



**7 Drummond Road**

Swanage, BH19 2DX

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**£315,000**

**Leasehold with Share of Freehold**



## 7 Drummond Road

Swanage, BH19 2DX

- Two Bedroom Ground Floor Apartment
- Private Entrance
- Open Plan Sitting/ Kitchen/ Dining Room
- Bay Windows
- Bright and Airy Accomodation
- Short Distance To Country Walks
- Ideal First Time Home
- No Onward Chain
- Characterful Features
- Some Updating Required





\*A rare opportunity to purchase an affordable property in this desirable location\*.

Nestled in the charming coastal town of Swanage, this delightful ground floor flat with private garden is perfect for those seeking a light and airy living space. This two double bedroom apartment is situated in a sought-after location, making it an ideal choice for both first-time buyers and those looking to downsize.

Upon entering, you are greeted by a spacious hallway that sets the tone for the rest of the home. The two bedrooms, located at the front of the



property, are both generously sized and feature bay windows that allow natural light to flood in, creating a warm and inviting atmosphere. The first bedroom comfortably accommodates a double bed and includes built-in storage, while the second bedroom boasts dual aspect windows and additional storage cupboards.

As you continue down the hallway, you will find the family bathroom, which is equipped with a wash hand basin, W.C, and a bath with a shower overhead. The dining area is a true highlight, featuring a character fireplace adorned with Purbeck stone, adding a touch of elegance to your dining experience. Adjacent to the dining room is the sitting room, where French doors open out to a private garden, perfect for alfresco dining or entertaining guests.

The garden is predominantly laid to lawn, complemented by a Purbeck stone paved patio, making it an ideal space for children to play during the warmer months or for storing outdoor furniture in the colder seasons. The sitting room is further enhanced by a log burner and dual aspect windows, ensuring a bright and cosy environment.



Flowing seamlessly from the living area is the kitchen, which offers ample storage with eye-level and under-counter units, as well as space for a free-standing fridge freezer and dishwasher. Additionally, a study area with a box bay window overlooks the garden, providing a tranquil space for working from home or simply enjoying a quiet moment.

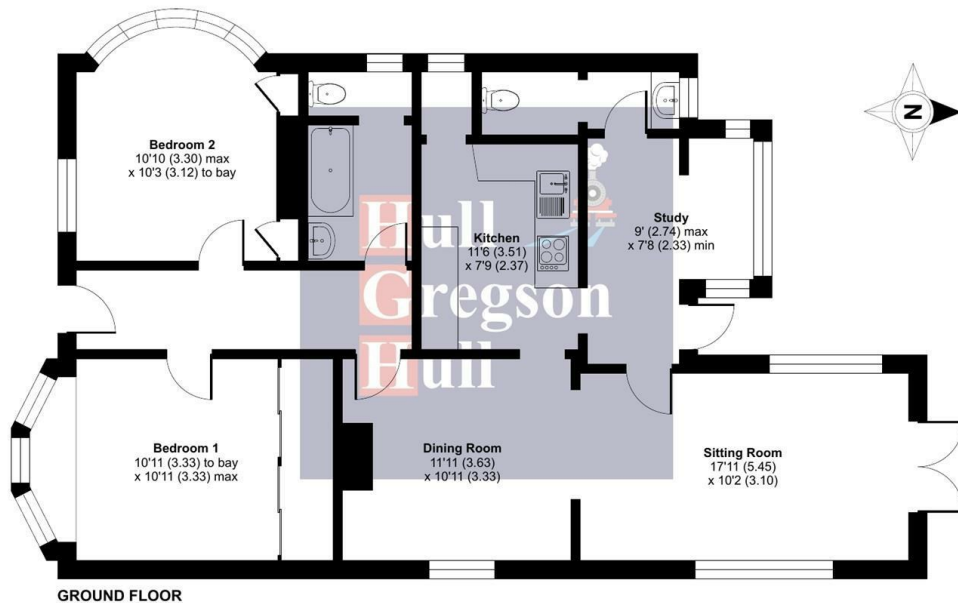
The property is located in South Swanage and is elegantly positioned to offer a delightful sea view from the private front garden. Swanage town centre and the award winning golden beach is a short distance away from the property. Durlston offers a peaceful coastal lifestyle with beautiful cliff-top walks, and access to Durlston Country Park which is moments away from the property. It's an ideal location for those seeking life on the Jurassic Coast.

