Grosvenor Road

Swanage, BH19 2DD

2 2 1 C

£365,000 Leasehold - Share of Freehold

Hull Gregson Hull

Grosvenor Road

Swanage, BH19 2DD

- Apartment with Lift Access in Sought-After Residential Complex
- Beautiful Sea and Hill Views
- Balcony and Large Southerly Facing Roof Terrace
- Two Bedrooms (One with En Suite Shower Room)
- Open-Plan Living/Dining/Kitchen
- Underfloor Heating Throughout
- Ample Storage
- Allocated Parking Space & Visitor Parking
- Ideal Location for Seaside and Countryside
- No Forward Chain

SMART TWO BEDROOM FIRST FLOOR APARTMENT situated in a FAVOURED, ELEVATED LOCATION and enjoying LOVELY SEA and HILL VIEWS and benefiting from OPEN-PLAN SITTING/DINING ROOM, SEA FACING BALCONY, ROOF TERRACE and ALLOCATED PARKING SPACE..

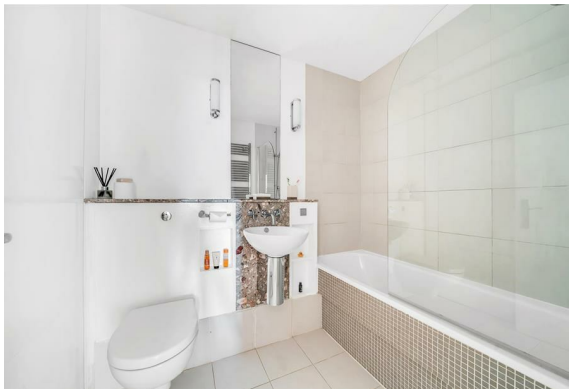
'White Lodge' is a prestigious development of apartments sensitively converted from a former hotel on the corner of Grosvenor and Durlston Road on the southern slopes of Swanage. Located approximately one third of a mile from the sea front and a short distance from the countryside and pathways along the Jurassic Coastline the apartment would suit those who enjoy a peaceful environment, the seaside and exploring the local area.

Enter through the main entrance door of White Lodge into an ornate lobby on the ground floor with lift or stairs ascending to the first floor and reach the front door of the apartment. Step through a small vestibule and a second door opens into a spacious hallway fitted with a large storage/cloak cupboard and video entry phone system.

A fully glazed door invites you into a wonderfully light, 'L' shaped and open plan Living, Kitchen and Dining area boasting dual aspect windows with an outlook towards Swanage Bay and Ballard Down. A bi-fold door opens onto a bowed Balcony allowing space for patio table and chairs and a place to enjoy the vista and fresh air throughout the seasons. The Lounge area sits to one side of the room with a fireplace with inset flame effect gas fire as the focal point; table and chairs are perfectly positioned between the balcony and kitchen so that the lovely outlook can be enjoyed whilst dining, and the neat Kitchen comprises a range of modern range of marble worktops with splashbacks, complementary drawers, wall and base units, inset gas hob with electric oven beneath and filtration hood over. Included are integral microwave, dishwasher and fridge/freezer.

Another excellent feature of the property is private and spacious external terrace accessed from the kitchen via a glazed door. This presents an advantageous position to enjoy day-long sunshine, a quiet place to read or have refreshments with friends.

Return to the Hallway to find the Principal Bedroom which enjoys sea and hill views and the benefit of ample built-in storage. An en suite shower/wet room comprises walk-in shower with tiled surround, washbasin within a vanity unit and low-level W.C. Bedroom Two has a fine southerly outlook onto the roof terrace through a feature, stone surround windows and a pair of double wardrobes provide plenty of storage space. Finally, the adjacent Bathroom has a tiled floor and mostly tiled walls and comprises an attractive and modern suite of bath with shower over and shower screen, combination washbasin and WC and large linen cupboard with space for washing machine.

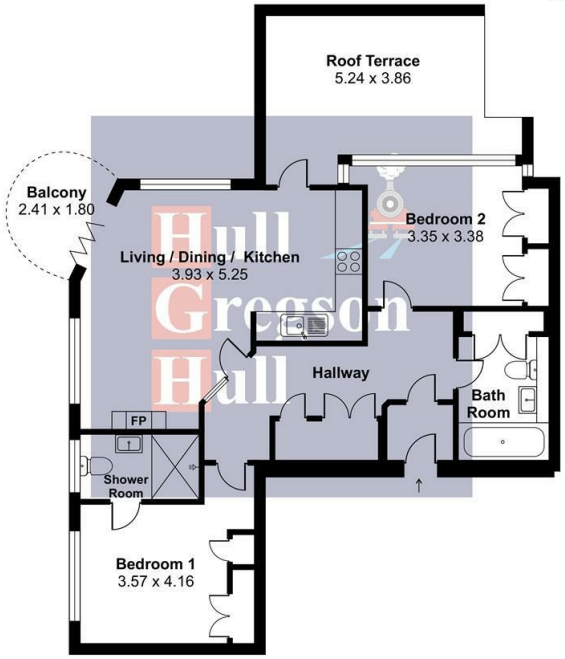


To the front of the building is an allocated parking space with visitor parking available and a communal storage unit.

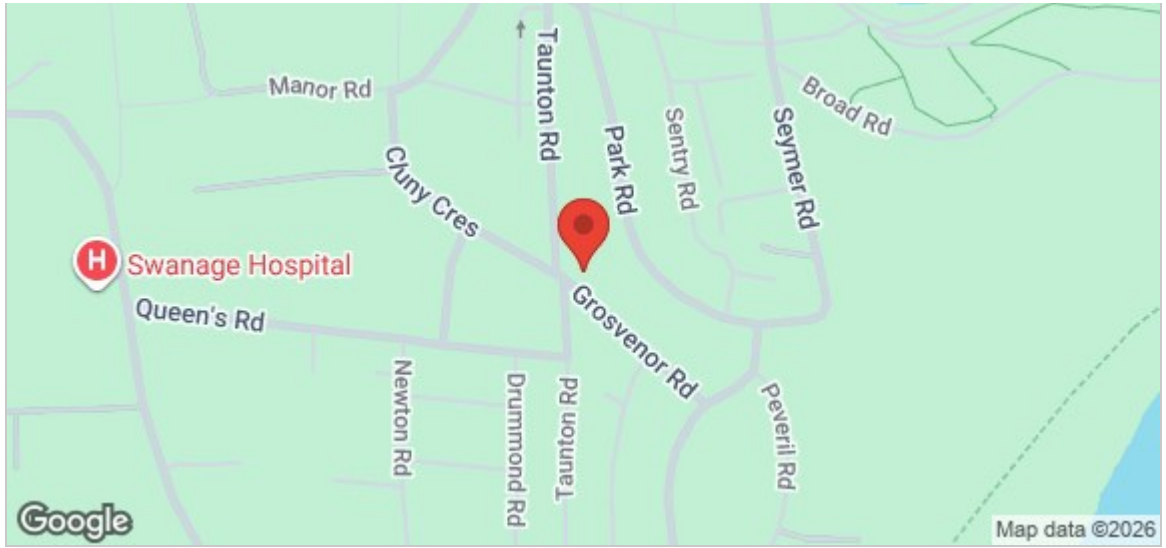
White Lodge is an elegant, residential complex of ten apartments blessed by its proximity to seaside and countryside. This lovely and individual apartment is being sold with No Forward Chain and must be seen to be appreciated.

White Lodge, Grosvenor Road, Swanage, BH19 2DD

Approximate Inside Area =825.63 sq ft / 77.35 sq m
Approximate Outside Area =223.94 sq ft / 20.98 sq m
Approximate Total Area =1049.57 sq ft / 98.33 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.



Open Plan Living/Dining/Kitchen 17'2" x 12'10" (max measurements) (5.25m x 3.93 (max measurements))

Bedroom One 13'7" x 11'8" (4.16m x 3.57m)

En Suite Shower Room

Bedroom Two 11'1" x 10'11" (3.38m x 3.35m)

Bathroom

Roof Terrace 17'2" 12'7" (5.24m 3.86m)

Balcony

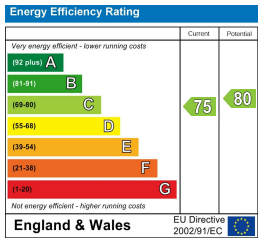
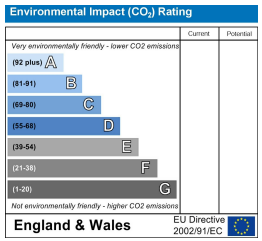
Allocated Parking Space

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 (Conversion)
Property Construction: Standard
Tenure: We are advised that the Tenure is Leasehold with a 125 year lease from 2006. The variable annual maintenance payable in two instalments. (£3,816.77 total for the period January - December 2026). Long Lets permitted however no holiday lets. Pets with consent of the management.
Council Tax: Band E
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. In some instance, virtual staging and virtual enhancements are used. Intending purchasers should not rely on any photos or descriptions 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 firms employment has the authority to make or give any representation or warranty in respect of the property.