56 Park Road

Swanage , BH19 2AE

2 1 1 E

£235,000

Leasehold - Share of

Hull Gregson Hull

56 Park Road

Swanage , BH19 2AE

- Attractive Two Bedroom Apartment
- Elevated Position with Sea Views
- Tastefully Modernised and Appointed
- Light and Airy
- Near to Town and Coastal Walks
- All Lettings Permitted
- Share of Freehold
- Communal Garden
- Off-Road Parking Area
- Must be Seen to Appreciate

**TWO BEDROOM, FIRST FLOOR APARTMENT with LOVELY SEA VIEWS & PARKING **

Located in an elevated position a few hundred yards from Swanage town centre, beaches and downland fringing the Jurassic Coast, this APPEALING and WELL-ARRANGED apartment will appeal to those seeking a bolthole by the seaside or an INVESTMENT OPPORTUNITY.

The main entrance is at the front of the property and via a hallway stairs rise to the first floor. Enter the apartment to discover a small lobby opening directly into a large and attractive Reception Room with tall ceilings and bay window presenting elevated views towards Swanage Bay and decor reflecting the hues of the seaside.

This room serves as Kitchen, Dining and Living area with a kitchenette comprising wooden worktop with modern inset sink, domino electric hob and oven under; a range of base drawers with integral fridge sit beneath the work surface and wall units line one wall. Additional storage is provided by large built-in cupboards. There is space to site a couch, and dining table and chairs will sit neatly in the bay recess.

Bedroom One benefits from southerly illumination and will accommodate a double bed with some freestanding furniture. Built-in cupboards, almost floor to ceiling height, provide an excellent storage facility. Adjacent to this room, the smart modern Shower Room with borrowed light from the bedroom, large shower tray, independent electric shower, tiled walls and glazed panel, wash basin and WC.

Bedroom Two has an outlook towards the sea and, as with the Living room, there is access through the sash window to a small ledge with an ornate feature wrought iron upstand suitable for some flower pots. The bedroom has room for a small double bed, some freestanding furniture and excellent built-in storage cupboards.

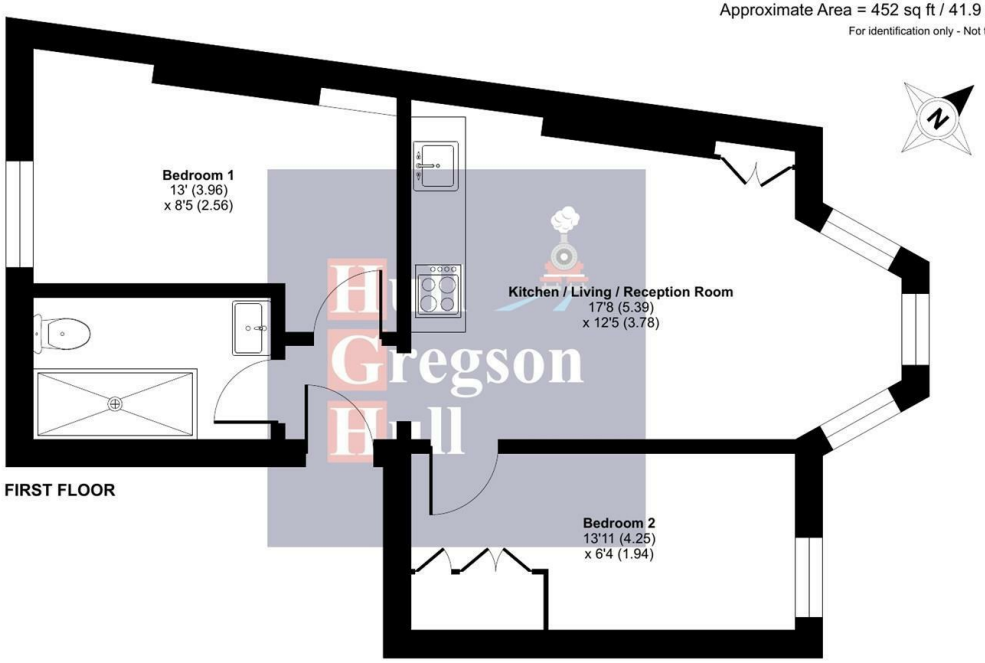
There is access from the rear of the property on the ground floor through a small courtyard to the parking area and to the front of this character property, a small, communal garden offers residents the opportunity to imbibe the sea air and enjoy morning coffee in the summer sunshine.

This is a gem of a property ideal for those looking to live in or simply enjoy the many assets of the renowned and beloved Isle of Purbeck.

Park Road, Swanage, BH19

Approximate Area = 452 sq ft / 41.9 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). Produced for Hull Gregson & Hull Ltd. REF: 1422943 ©nichecom 2026.

Kitchen/Living/Dining Room

17'8" max x 12'4" max (5.39m max x 3.78m max)

Bedroom One

12'11" x 8'4" max (3.96m x 2.56m max)

Bedroom Two

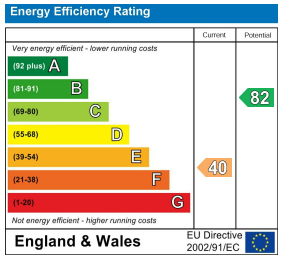
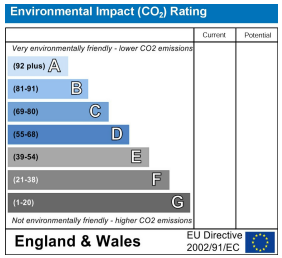
13'11" x 6'4" (4.25m x 1.94m)

Shower Room

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. Please note that the main photo of thi slisting has been digitally enhanced using AI. Please scroll through the photos to see the original.

Property type: Converted First Floor Flat
Property construction: Standard
Tenure: Leasehold with Share of Freehold. 999 Year Lease from 1979. Maintenance charge approximately £1440 per annum. Short and long term lets permitted. Pets with permission of the Management.
Mains Electricity
Mains Water & Sewage: Supplied by Wessex Water
Heating Type: Independent electric radiators.
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.