

Park House

Park Road Swanage, BH19 2AD



**Leasehold - Share of
Freehold**



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- Well Presented Throughout
- Spacious, Top Floor Apartment
- Sea Views
- Open Plan Living
- Two Double Bedrooms
- Central Town Location
- Great Investment Potential
- Close To Shops And Beach
- AST & Holiday Lets Permitted
- Viewing Highly Recommended





Nestled in the charming town of Swanage, this delightful apartment at Park House on Park Road presents an excellent opportunity for those seeking a comfortable and convenient living space, to include picturesque sea views. The property boasts a spacious open-plan reception rooms, providing ample room for relaxation and entertaining guests. With two well-appointed bedrooms, this apartment is ideal for small families, couples, or individuals looking for a weekend retreat.

A communal door with intercom provides access into this traditional building of converted apartments. stairs then ascend to the top floor where this private apartment can be found.



Upon entering the apartment, you are met with a large and welcoming hallway providing ample space to store shoes and coats. On the left-hand side of the hallway, a door leads to an exceptionally spacious kitchen / reception room. The kitchen comprises a range of modern wall and base level units. There is the benefit of an integrated oven with hob and ample space for a fridge and freezer.

The living area in this room, offers a quiet place to sit down and relax all whilst enjoying stunning views of the sea and Pier.

The main bedroom is particularly impressive, boasting generous proportions that allow for ample bedroom furniture. Its Easterly and Southerly facing windows flood the room with natural light, creating a bright and airy atmosphere. From this vantage point, one can enjoy lovely views of the characterful buildings that define the area, with the glimmering sea visible in the distance, adding a touch of coastal charm to your living experience.

At the end of the hallway, you will find Bedroom Two, another sizeable double bedroom that benefits from a Southerly aspect, ensuring it remains warm and inviting throughout the day. The layout of the apartment is thoughtfully designed, providing a comfortable and functional living space for individuals or couples.

Completing the accommodation is the family bathroom. A pleasant white suite comprising a paneled bath with shower over, low-level WC and pedestal wash basin.



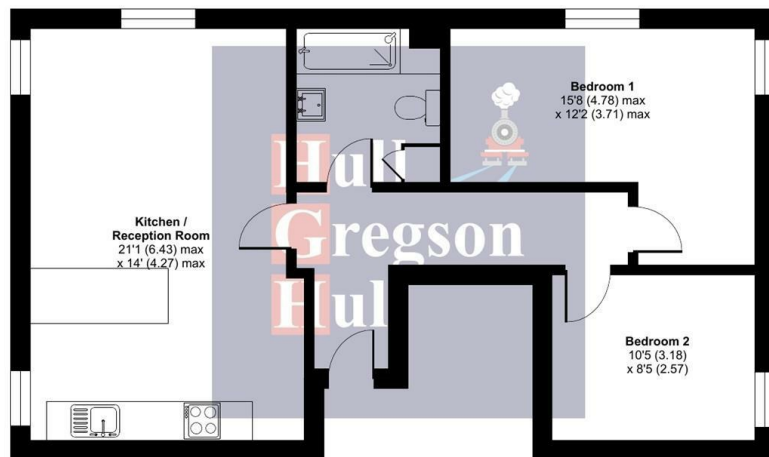
The property is incredibly spacious and is superbly presented throughout and would make an ideal home by the town and beach. Swanage itself is a picturesque coastal town, renowned for its stunning scenery and rich history as part of the Jurassic Coast, a UNESCO World Heritage Site. Residents will enjoy easy access to a variety of local amenities, including shops, cafes, and recreational facilities, all within a short distance. The beautiful beaches and scenic walks along the coastline offer a perfect backdrop for outdoor enthusiasts and those who appreciate nature.



Park House, Swanage, BH19

Approximate Area = 688 sq ft / 64 sq m

For identification only - Not to scale



THIRD FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2025. Produced for Hull Gregson & Hull (Swanage) Ltd. REF: 1272040

Kitchen / Reception Room

21'1" x 14'0" (6.43 x 4.27)

Bedroom 1

15'8" x 12'2" (4.78 x 3.71)

Bedroom 2

10'5" x 8'5" (3.18 x 2.57)

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. We are advised that the annual service charge is approximately £840 with no ground rent payable due to owning a share of the freehold. The lease length has approximately 950 years left to run. Pets are considered at the discretion of the management company and we are advised that both short and long term lets are allowed to include holiday lets.

Property type: Top Floor Apartment

Property construction: Standard

Mains Electricity

Mains Water & Sewage: Supplied by Wessex Water

Heating Type: Electric (Electric heaters fitted in 2023).

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.

Energy Efficiency Rating	
	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 ₂) Rating	
	Potential
Very environmentally friendly - lower CO ₂ emissions	
(82 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	
England & Wales	EU Directive 2002/91/EC