



Ulwell Road
Swanage, BH19 1LH



Hull
Gregson
Hull

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- Private Gated, Unique Maisonette
- Stunning Panoramic Views Across Swanage Bay
- Beautifully Presented
- Four Reception Rooms
- Four Double Bedrooms
- Four Bathrooms
- Four Allocated Parking Bays
- Private Courtyard Garden, Terraced Areas and Two Balconies
- Popular Blue Flag Beaches (approx 75m)
- No Onward Chain





This LUXURIOUS FOUR-BEDROOM APARTMENT offers PANORAMIC SEA VIEWS across Swanage Bay to Peveril Point & the Isle of Wight, offers beautifully arranged and spacious accommodation, PARKING for FOUR VEHICLES, TERRACE & BALCONY.

A residents' driveway provides access to four private parking spaces. Steps then lead to the first floor and the private entrance to this wonderful property.

Upon entering a large hallway provides access to two bedrooms. Bedroom Three is a generous double bedroom and feature French doors provide access via steps to the rear garden. An en suite bathroom comprises panelled bath, separate shower cubicle, low-level W.C, bidet and wash hand basin. Bedroom Four, also a double bedroom, offers ample space for bedroom furniture and a shower room en suite with shower cubicle, W.C and wash hand basin.

Following the hallway, a Cloakroom/Utility room with W.C. and washbasin, offers convenient storage for shoes and coats and ample space and plumbing for a washing machine.

Stairs ascend to the second floor.

As you arrive at the top of the stairs, you are welcomed into the most delightful and spacious, open plan Kitchen/ Dining room, a magnificent entertaining area for your guests. The Kitchen offers a range of base level units and is equipped with a range of integral appliances.

The eye is then drawn to large French doors presenting the superb sea views over the bay and through which access can be gained onto the Terrace, - a wonderful spot on a warm day for a cold beverage whilst taking in the vista with the option to retreat to the Sun Room to watch the sea and clouds on a cooler day in the comfort of your own home. A Balcony at the end of the sun room is a great viewing spot, pole-position for Swanage Fireworks!

A cosy Sitting Room with feature fireplace is located just behind the sun room and adjacent

Bedroom Two with unique, turret-style window, offering near 180 degree sea and beach views. The main Bathroom is then positioned closeby and has both a separate bath, shower, wash basin with vanity cupboard, W.C and bidet

The Main Bedroom benefits from an en suite with bath and shower. and finally a well-proportioned study room provides an ideal place for home working, reading or painting.

The property is beautifully presented throughout and is positioned within close proximity to Swanage beach and town centre. Nearby Studland Bay is just a short car journey away and beyond, Sandbanks, via the chain ferry. This is a highly desirable apartment in an enviable location and must be seen to appreciate its size and special features.



Approximate Floor Area = 233 sq m / 2508 sq ft



First Floor

This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition.
All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #76010

Second Floor

First Floor

Bedroom 14'3" x 11'2" (4.35 x 3.42)

Bedroom 10'3" x 9'9" (3.13 x 2.99)

Ensuite

Bathroom

Cloakroom

Second Floor

Kitchen / Dining Room 32'10" x 13'10" (10.02 x 4.24)

Sun Room 22'2" x 12'9" (6.78 x 3.89)

Sitting Room 14'2" x 13'8" (4.32 x 4.19)

Bedroom 14'8" x 10'7" (4.48 x 3.23)

Bathroom

Bedroom 11'10" x 10'1" (3.61 x 3.08)

Bathroom

Study 12'10" x 8'11" (3.92 x 2.72)

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. The lease has approximately 99 years left to run and the service charge is approximately £3,500 per annum.

Property type: Duplex Apartment

Property construction: Standard

Mains Electricity

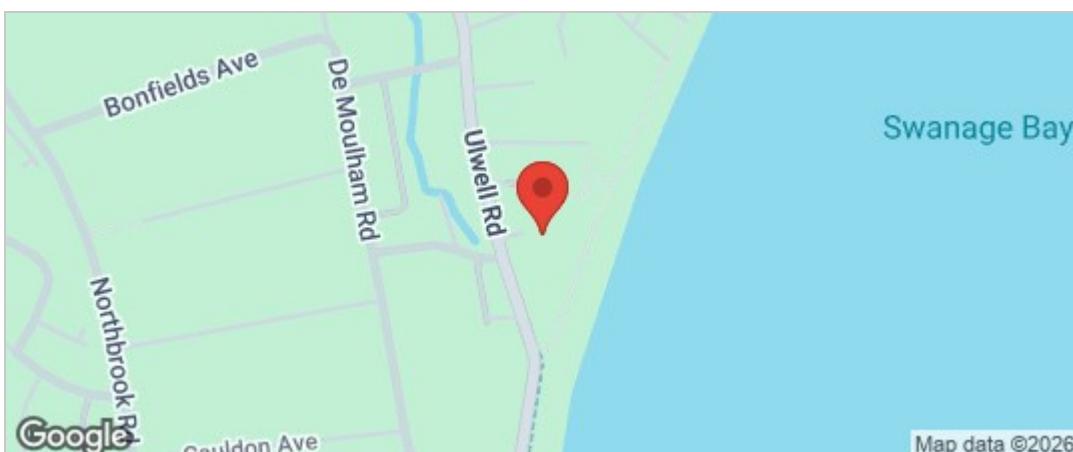
Mains Water & Sewage: Supplied by Wessex Water

Heating Type: Gas Central Heating

Broadband/Mobile signal/coverage: For further details please see the Ofcom Mobile Signal & Broadband checker.
checker.ofcom.org.uk/

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/s 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	Previous
Very energy efficient - lower running costs	(92 plus)	A	
(81-91)	B		
(70-80)	C		
(59-69)	D		
(48-58)	E		
(37-47)	F		
(26-36)	G		
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC	71	78

Environmental Impact (CO ₂) Rating		Current	Previous
Very environmentally friendly - lower CO ₂ emissions	(92 plus)	A	
(81-91)	B		
(70-80)	C		
(59-69)	D		
(48-58)	E		
(37-47)	F		
(26-36)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC		