



**Flat 2, Rocklands**

Stafford Road Swanage, BH19 2BQ

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Hester Blanchard at home

MICHEL ROUX The Essence of French Cooking

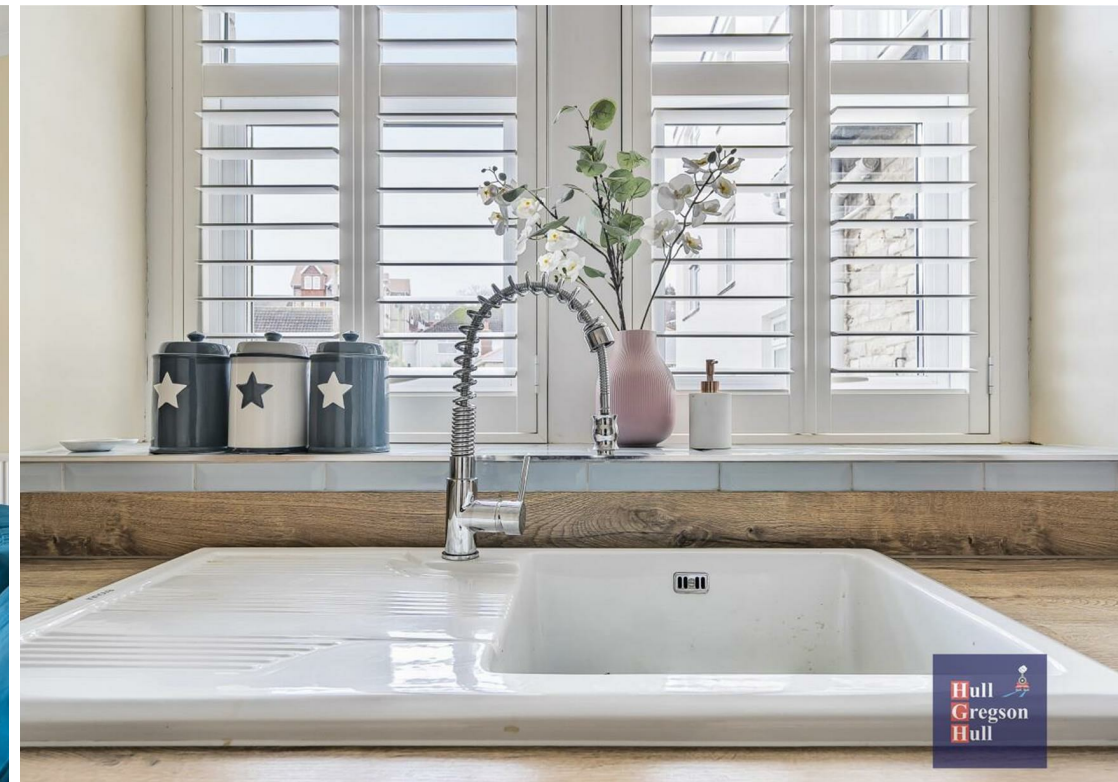




## Flat 2, Rocklands

Stafford Road Swanage, BH19 2BQ

- Sea View
- Income Potential
- Large Family Kitchen
- Town Centre Location
- No Onward Chain
- Well Presented Throughout
- Two Allocated Parking Spaces
- Large Family Bathroom
- Three Bedrooms
- Attractive High Ceilings







We are excited to bring to market this beautiful three-bedroom apartment nestled in the heart of Swanage. The property is currently run as a successful holiday let and offers huge income potential.



This stunning home offers breath taking panoramic sea views that will take your breath away. The property boasts high ceilings throughout, a neutral / modern design, seamlessly blending modern comforts with coastal charm.



The living room area is flooded with natural light, thanks to the large bay window that frames the stunning sea view perfectly.

The sleek, country style kitchen is perfect for culinary adventures and family dining. The Kitchen comprises a range of wall base level units. Integral appliances include an electric cooker, gas hob, extractor fan, fridge/freezer and washing machine.

The bathroom is exceptionally stylish and has complimentary tiling. The bathroom comprises a roll-top bath, separate shower cubicle, low-level W/C and wash hand basin with vanity cupboard.