The character has remained through out the property with its original wood flooring and Purbeck stone accents above the fire place. This property is ideal for people looking to step on the property ladder, retire to the area or buy to let investment. Viewing is highly recommended.

## Drummond Road, Swanage, BH19

Approximate Area = 1052 sq ft / 97.7 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). © nichicom 2025. Produced for Hull Gregson & Hull (Swanage) Ltd. REF: 1382793

**Sitting Room 17'10" x 10'2" (5.45 x 3.10)**

**Dining Room 11'10" x 10'11" (3.63 x 3.33)**

**Kitchen 11'6" x 7'9" (3.51 x 2.37)**

**Study 8'11" x 7'7" (2.74 x 2.33)**

**Bedroom One 9'10".108'3" x 10'11" (3.33 x 3.33)**

**Bedroom Two 10'9" x 10'2" (3.30 x 3.12)**

### 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: Ground Floor Apartment

Property construction: Standard

Tenure: Leasehold with Share of Freehold. Lease: 199 years from September 2006. Maintenance on an 'as and when' basis. There are no restrictions on lettings or ownership of pets.

Council Tax: Band C

Mains Electricity

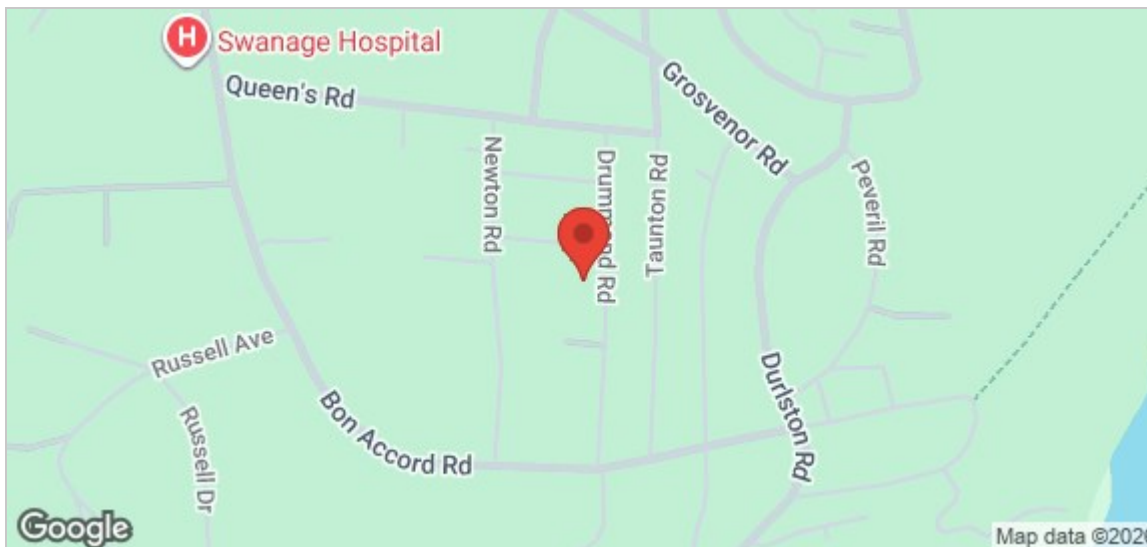
Mains Water & Sewage: Supplied by Wessex Water

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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	64	71
	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(82 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
	EU Directive 2002/91/EC	