, double doors to courtyard. Door to: EN-SUITE SHOWER ROOM: Half tiled walls, fully tiled shower cubicle with mains shower unit, low level w.c., wash basin with mixer tap, mirrored recess, extractor, towel radiator.

INNER HALL

BATHROOM/W.C.:
Half tiled walls, panelled bath with mixer tap/shower attachment, and fully tiled surround, towel radiator, extractor, wash basin with mixer tap, low level w.c., shaver point.

LOUNGE
11'7" x 8'5" (3.55 x 2.57)
TV point, wall lights, radiator. Opening up into:

KITCHEN/DINER (E):
14'7" x 7'1" (4.47 x 2.18)
Dining space, shelving and wall cupboards, store cupboard, wooden work surfaces with drawers and cupboards under, tiled splash backs, circular single drainer sink unit with mixer tap, electric oven and 2-ring hob, matching wall cupboards. Door to: OWN COVERED VERANDA: 18’8” (5.7m) x 4’ (1.21m). Decked floor and wooden balustrades.

OUTSIDE:
REAR COURTYARD: 10’9” (3.27m) x 7’5” (2.25m). Decked, and enclosed.

TENURE & MAINTENANCE:
Leasehold, we are advised, for an initial term of 999 years from 2000, at a current ground rent of £75 per annum. Maintenance/service charge due in May 2026 will amount to £866 per annum. Lettings are permitted, pets are likely not, however, a request can be made.

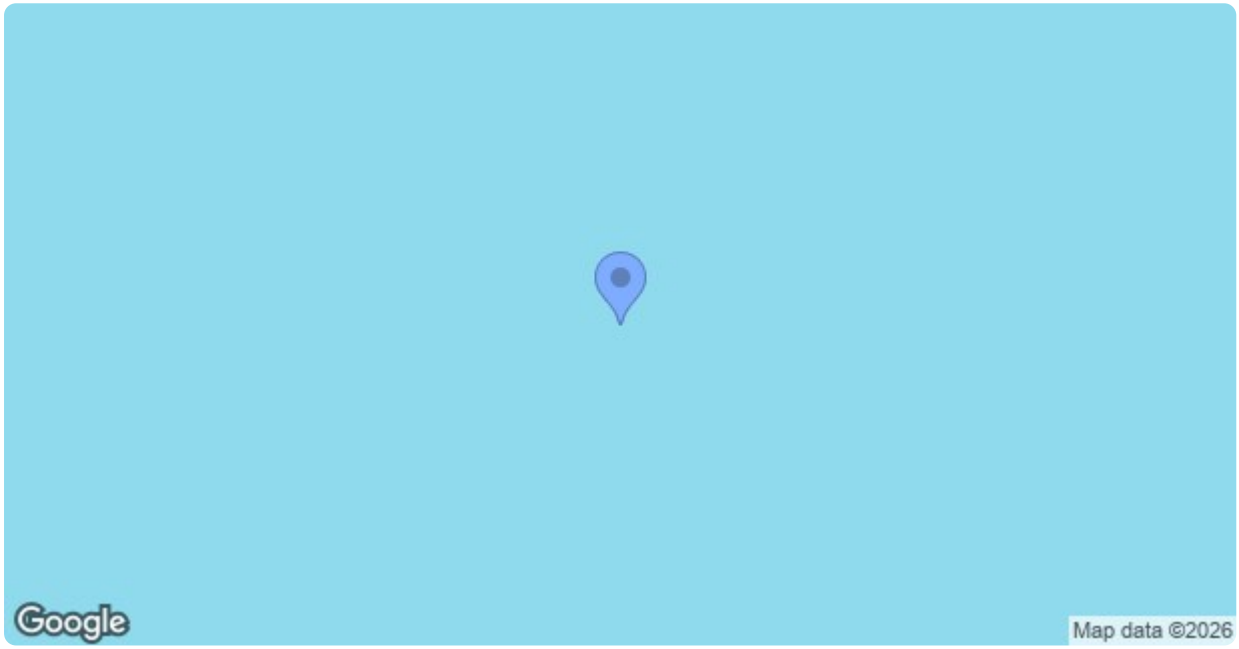
ADDITIONAL INFORMATION:
Property type: Ground floor . Construction: Standard. Electric supply: Mains. Water supply: Mains. Heating: Mains gas. Broadband: Fttc (checker.ofcom.org.uk/). Mobile signal/coverage: Please see: checker.ofcom.org.uk/

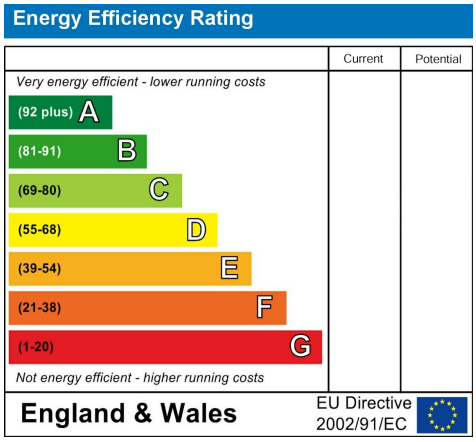
BUSINESS RATES:
The property is currently Business Rated at a rateable value of £3200 from 1st April 2026. Any interested applicant should make their own enquiries of the Local Authority to ascertain the amount payable.

VIEWING:
By appointment only please, with the Agents MILES & SON. Our office is open Monday-Friday 9.00am-5.30 pm and Saturday 9.00am-4pm April-October inclusive, 9.00am-12.30 pm at other times. Lunchtimes included.

EPC TO BE ADDED (COMMISSIONED)

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.


Google
Map data ©2026


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