



## Lynden Hall

25 Ulwell Road Swanage, BH19 1LF



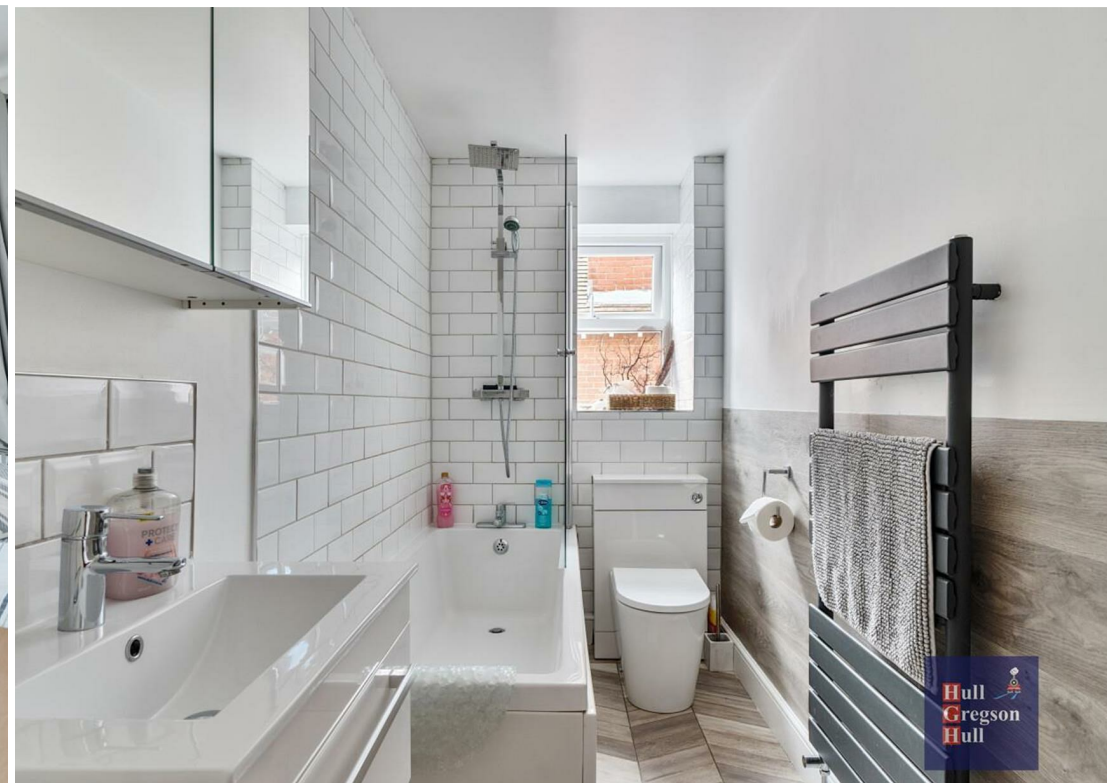
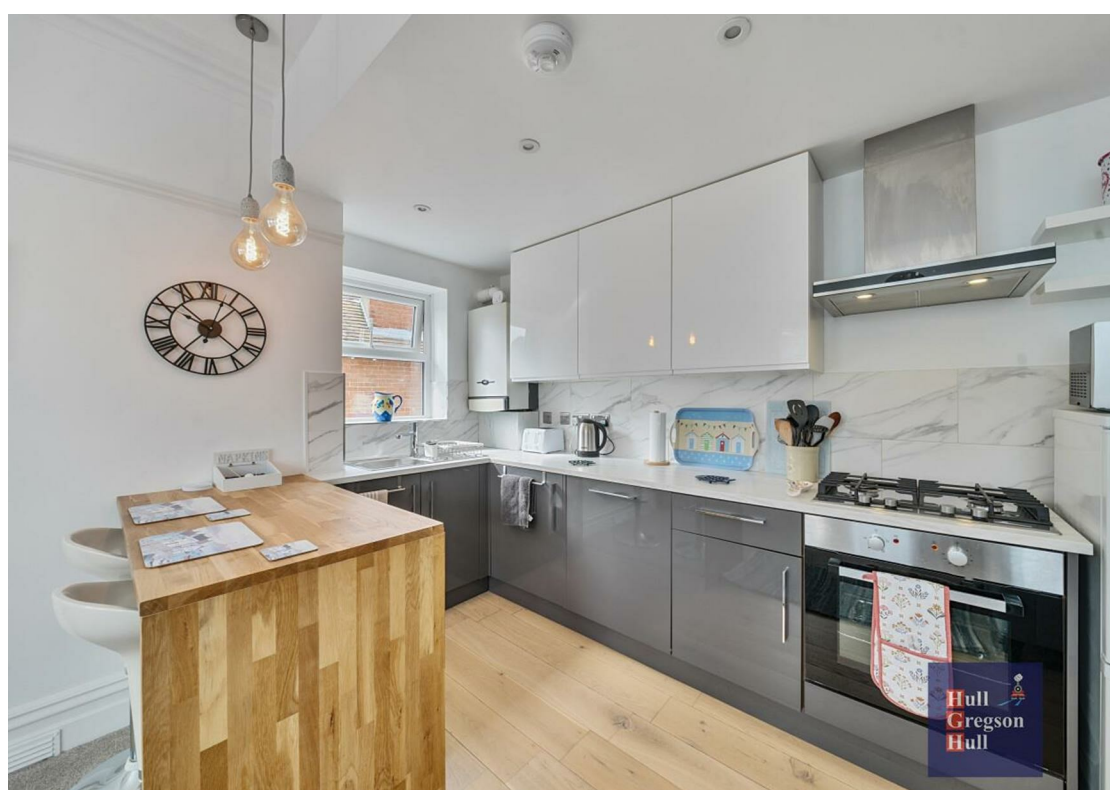
Offers Invited £250,000  
Share of Freehold



