



Bon Accord, Victoria Avenue, Swanage

Swanage, BH19 1AJ



9 Victoria Avenue

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- Spacious Two Bedroom Flat
- Southerly Facing Balcony
- Convenient for Town Centre & Sea Front
- Lift Access
- Walk-In Shower
- Electric Heating
- Garage and Parking Space
- Shared Freehold
- Quiet, Residential Block
- No Forward Chain





This SPACIOUS TWO BEDROOM FIRST FLOOR FLAT with SOUTHERLY FACING BALCONY is Located in a CONVENIENT POSITION approximately 150m FROM THE BEACH & 300m FROM THE TOWN CENTRE.

'Bon Accord apartments' are set back from Victoria Avenue with a well-tended communal garden area to the front of the building. The main entrance and corridor leads to the lift or stairs access to the first floor and Flat Four.

Enter through a glazed front door into the hallway of the flat. Here a secure entryphone, electric wall heater and



airing cupboard housing hot water cylinder serving the hot water. Directly ahead, the generously apportioned and bright lounge/dining room with a floor area of approximately 30sqm. This room is dual aspect with floor to ceiling windows and French doors opening onto a southerly facing balcony with a space suitable for patio table and chairs.

The roomy Kitchen has been updated from original with a range of worktops with inset sink and double drainer, wall and base units and tile-effect linoleum flooring. It offers space for freestanding electric cooker, fridge/freezer and plumbing for a washing machine. A serving hatch opens into the dining room for convenience and the kitchen has a pleasant outlook over the gardens to the front of the building.

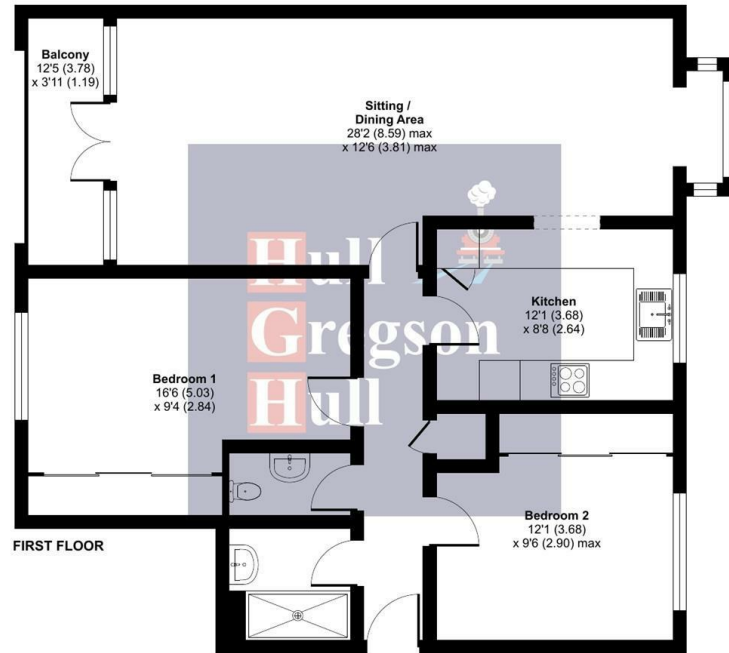
The Main Bedroom is of generous size and has triple, built-in wardrobes with space-saving triple sliding doors and Bedroom Two, also with a similar wardrobe arrangement provides space for a double bed and freestanding furniture.

Bathroom facilities lie adjacent to the Main Bedroom and opposite Bedroom Two. The Shower Room has a large walk-in shower cubicle with independent electric shower and water resistant shower surround, pedestal wash basin, wall mounted, pull-cord electric heater, ladder towel rail and extractor fan. There is a separate WC with wash basin and extractor fan.

Flat Four has an allocated Garage with up-and-over door, power and light and a Parking Space directly to the front of the garage.

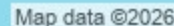


Approximate Area = 920 sq ft / 85.4 sq m
For identification only - Not to scale



**Certified
Property
Measurer**

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024.
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