



Victoria Avenue
Swanage, BH19 1AN

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- Immaculately Presented First Floor Apartment
- Views towards Isle of Wight and Swanage Bay
- Seaside Location
- Two Double Bedrooms
- Spacious Open Plan Living Area
- Modern and Sleek Design Throughout
- Allocated Parking Space
- Close to Local Amenities and Transport Links
- Bathroom and Separate W.C
- No Forward Chain





Welcome to Richmond Lodge, a quaint apartment building situated just a stone's throw from the award-winning sandy beaches of Swanage. This immaculate first floor apartment is presented to market with no forward chain. The apartment is accessed via a communal entrance with stairs rising to the first floor. Enter through the interior door into the entrance hall, ideal for leaving coats and shoes, and be welcomed firstly to the living area. This bright and modern space comprises the contemporary kitchen, with integral appliances



such as fridge/freezer and dishwasher, oven and electric four-ring hob, inset sink and sleek white counters.

The u-shaped kitchen is bordered by a large breakfast bar with space for four seats, making a great place to enjoy drinks with friends. The living area provides ample space for a dining table and cosy sofas for comfortable living, dual aspect windows provide plenty of natural sunshine and the added feature of views towards Swanage bay. A chic electric fireplace continues the feeling of luxury throughout the home.

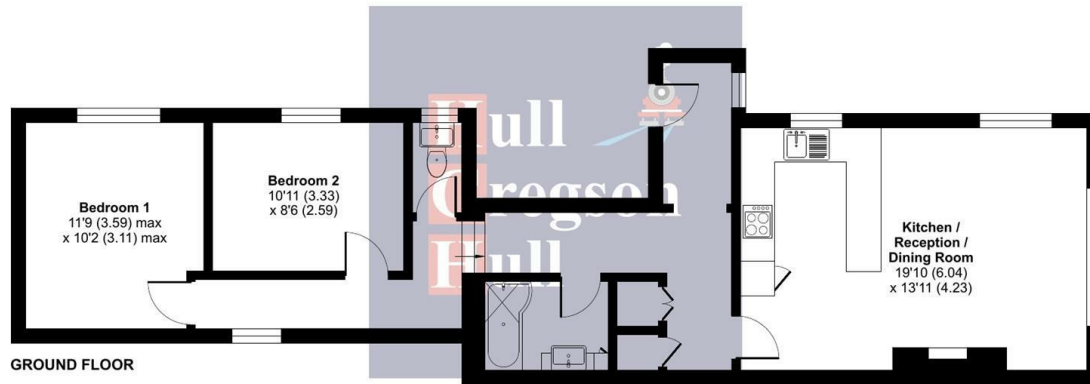
From the living area, the hallway offers plenty of storage for linen or beach apparel. Following through the hallway there is the family bathroom, again of sleek and contemporary design with P-Shaped bath and electric shower over, additional storage solutions, and wash basin. Step down the split-level hallway and there is the separate W.C., and wash basin. Situated towards the end of the hallway is bedroom two, a generous twin room, ideal for younger family members or a home office. The principal bedroom is nestled at the end of the hallway, and offers plenty of space for wardrobes and a large double bed. This room presents spectacular views towards the sea and Isle of Wight.



This beautifully-presented two bedroom property also benefits from an allocated parking space, all whilst situated just a short stroll from the town centre and beach. The versatile property makes an ideal first-time buy, holiday home or buy to let.

Victoria Avenue, Swanage, BH19

Approximate Area = 746 sq ft / 69.3 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). © richcom 2025. Produced for Hull Gregson & Hull (Swanage) Ltd. REF: 1370028

Kitchen/Reception/Dining Room

19'9" x 13'10" (6.04 x 4.23)

Bedroom One

11'9" max x 10'2" max (3.59 max x 3.11 max)

Bedroom Two

10'11" x 8'5" (3.33 x 2.59)

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. We are advised that the property is a share of the freehold, with a lease term of 51 years since 1977. Maintenance charge is £125 per annum. There are no letting restrictions and pets are permitted by permission of the management company

Property type: Apartment

Property construction: Standard

Mains Electricity

Mains Water & Sewage: Supplied by Wessex Water

Heating Type: Electric

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.



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	