

Cranborne Road

Swanage, BH19 1EL

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£275,000 Leasehold

Hull Gregson Hull

Cranborne Road

Swanage, BH19 1EL

- Beautifully Presented Three Bedroom Apartment
- No Forward Chain
- Ideal First Time Buy or Buy to Let Investment
- Purbeck Hill Views and Sea Glimpses
- Ensuite to the Principal Bedroom
- Fitted Modern Kitchen
- Separate Family Bathroom
- Allocated Parking Space
- Short, Flat walk into Town
- Close to Local Transport Links and Amenities

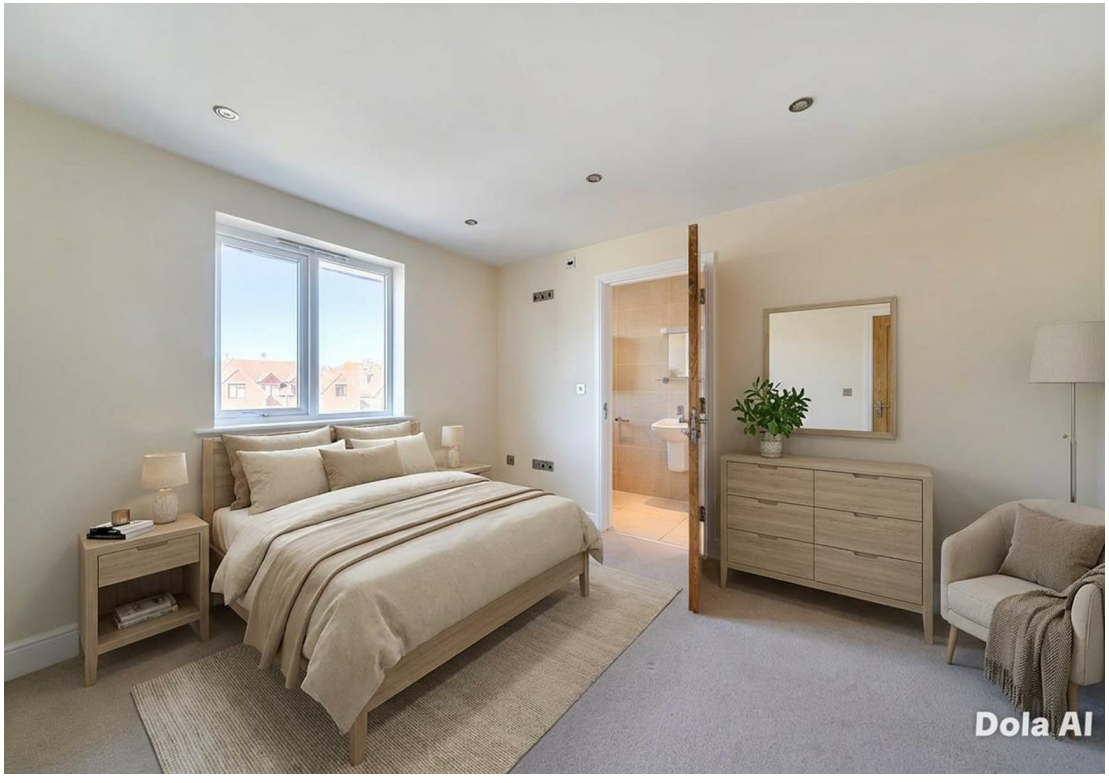
















IDEAL INVESTMENT PURCHASE OR FIRST TIME BUY WITH PARKING

We are delighted to present to market this beautifully presented and thoughtfully updated three-bedroom apartment situated on the second and top floor and ideally positioned just a short, level walk from the heart of Swanage town centre, offering an excellent opportunity for first-time buyers, downsizers, or investors seeking a strong buy-to-let prospect in a desirable coastal location.

The apartment is located inside the attractive Davine Lodge, and is accessed via the external communal doorway. Stairs rise to the apartment's internal door and we are welcomed firstly to a bright and airy hallway, leading to the various rooms and stairs rising to the third bedroom. The property has been tastefully decorated throughout in warm, neutral tones, creating a welcoming and calming atmosphere that perfectly complements the natural light streaming in from multiple aspects. These subtle hues enhance the sense of space and reflect the sunshine beautifully, giving the home a bright and airy feel all year round.

From the entrance hall, we are lead initially to the Principal Suite, a generous double bedroom with the added benefit of an ensuite shower, comprising a shower cubicle, W.C., and wash basin. Modern fixtures add a sense of luxury to the room.

Adjacent to the principal bedroom is Bedroom Two, another good-sized room which would make an ideal home office or additional guest accommodation.



Following further down the hallway is the Living Room, a comfortable and inviting living space which is perfect for a comfy sofa suite, TV, and coffee table. The dual aspect windows beckon in the sunshine. The hallway also provides access to the contemporary Family Bathroom, comprising bath and shower over, W.C., and wash basin.

