

## Swanbrook Mews

Kings Road West Swanage, BH19 1HR



Leasehold - Share of  
Freehold





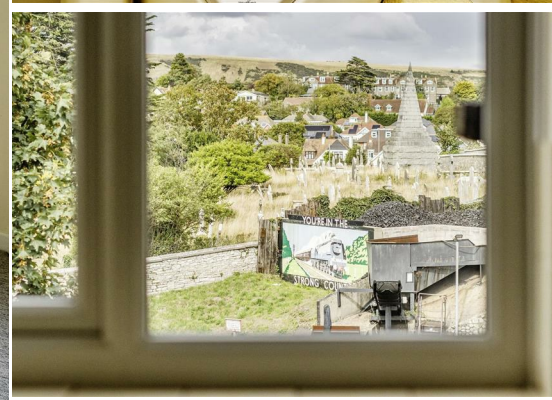
## Swanbrook Mews

Kings Road West Swanage,  
BH19 1HR

- Two Bedroom Top Floor Flat
- Spacious Accommodation
- Lovely Outlook over Swanage Railway to the Purbeck Hills
- Close to Town Centre and All Amenities
- Ideal Investment Purchase
- Scope to Update to Taste
- Galley Kitchen
- Large Lounge/Dining Room
- Southerly Facing Bedrooms
- No Forward Chain







This TWO BEDROOM TOP FLOOR APARTMENT is located in a convenient position within EASY WALKING DISTANCE from the town centre, sea front and all amenities. With an ATTRACTIVE OUTLOOK towards Ballard Down over the popular private Swanage Railway, the apartment has SPACIOUS ACCOMMODATION and the benefit of an ALLOCATED PARKING SPACE. Particularly appealing as a long-term let investment, the apartment offers the opportunity to create a comfortable and stylish home. There is no forward chain.



Communal stairs rise to the third floor and into a small vestibule with cupboard for coats and shoes and into a hallway with doors to all rooms. To the left the Kitchen which offers a pleasant northerly outlook to the hills and interesting aspect overlooking the characterful railway lines, Court Road Bridge, over King George V playing fields to the Purbeck Hills. The kitchen is 'galley' style and offers good worktop space with under counter cupboards and space for washing machine, fridge and freezer. Included is a freestanding electric cooker with oven and grill, and a handy hatch opens into the adjacent Lounge/Dining Room.

The Lounge/Dining Room is spacious with a picture window through which to enjoy the cheerful vista beyond. This comfortable reception room offers ample space for a suite of settee, dining table and chairs.



Both bedrooms have a bright, southerly aspect, the Main Bedroom is very roomy and has some built-in wardrobes and could easily accommodate a king-sized bed along with other bedroom furniture. Bedroom Two would make an ideal guest or child's room, or perhaps a study for those who work from home.

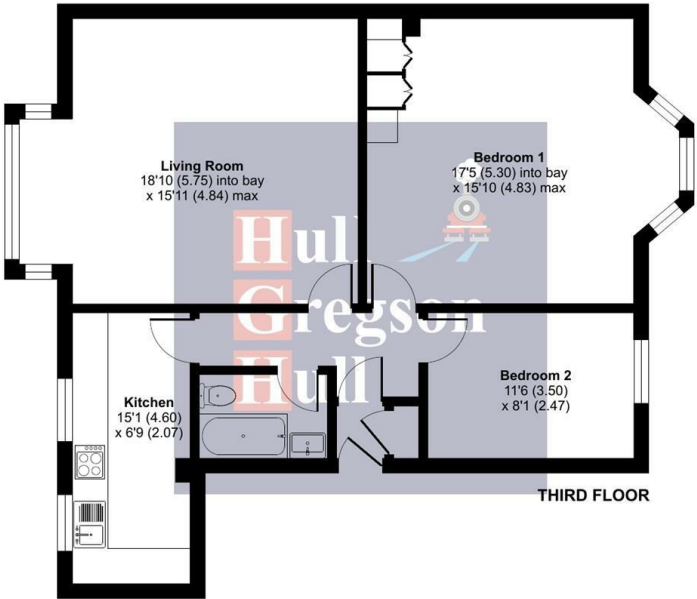
The Bathroom comprises a suite of bath with shower attachment over, pedestal basin and WC.

Outside, there is a communal garden alongside the Swan Brook, an allocated parking space and drying area.

This apartment offers an IDEAL OPPORTUNITY to acquire a good sized apartment in a very popular seaside town.

Kings Road West, Swanage, BH19

Approximate Area = 850 sq ft / 78.9 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). © richcom 2025. Produced for Hull Gregson & Hull (Swanage) Ltd. REF: 1350252

Lounge/Diner 18'10" x 15'10" (5.75 x 4.84)

Kitchen 15'1" x 6'9" (4.60 x 2.07)

Bedroom One 17'4" x 15'10" (5.30 x 4.83)

Bedroom Two 11'5" x 8'1" (3.5 x 2.47)

Bathroom

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: Purpose built, top floor flat.

Property construction: Standard

Tenure: Leasehold. Share of freehold. 99 years from 1988. No Ground Rent. The lease may be extended as part of the purchase process, as has already been done by other leaseholders Maintenance £1,200 per annum.

Long term lets permitted but no holiday lets. Pets are not allowed.

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.

