



**Victoria Road**  
Swanage, BH19 1LY



**Leasehold - Share of  
Freehold**





## Victoria Road

Swanage, BH19 1LY

- Luxury First Floor Apartment
- Views to Purbeck Hills
- Share of Freehold
- Private Store
- Allocated Parking
- Large Private Balcony
- Ideal For First Time Buyers
- Long Term And Holiday Lets Permitted
- Residential Location Close to North Beach
- Pets Permitted With Management Approval







This WELL-PRESENTED APARTMENT is situated within 'Summer Lodge' a characterful property located in North Swanage a few hundred yards from the award-winning sandy beach, an ideal spot for families, holiday seekers or those simply wishing to live a stone's throw from the sea. Swanage is a classic seaside filled with history, boutique and independent shops, award-winning beaches, pubs, schools and churches.

The apartment has SPACIOUS ACCOMMODATION comprising of a Large Bedroom, Reception/Dining Room, Separate Kitchen and Family Bathroom. It has the benefit of outside space by way of a balcony, perfect for the summer sun and entertaining guests. This property also comes with



an ALLOCATED PARKING SPACE.

As you enter through the secure building entrance you are greeted by a large communal hallway and staircase which rise to the first floor and the door to this apartment.

Immediately to the left, you will find the family bathroom which has fully tiled walls and comprises of a white suite, panelled bath with shower over and shower curtain, wash basin and WC.

Next, The Bedroom provides ample room for freestanding furniture and even a small table and chairs to look out of the bay windows, which not only provides lots of natural light but also stunning views towards Swanage.

Adjacent to the bathroom is the Large Reception / Dining Room. The perfect space for cosy evenings with a classic film or getting together with friends, this room is truly adaptable to suit your needs. This room also has a generously sized bay window with views out onto the maintained grounds of the property and access onto the private balcony.

Just off off of the reception room there is the kitchen, the perfect space for any culinary enthusiast. with ample worktop and cupboard space, built in Gas Cooker & Hob and integrated Fridge Freezer.

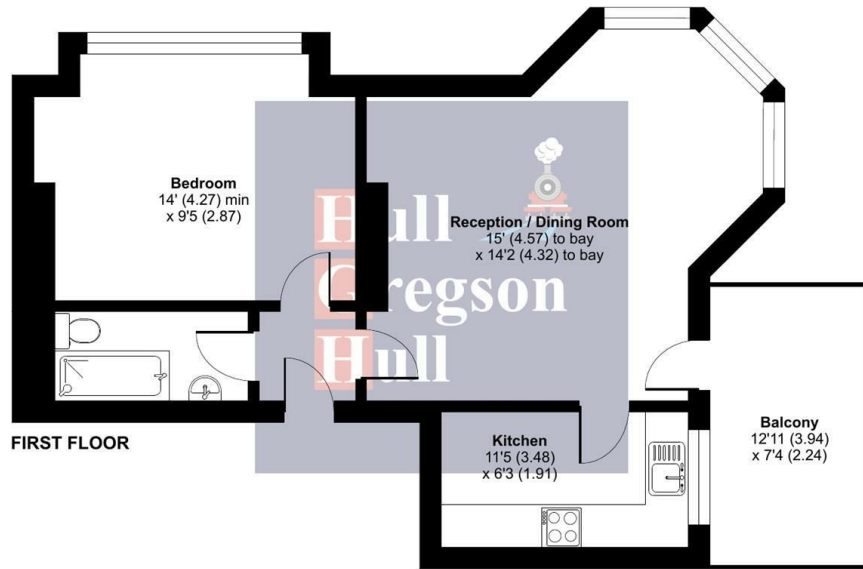
This versatile property is a must see for any first time buyer, holiday home or a great holiday let or long term let. Viewing is highly recommended.



## Victoria Road, Swanage, BH19

Approximate Area = 578 sq ft / 53.6 sq m

For identification only - Not to scale



FIRST 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: 1314861

**Kitchen**  
11'5 x 3'6 (3.48m x 1.07m)

**Reception / Dining Room**  
15' x 14'2 (4.57m x 4.32m)

**Bedroom**  
14' x 9'5 (4.27m x 2.87m)

**Balcony**  
12'11 x 7'4 (3.94m x 2.24m)

### 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 by the vendor that the property is a share of freehold. Long term lets and short term lets, including holiday letting, are permitted.

Lease length is 999 years from June 2025. Maintenance charge is £165 per month. Pets by permission of the management company

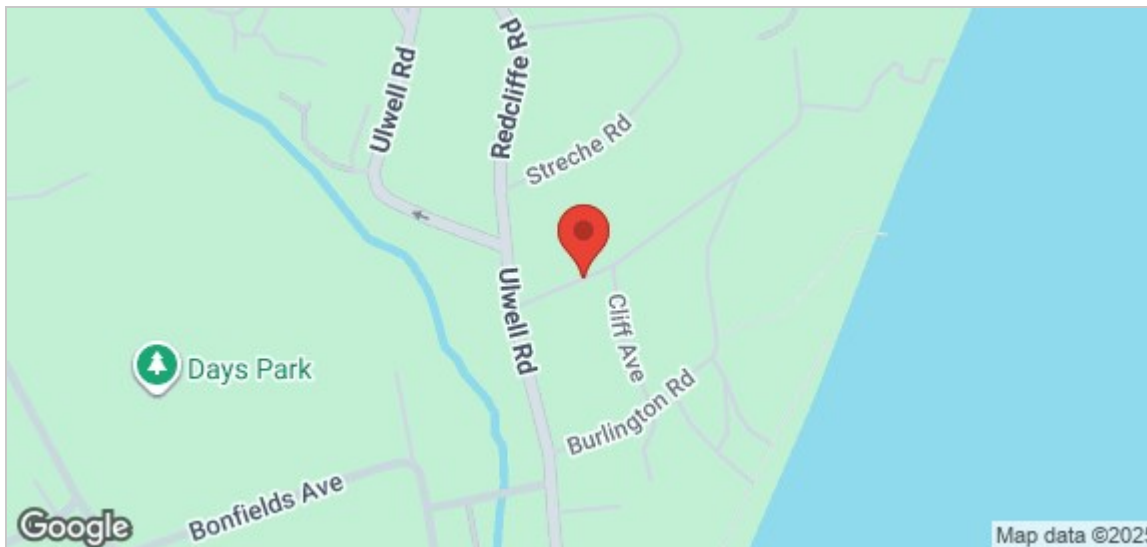
Property type: Apartment  
Property construction: Standard

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/

### 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	76	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		