Highcliffe Road

Swanage, BH19 1LW

3 3 2 C

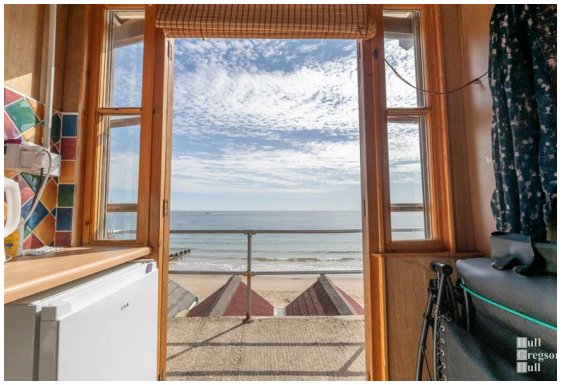
£875,000 Leasehold

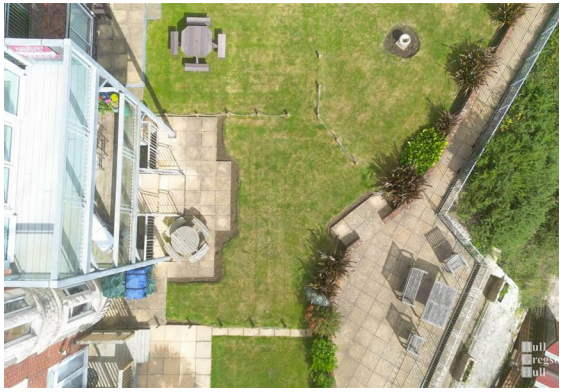
Hull Gregson Hull

Highcliffe Road

Swanage, BH19 1LW

- Stunning Beachside Apartment
- Panoramic Views Across Swanage Bay
- Residence Private Access To The Beach
- Includes Beachside BEACH HUT
- Large Living Space with sizeable balcony
- Three Shower Rooms
- Beautifully Kept Communal Gardens & Terrace
- 119 Sq Meters
- Superb Presentation Throughout
- Allocated Parking





This exquisite three-bedroom beachfront apartment offers a private balcony with unparalleled, panoramic sea views stretching across Swanage Bay to the Isle of Wight. Perfectly designed for luxurious coastal living, the property also includes an exclusive beach hut, ideally situated to provide effortless access to the pristine shoreline

Upon entering the apartment, to the right, you'll find a spacious double bedroom, currently styled as an executive study, with the luxury of its own ensuite shower room - perfect for guests.

Ascending the stairs, the main hallway leads through the centre of the apartment to a generously proportioned primary bedroom that boasts spectacular dual-aspect windows, fitted wardrobes and access to an ensuite shower room. A commanding view of the rolling Purbeck Hills and the glistening Swanage Bay

makes this room a perfect spot to unwind.

The second bedroom is equally impressive, a large double featuring chic mirrored wardrobes and a south-facing window that bathes the room in natural light.

The dining room exudes charm, featuring an elegantly designed arch that frames a picturesque view into the living room and out to the sea. A discreet utility cupboard provides ample storage and space for a tumble dryer, ensuring practicality without compromising aesthetics.

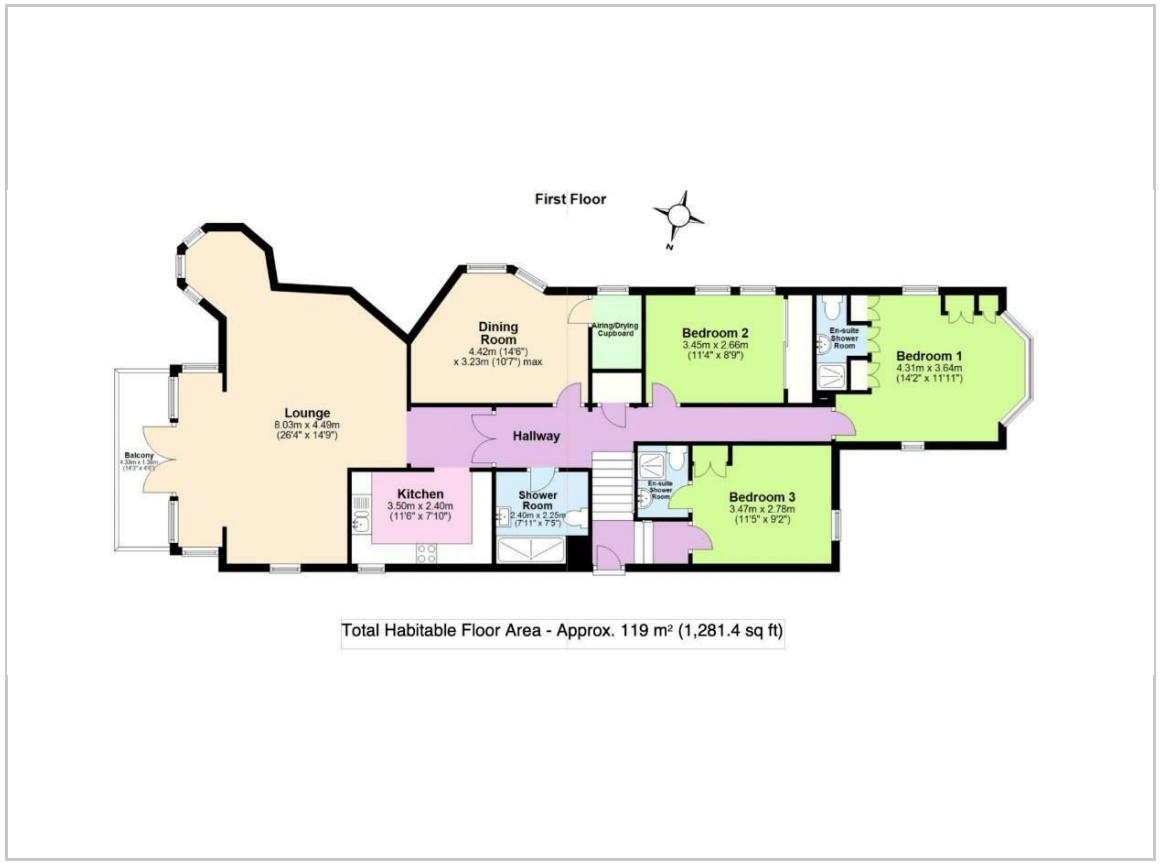
The kitchen is a tastefully designed, featuring premium cabinetry, top-of-the-range appliances, including an eye-level oven, five-ring gas hob, fridge/freezer, and dishwasher. There is also dedicated space and plumbing for a washing machine. The impeccably finished shower room includes a spacious double-width shower cubicle, a sleek W.C., and a stylish vanity unit that adds a touch of elegance.

