



Durlston Road
Swanage, BH19 2HS



**£495,000 Leasehold -
Share of Freehold**

Hull
Gregson
Hull

Durlston Road

Swanage, BH19 2HS

- Superior 3 Bedroom Apartment
- First Floor with Private Ground Floor Entrance
- Large Balcony
- Wonderful and Direct Sea & Countryside Views
- Peaceful Location
- Spacious Accommodation
- Well Maintained
- Garage and Ample Shared Parking
- Well Tended Communal Grounds
- Share of Freehold





** INTERACTIVE VIRTUAL TOUR AVAILABLE **

An EXCEPTIONAL 3 BEDROOM, First Floor APARTMENT with BALCONY and GLORIOUS VIEWS OVER DURLSTON BAY in a PEACEFUL and EXCLUSIVE LOCATION adjoining Durlston Country Park.



Through the private, ground floor entrance a staircase turns and rises to the bright and open landing with cloakroom comprising wc and washbasin and cupboard with water softener.

From here into an impressive



Lounge/Dining room which features an open fireplace, floor to ceiling window and patio door out to a magnificent Balcony. From this southerly viewpoint there is a breathtaking vista across the immaculately tended communal gardens to Durlston Bay and Country Park. A modern Kitchen comprises a range of fitted worktops, cupboards and drawers with integral appliances including electric hob, under oven, extractor over and dishwasher and overlooks an attractive walled communal garden.

An inner hall (with hatch and ladder to the loft housing the gas boiler and hot water cylinder, and an airing cupboard with plumbing for a washing machine) leads to the generously sized, southerly facing Main Bedroom. Here, an outlook through the picture window to countryside and sea and a glazed door opening onto the large Balcony. Double wardrobe and chest of drawers are included in the purchase.

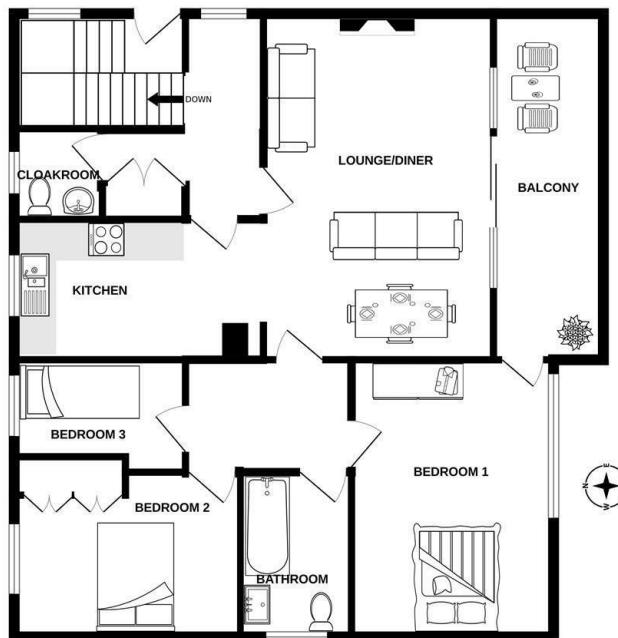


Bedroom Two, a good sized double room and Bedroom 3 both overlook the walled garden. A family Bathroom comprises a modern white suite of bath with 'Mira' mains operated shower over, washbasin, wc and heated ladder towel rail.

In addition, a Garage measuring 5.7m x 2.8m internally is within a block close to the original Hillcrest building and a store and covered storage area are conveniently situated outside the ground floor entrance door.

This is a RARE OPPORTUNITY to acquire a SPACIOUS and STUNNING property in a SUPERIOR, PEACEFUL and VERY DESIRABLE LOCATION in South Swanage. Viewing is essential to appreciate its quality.

FIRST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or inaccuracy that may occur. The services, system and appliances shown have not been tested and no guarantee as to their condition or working order can be given.
Made with Metropix 2023

LOUNGE/DINING ROOM
18'8" x 12'9" (5.7m x 3.9m)

KITCHEN
13' x 6'10" (3.96m x 2.08m)

BEDROOM 1
15'8" x 10'9" (4.8m x 3.3m)

BEDROOM 2
12' x 9'2" (3.66m x 2.79m)

BEDROOM 3
8'8" x 5'4" (2.66 x 1.63)

BATHROOM
8'10" x 6' (2.69m x 1.83m)

CLOAKROOM
4'10" x 3'7" (1.49m x 1.1m)

Additional Information

Property type: Purpose-Built First Floor Apartment

Construction: Standard

Tenure: Leasehold, Share of the Freehold. 999 year Lease from 1 January 2009. Maintenance £1,600 per annum 2024/25. Pets by permission of the Management. Long lets allowed but no holiday lets.

Mains Electricity

Mains Water & Sewage: Supplied by Wessex Water

Heating Type: Gas Central Heating. Gas point to fireplace.

Glazing: Fully Double Glazed

EPC: C

Council Tax: Band C

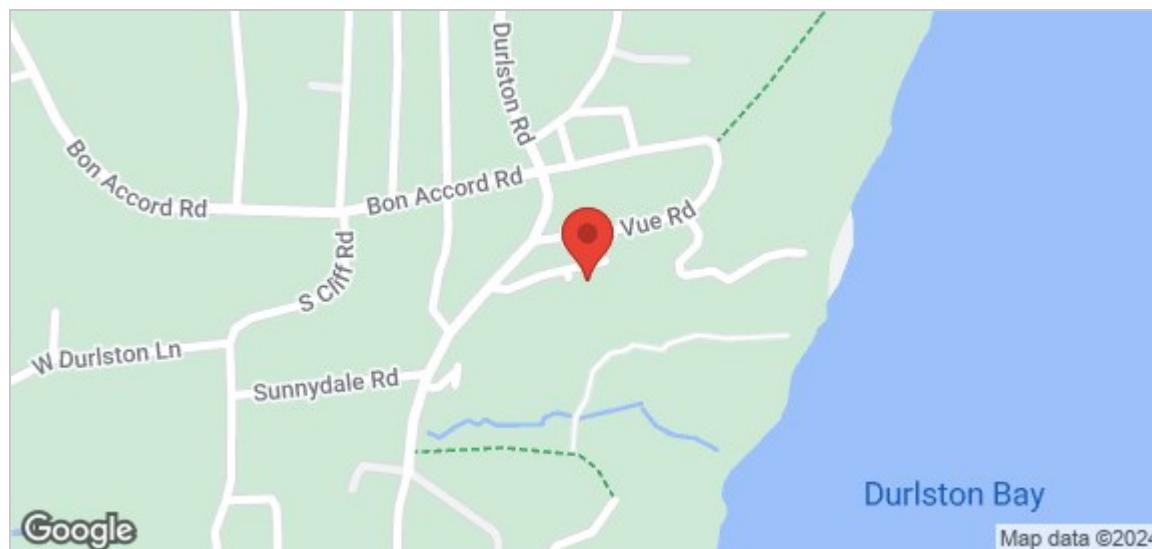
Broadband/Mobile signal/coverage: For further details please see the Ofcom Mobile Signal & Broadband checker.

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 and covenant information are provided by the vendor and you should consult with your legal advisor and 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	76	76
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
EU Directive 2002/91/EC		
England & Wales		



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