



## Cranborne

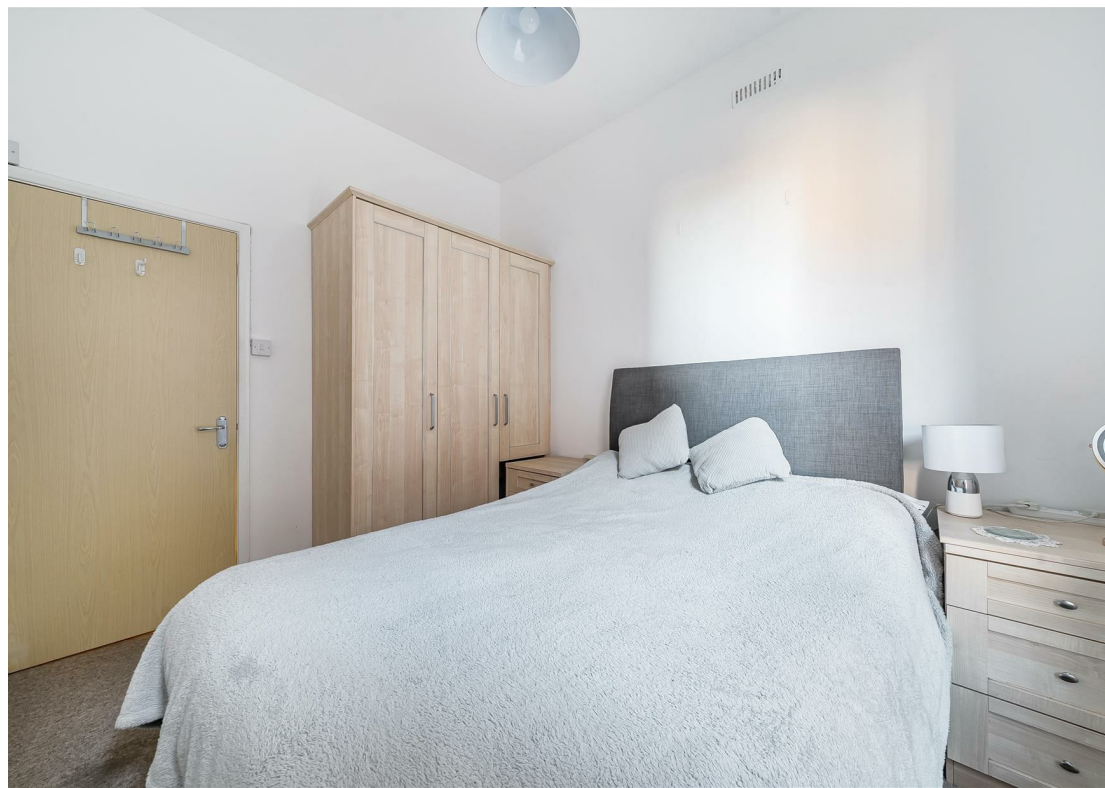
3 Ilminster Road Swanage, BH19 1DZ

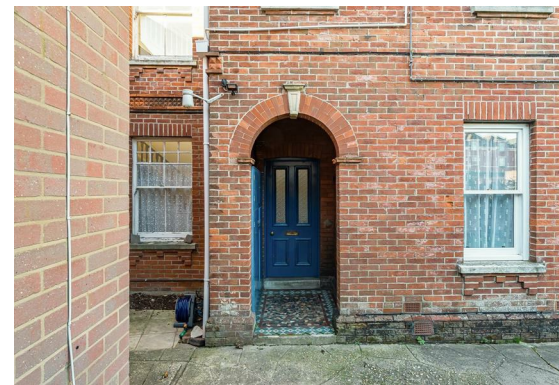


# Cranborne

3 Iminster Road Swanage, BH19 1DZ

- One Bedroom Apartment
- Ground Floor
- Modern Interior
- Close To Local Amenities and Swanage Beach
- Gas Central Heating
- Bright and Airy
- Communal Gardens
- Short Walk to The Swanage Railway
- Close to Local Transport Links
- Ideal for First Time Buyers or Investors





Just a short stroll from the golden, award winning sands of Swanage Beach, this charming ground floor, one bedroom flat offers a wonderful opportunity to enjoy relaxed coastal living in one of Dorset's most sought-after seaside towns. Thoughtfully designed and beautifully presented, the property provides an inviting blend of comfort, practicality and seaside charm, perfect as a full-time residence, a weekend escape, or an attractive holiday-let investment.

Step inside to discover a light and airy living space, enhanced by generous natural light and a calm, neutral décor that creates a warm and welcoming atmosphere. The living room also can



fit a cosy dining table great for romantic dining or having a chilled evening in by yourself. The space also provides an option to add a pull out sofa bed for guests that may want to stay or families. The modern, well-equipped kitchen offers ample workspace and the option to add contemporary fittings or free standing appliances, making it ideal for everyday cooking or preparing meals after a day at the beach.

