



White Lodge, Grosvenor Road

Swanage, BH19 2DD

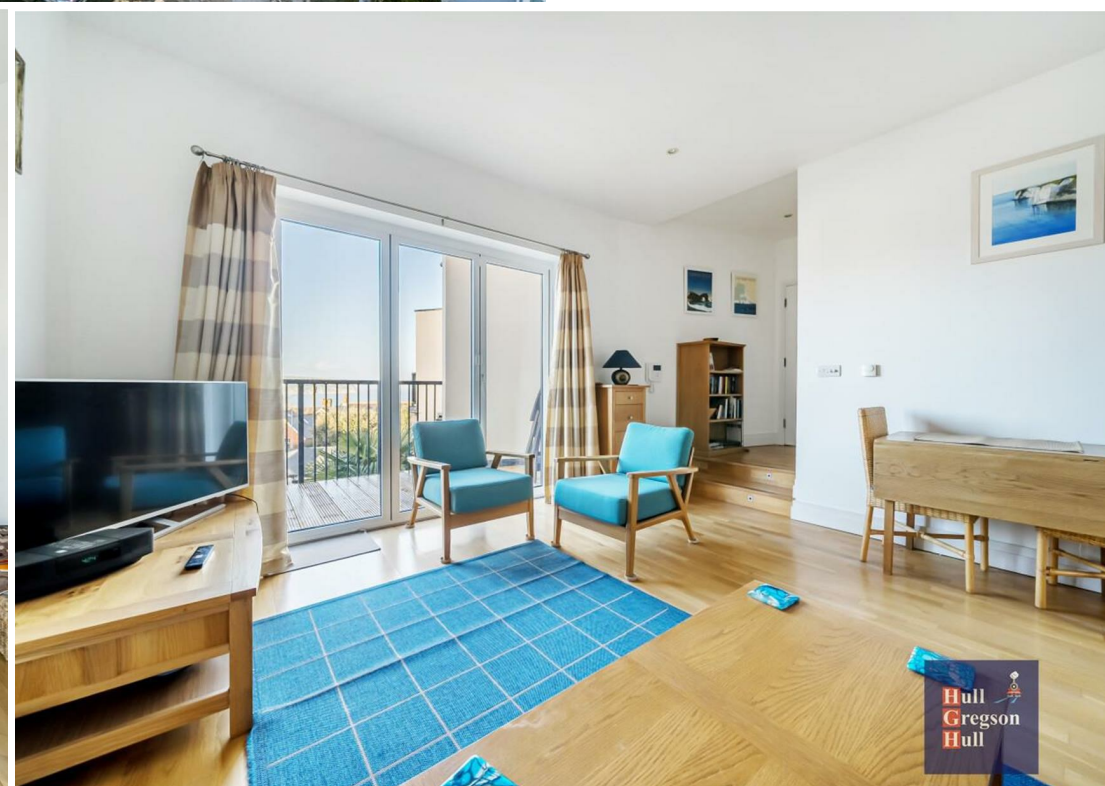


Share of Freehold



**White Lodge
Grosvenor Road**
Swanage, BH19 2DD

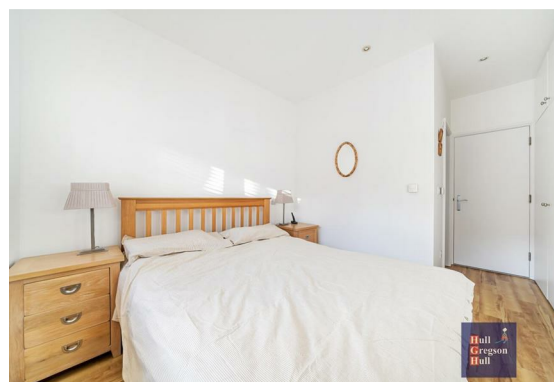
- Superior First Floor Apatment with Balcony
- Views to Swanage Bay, Old Harry Rocks and the Purbeck Hills
- Sought After Location
- Two Double Bedrooms, One with Shower Room En Suite
- Separate Modern Shower Room
- Open Plan Living with Modern Fitted Kitchen
- Excellent Accommodation
- Lift Access
- Allocated Parking Space and Visitor Parking
- No Forward Chain





This lovely, two bedroom, first floor apartment situated within a prestigious development in a highly sought-after location offers a large balcony with picturesque views towards Swanage Bay,

The accommodation comprises an initial entrance hallway with door on the left providing access into a modern fitted shower room with walk in shower, low-level WC and wash basin.