# Lynden Hall

25 Ulwell Road Swanage, BH19 11 F

- Immaculate Two-bed Second Floor Apartment
- 300m from Swanage North Beach
- Beautifully Presented Throughout
- Characterful Features
- Feature Bay Window in Living Area
- Kitchen with Breakfast Bar
- Currently Successful AirBnB Let
- Ideal First Time Buy
- Allocated Parking Space and Visitor Parking
- No Onward Chain





Welcome to Lynden Hall, a characterful apartment building with features reminiscent of the turn of the 20th Century. Situated approximately 300m from the award-winning sandy beaches of Swanage, this immaculate two-bedroom apartment presents an ideal home for first time buyers or an additional income opportunity.



Enter through the communal doorway into the lobby, with original tiled flooring, where stairs rise to the first floor. Upon entering the apartment you are welcomed firstly into the hall, a bright and inviting space ideal for hanging coats and storing shoes.



Doors then lead off to the accommodation, beginning with the living/dining area and kitchen. The living area features a bay window allowing plenty of sunlight to spill in, with plenty of room for a large corner sofa, dining table and chairs, TV and console. The room is beautifully presented with fresh white walls and sleek, traditional coving and picture rails, leading to the kitchen area and separated by a breakfast bar. The kitchen itself is fitted with base and eye-level storage cabinets, integral dishwasher, inset sink, space for a fridge/freezer and plumbing for a washing machine.

The hall then leads to bedroom two, a good sized twin room with sash window to allow lots of natural light. Next is the family bathroom, laid with stylish herringbone flooring, heated towel rail, bathtub and shower over, wash basin and W.C.

Finally, the principal bedroom is comfortable double room with two large sash windows with a pleasant outlook, perfect for when enjoying a morning coffee.

