



**Station Road**  
Swanage, BH19 1AB



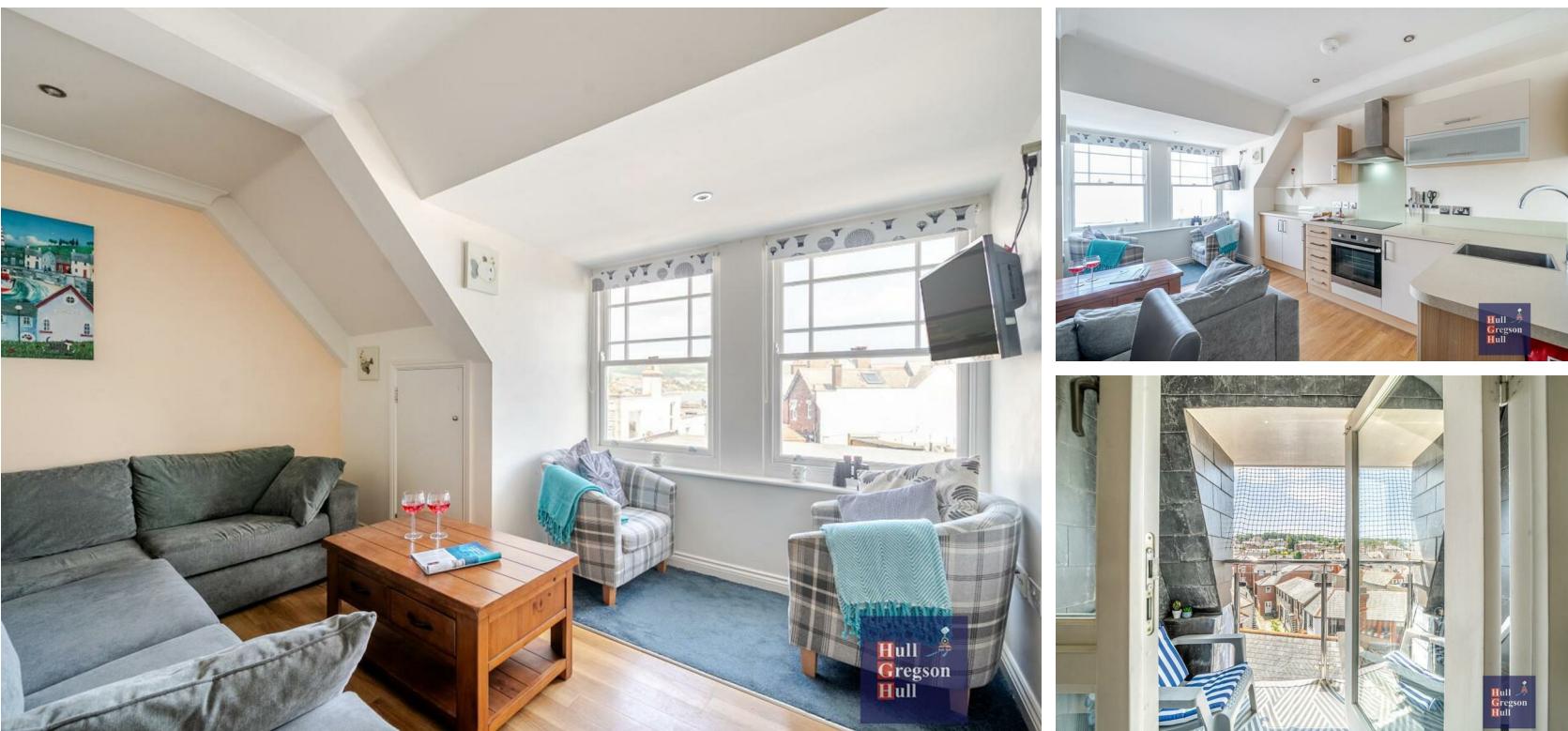
**Leasehold**

**Hull**  
**Gregson**  
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# Station Road

Swanage, BH19 1AB

- Sea Views
- Close To Amenities And Town Centre
- Top Floor Apartment
- Private Balcony
- Income Potential
- Two Sizeable Bedrooms
- Lift Access
- Short Stroll To The Beach
- Open Plan Living
- Short & Long Term Lets Permitted





Welcome to Sandcastles, a modern top floor apartment with sea views overlooking Swanage bay and with a southerly facing balcony. Sandcastles is a great income potential for either short or long term lets or ideal for someone who is looking to live permanently in the heart of Swanage Town. The apartment offers a great amount of living space and accommodation which is perfect for entertaining families visiting Swanage or somebody who is looking to live along the Jurassic Coast with a lovely bay view with a short stroll to the award winning beach and amenities right on your doorstep for convenience.



As you walk through the main entrance of Sandcastles, there is a shared utility room with appliances to do your laundry to save sandy clothing coming into your apartment. Either through lift or stair access to the top floor to get to the apartment, you are welcomed with a hallway which will lead you into the open plan living, kitchen and dining space and a large window which makes the apartment light and airy but boasts the amazing views of the sea. The generous space is perfect for entertaining families as everyone can be together whilst someone is doing the cooking and the rest of the family can be playing board games or looking at the great views. The kitchen has integrated appliances making it ideal for short or long term lets or the extra convenience for living.

The principle bedroom is a reasonably sized double room with built in storage. This bedroom also has the south facing balcony perfect for cosy nights in, sat in the sun with a cold drink in hand!

The second bedroom is perfect for either an office space or for a single bed which is ideal if you have a guest / family coming to visit.