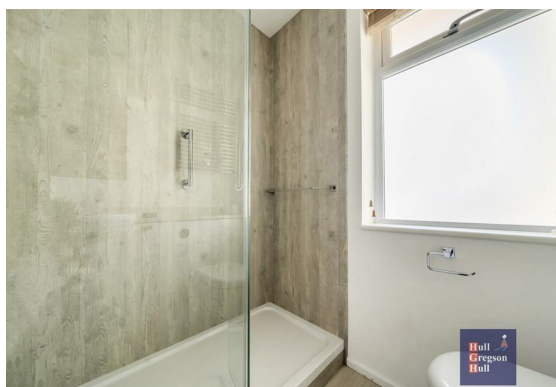
The property benefits from two double bedrooms with the principal bedroom benefiting from an en suite shower room with shower cubicle,



wash basin and WC. Also, the principal bedroom has a large built-in wardrobe, great for your storage needs. The secondary bedroom is a reasonable double with built-in wardrobe.

The hallway offers two storage cupboards. A door and steps leading to the living room. The living room is well proportioned and bifold doors offer access out onto the balcony. Both the living room and balcony benefit from far reaching sea views towards Swanage Bay and pier. The balcony offers a great place to sit out and enjoy the sunshine and views, especially during the warmer months.

The open plan living area combines with a modern fitted kitchen with floor tiles. The kitchen offers a range of wall and base level units and an integrated dishwasher, washing machine and flooring gas hob with extractor above. There is also a cupboard housing the boiler.

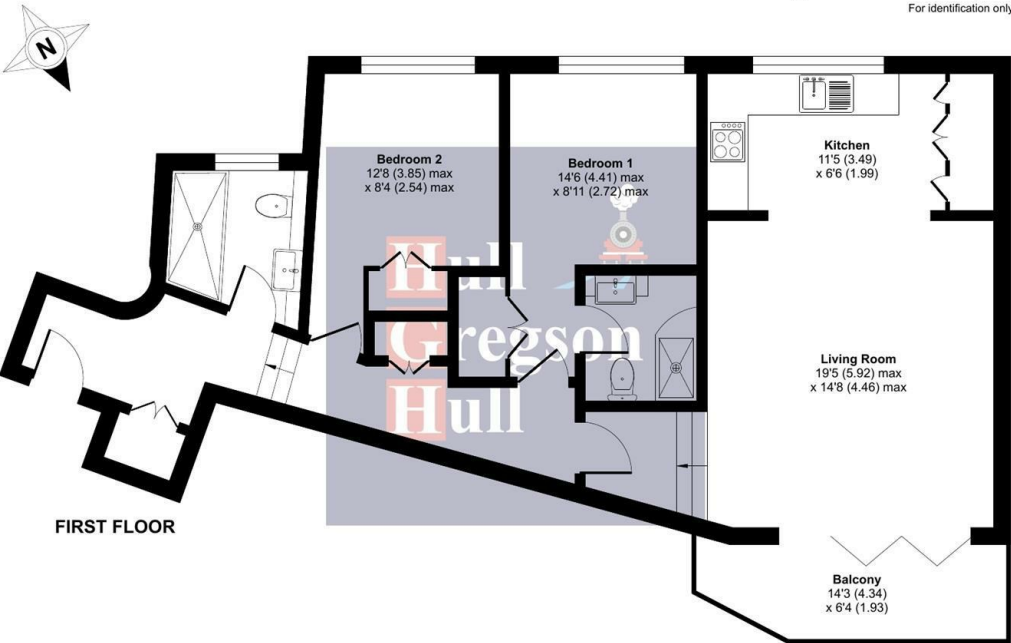


The property is well presented throughout and is both light and spacious. This particular apartment is offered for sale with no chain. The property comes with one allocated parking space. There is also lift access to the apartment.