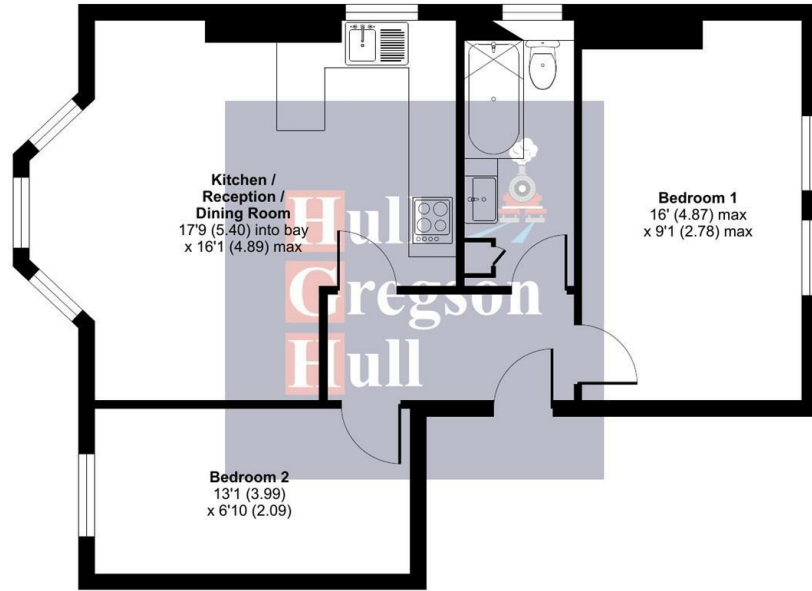


Outside, there is an allocated parking space and visitor parking. Swanage is a traditional seaside town with award-winning beaches, classic cinema and theatre, boutique shops, independent pubs, and a steam train line. There are nearby bus routes with links to Poole, Bournemouth and Christchurch.

This beautiful apartment is currently a successful AirBnb let and is presented with no forward chain. Viewing is highly recommended

# Ulwell Road, Swanage, BH19

Approximate Area = 574 sq ft / 53.3 sq m  
For identification only - Not to scale



FIRST FLOOR

**Kitchen / Reception / Dining Room**  
17'9" (5.40) into bay  
x 16'1" (4.89) max

**Bedroom 1**  
16' (4.87) max  
x 9'1" (2.78) max

**Bedroom 2**  
13'1" (3.99)  
x 6'10" (2.09)

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Hull Gregson & Hull (Swanage) Ltd. REF: 1276742

**Kitchen/Reception/Dining Room**  
17'8" into bay x 16'0" max (5.40 into bay x 4.89 max )

**Bedroom One**  
15'11" max 9'1" max (4.87 max 2.79 max)

**Bedroom Two**  
13'1" x 6'10" (3.99 x 2.09)

**Bathroom**

### 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.

Tenure: We are advised by the vendor that this apartment is a share of freehold with a 999 year lease and a maintenance fee of approximately £1600 per annum. Long term lets, short term lets and holiday lets are permitted. Pets are permitted at the discretion of the management company.

Property construction: Standard

Mains Electricity

Mains Water & Sewage: Supplied by Wessex Water

Heating Type: Gas

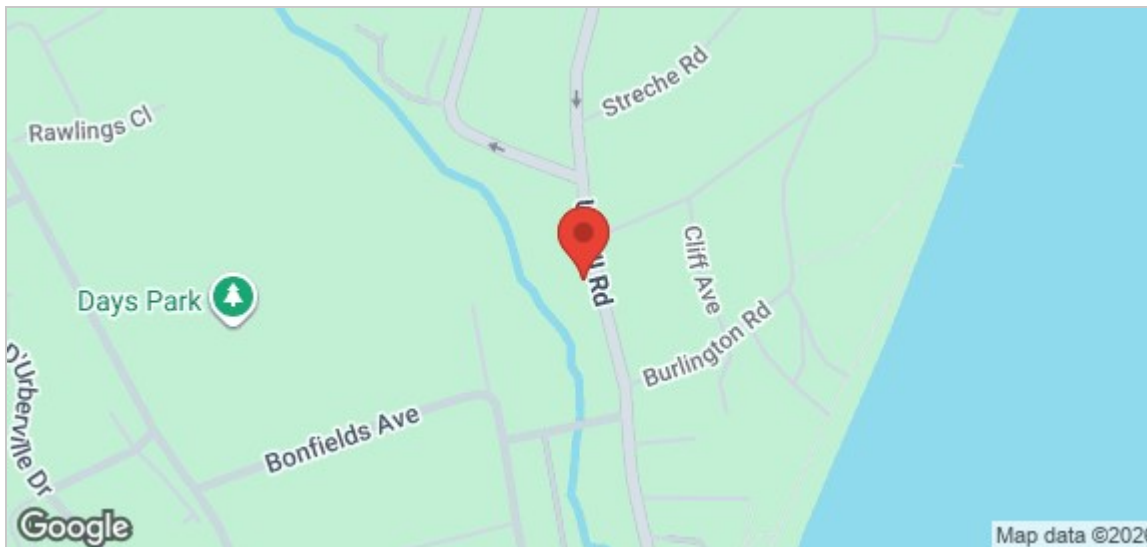
Broadband/Mobile signal/coverage: For further details please see the Ofcom Mobile Signal & Broadband checker.

[checker.ofcom.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 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.

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			
(92 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	