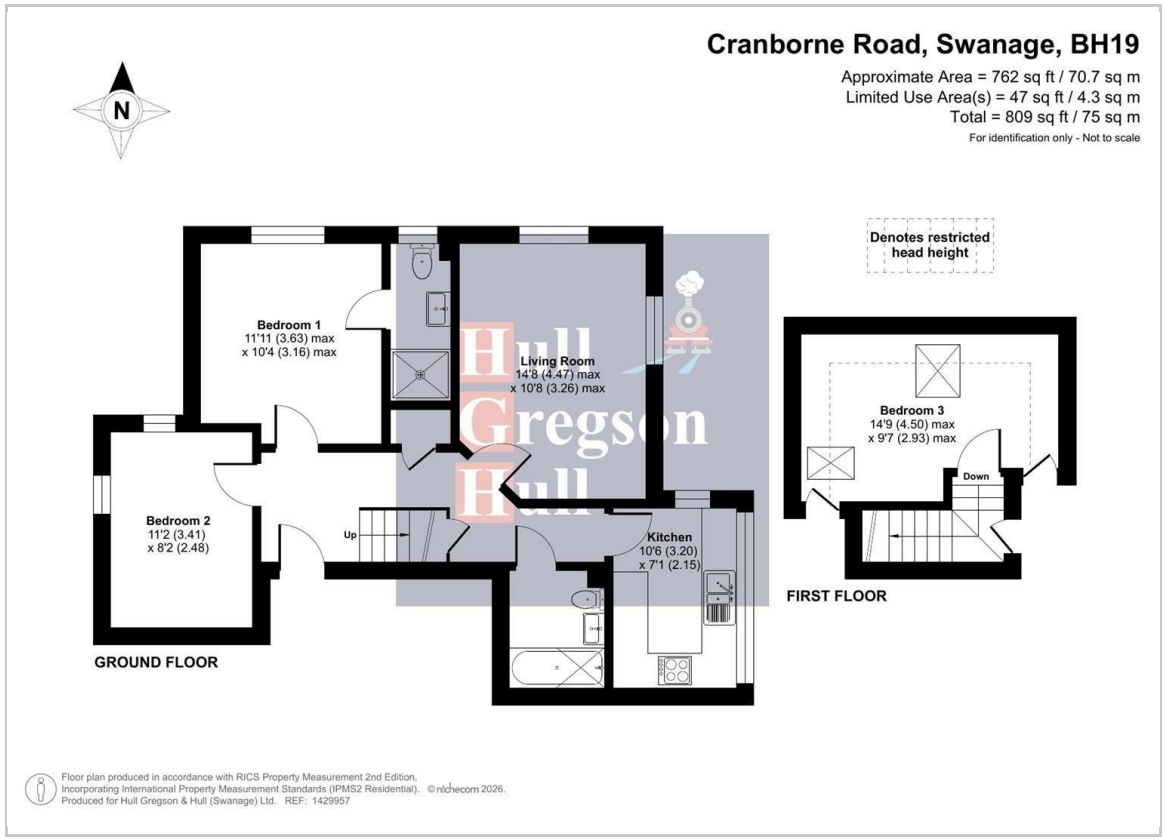
At the end of the hallway is the modern Kitchen, designed with both base and eye-level storage cabinets, offering a sleek finish with granite-effect worktops and integrated appliances. The living accommodation flows comfortably, making it ideal for both relaxing and entertaining.



A particularly charming feature of the home is the Bedroom Three on the top floor. This unique space is enhanced by two Velux windows, which invite an abundance of natural sunlight, creating a bright and versatile room that could serve equally well as a guest bedroom, home office, or creative space. There are more countryside views here with a glimpse of the nearby Swanage Bay.

Further benefits include an allocated Parking Space, a valuable benefit being close to the town centre,

With delightful views towards the Purbeck Hills and attractive glimpses of the sea, the apartment is presented to market with No Forward Chain and provides an excellent opportunity to acquire a first home by the sea, or a ready-made buy to let property. Combining style, location, and practicality, this superb apartment offers a wonderful lifestyle opportunity and must be viewed to be fully appreciated.





Kitchen
10'5" x 7'0" (3.20 x 2.15)

Bedroom Three
14'9" max x 9'7" max (4.50 max x 2.93 max)

Living Room
14'7" max x 10'8" max (4.47 max x 3.26 max)

Bedroom One
11'10" max x 10'4" max (3.63 max x 3.16 max)

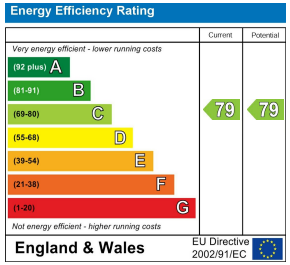
Bedroom Two
11'2" x 8'1" (3.41 x 2.48)

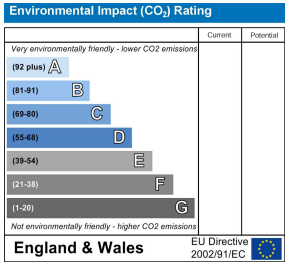
Bathroom

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. We are advised by the vendor that there is no ground rent for this property and that the maintenance charge is £1440 per annum. Lease term is 125 years from 2010. Long term and holiday lets permitted.

Property type: Apartment
Property construction: Standard
Mains Electricity
Mains Water & Sewage: Supplied by Wessex Water
Heating Type: Gas
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.





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