



## East Court

Kings Road East Swanage, BH19 1ES

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**Hull**  
**Gregson**  
**Hull**

## East Court

Kings Road East Swanage,  
BH19 1FS

- Two Bedroom Apartment
- Town Center Location
- Close to Local Amenities
- Ideal Investment
- Swanage Beach Nearby
- Sleek, Modern Design Throughout
- Open Plan Kitchen / Living / Dining Room
- Light & Airy Space
- All Lets and Pets Permitted
- Ample Storage





Nestled in the heart of Swanage, this spacious two-bedroom flat offers an exceptional opportunity to enjoy coastal living. Positioned just a short stroll from the award-winning sandy beach, town center and local amenities. Ideal as a permanent residence, lock-up-and-leave holiday home, or proven rental investment with holiday lets permitted.

The flat is set within a well-maintained managed building, offering a welcoming communal entrance with secure entry, clean shared hallways, and a sense of privacy.

Stepping through the main entrance,

the accommodation is generously proportioned and arranged to flood the room with natural light. The main living area provides ample space for relaxing as well as space for TV and console. This room then opens into the modern designed kitchen that has a practical layout, fitted base and eye level units, and ample worktop space with the luxury of integral appliances such as washing machine, fridge, oven and gas hob.

There are two comfortable double bedrooms, both with ample space for freestanding furniture. The principal bedroom is generously sized, making it an inviting and cosy space to wind down and relax. The second bedroom is equally versatile and can be used as a guest room, home office or second bedroom.

A contemporary bathroom with a full suite, including a bath with shower over, adds further convenience with built-in storage cupboards.

Its central location places all the essentials on your doorstep from cafés and restaurants to local transport links, including the heritage steam railway and regular bus services connecting to Poole, Wareham, and surrounding villages.

The property is presented to market with no forward chain, viewing is highly recommended.

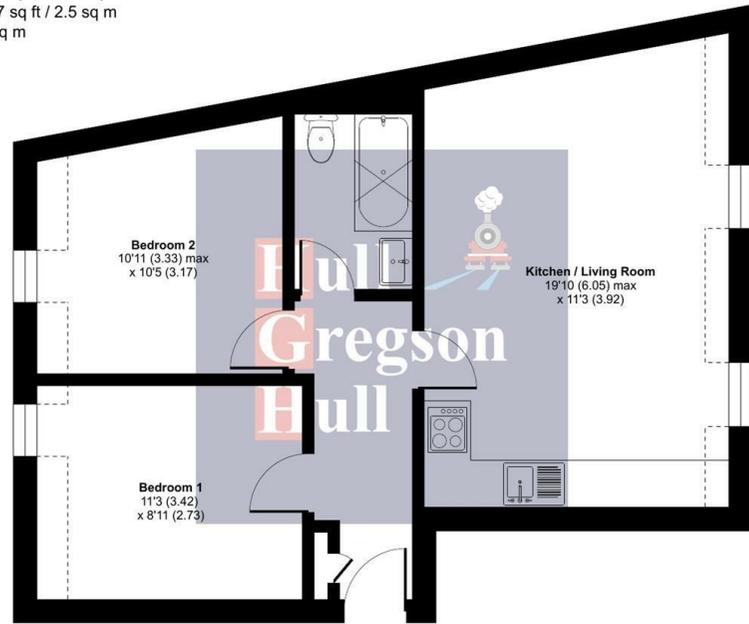


# Kings Road East, Swanage, BH19

Approximate Area = 536 sq ft / 49.7 sq m  
 Limited Use Area(s) = 27 sq ft / 2.5 sq m  
 Total = 563 sq ft / 52.2 sq m

For identification only - Not to scale

Denotes restricted head height



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Hull Gregson & Hull Ltd. REF:1386099



**Kitchen / Living Room**  
19'10" x 12'10" (6.05 x 3.92)

**Bedroom One**  
11'2" x 8'11" (3.42 x 2.73)

**Bedroom Two**  
10'11" x 10'4" (3.33 x 3.17)

**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: Flat

Property construction: Standard

Tenure: Leasehold. The lease has approximately 110 years remaining, and the service charge is approximately £1300 per annum. The annual ground rent is £250. No pet or letting restrictions.

Council Tax: Rateable Value £3,200 from April 2026 (£0 payable).

Mains Electricity

Mains Water & Sewage: Supplied by Wessex Water

Heating Type: Gas

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



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	80	80

Environmental Impact (CO <sub>2</sub> ) Rating	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(82 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		