

Cornwall Road

Swanage, BH19 1EU

1 | 1 | 1 | E

£185,000 Leasehold

Hull Gregson Hull

Cornwall Road

Swanage, BH19 1EU

- One Bedroom Maisonette
- Near Town Centre and Beach
- First and Second Floors
- Smart and Spacious Accommodation
- Modern Kitchen and Bathroom
- Well Presented Throughout
- Private Entrance
- Long Lease
- Opportunity for First Time Buyers
- Must be Seen to Appreciate

















THREE STOREY ACCOMMODATION & A STONES THROW FROM THE BEACH ALLOWING HOLIDAY LETS

A ONE BEDROOM, MODERNISED MAISONETTE situated in the TOWN CENTRE on a quiet cul-de-sac a SHORT DISTANCE FROM ALL AMENITIES, the SEA FRONT and LOCAL ATTRACTIONS.

This former Edwardian town house was divided into two self-contained properties and this charming maisonette has an entrance on the ground floor with cloaks space and stairs rising to the accommodation on the first and second floors.

The first-floor landing divides with



steps on the left to the modern bathroom with white suite of combination WC and vanity unit with inset basin, 'P' shaped bath with tiled walls, rainfall shower head and hand-held attachment, built-in airing cupboard and heated ladder towel rail. To the right an open landing leads to stairs ascending to the top floor and an opening leads directly into the amalgamated kitchen/lounge area.

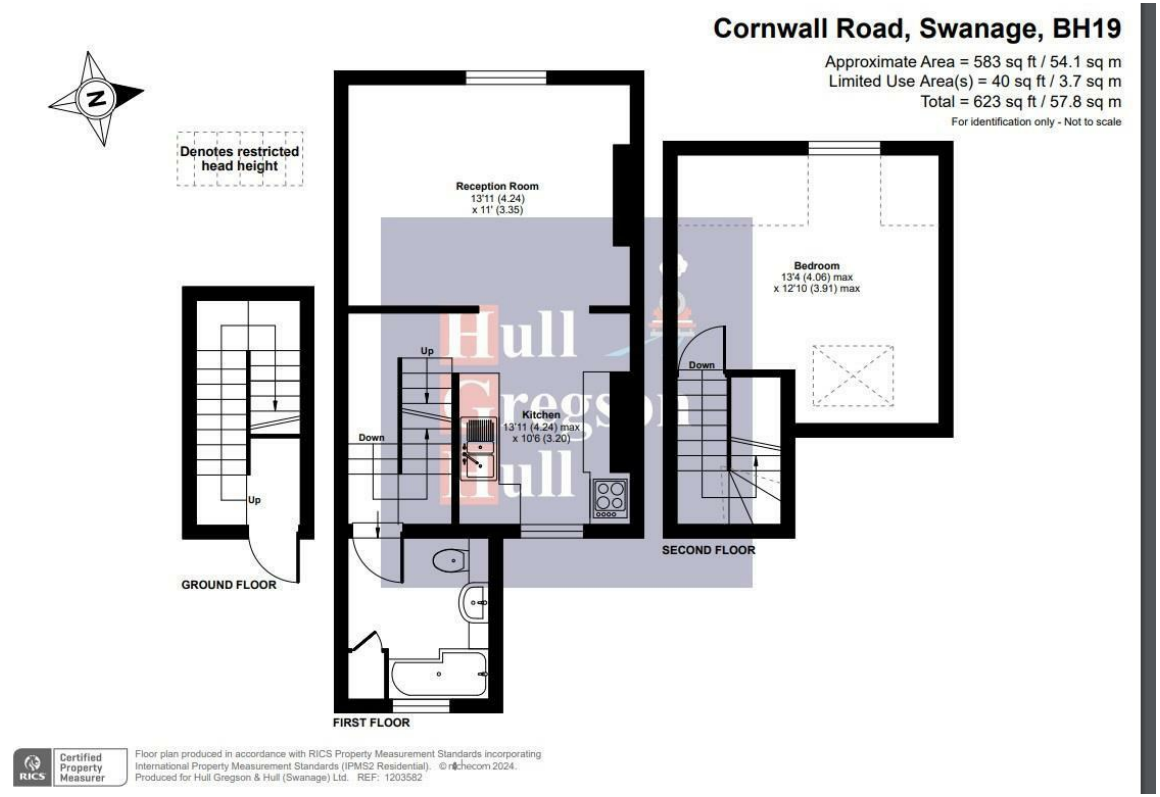
The kitchen area provides: a sleek range of modern base units comprising cupboards and drawers with complementary worktops; inset sink and drainer, ceramic hob with splash back and electric under oven; space for washing machine and upright fridge/freezer.

