Victoria Road

Swanage, BH19 1NH

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Hull Gregson Hull

Victoria Road

Swanage, BH19 1NH

- Two Bedroom Top Floor Apartment
- Panoramic Hill Views
- Allocated Parking Space
- Lift Access
- Ensuite Bedroom
- Spacious Throughout
- Open Plan Kitchen Diner
- Coastal Walks Close By
- Stones Throw to Swanage North Beach
- Close to Local Amenities

We are delighted to bring to the market this BEAUTIFUL TWO-BEDROOM TOP FLOOR APARTMENT that benefits from PANORAMIC HILL VIEWS, OFF ROAD PARKING and a LIFT.

The layout features a generously sized sitting room, providing ample space for relaxation and entertainment with a large window facing out over the hills providing the most gorgeous view. The open-plan kitchen and dining area is well-proportioned, boasting a ample base and wall mounted units creating a practical and social space for cooking and dining.

There are two well-sized bedrooms, both offering scenic hill views. The primary bedroom features a charming bay window that enhances natural light and maximises the views. The second bedroom is also spacious, providing a comfortable and versatile space with picturesque outlooks. The apartment includes a well-appointed bathroom and an additional WC for convenience.

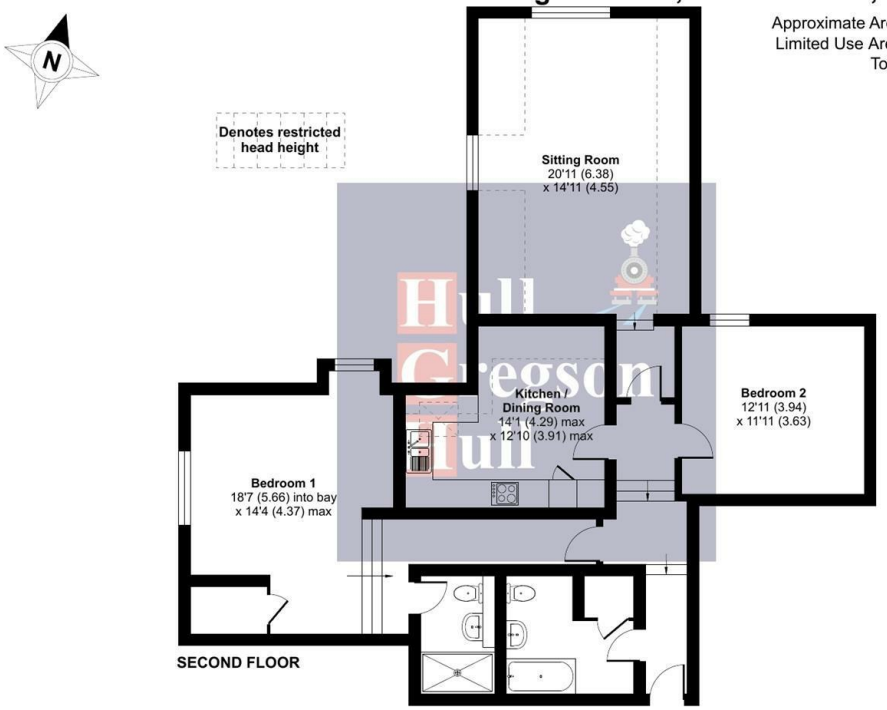
This apartment combines generous proportions with scenic views and practical features such as a lift and parking, making it an appealing option for those seeking a comfortable and accessible home in Swanage.

The vendor says;

"We have enjoyed the walks along the promenade to the town, as well as a different type of walk down through the farmland footpaths and up to the top of the Purbeck Way which can be seen from our apartment. Once you're on the Purbeck Way you will experience the most amazing views. You can see across to Bournemouth and Poole Harbour on the one side, as well as looking back towards Swanage Bay on the other. Absolutely breathtaking!! Swanage will never disappoint. Seriously, they are very friendly and always helpful. Swanage, a great place that we will always keep coming back to."

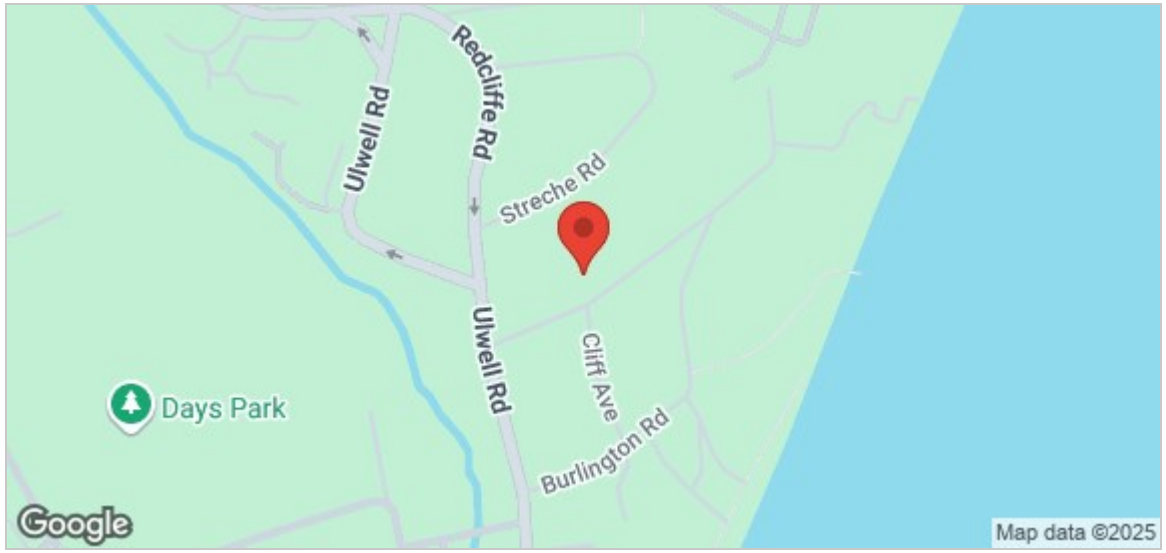
Burlington Court, Victoria Road, Swanage, BH19

Approximate Area = 1087 sq ft / 100.9 sq m
Limited Use Area(s) = 137 sq ft / 12.7 sq m
Total = 1224 sq ft / 113.6 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). ©nichecom 2025. Produced for Hull Gregson & Hull (Swanage) Ltd. REF: 1238281



Lounge
20'11" x 14'11" (6.38 x 4.55)

Kitchen/Diner
14'0" x 12'9" max (4.29 x 3.91 max)

Bedroom One
18'6" x 14'4" max (5.66 x 4.37 max)

Bedroom Two
12'11" x 11'10" (3.94 x 3.63)

Additional Information.
The following details have been provided by the vendor, as required by Trading Standards.

Property type: Top Floor Apartment
Tenure: The property has a 101 year lease that commenced in 2001. There is no payable ground rent for this property. The service charge is £2,062 per annum. Holiday lets are not permitted, residential lets allowed. Pets by permission of the management company. These details should be checked by your legal representative for accuracy.
Property construction: Standard
Mains Electricity
Mains Water & Sewage: Supplied by Wessex Water
Heating Type: Gas central heating
Broadband/Mobile signal/coverage: For further details please see the Ofcom Mobile Signal & Broadband checker.
checker.ofcom.org.uk/

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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.