



Stafford Road
Swanage, BH19 2BQ



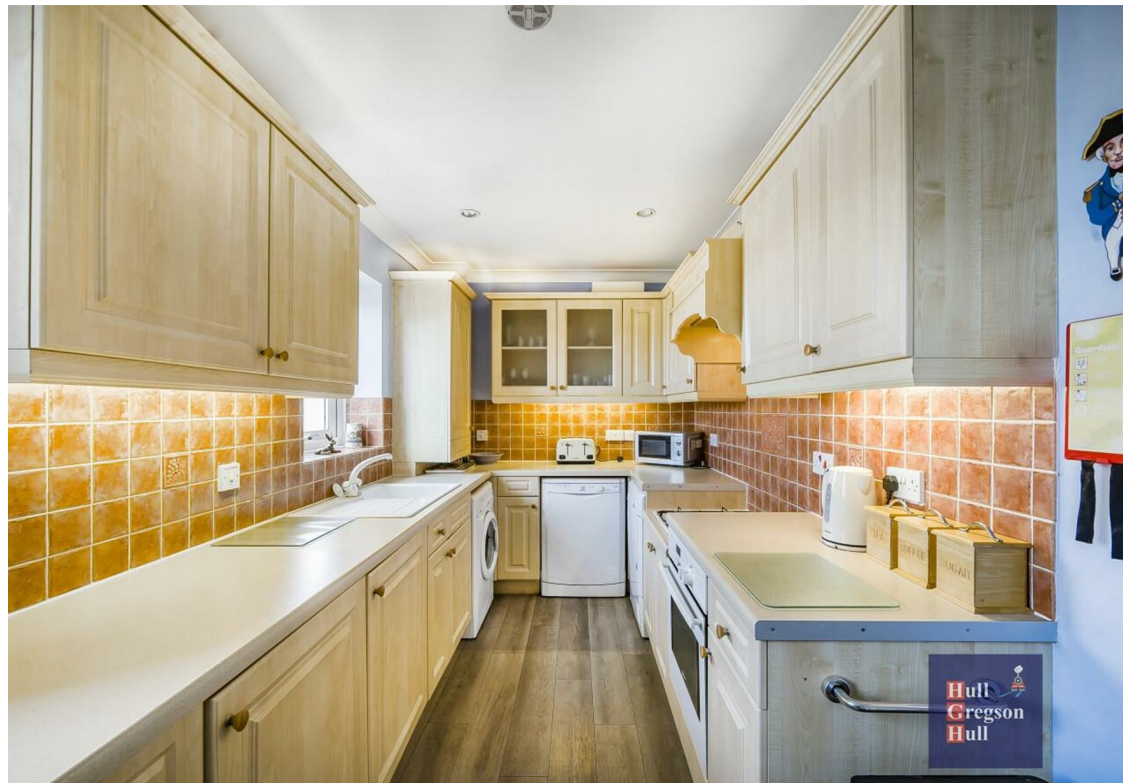
**£455,000 Share of
Freehold**



Stafford Road

Swanage, BH19 2BQ

- Penthouse Apartment Over Two Floors
- Elevated Position with Exceptional Sea Views
- Three Bedrooms, Two Bathrooms
- Immaculately Presented
- Lift Access
- Juliet Balcony + Secondary Balcony For Chairs (Both Sea Views)
- Plenty of Storage including Loft Space
- In Prime Location Near to Town Centre
- Garage with Power & Light
- Additional Income Opportunity





PENTHOUSE APARTMENT WITH SPECTACULAR SEA VIEWS

Stafford House, a complex of eight apartments is situated in an elevated position at the top of Stafford Road CLOSE TO SWANAGE TOWN CENTRE. This PENTHOUSE APARTMENT has LOVELY SEA and HILL VIEWS and is positioned over two floors with an internal staircase. It has SPACIOUS ACCOMMODATION with THREE LARGE BEDROOMS, with SHOWER ROOM on the first level and BATHROOM on the second. BENEFITS INCLUDE LIFT ACCESS, GARAGE and COMMUNAL GARDEN AREA. There is SHARE OF FREEHOLD and NO FORWARD CHAIN.