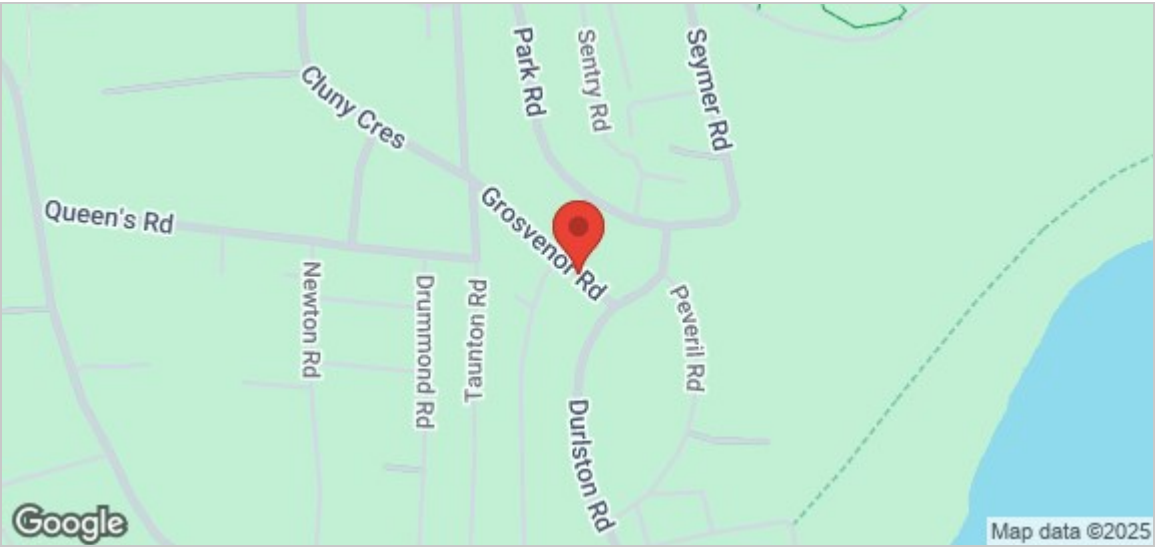
White Lodge is a desirable building made up of modern apartments. It's elegant communal entrance is very easy on the eye. The property is positioned within close proximity to Swanage Town centre, picturesque sea front and historic pier.

Grosvenor Road, Swanage, BH19

Approximate Area = 758 sq ft / 70.4 sq m
For identification only - Not to scale



Certified Property Measurer
Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2025.
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Living Room 19'5" x 14'7" (5.92 x 4.46)

Kitchen 11'5" x 6'6" (3.49 x 1.99)

Balcony 14'2" x 6'3" (4.34 x 1.93)

Bedroom One 14'5" x 8'11" (4.41 x 2.72)

Ensuite

Bedroom Two 12'7" x 8'3" (3.85 x 2.54)

Bathroom

Additional Information.

The following details have been provided by the vendor, as required by Trading Standards. These details should be checked by your legal representative for accuracy.

Property type: First Floor Apartment

Property construction: Standard

Tenure: We are advised that a 125 year lease from 2006 with approximately 106 years remaining. We are also advised that the property includes a share of the freehold. No ground rent is payable. Maintenance approximately £3,841.80 per annum (payable in two halves). Long Lets permitted however no holiday lets. Pets with consent of the management.

Mains Electricity

Mains Water & Sewage: Supplied by Wessex Water

Heating Type: Underfloor (hot water heated by gas and 'Hive' controlled). Electric bathroom heating.

Council Tax Band 'D'

Broadband/Mobile signal/coverage: For further details please see the Ofcom Mobile Signal & Broadband checker. checker.ofcom.org.uk/

Disclaimer.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact but must satisfy themselves by inspection or otherwise as to their accuracy. All measurements are approximate. Any details including (but not limited to): lease details, service charges, ground rents, property construction, services, & covenant information are provided by the vendor, and you should consult with your legal advisor/ satisfy yourself before proceeding. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property

