



## Peveril Heights

Swanage, BH19 2AZ



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- First Floor Apartment with Sea Views
- Two Generous Double Bedrooms
- Private Balcony
- Bright and Airy Open Plan Living & Dining Area
- Large Windows
- Close to Swanage Beach and Local Amenities
- Ideal as a Main Residence, Holiday Home or Investment Opportunity
- No Onward Chain
- Beautifully Kept Communal Gardens
- Garage





Welcome to Peveril Heights. A spacious first floor apartment ideal for an investment, second home or downsize near the beach.

Stepping into the building, you are welcomed with the communal entrance with stairs rising to the first floor. Through the internal door, we enter a large entrance hall great for storing coats and shoes after a coastal walk along the Jurassic Coast. For convenience, the W.C is located near the front door of the property and is separated from the main bath and shower room. The bathroom comprises bath with shower over and wash hand basin.



Further down the hallway is the large living and dining room with space for a large dining table, comfortable sofa and chairs, coffee tables and TV and console great for entertaining family or guests or enjoying a home cooked meal together. The room is flooded with natural light as it has sliding doors opening on to the westerly facing private balcony an amazing spot for al fresco dining and a rare opportunity to enjoy your own exclusive sea views. or gazing out onto the Swanage bay.

The kitchen is well equipped with wall mounted and eye - level storage units as well as space for free standing fridge, freezer and washer/dryer.

The main bedroom is an inviting large double room space for a king sized bed and free standing furniture. The room has built in storage for storing clothes and shoes. It also has a large window making the room bright and airy.

The second bedroom is also a great size double room with another large window. This is an ideal large space for guest accommodation or home office

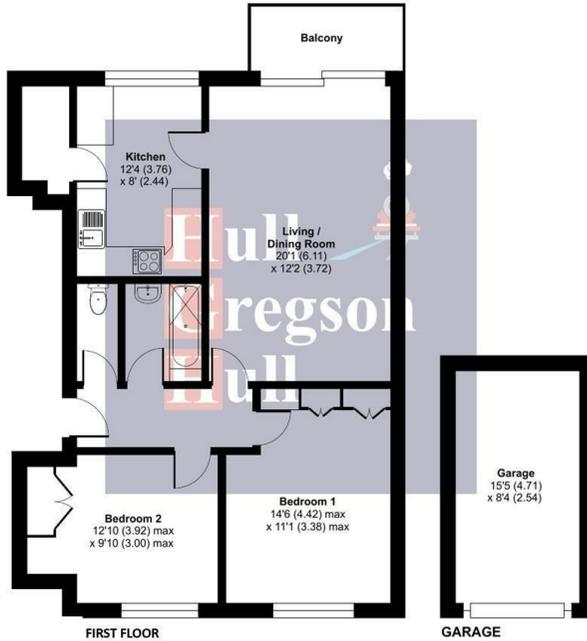
Outside, there is a communal lawn area leading to the main entrance on the property. It also has a garage for extra storage and first come first serve parking spaces at the rear of the block.

Peveril Heights is located a short walk away from Swanage town centre with independent pubs, boutique shops, schools and churches and the award winning Swanage Beach. The property is close to bus links to Poole and Bournemouth.



# Peveril Heights, Swanage, BH19

Approximate Area = 774 sq ft / 71.9 sq m  
 Garage = 129 sq ft / 11.9 sq m  
 Total = 903 sq ft / 83.8 sq m  
 For identification only - Not to scale



**Living / Dining Room 20'0" x 12'2" (6.11 x 3.72)**

**Kitchen 12'4" x 8'0" (3.76 x 2.44)**

**Bedroom One 14'6" x 11'1" (4.42 x 3.38)**

**Bedroom Two 12'10" x 9'10" (3.92 x 3.00)**

**Bathroom**

**Separate WC**

**Garage 15'5" x 8'3" (4.71 x 2.54)**

### 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: First Floor Flat

Property construction: Standard

Tenure: Share of Freehold. Lease length of 999 years from 1970. Long term lets permitted. Short term lets are not permitted. The services charges are approximately £2800 per annum. Pets by permission of Management.

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.gov.uk/](http://checker.ofcom.gov.uk/)

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © rickcom 2025. Produced for Hull Gregson & Hull (Swanage) Ltd. REF: 1392877

### 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	75	79
England & Wales		

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		
England & Wales		