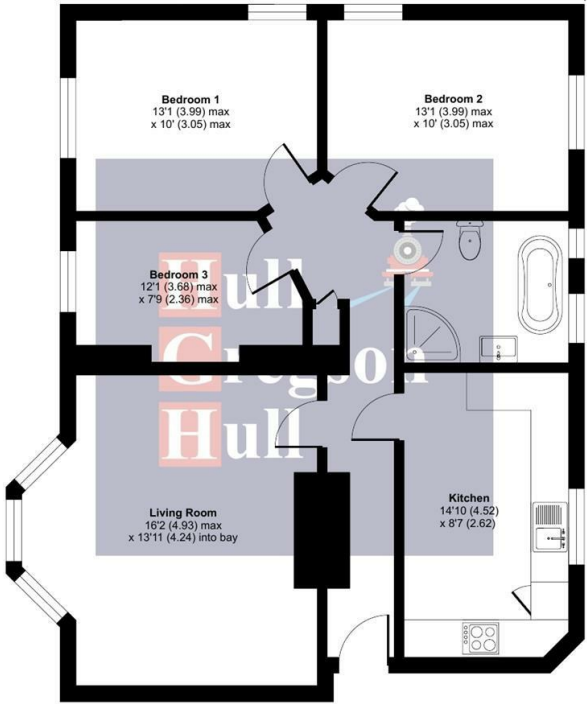
The property has been superbly maintained by the current owners and is well presented throughout. Externally, the property benefits from two allocated parking spaces.

Located just a short stroll from the town centre, this exceptional apartment offers easy access to a range of amenities, including boutique shops, restaurants, and cafes. The beautiful sandy beaches of Swanage Bay are also within easy reach, making this the ideal base for exploring the stunning Jurassic Coast.



Rocklands, Stafford Road, Swanage, BH19

Approximate Area = 890 sq ft / 82.6 sq m  
For identification only - Not to scale



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Hull Gregson & Hull (Swanage) Ltd. REF: 1216369

**Living Room**  
16'2" x 13'10" (4.93 x 4.24)

**Kitchen**  
14'9" x 8'7" (4.52 x 2.62)

**Bathroom**  
7'7" x 9'3" (2.32 x 2.83)

**Bedroom One**  
13'1" x 10'0" (3.99 x 3.05)

**Bedroom Two**  
13'1" x 10'0" (3.99 x 3.05)

**Bedroom Three**  
12'0" x 7'8" (3.68 x 2.36)

**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 informed that the lease has approximately 950 years remaining and the property includes a share of the freehold. We are advised that the annual service charge is approximately £1,500.00. We are advised that the property is managed by Swanage management company. We understand that all lets are allowed with permission of the management company. Pets are not permitted.

Property type: First floor apartment

Property construction: Standard

Mains Electricity

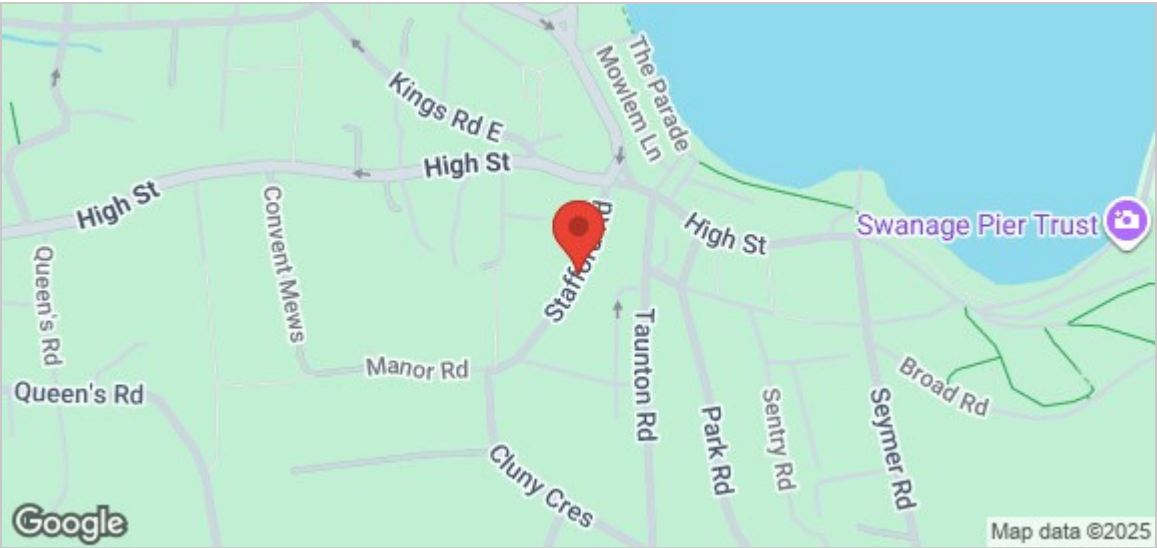
Mains Water & Sewage: Supplied by Wessex Water

Heating Type: Gas central heating

Broadband/Mobile signal/coverage: For further details please see the Ofcom Mobile Signal & Broadband checker.  
[checker.ofcom.org.uk/](https://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		
(55-64) 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		
(55-64) 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	