

15 De Moulham Road

Swanage, BH19 1NS

2 | 1 | 1 | C

£355,000 Leasehold

Hull Gregson Hull

15 De Moulham Road

Swanage, BH19 1NS

- Garden Flat close to Local Amenities, Shops and Transport Links.
- Own Ground Floor Entrance and Direct Access across Lawns to the Beach.
- Spacious Two Double Bedrooms
- Refurbished kitchen and bathroom
- Cloakroom with W.C and Basin
- Presented in Immaculate Condition, Newly Carpeted throughout
- Wide, South East facing Patio
- Ready for Immediate Occupation
- Uninterrupted views over Swanage Bay from every room
- No Forward Chain

















In the charming seaside town of Swanage, this delightful two-bedroom apartment is located within the well-maintained St Aldhelm's Court, a sought-after retirement development designed for those aged 55 and over. Built in 1999, this attractive flat offers a comfortable and convenient lifestyle just a short stroll from the award-winning golden beaches and town centre. The property has beautifully maintained communal grounds as well as a welcome residents' lounge to enjoy.

Upon entering the building, you are welcomed by the light and airy residents lounge and balcony overlooking Swanage Bay, available to all residents and their guests. A variety of resident-led activities and informal gatherings also take place here, which all residents are welcome to join in as much or as little as they choose. St Aldhelm's Court also provides a laundry, resident/visitor parking, and a guest suite. A lift and stairs provide access to all apartments.



The property features a bright and spacious living/dining room with glazed doors opening onto its own wide, south east facing paved patio, communal lawns, and gardens. This inviting space offers ample room for both lounge seating and a dining table, making it perfect for practical everyday living. The full-length window and clear glazed patio door allow natural light to flood the room while showcasing the view across Swanage Bay.

Leading through glazed double door from the living room, the separate, refurbished kitchen is well-appointed with a range of fitted wall and base units, ample storage and worktop space, an integrated oven, and a hob with extractor over. Plus, spaces for free standing fridge, freezer, or dishwasher. The layout is designed for ease, with everything conveniently within reach. The window over the single drainer sink with mixer tap provides natural light as well as the stunning outlook over Swanage Bay.

The spacious hallway provides access to the two double bedrooms, bathroom, separate cloakroom with WC, hand wash basin and heated towel rail, a walk-in airing cupboard with shelving, water tank and immersion heater, and a further smaller storage cupboard.



A well-presented and spacious principal bedroom is located at the end of the hallway. This room features space for a good-sized double-bed, built-in mirrored wardrobes and space for free-standing storage. The room has a pleasant outlook on to Swanage Bay.

The second bedroom is also a great double room and highly versatile. It can be used as a guest bedroom, hobby room or study. There is space for a double bed along with storage furniture and a desk.

Adjacent to the Principal bedroom is the refurbished fully tiled bathroom, comprising a bath with shower attachment; WC; wash hand basin; a mirror doored cabinet and heated towel rail.

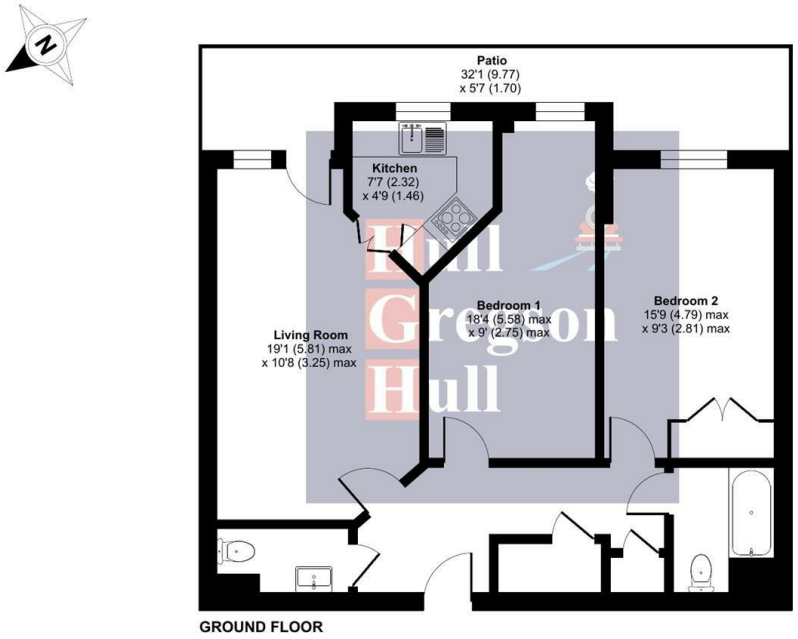
This delightful apartment offers the additional services of an on-site Property Manager (Weekdays, 9am-5pm.) All rooms are equipped with an 'Appello' pull-cord 24/7 emergency call service.

St Aldhelms Court offers an exceptional opportunity to enjoy a relaxed coastal lifestyle within a well-regarded retirement development, just moments from Swanage's beautiful seafront and town amenities. Combining comfortable accommodation, attractive communal facilities and a welcoming community atmosphere, this apartment is perfectly suited for those seeking independent living with added peace of mind.

De Moulham Road, Swanage, BH19

Approximate Area = 729 sq ft / 67.7 sq m

For identification only - Not to scale



GROUND FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2026. Produced for Hull Gregson & Hull (Swanage) Ltd. REF: 1467489



Living Room
19'0" x 10'7" (5.81 x 3.25)

Kitchen
7'7" x 4'9" (2.32 x 1.46)

Bedroom One
18'3" x 9'0" (5.58 x 2.75)

Bedroom Two
15'8" x 9'2" (4.79 x 2.81)

Bathroom

Unallocated Parking

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: Retirement Flat
Tenure: Leasehold - 125 years from 1st March 1998. The Maintenance charge is approximately £2062.75 paid half yearly. Ground Rent is £322.14 per annum. There is an age restriction of over 55 years. Long Term Lets are permitted and existing pets by permission of the Management. The use of the laundry facility and water rates are included in the maintenance charge. The Management charges the vendor an 'event fee' of 2% of the agreed sale price on resale of the flats.
Property construction: Standard
Mains Electricity
Mains Water & Sewage: Supplied by Wessex Water
Heating Type: Electric
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

