



5 Cranborne Road

Swanage, BH19 1EA



£225,000 Leasehold -
Share of Freehold

Hull
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5 Cranborne Road

Swanage, BH19 1EA

- Two Bedroom First Floor Apartment
- Short Walk to town Centre and Beach
- Allocated Parking Space
- No Onward Chain
- Plenty of Storage Throughout
- Electric Heated Fire Place
- Box Bay Windows
- Characterful Property
- Close to Local Amenities
- Perfect Holiday home, Investment or First Time Buy





Welcome to Lulworth Court, a purpose-built apartment building in the heart of Swanage. This two bedroom apartment has been well-loved for many years, a great purchase for buyers looking to downsize, step on the property ladder or find a convenient holiday home in Swanage. This sizeable two bedroom first floor apartment is now available to the sales market with no onward chain. Upon entering the property, we are welcomed firstly into the hallway, with storage cupboard, great for storing shoes and coats. This versatile space makes an ideal dining area, comfortably fitting a family dining table and chairs. The hallway then leads to the inviting living room, with plenty of space for soft furnishings, a coffee table, display units for books and a TV with console. The living room is perfect for cosy evenings in, winding down by the electric fire or enjoying the peace and quiet in the box bay window.



The living room has a southerly-facing aspect, bringing in plenty of natural sunshine, everything you would need for convenient and easy living.

Adjacent to the living room is the kitchen. This is a practical and comfortable space, comprised of base and eyelevel storage cupboards, inset sink, space and plumbing for a washing machine, four-ring electric hob with oven under, and a southerly-aspect to flood the room with sunshine.

Towards the middle of the hallway there is the family bathroom, a good-sized room with bath and shower over, W.C, and hand basin. Just outside the bathroom is a convenient cupboard for linen and towel storage.

At the end of the hallway we are presented with two good-sized double bedrooms. Bedroom one benefits from built-in mirrored storage and a box bay window, making an ideal window nook to enjoy your morning coffee in. Next door is bedroom two which would make an ideal home office or guest room for when family come to visit.

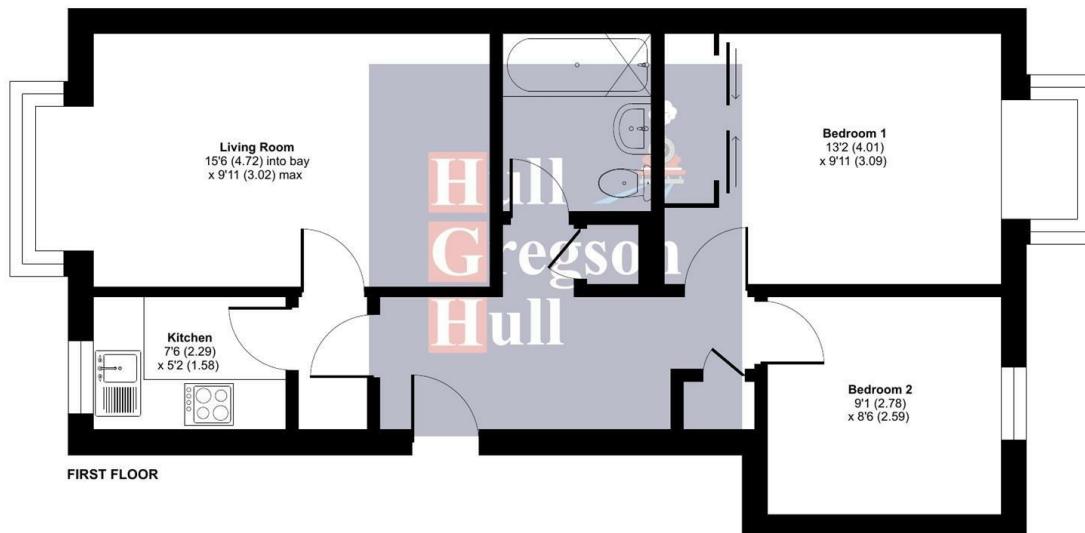
Outside, the property boasts a close proximity to the town centre, a short, level walk to all local amenities and Swanage beach. The property also has an allocated parking space, for ease and convenience, and a rarity in Swanage. This versatile apartment is offered to market with no forward chain, and is an ideal first time buy, investment property or holiday home by the coast. Swanage itself is famous for its scenic walks along the famous Jurassic Coast, the award-winning sandy beaches, Pier, Steam Railway and Durlston Country Park. Viewing is highly recommended.



Cranborne Road, Swanage, BH19

Approximate Area = 617 sq ft / 57.3 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nthecon 2025. Produced for Hull Gregson & Hull Ltd. REF: 1373907

Living Room

15'5" x 9'10" (4.72 x 3.02)

Kitchen

7'6" x 5'2" (2.29 x 1.58)

Bedroom One

13'1" x 10'1" (4.01 x 3.09)

Bedroom Two

9'1" x 8'5" (2.78 x 2.59)

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 Floor Flat

Property construction: Standard

Tenure: We understand they the annual maintenance charge is £1300, pets are not permitted. Long lets permitted. We understand that the lease has 999 years from 24/06/1989.

Council Tax Band C

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/

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) | A | | |
| (81-91) | B | | |
| (69-80) | C | | |
| (55-68) | D | | |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |

| Environmental Impact (CO ₂) Rating | | Current | Potential |
|---|---|-------------------------|-----------|
| Very environmentally friendly - lower CO ₂ emissions | | | |
| (92 plus) | A | | |
| (81-91) | B | | |
| (69-80) | C | | |
| (55-68) | D | | |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not environmentally friendly - higher CO ₂ emissions | | | |
| England & Wales | | EU Directive 2002/91/EC | |