



Mowlem Court, Rempstone Road

BH19 1DR



Leasehold

Hull
Gregson
Hull

Mowlem Court, Rempstone Road

Swanage, BH19 1DR

- Outstanding Sea Views
- East Facing Balcony
- Two Large Bedrooms
- Town Centre Location
- Private Garage
- Lots Of Natural Light
- Close to the Beach
- No Forward Chain
- Ideal Investment Property
- EPC = D





This generous and well-located two-bedroom apartment presents a rare opportunity to acquire a spacious coastal home with mesmerising **PANORAMIC SEA VIEWS** over the award-winning golden beaches of Swanage and the shimmering waters of Swanage Bay from the apartment and **PRIVATE BALCONY**. Situated in an elevated position within a well-maintained development, the property offers coastal living at its finest. Also included is a private garage with electric up and over garage door.

A communal entrance door with intercom provides access in the block. A lift and stairs ascend to the



second floor.

Upon entering, you're welcomed into a spacious entrance hall, offering excellent built-storage and providing access to all principal rooms. The heart of the home is a bright and spacious living room, where glass doors open directly onto a private easterly-facing balcony. This serene outdoor space is perfect for morning coffee or al fresco dining while taking in the ever-changing seascape and sunrises across the bay.

The separate kitchen is equally generous in size, offering plenty of workspace and cabinetry. With windows overlooking the rear, the kitchen is filled with natural light and presents a fantastic opportunity to create a contemporary culinary space tailored to your needs.

The apartment features two well-proportioned double bedrooms, each offering peaceful, private retreats. The main bedroom benefits from a walk-in wardrobe and views over the quiet rear aspect, and the added luxury of access onto the balcony. The second bedroom is equally spacious, ideal for guests or use as a home office. A large family shower room services the rest of the apartment and is fitted with a walk-in shower, WC, and hand basin.

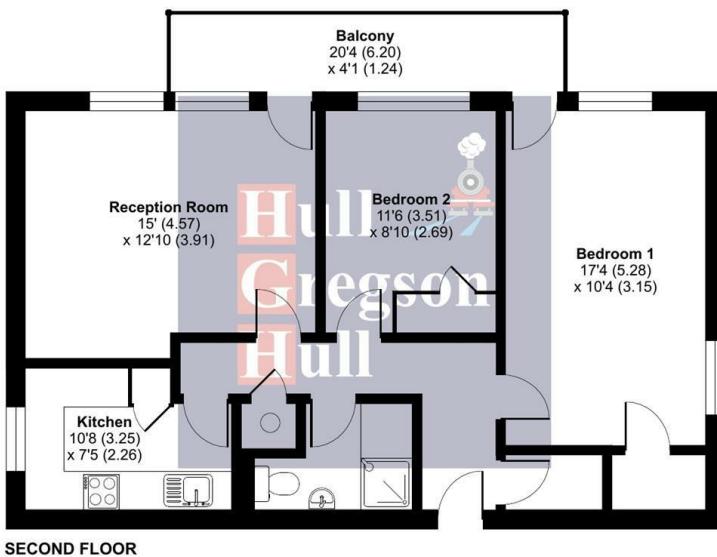
This property offers an exciting blank canvas to create a bespoke home or holiday retreat. Its generous proportions, outstanding location, and incredible sea views make it a perfect investment for those seeking coastal charm and a seaside lifestyle.



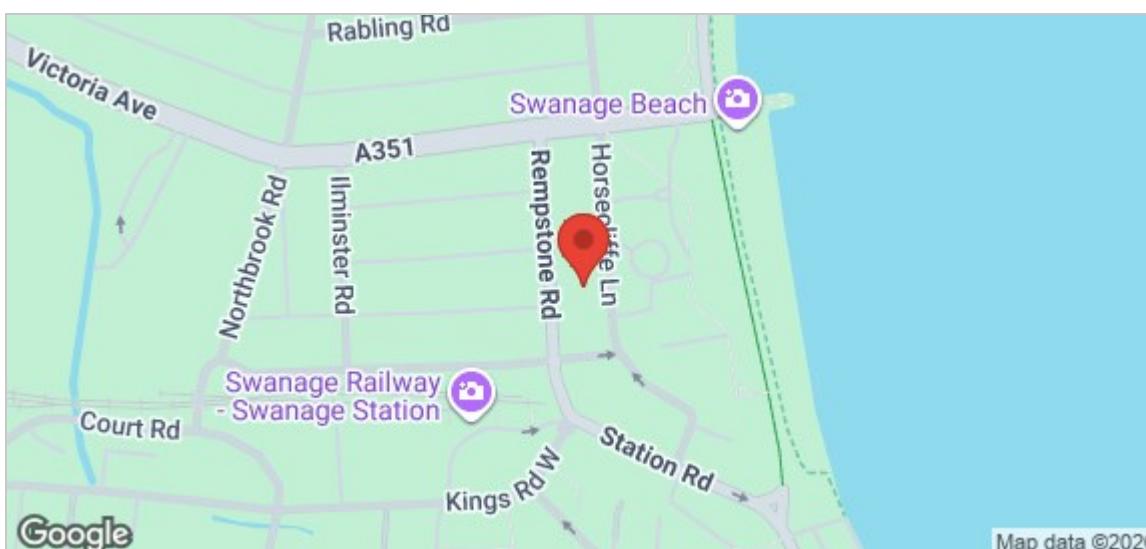
Mowlem Court, Rempstone Road, Swanage, BH19

Approximate Area = 726 sq ft / 67.4 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 (Swanage) Ltd. REF: 1328718



Entrance Hall

Kitchen

10'8 x 7'5 (3.25m x 2.26m)

Reception Room

15' x 12'10 (4.57m x 3.91m)

Balcony

20'4 x 4'1 (6.20m x 1.24m)

Bedroom One

17'4 x 10'4 (5.28m x 3.15m)

Bedroom Two

11'6 x 8'10 (3.51m x 2.69m)

Bathroom

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: Apartment

Property construction: Standard Purpose Built

Tenure: Leasehold. Ground Rent £10 per annum, 930 Years remaining. Maintenance approximately £1700 per annum. Long Lets Permitted, Holiday Lets are Not. Pets at discretion of the Management

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/

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 (92-100)	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	EU Directive 2002/91/EC

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