The spacious double bedroom provides a peaceful retreat with ample built in storage, while the modern bathroom completes the accommodation with a clean and stylish finish. With level access throughout, the home ensures easy movement and convenience for all. Energy-efficient heating and double glazing further enhance comfort, keeping the property warm and quiet all year round.

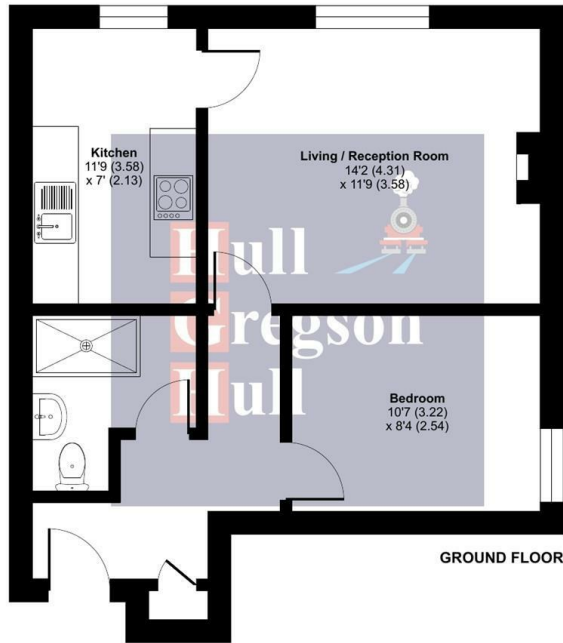


Located in a quiet and well-kept area, the flat enjoys a superb position just minutes from Swanage Beach, as well as the town's charming shops, cafes, and scenic coastal paths. Whether you're enjoying a morning walk along the bay or exploring the famous Jurassic Coast, everything you need is right on your doorstep.

## Ilminster Road, Swanage, BH19

Approximate Area = 471 sq ft / 43.7 sq m

For identification only - Not to scale



GROUND FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nichicom 2025. Produced for Hull Gregson & Hull Ltd. REF:1382828

### Living/ Reception Room

14'1" x 11'8" (4.31 x 3.58)

### Kitchen

11'8" x 6'11" (3.58 x 2.13)

### Bedroom

10'6" x 8'3" (3.22 x 2.54)

### 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.

Property type: Converted Ground Floor Flat.

Property construction: Standard

Tenure: Leasehold with Share of Freehold. Lease of 291 years from June 1972 (166 years remaining). Owners pay £150 per annum each for general maintenance with other costs on an as and when basis. Owners maintain gardens themselves. Holiday lets and long term lets permitted. Pets allowed with consent of Management.

Council Tax Band: B

Mains Electricity

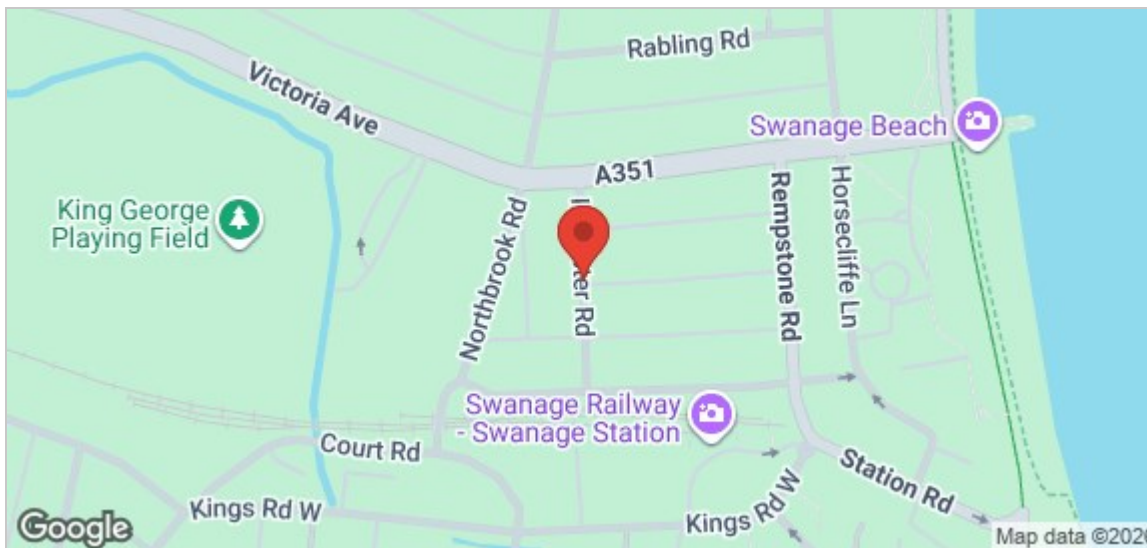
Mains Water & Sewage: Supplied by Wessex Water

Heating Type: Gas

Broadband/Mobile signal/coverage: For further details please see the Ofcom Mobile Signal & Broadband checker. [checker.ofcom.org.uk/](http://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		
EU Directive 2002/91/EC	74	77
England & Wales		

Environmental Impact (CO <sub>2</sub> ) Rating	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
EU Directive 2002/91/EC		
England & Wales		