



I just need some time in a beautiful place to clear my head.

Belle Vue Road
Swanage, BH19 2HP

2 1 1 D

Leasehold - Share of Freehold

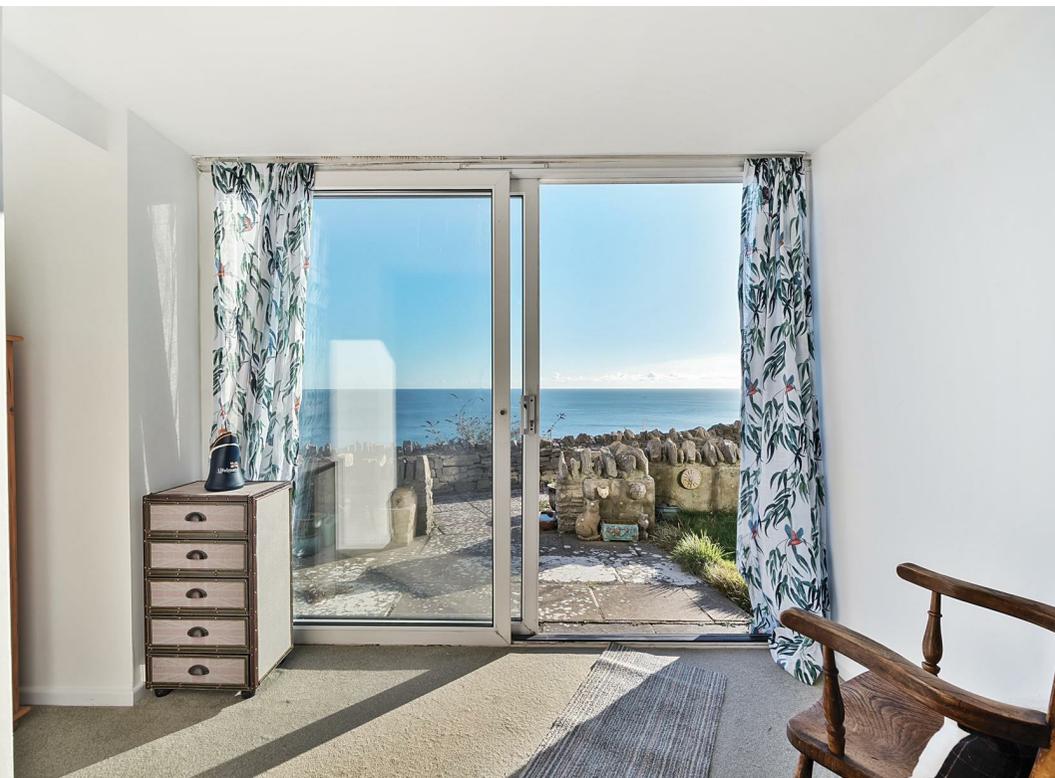


Belle Vue Road

Swanage, BH19 2HP

- Two Bedroom Apartment
- Sea View From All Rooms
- Garage
- Ground Floor
- Close To All Amenities
- Large Open Plan Living / Dining / Garden Room
- Private Garden With Sea Views
- Neutral Décor Throughout
- Near Durlston Country Park
- Quiet Neighbourhood





Nestled on the picturesque Belle Vue Road in the charming coastal town of Swanage, this delightful TWO BEDROOM APARTMENT with LIFT ACCESS offers a unique blend of comfort and stunning natural beauty. With SEA VIEWS visible from every window, residents can enjoy the tranquil sights and sounds of the ocean right from the comfort of their home.

An initial communal entrance door offers access to the apartment building. A private door then leads to the apartment itself. Upon entering, you are welcomed into a large hallway which provides access to the

accommodation. This delightful property features a spacious Living / Dining / Garden room of generous proportions, offering ample space for a dining table and chairs. Feature French doors offers a stunning picturesque view towards the sea. The French doors also provide access onto the private garden.

The kitchen is situated off of the living room and offers a range of wall and base level units. There is practical space for a range of appliances. The Family Bathroom comprises a modern white suite with paneled bath with attachment, shower screen, low-level W.C and wash hand basin. Additionally, there is an additional W/C in a separate cloakroom.

Completing the accommodation are two Generously sized Bedrooms with ample storage, both offering a stunning view towards the sea.