Enter the apartment, recently recarpeted throughout, into a roomy hallway with attractive wooden staircase rising to the upper level. Bedroom Two, a bright and good-sized double bedroom ideal for guests. Adjacent is a shower room comprising Shower Cubicle, WC and Wash Basin. A large storage cupboard/ wardrobe plus additional under stair storage



cupboard are located in the hallway.

Walk through to the main Reception Room, a grand, open and bright space with French doors and a Juliette balcony offering fine views of the sea. The room will accommodate a suite of lounge furniture and dining table if required. Double glazed doors lead into to Kitchen/Breakfast Room which has dual-aspect windows offering spectacular views over the beach and bay areas. The kitchen comes complete with base and eye-level storage cupboards, inset sink, four ring Gas Hob with extractor, base unit built-in Oven, integral Fridge/Freezer, Dishwasher, Spin Drier and space and plumbing for Washing Machine.

Upper Floor and Landing:

The Upper Floor leads to the impressive Principal Bedroom, which has a small Balcony accessed through French doors presenting lovely views to the sea, Victorian Pier and over the town. Ample built-in storage includes a small office space and to one side is a dressing area complete with fitted Wardrobe and dressing unit. En suite is a spacious Bathroom comprising bath, separate shower cubicle, wash basin and WC. with Jack & Jill access door to the landing above which a hatch gives access to plenty of loft space.

Bedroom Three has has a dual-aspect corner window offering another beautiful panoramic view across Swanage, to the Sea and Purbeck Hills. This room is an ideal space to use as a study, office or simply as another space to relax and enjoy the view.

This property includes a garage with electronic door, power & light. In addition a charge point is provided for the use of residents who also have use of a secluded communal garden/laundry drying area.

This is a stunning and unique apartment and must be seen to appreciate.



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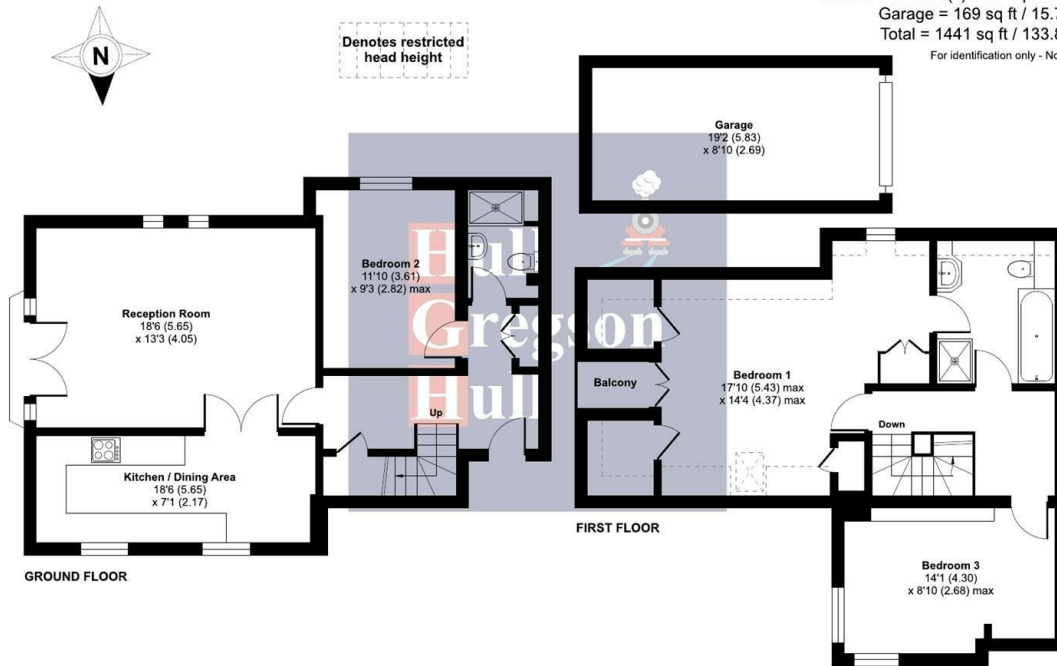
Approximate Area = 1207 sq ft / 112.1 sq m

