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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Belle Vue Road, Swanage, BH19 2HP

Purpose-built ground floor flat in a clifftop position at Durlston. Superb sea views to the Isle of Wight and Durlston Head. 2 bedrooms, open plan lounge/diner, sunroom and kitchen, bathroom/W.C., separate W.C., gas central heating, double glazed windows, garage, communal grounds.

- Purpose-built ground floor flat
- Clifftop position - superb sea views
- 2 bedrooms
- Open plan lounge/diner, sunroom and kitchen
- Bathroom/W.C. Separate W.C.
- Gas central heating. Double glazed windows
- Lift serves the block
- Own patio/small garden
- Garage
- Communal grounds

Asking Price £290,000

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SITUATION:
In a clifftop position in the Durlston area of Swanage and within ¾ mile of the main town centre amenities and beach. The block adjoins the 'Zigzag' path leading to Durlston Country Park and is almost adjacent to The Downs which both form part of The Jurassic Coast World Heritage Site. Durlston Country Park is a 320-acre National Nature Reserve.

DESCRIPTION:
A ground floor flat with its own small garden area within a block, purpose-built in 1977, we understand. Occupying a clifftop position the flat has superb sea views to the Isle of Wight and of Durlston Head. There are well-maintained communal grounds, and the flat has a garage. The flat would benefit from some further updating and is being offered for sale with NO FORWARD CHAIN!

ACCOMMODATION

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

HALL:
Radiator, cloaks cupboard, shelved storage cupboard.

CLOAKROOM/W.C.:
Low level w.c., wash basin with tiled splash back.

BATHROOM/W.C.:
Panelled bath with fully tile surround, mixer tap and electric shower over, low level w.c., wash basin with mixer tap and tiled splash back, shaver point, radiator.

BEDROOM 1 (SE):
12'11" x 9'4" (3.94 x 2.85)
Radiator, views over the sea to the Isle of Wight and beyond, and Durlston Head, fitted wardrobes.

BEDROOM 2 (SE):
12'11" x 8'5" (3.94 x 2.57)
Radiator, views over the sea to the Isle of Wight and beyond, and Durlston Head, cupboard housing Worcester boiler.

LOUNGE/DINER(SE):
20'8" x 10'7" (6.3 x 3.24)
Telephone point, two radiators, dining space. Opening into SUNROOM (SE & SW): 10'9" (3.29m) x 5'2" (1.58m). Double glazed sliding doors to the garden and communal grounds, tiled floor. From the dining area an opening leads into:

KITCHEN
8'5" x 8'5" (2.57 x 2.57)
Tiled floor, single drainer stainless steel sink unit with mixer tap and work surfaces with drawers, cupboards, space and plumbing for washing machine under, space for fridge, space for gas cooker, electric cooker point, filter hood over, tiled splash backs, wall cupboards.

OUTSIDE:
GARAGE: 16'11" (5.17m) x 7'9" (2.38m). Up and over door (recently re-roofed). The flat has its own small area of garden, which in turn leads to the well tended communal grounds from which superb sea views are obtained.

TENURE & MAINTENANCE
Although technically leasehold for a term of 999 years from 1977 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 £1799.98 per annum (paid in two six monthly instalments). We understand that holiday letting is not permitted, but long lettings and pets are.

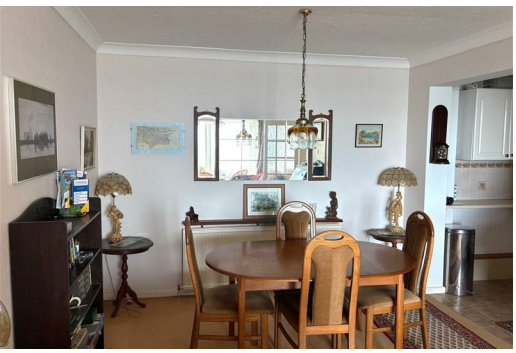
ADDITIONAL INFORMATION:
Property type: Purpose-built flat. Construction: Standard. Electric supply: Mains. Water supply: Mains. Heating: Mains gas. Broadband: Fttc (checker.ofcom.org.uk/). Mobile signal/coverage: Please see: checker.ofcom.org.uk/

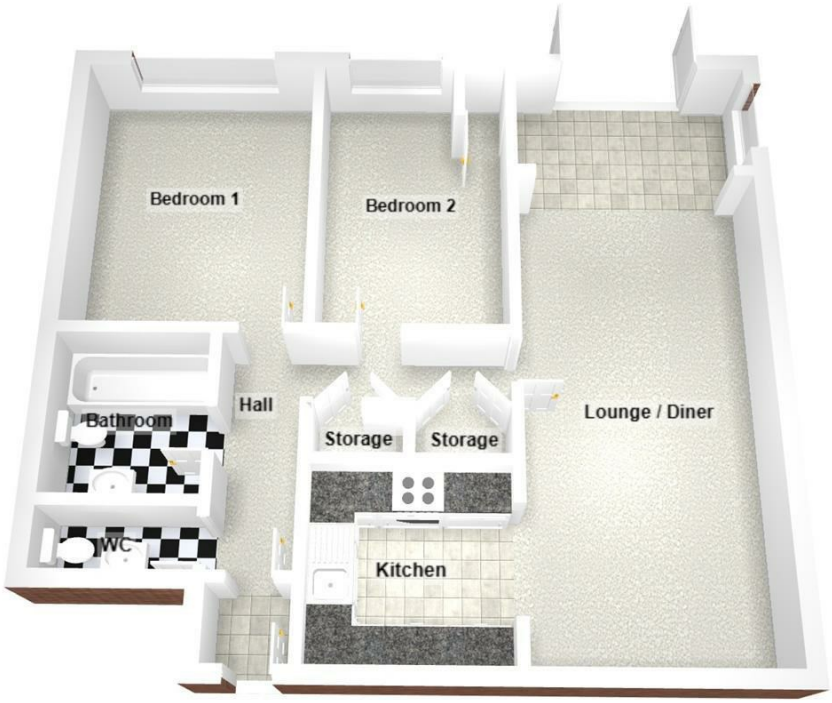
COUNCIL TAX:
Band C: £2689.44 payable for 2025/26 (excluding discounts, or additional home premium).

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

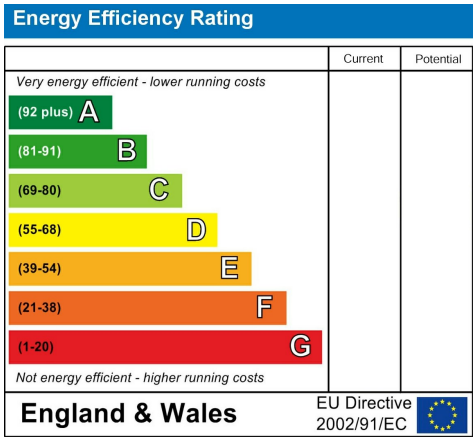
AWAITING EPC

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.




Bedroom 1
Bedroom 2
Hall
Bathroom
Storage
Storage
Lounge / Diner
WC
Kitchen

Newton Rd
Drummond Rd
Taunton Rd
Purbeck Terrace Rd
Peveril Rd
Durlston Rd
Bon Accord Rd
S Cliff Rd
Sunnydale Rd
Google
Durlston Bay
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