

Park Road

Swanage, BH19 2AA

3 1 1 C

£350,000 Leasehold

Hull Gregson Hull

Park Road

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- Three Bedroom Apartment
- Excellent Views across Swanage Bay and Beyond
- Newly Refurbished
- Contemporary Kitchen
- Modern Shower Room
- Attractive Decor Thoughout
- Elevated Position
- Close to Parkland and Coastal Walks
- Elegant Complex of Apartments
- Must be Seen to be Appreciated













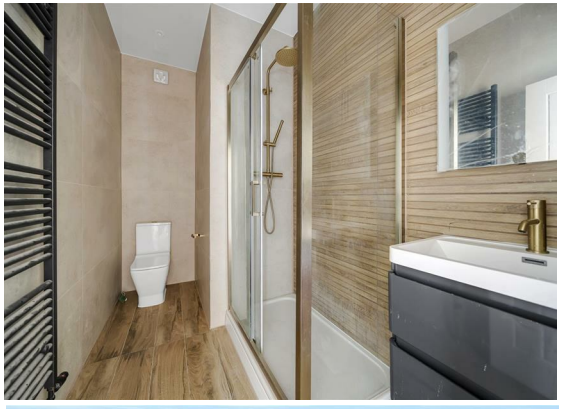




A THREE BEDROOM APARTMENT located in an elevated position with BREATHTAKING VIEWS to Ballard Down, Swanage Bay and Beyond. This FULLY REFURBISHED first floor apartment is both spacious and bright, and offers the RARE OPPORTUNITY to acquire a property in a favoured area of Swanage close to parkland and coast.

Find 'Sentryfields' at the top of tree-lined Park Road and a pathway over pleasant walled gardens takes you to the main, secure entrance door of with stairs rising to the first floor.

Enter the apartment and step into a spacious hallway with alcove for cloaks and shoe storage. Proceed to the galley-style Kitchen fitted with a contemporary range of stylish cupboards and drawers with marble-effect worktops, inset stainless steel sink with mixer tap over and gas hob with electric under oven and filtration hood. Integral appliances are included to include: a fridge, dishwasher, cooker, and washing machine.



Adjacent to the kitchen is the Dining Room or Bedroom Three, a fair sized room with a lovely view towards the sea. Across the hallway is a spacious and attractive Living Room boasting triple aspect windows revealing views to the hills and sea.

The stunning Principal Bedroom reveals a panoramic vista towards the sea and across Swanage to the Purbeck Hills and could be used as the main reception room if preferred.

Bedroom Two sits at the opposite end of the apartment and is another spacious room featuring a view to the sea. Adjacent is a Shower Room with large shower cubicle, wash basin and WC.



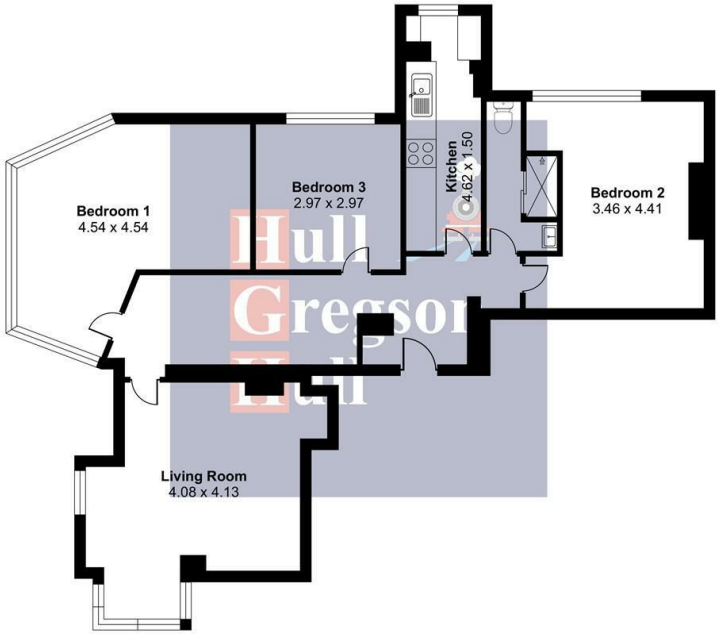
The living accommodation has been carpeted throughout and decorated with muted hues elaborating the light which fills these spaces. All fitments in the kitchen and bathroom, lighting and electrics have been replaced and a new gas fired boiler installed.

The property sits close to downland with pathways to Durlston Country Park and Peveril Point. and approximately five hundred yards from Swanage town centre, Victorian Pier and beaches.

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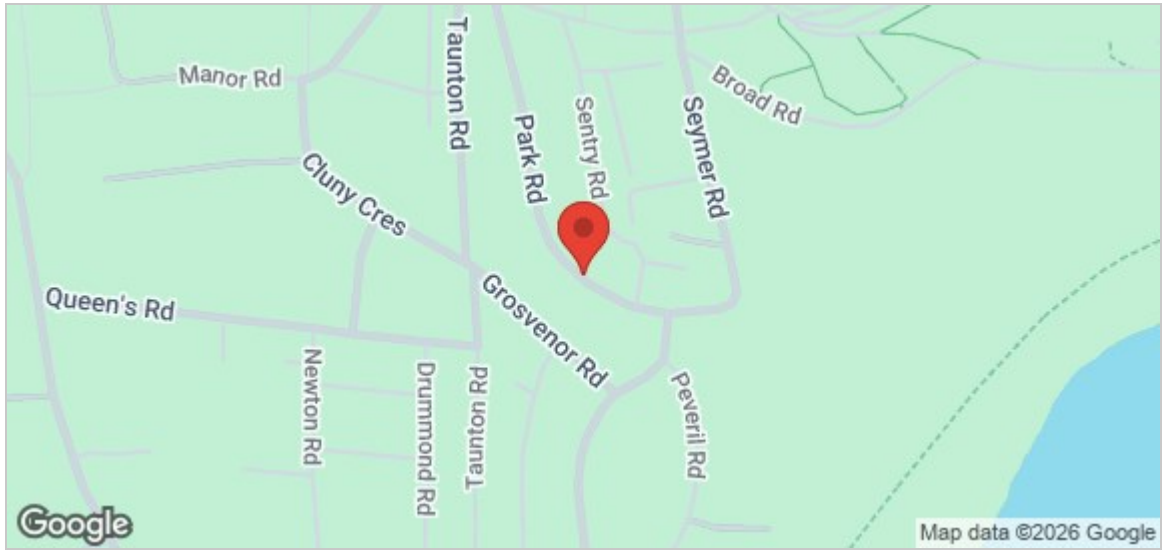
Approximate Total Area =851.99 sq ft / 79.82 sq m

For Identification only - Not to Scale



These floor plans are for general guidance only. All measurements and areas are approximate. No warranty or representation is made as to their accuracy, and they should not be relied upon for contractual or legal purposes. Interested parties must verify all details independently.

Zoom MARKETING



Living Room
13'6" max x 13'4" max (4.13 max x 4.08 max)

Kitchen
15'1" 4'11" (4.62 1.50)

Bedroom One
14'10" max x 14'10" max (4.54m max x 4.54m max)

Bedroom Two
14'5" x 11'4" (4.41m x 3.46m)

Bedroom Three
9'8" x 9'8" (2.97m x 2.97m)

Shower Room

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 Apartment (Converted)
Property construction: Standard
Tenure: Leasehold. 125 year lease from March 2026. Peppercorn Ground Rent. Maintenance charge currently £760.57 per annum.
Long lets permitted. Pets permitted with written consent.
Council Tax Band: B
Mains Electricity Mains
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/

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