Sherwood Court, Cliff Avenue

Swanage, BH19 1LX

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£195,000 Leasehold - Share of Freehold

Hull Gregson Hull

2 Cliff Avenue

Swanage, BH19 1LX

- One Spacious Bedroom
- Livining Room / Diner
- Views of the Purbeck Hills
- Bay Windows and Character Features
- Well Maintained Communal Area & Gardens
- One Allocated Parking Space
- Superb Location- By The Sea
- Well Maintained
- No Onward Chain
- Ideal FTB, Holiday Home or BTL

This well-presented first floor apartment is superbly situated in the highly desirable area of North Swanage, just approximately 100 metres from Swanage beach via Burlington Chine and around one mile from the town centre. The property enjoys attractive views towards the Purbeck Hills.

Sherwood Court is an elegant detached Edwardian property, later extended and converted into ten individual apartments during the 1980s. This apartment is positioned in the original building part of the building that is constructed of brick with distinctive Purbeck stone quoins beneath a clay tiled roof. The development is set within its own grounds, with tarmac parking provided to the front.

The coastal town of Swanage occupies a prime position at the eastern end of the Isle of Purbeck, nestled between the Purbeck Hills. Renowned for its safe, sandy beach, the town offers a charming blend of traditional stone cottages and more contemporary homes, all

harmonising with the tranquil surroundings. To the south lies Durlston Country Park, a celebrated gateway to the Jurassic Coast and World Heritage coastline.

Internally, the entrance hall leads through to a spacious living/dining room with views towards Nine Barrow Down. The living space on offer is fantastic and would be great for entertaining any visitors. The kitchen is fitted with a range of units complemented by contrasting worktops, and includes a freestanding gas cooker, along with space and plumbing for a washing machine and dishwasher, plus space for a fridge/freezer. There is a breakfast bar included in the kitchen.

The generously proportioned bedroom is west-facing and enjoys similar views to the living area. Includes is a large bay window allowing for plenty of natural light.

Completing the accommodation is a modern fitted bathroom, comprising a modern white suite to include a panelled bath with shower attachment, low-level WC and wash hand basin with vanity storage cupboard.

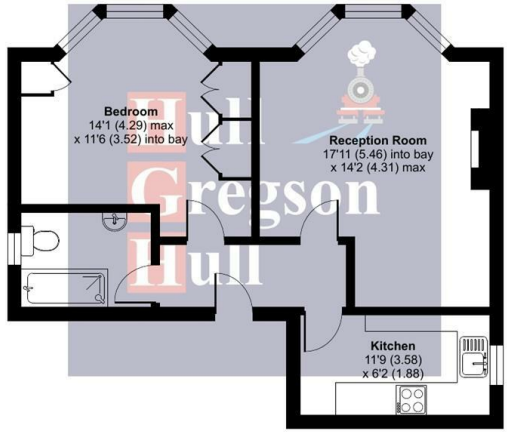
Externally, the property benefits from a delightful lawned communal garden to both the front and rear, along with a dedicated parking space.

The property is a great size and would make for the perfect first time buy, holiday home or buy to let investment. The area is generally regarded as quiet and is perfectly positioned, for a scenic stroll to the beach or the town centre. Viewing comes highly recommended.

Sherwood Court, Cliff Avenue, Swanage, BH19

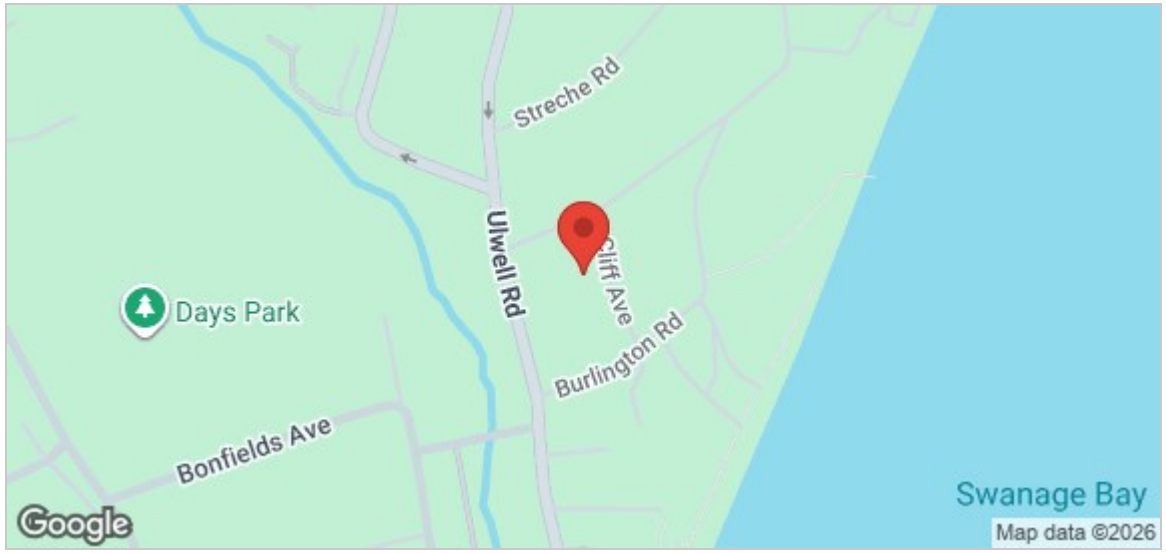
Approximate Area = 550 sq ft / 51.1 sq m

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). ©nichecom 2026. Produced for Hull Gregson & Hull (Swanage) Ltd. REF: 1435697



Living Room / Reception Room
17'10" x 14'1" (5.46 x 4.31)

Bedroom
14'0" x 11'6" (4.29 x 3.52)

Kitchen
11'8" x 6'2" (3.58 x 1.88)

Bathroom

Communal Garden

Parking Space (Allocated)

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. The property includes a share of the freehold and therefore no ground rent is payable. The annual service charges are approximately £1,200 per annum to include buildings insurance. The lease has approximately 980 years remaining.

Property type: First Floor Apartment
Property construction: Standard
Tenure: Leasehold with Share of Freehold. Lease from 2015 with 980 years remaining. Maintenance charge is £100 per month. Long lets permitted but no holiday lets. Pets are not allowed.
Council Tax: Band A
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.