

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



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## **Peveril Road, Swanage, Dorset BH19 2DF**

Well-presented second (top) floor flat with superb sea and hill views. Imposing character building adjacent to 'The Downs'. 1 double bedroom, 1 reception room, kitchen/diner, bathroom/W.C., gas central heating, communal garden, allocated off road parking space.

- Converted 2nd floor flat
- 1 reception room
- Gas central heating
- Being sold with NO FORWARD CHAIN!
- Sea and hill views
- Re-fitted kitchen/diner
- Garage
- 1 bedroom
- Re-fitted bathroom/W.C.
- Communal grounds

**Asking Price £249,950**

# Peveril Road, Swanage, Dorset BH19 2DF

## SITUATION:

In an elevated position, adjacent to 'The Downs' on the southern slopes of Swanage convenient for access to Durlston Country Park and clifftop walks which form part of the Jurassic Coast World Heritage site. The main Swanage town centre amenities and beach are within half a mile

## DESCRIPTION:

A well-presented second floor flat forming part of an imposing, character Victorian building which was converted, and extended, in 1985, we understand. Each of the rooms are a good size with sea and hill views from the lounge, and kitchen, hill views from the bedroom. To the rear of the building is a lawned communal garden with private access to a path which leads to 'The Downs' and clifftop walks.

## ACCOMMODATION:

Steps up to the main entrance. Stairs to:

## SECOND FLOOR

### ENTRANCE HALL:

Wooden front door, radiator, telephone point, central heating thermostat, high level fuse board.

### BEDROOM (W):

14'11" x 11'10" (4.56 x 3.62)

Radiator, westerly aspect with views over the town to the Purbeck Hills.

### KITCHEN (N):

11'1" x 9'7" (3.38 x 2.94)

Radiator, dining space, views over the town and Pier to Swanage Bay, Ballard Down, Old Harry Rocks and the Purbeck hills, single drainer sink unit with mixer tap and work surfaces with drawers, cupboards, space and plumbing for washing machine, and space for fridge under, electric oven and gas hob, filter hood, Worcester boiler, tiled splash backs, wall cupboards.

### BATHROOM/W.C.:

Fully tiled, low level w.c., wash basin with mixer tap, towel radiator, panelled bath with mains shower unit over, extractor.

### LOUNGE (E):

14'1" x 12'6" (4.3 x 3.82)

TV point, radiator, view over 'The Downs' and the sea to Old Harry Rocks and Ballard Down.

## OUTSIDE:

Communal garden laid mainly to lawn, flower and shrub beds, views over the town and Swanage Bay, private gated access leading to 'The Downs'. Allocated off-road parking space.

## TENURE & MAINTENANCE

Technically leasehold for a balance of 999 years from 1st December 2010 at a peppercorn ground rent although each lessee owns a share of the freehold and as a group manage the block. The most recent service charge amounted to £1800.00. We are advised pets are permitted, but letting in the block is not.

## ADDITIONAL INFORMATION:

Property type: Converted flat. Construction: Standard. Electric supply: Mains. Water supply: Mains. Heating: Mains gas. Broadband: Fttc ([checker.ofcom.org.uk/](http://checker.ofcom.org.uk/)). Mobile signal/coverage: Please see: [checker.ofcom.org.uk/](http://checker.ofcom.org.uk/)

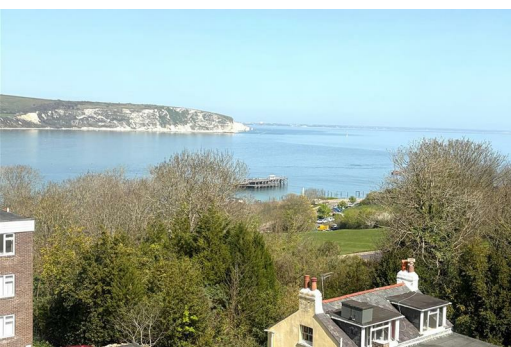
## COUNCIL TAX:

Band B: £2191.84 for 2026/27 (excluding discounts or any additional home premium).

## VIEWING:

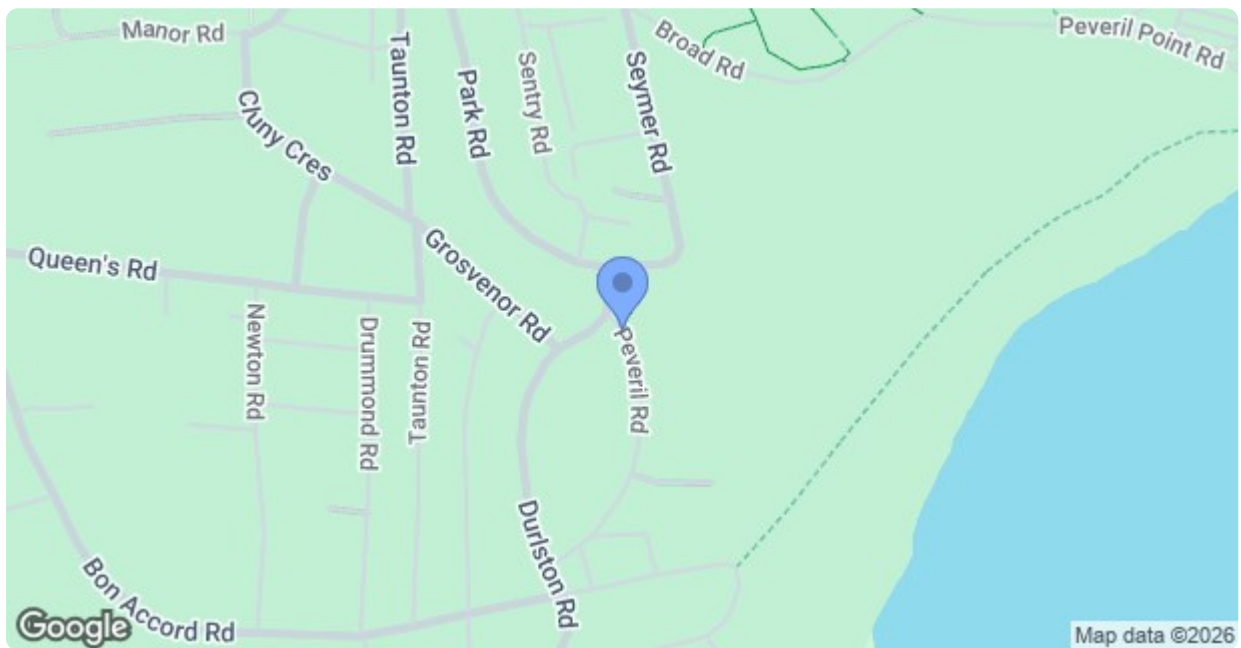
By appointment only please, with the Agents MILES & SON. Our office is open Monday-Friday 9am-5pm and Saturday 9am-3pm April-October inclusive, 9am-12.30pm at other times. Lunchtimes included.

## 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. 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	