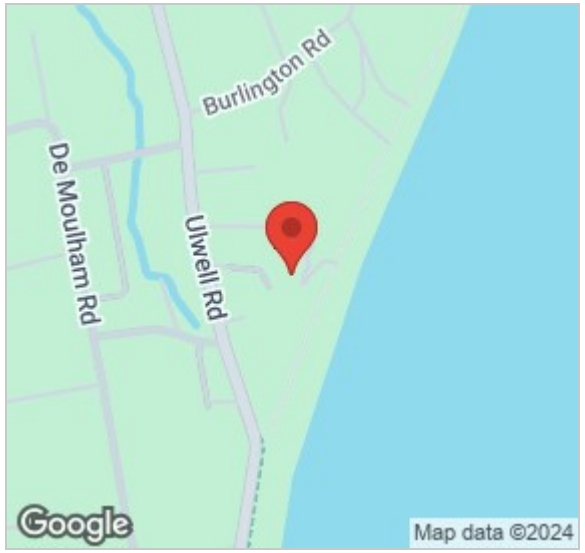
The pièce de résistance is the expansive living room, designed for both grandeur and comfort. A striking turret window and French doors lead to a private balcony, revealing sweeping, unobstructed views of the sea—stretching across Swanage Bay and beyond. This magnificent space is perfect for unwinding or entertaining, with ample room for luxurious furnishings to fully immerse yourself in the breath taking coastal scenery.

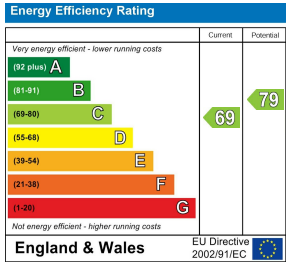
The balcony offers space for a table and chairs and would make a great space to entertain guests whilst gazing at the sea.

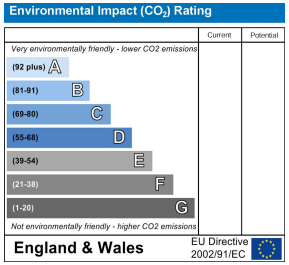
Externally, a private lockable gate provides access to the communal garden and grounds. An attractive patio area includes outdoor seating overlooking the bay. The communal garden has pleasant lawns which are well maintained by the management company. Included in the sale is a BEACH HUT with secure shutter door. There is a lockable shower room by the beach hut which is for exclusive use of the residence of 4 Highcliffe Road. Lastly, there is access to the PRIVATE BEACH.

The property is situated within close proximity to the beach and town centre making this the perfect main residence or weekend retreat.









Living Room
26'4" x 14'8" (irregular shape) (8.03m x 4.49m (irregular shape))

Balcony
14'2" x 4'6" (4.33m x 1.38m)

Dining Room
14'6" x 10'7" (4.42m x 3.23m)

Kitchen
11'5" x 7'10" (3.5m x 2.4m)

Bedroom One
14'1" x 11'11" (4.31m x 3.64m)

Ensuite (Servicing Bedroom One)

Bedroom Two
11'3" x 8'8" (3.45m x 2.66m)

Bedroom Three
11'4" x 9'1" (3.47m x 2.78m)

Ensuite (Servicing Bedroom Three)

Main Shower Room
7'10" x 7'4" (2.4m x 2.25)

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 service charges are £1200 per annum, with a ground rent of £1,200 per annum. The Beach hut includes a service charge of £200 per annum with the ground rent of £25 per annum.
The lease was new in 2000 and has approximately 101 years remaining.

Property type: First Floor Apartment
Property construction: Standard
Mains Electricity
Mains Water & Sewage: Supplied by Wessex Water
Heating Type: Gas Central Heating (mains)
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.