



**6 Durlston Road**

**Swanage, BH19 2DL**

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**Leasehold**





## 6 Durlston Road

Swanage, BH19 2DL

- Stylish Two Bedroom Apartment in South Swanage
- First Floor with Private Ground Floor Entrance
- Successful AirBnB with Income IEO £25,000 p.a.
- Bright Open Plan Kitchen/Living Area
- Allocated Parking Space
- Private Garden Area
- Main Bedroom with En Suite Shower, Family Bathroom
- Close To Cliff Top Walks to Durlston
- Pets with Freeholder Consent
- No Forward Chain







A CHARMING and STYLISH APARTMENT situated in South Swanage close to Durlston Country Park with a BRIGHT, OPEN PLAN living space, TWO BEDROOMS, one with EN SUITE SHOWER ROOM, FAMILY BATHROOM and the property has the benefit of ALLOCATED PARKING SPACE and PRIVATE GARDEN AREA. Holiday The apartment has been SUCCESSFULLY HOLIDAY LET as an AirBnb for several years.

This apartment at 'The Ridge' on Durlston Road is entered through a ground floor private entrance and foyer which has space for storage or cloaks and shoes. A flight of stairs lead to the main accommodation on the first floor, where the open-plan



kitchen and living room

presents a centrepiece with thoughtful layout and comfort in mind. This room is southerly facing and light filled with a modern kitchen flowing seamlessly into the living/dining area. The kitchen is fitted with all key appliances and includes ample wall mounted and base level units. It has a southerly aspect through large character windows onto gardens below.

The apartment features two well-proportioned bedrooms. The First Bedroom boasts a en suite shower room and is a bright and comfortable space being the slightly larger of the two bedrooms.

The Second Bedroom, provides a cosy and private retreat and both bedrooms benefit from views over the Purbeck Hills. The apartment is completed by a centrally located family bathroom, fitted with underfloor heating, modern fixtures, including a bath with a shower over, washbasin and WC.

Externally, the property offers a private garden area which is perfect for bistro table and chairs for summertime dining, and has the benefit of an off-road allocated parking space plus visitor parking close to the ground floor entrance to the apartment.

This thoughtfully arranged apartment combines practicality with style, creating a comfortable and inviting home or alternatively, an investment opportunity having been AirBnb let for several years with an income in excess of £25,000 per annum. Furnishings are available to purchase if required.



## Durlston Road, Swanage, BH19

Approximate Area = 712 sq ft / 66.1 sq m  
For identification only - Not to scale



Certified  
Property  
Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nrichcom 2025. Produced for Hull Gregson & Hull (Swanage) Ltd. REF: 1229108

**Entrance Hall 10'11" x 6'11" (3.33 x 2.13)**

**Kitchen/Living Room 17'7" x 13'8" (5.36 x 4.17)**

**Bedroom One 11'3" x 7'1" (3.43 x 2.16)**

**En Suite Shower Room**

**Bedroom Two 11'8" x 8'11" (3.58 x 2.74)**

**Family Bathroom**

### Additional Information.

The following details have been provided by the vendor, as required by Trading Standards. 125 year lease from 2007. Ground rent is £200 p.a. Service charge is approximately £1,400 p.a. These details should be checked by your legal representative for accuracy.

Long term and holiday lets allowed and pets with Freeholder's permission.

Property type: Apartment

Property construction: Standard

Mains Electricity

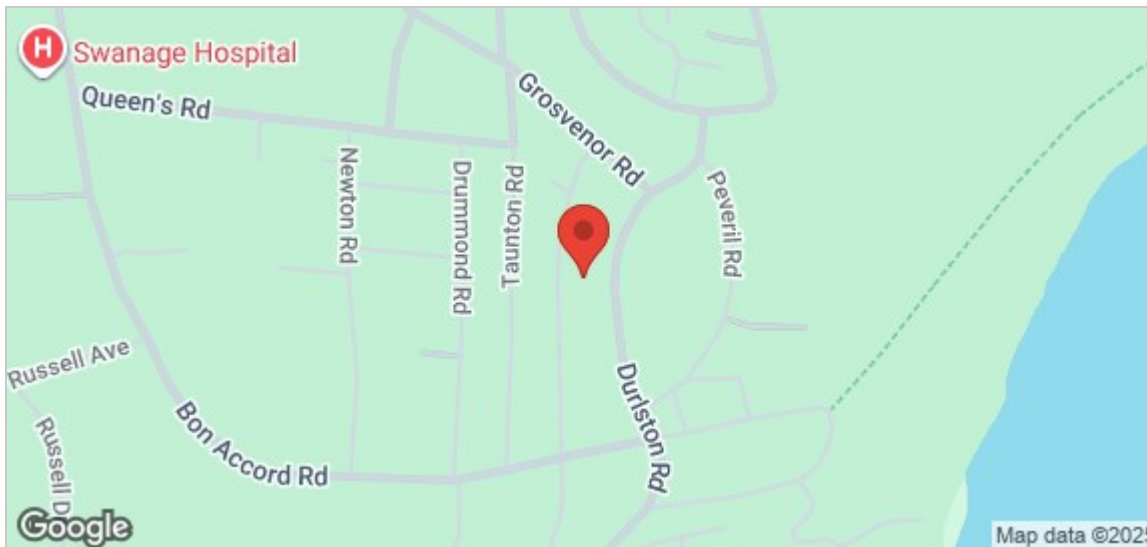
Mains Water & Sewage: Supplied by Wessex Water

Heating Type: Gas Central Heating

Broadband/Mobile signal/coverage: For further details please see the Ofcom Mobile Signal & Broadband checker. [checker.ofcom.org.uk/](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		
England & Wales	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) 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		
England & Wales	EU Directive 2002/91/EC	