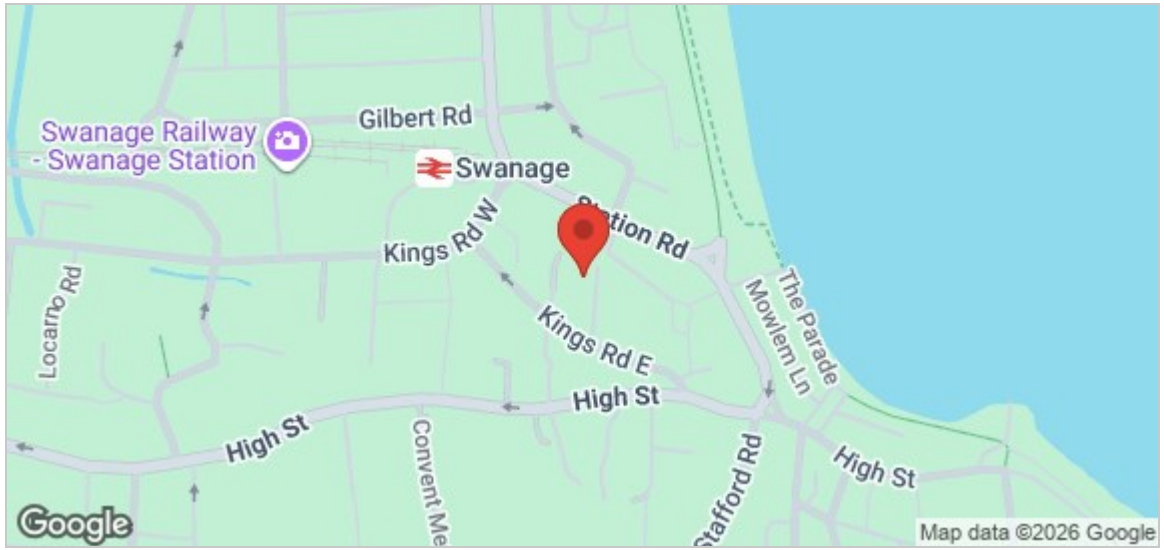
Wood laminate flooring continues from the kitchen through to the good-sized lounge area which has a feature chimney breast with hearth and space for a dining table and chairs. The charming outlook is to the quiet street below and opposite to a row of attractive Edwardian houses, typical of this area.



The staircase turns and rises up to the roomy, top floor double bedroom overlooking the street scene below. Sloping ceilings attractively frame the room and extra illumination is via roof light. With ample space for freestanding furniture, a door to the eaves provides additional storage space.

This lovely maisonette is IDEALLY LOCATED and will appeal particularly to FIRST TIME BUYERS or those seeking a bolthole in the town centre.





ROOM MEASUREMENTS

Kitchen
13'10" max x 10'5" (4.24 max x 3.20)

Lounge/Dining Room
13'10" x 10'11" (4.24 x 3.35)

Bathroom

Bedroom
13'3" x 12'9" (4.06 x 3.91)

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 and Second Floor converted Maisonette
Tenure: Leasehold: Lease with 143 years remaining. Ground rent £180 p.a. Maintenance 50% of any charges on an 'as and when' basis.
Council Tax Band: A
Property construction: Standard
Mains Electricity
Mains Water & Sewage: Supplied by Wessex Water
Heating Type: Independent Electric Heaters
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.