As you follow the hallway back through, you will enter the modernized shower room and W.C which is at the entrance convenient to jump straight in the shower after a fun filled day at Swanage Beach.

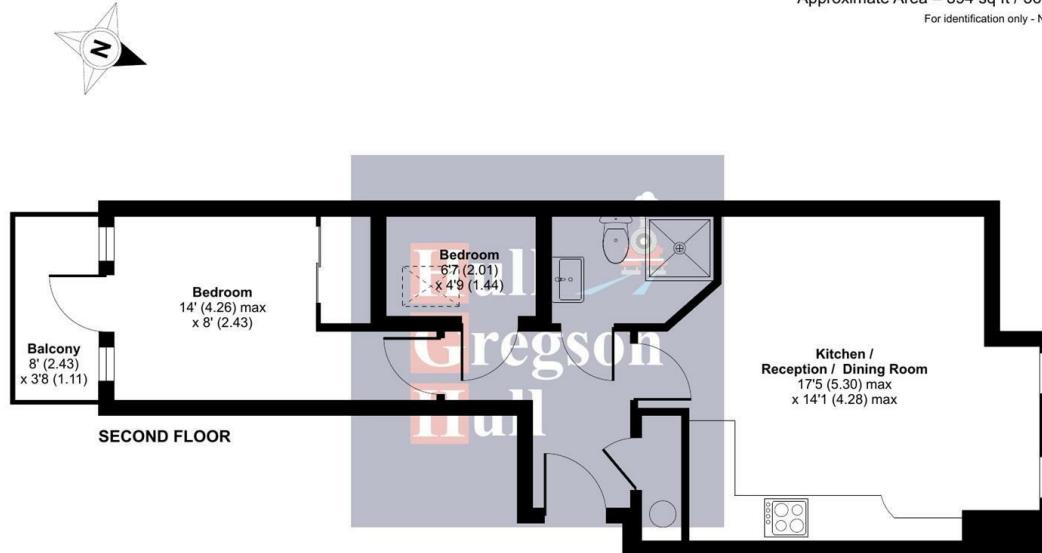
Sandcastles is in the town centre of Swanage where there is so much to see and do such as the award winning beach and coastal walks. The local shops and cafes are a staple in Swanage to see and they are on Sandcastles doorstep. This modern apartment is ideal for either first time buyers or second home owners as its a great place to be in the town of Swanage perfect for when your either on holiday or need convenience of being close to amenities in case you need to grab something to eat or entertain the family not far away from home.



## Station Road, Swanage, BH19

Approximate Area = 394 sq ft / 36.6 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). ©nichescom 2025. Produced for Hull Gregson & Hull Ltd. REF: 1313005

### Kitchen/ Reception/ Dining Room

17'4" x 14'0" (5.30 x 4.28)

### Bedroom 1

13'11" x 7'11" (4.26 x 2.43)

### Bedroom 2

6'7" x 4'8" (2.01 x 1.44)

### Balcony

7'11" x 4'8" (2.43 x 1.44)

### 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.

### 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 service charge is approximately £1300 per annum, with a annual ground rent of £150 approximately. We are also advised that the lease has approximately 194 years remaining. Swanage Flat Management manage the block.

Property type: Top Floor Apartment

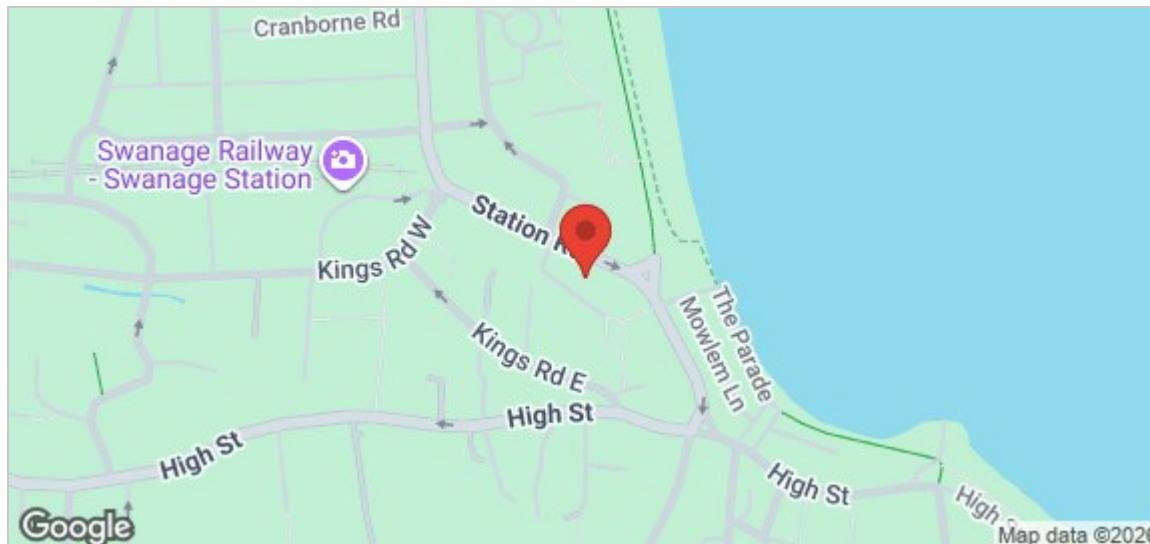
Property construction: Standard

Mains Electricity

Mains Water & Sewage: Supplied by Wessex Water

Heating Type: Electric

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



#### 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		
EU Directive 2002/91/EC		
England & Wales		

#### 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		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
EU Directive 2002/91/EC		
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