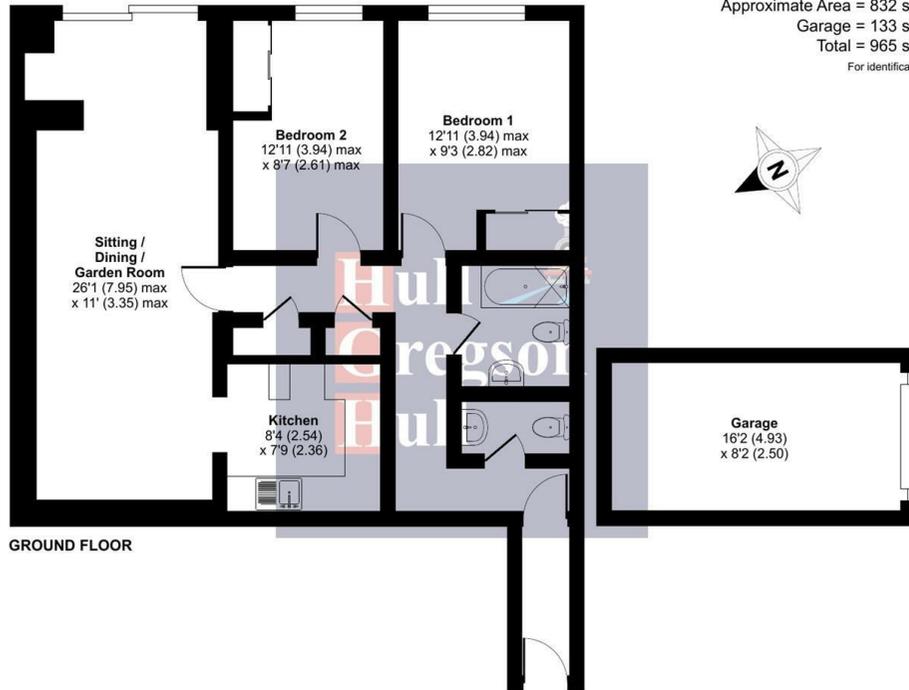
One of the many standout features of this property is the private rear garden, an ideal space for relaxing, hosting or simply enjoying the fresh sea air and view. Wildlife can be seen here on a regular basis. There is also a communal garden. Additionally, the apartment comes with a garage, providing secure parking for one vehicle and extra storage space.

This property is not just a home; it is a lifestyle choice, offering the perfect opportunity to embrace coastal living in a vibrant community. With its prime sea view location in Swanage, residents will find themselves just a short stroll away from local amenities, beautiful beaches.



Belle Vue Road, Swanage, BH19

Approximate Area = 832 sq ft / 77.3 sq m
 Garage = 133 sq ft / 12.3 sq m
 Total = 965 sq ft / 89.6 sq m
 For identification only - Not to scale



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © rihocom 2025. Produced for Hull Gregson & Hull (Swanage) Ltd. REF: 1228882

Living Room / Dining Room

26'1" x 11" (7.95m x 3.35m)

Kitchen

8'4" x 7'9" (2.54m x 2.36m)

Bedroom One

12'11" x 9'3" (3.94 x 2.82)

Bedroom Two

12'11" x 8'7" (3.94m x 2.62m)

Bathroom

7'1" x 6'7" (2.165 x 2.02)

W.C

6'9" x 3'3" (2.07 x 1.00)

Garage

52'5" x 26'2" (16'2" x 8'2")

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: Ground Floor Apartment
 Property construction: Standard

Tenure: We are advised by the vendor that the property includes a share of the freehold and has a lengthy lease, at approximately 952 years remaining. The annual maintenance charge is approximately £1800 per annum to include buildings insurance. Long term rentals are acceptable with management company permission, pets are likely to be accepted with management company permission, short term rentals are not allowed,

Council Tax Band: C

Mains Electricity

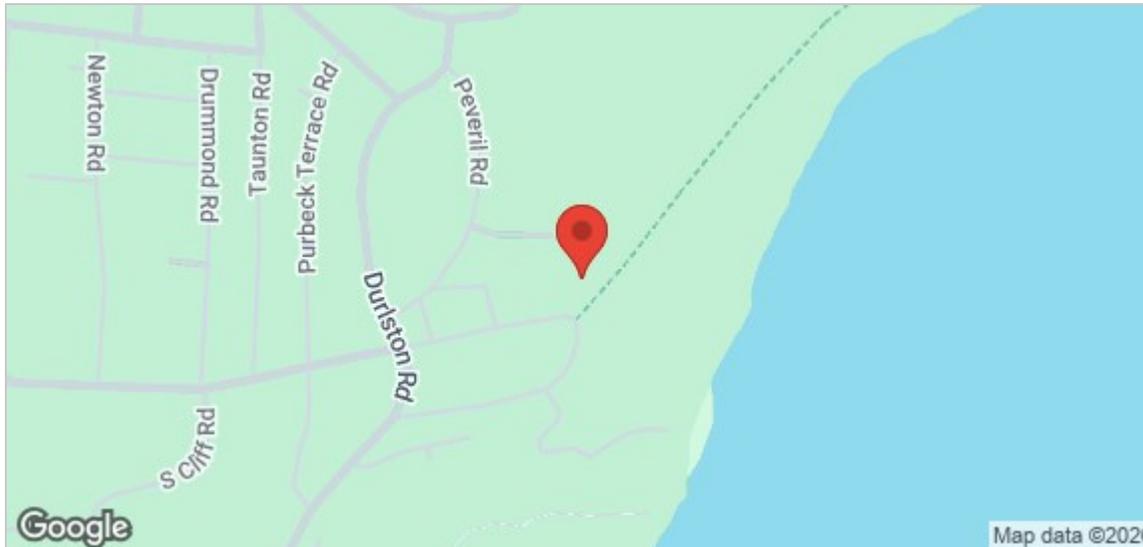
Mains Water & Sewage: Supplied by Wessex Water

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.



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		
	67	75
	EU Directive 2002/91/EC	
England & Wales		

Environmental Impact (CO ₂) Rating	Current	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		
	EU Directive 2002/91/EC	
England & Wales		