



Clifton Close

Swanage, BH19 1NW



Share of Freehold



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- Two Bedroom Ground Floor Apartment
- Spacious Accommodation
- Contemporary Kitchen
- Modern Bathroom
- Garage and Allocated Parking Space
- Sought After Location
- Short Distance to Swanage Beach
- Pleasant Communal Gardens
- No Forward Chain
- Share of Freehold





We are pleased to present this modern TWO BEDROOM, GROUND FLOOR APARTMENT located just a short distance from the beach at Ocean Bay and a pleasant half a mile stroll along the promenade to Swanage town centre. With an oblique outlook towards Swanage Bay, the apartment boasts spacious accommodation and has the benefit of a GARAGE and ALLOCATED PARKING SPACE.



A secure main door to the front of the property leads through a communal hallway to the entrance door of the apartment. Step into the apartment and a wide inner hallway presents doors to all rooms.

To the left, the bright and westerly facing kitchen presents a stone tiled floor and a contemporary range of base and wall cupboards, an 'L' shaped worktop with inset



electric hob, electric oven and filtration hood over. There is ample space for washing machine, fridge freezer and to set a small breakfast table.

Return to the hallway to find next, the family Bathroom which comprises a modern suite of panelled 'P' shape bath with shower over and glazed shower screen, washbasin and WC. Alongside, a floor to ceiling cupboard which provides a good extra storage space.

Then into Bedroom Two, a spacious double bedroom with a westerly facing window and built-in wardrobe with sliding doors.

Adjacent, Bedroom One is a generously sized room with built-in wardrobe and ample space for freestanding bedroom furniture. It features a picture window looking out towards the communal garden to the front.

The accommodation is completed by the Lounge / Diner which features a picture window with a view towards the gardens and a sea glimpse. This room allows plenty of space to arrange dining table and chairs, sofa and occasional furniture.

Outside, the well tended communal garden encircles Clifton Close presenting views to Swanage Bay, a perfect spot to spectate as the Carnival Procession passes by! To the rear a communal drying area is sheltered by a wall and elevated garden area.

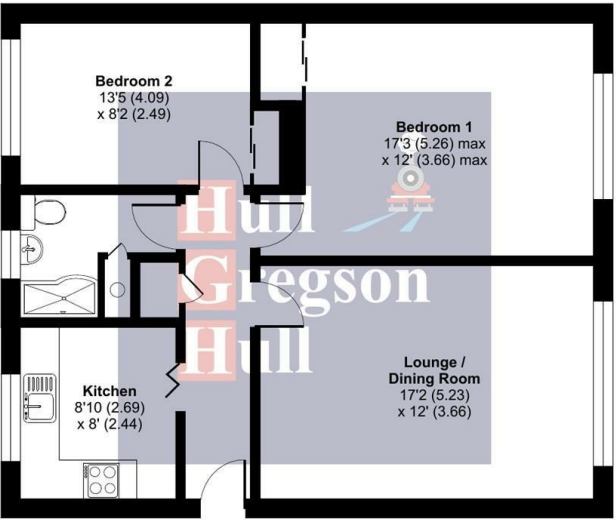
Finally, the property includes a Garage with light and power, with an additional, allocated parking space to the front of Clifton Close.

This property offers a rare opportunity to acquire a surprisingly spacious and apartment in a sought-after area of Swanage close to the beach.



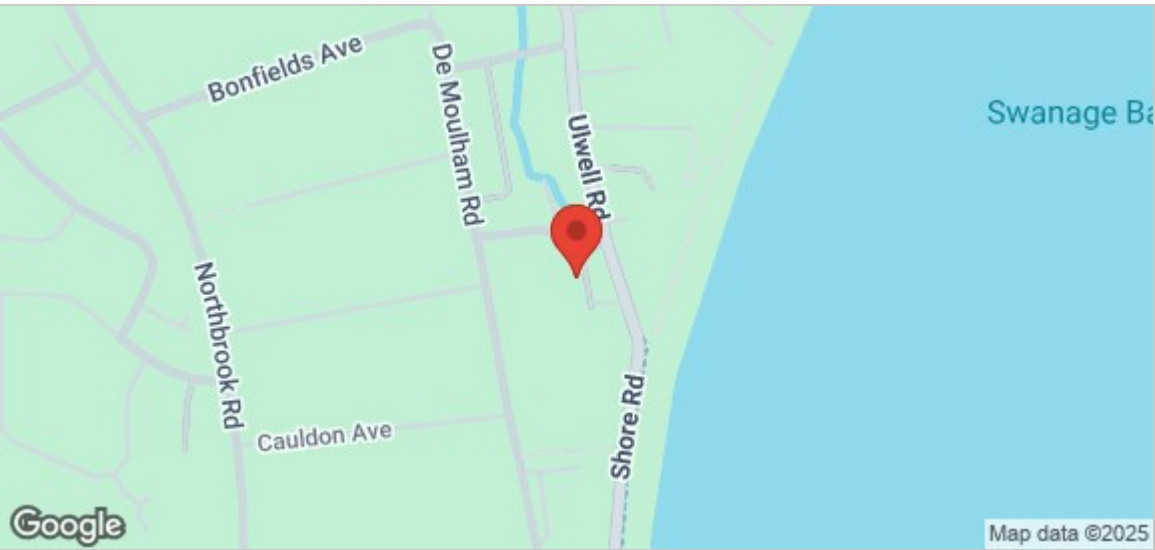
Clifton Close, Swanage, BH19

Approximate Area = 722 sq ft / 67.1 sq m
For identification only - Not to scale



GROUND FLOOR

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: 1309696



ROOM MEASUREMENTS

Kitchen

8'9" x 8'0" (2.69m x 2.44m)

Lounge/Dining Room

17'1" x 12'0" (5.23m x 3.66m)

Bedroom One

17'3" x 12'0" (5.26m x 3.66m)

Bedroom Two

13'5" x 8'2" (4.09m x 2.49m)

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 Ground Floor Flat
Tenure: Share of Freehold. 999 year Lease from 1970. Maintenance charge is approximately £2,000 per annum. Long term lets permitted but no holiday lets. Pets by permission of the Management.
Property construction: Standard
Council Tax: Band D
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/

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