



## Victoria Avenue

Swanage, BH19 1AN



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- First Floor Apartment
- Two Bedrooms
- Close Proximity to Local Amenities
- Allocated Parking Space
- Short Distance From Swanage Beach
- Spacious Living And Dining Space
- Ideal First Time Purchase
- Bright & Airy Accommodation
- Bay Window With Sea Views
- Perfect Buy To Let

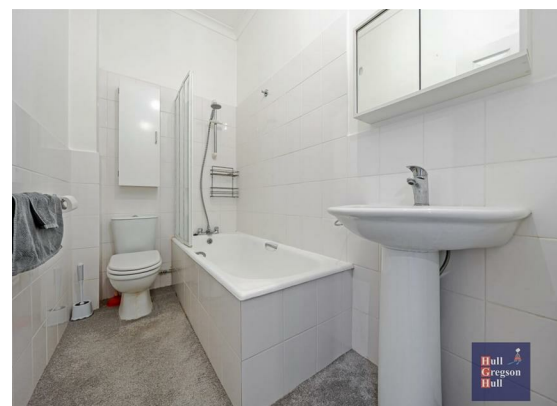




We are delighted to bring to the market a sizeable TWO BEDROOM FIRST FLOOR APARTMENT with a SEA VIEW in the heart of Swanage in a CONVENIENT LOCATION a short distance away from the award winning Swanage Beach and local amenities. An IDEAL OPPORTUNITY for first time buyers or holiday home by the Sea.



The layout features a generously sized living/dining area with a great amount of space for cosy furniture to enjoy relaxed evenings in, there is a space for dining in front of the large bay window with sea views making the area making the area bright and airy living perfect for having home cooked meals or entertaining with the family or guests.



The kitchen is a homely, comfortable space comprising base and eye level storage units all through-out. The kitchen boasts the convenience of a practical cooking space. With built in appliances such as electric hob, oven and space for either a washing machine or dryer.

As you walk through the hallway, you are invited firstly to the primary suite. This space is exceptionally large with room to put in your own wardrobes and space for a large king size bed for a cosy nights. The second bedroom is a good sized single room for your guests to stay or can be used as a useful at home office.

Outside, there is an allocated parking space.

This superb apartment is offered to the market with no forward chain, viewing is highly recommended.



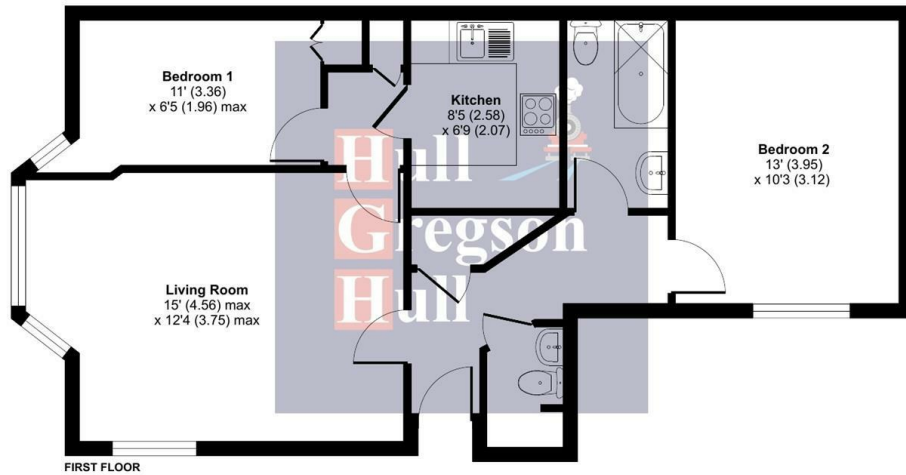
The apartment is located a stones throw away from Swanage beach and the town where there is so much to see and do. The town is flooded with restaurants and local small businesses for you to explore. It also has the recreation grounds for the children and the arcade along the seafront and much more. There is something for everyone right on the doorstep at Seaforth Lodge.



# Victoria Avenue, Swanage, BH19

Approximate Area = 640 sq ft / 59.4 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). © nrichcom 2025. Produced for Hull Gregson & Hull (Swanage) Ltd. REF: 1330779

**Living Room**  
14'11" x 12'3" (4.56 x 3.75)

**Bedroom One**  
11'0" x 6'5" (3.36 x 1.96)

**Bedroom Two**  
12'11" x 10'2" (3.95 x 3.12)

**Kitchen**  
8'5" x 6'9" (2.58 x 2.07)

### 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: Apartment  
Property construction: Standard

Tenure: Share of Freehold: Long Lease remaining. (999 years from June 1975) The annual service charge is approximately £1,235. Service charge includes Building Insurance, internal & external area maintenance. AST lets are allowed (minimum 6 months), holiday lets are not. Pets considered by the management company.

Council Tax: Band B

Mains Electricity

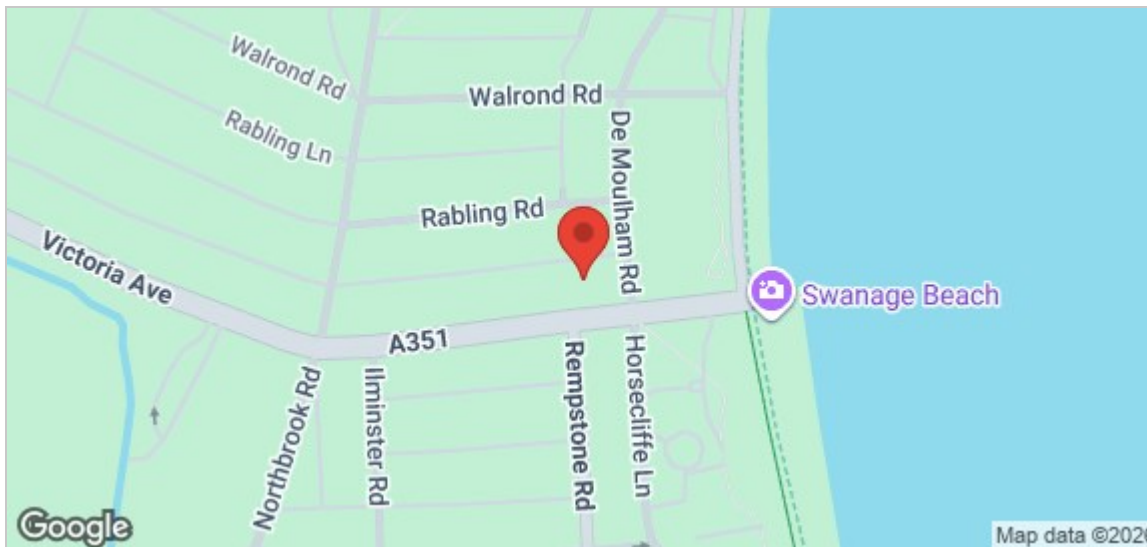
Mains Water & Sewage: Supplied by Wessex Water

Heating Type: Mains Gas central Heating.

Broadband/Mobile signal/coverage: For further details please see the Ofcom Mobile Signal & Broadband checker. [checker.ofcom.gov.uk/](http://checker.ofcom.gov.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		
EU Directive 2002/91/EC	73	78

Environmental Impact (CO <sub>2</sub> ) Rating	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
EU Directive 2002/91/EC		