Limited Use Area(s) = 65 sq ft / 6 sq m

Garage = 169 sq ft / 15.7 sq m

Total = 1441 sq ft / 133.8 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). © richcom 2025. Produced for Hull Gregson & Hull (Swanage) Ltd. REF: 1266668

Reception Room 18'6" x 13'3" (5.65 x 4.05)

Kitchen/Dining Area 18'6" x 7'1" (5.65 x 2.17)

Bedroom One 17'9" max x 14'4" max (5.43 max x 4.37 max)

Bedroom Two 11'10" x 9'3" max (3.61 x 2.82 max)

Bedroom Three 14'1" x 8'9" max (4.30 x 2.68 max)

Garage 5.83 x 2.69

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: Duplex Apartment

Property construction: Standard

Tenure: We are advised: Share of Freehold with a 125 year lease from 1999, maintenance charge is approximately £1750 per annum. Long and short term lets permitted. Pets only with consent of the Management.

Council Tax: Band F

Mains Electricity

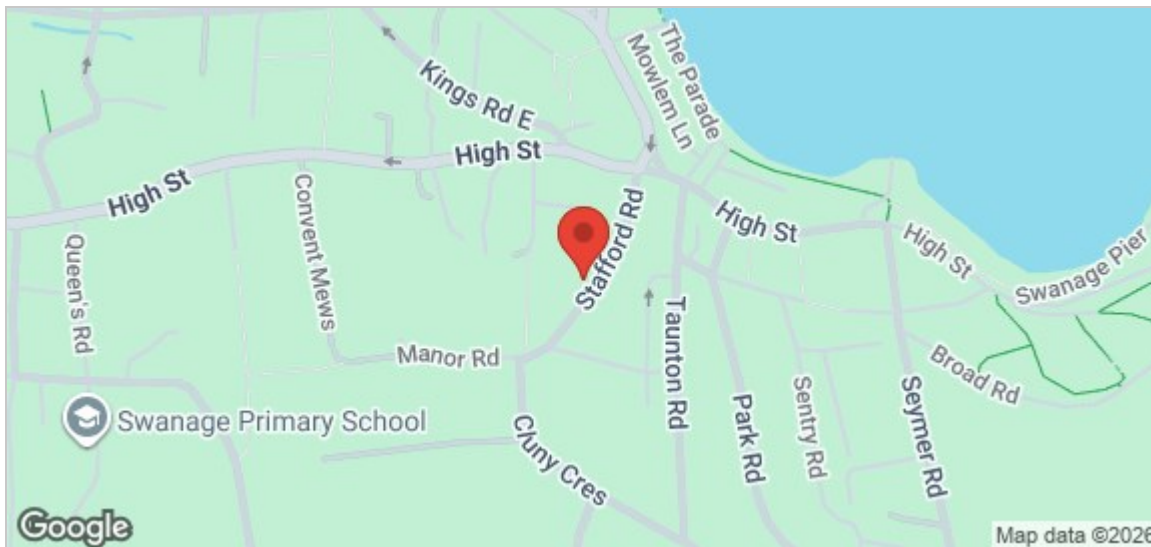
Mains Water & Sewage: Supplied by Wessex Water

Heating Type: Gas

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

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		
England & Wales	EU Directive 2002/91/EC	

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		
England & Wales	EU Directive 2002/91/EC	