



**Victoria Avenue**  
Swanage, BH19 1AN

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**£1,200 Per Month**



## Victoria Avenue

Swanage, BH19 1AN

- Immaculately Presented First Floor Apartment
- Views towards Isle of Wight and Swanage Bay
- Seaside Location
- Two Double Bedrooms
- Spacious Open Plan Living Area
- Modern and Sleek Design Throughout
- Allocated Parking Space
- Close to Local Amenities and Transport Links
- Bathroom and Separate W.C
- Available from September





Welcome to Richmond Lodge, a quaint apartment building situated just a stone's throw from the award-winning sandy beaches of Swanage. This immaculate first floor apartment is presented to market for long term let. The apartment is accessed via a communal entrance with stairs rising to the first floor. Enter through the interior door into the entrance hall, ideal for leaving coats and shoes, and be welcomed firstly to the living area.



This bright and modern space comprises the contemporary kitchen, with integral appliances such as fridge/freezer and dishwasher, oven and electric four-ring hob, inset sink and sleek white counters.



The u-shaped kitchen is bordered by a large breakfast bar with space for four seats, making a great place to enjoy drinks with friends. The living area provides ample space for a dining table and cosy sofas for comfortable living, dual aspect windows provide plenty of natural sunshine and the added feature of views towards Swanage bay. A chic electric fireplace continues the feeling of luxury throughout the home.

From the living area, the hallway offers plenty of storage for linen or beach apparel. Following through the hallway there is the family bathroom, again of sleek and contemporary design with P-Shaped bath and electric shower over, additional storage solutions, and wash basin. Step down the split-level hallway and there is the separate W.C., and wash basin.

Situated towards the end of the hallway is bedroom two, a generous twin room, ideal for younger family members or a home office. The principal bedroom is nestled at the end of the hallway, and offers plenty of space for wardrobes and a large double bed. This room presents spectacular views towards the sea and Isle of Wight.

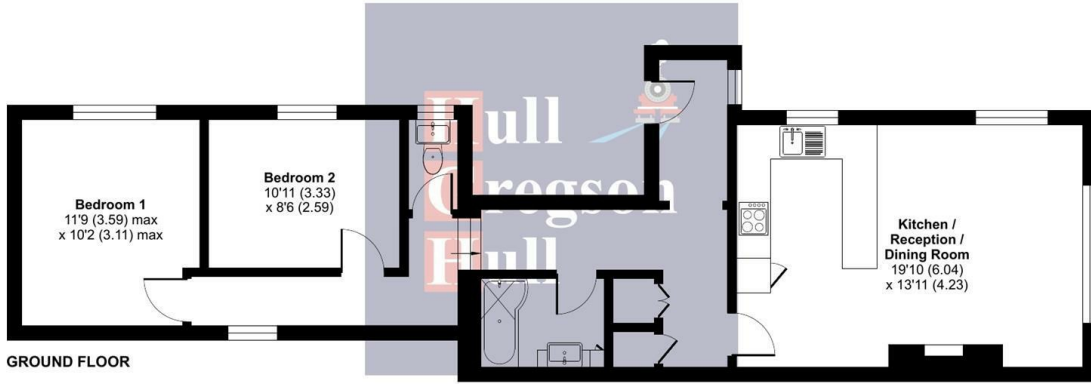


This beautifully-presented two bedroom property also benefits from an allocated parking space, all whilst situated just a short stroll from the town centre and beach.

# Victoria Avenue, Swanage, BH19

Approximate Area = 746 sq ft / 69.3 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). © nchecom 2025. Produced for Hull Gregson & Hull (Swanage) Ltd. REF: 1370028

## Kitchen/Reception/Dining Room

19'9" x 13'10" (6.04 x 4.23)

## Bedroom One

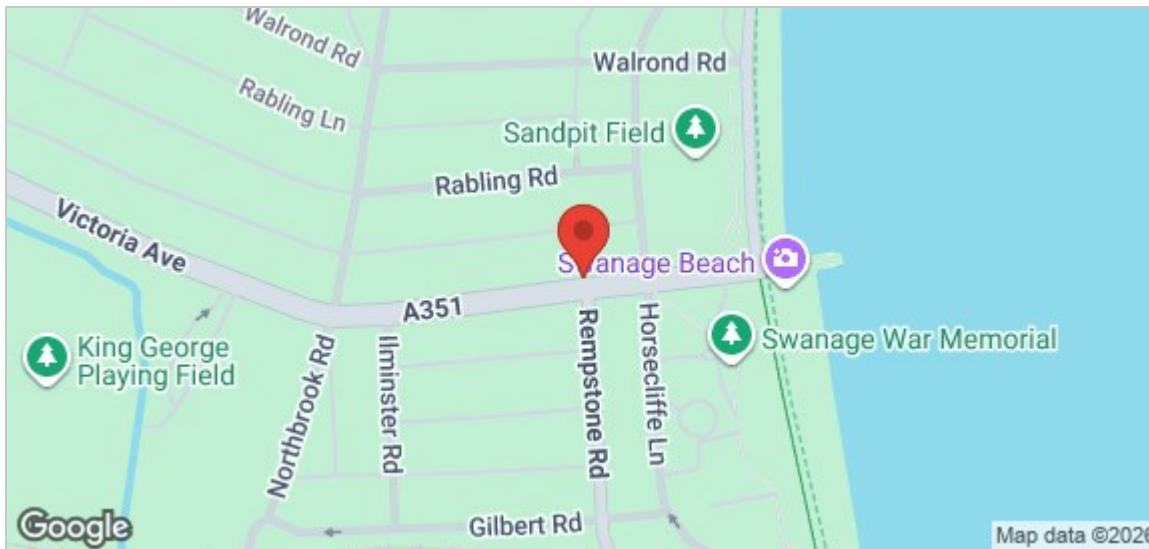
11'9" max x 10'2" max (3.59 max x 3.11 max)

## Bedroom Two

10'11" x 8'5" (3.33 x 2.59)

## 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.



Energy Efficiency Rating	Current	Potential
Very energy efficient - lower running costs		
(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>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(82 plus) <b>A</b>		
(61-81) <b>B</b>		
(39-60) <b>C</b>		
(15-60) <b>D</b>		
(3-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	