Cluny Crescent

Swanage, BH19 2BP

3 2 1 C

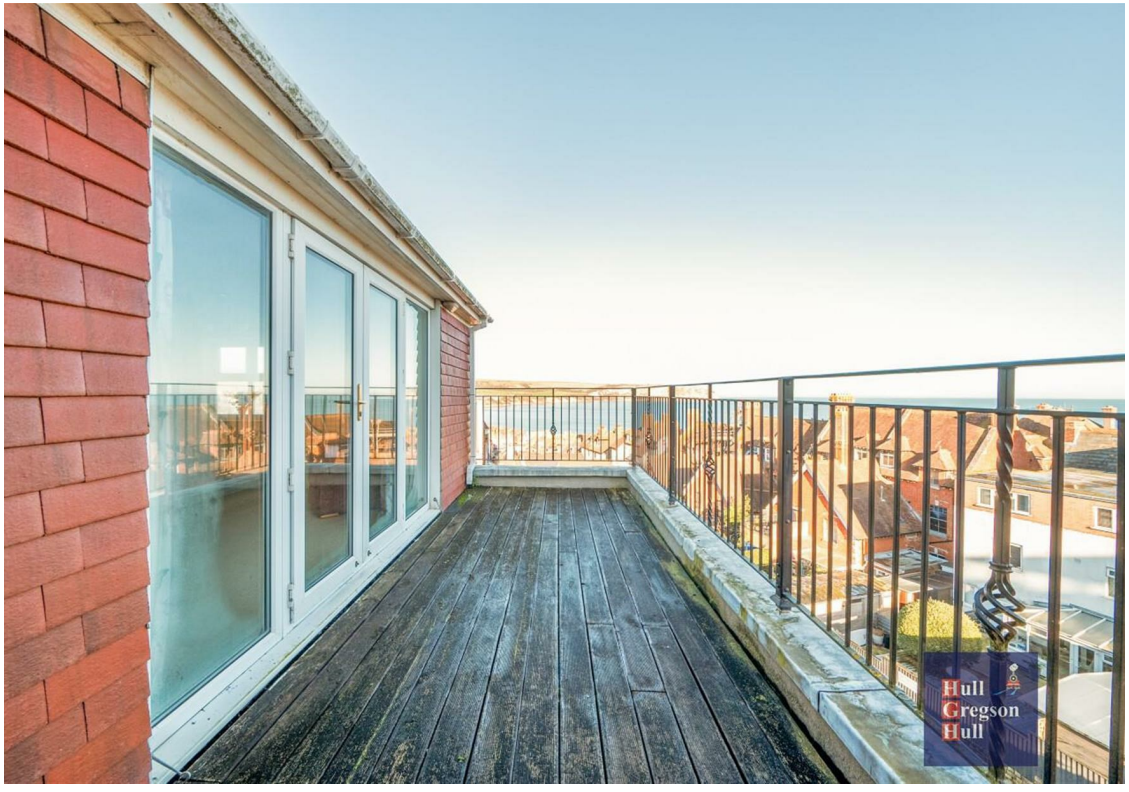
Share of Freehold

Hull Gregson Hull

19 Cluny Crescent

Swanage, BH19 2BP

- Penthouse Apartment
- Superb Balcony Views
- Three Bedrooms
- Two Bathrooms (One En Suite to the Main Bedroom)
- Bright and Spacious Accommodation
- Garage and Parking Space
- Close to Town Centre and Countryside
- Excellent Opportunity to Update to Taste
- Share of the Freehold
- No Forward Chain



Rare Opportunity to Acquire a PRIVATE & SPACIOUS PENTHOUSE APARTMENT with EXPANSIVE COASTAL and HILL VIEWS from a large, sea facing BALCONY. Located on the southern slopes of Swanage a short distance from the town centre and open countryside, this apartment has the benefit of, THREE BEDROOMS, one with en suite Bathroom, GARAGE and additional allocated PARKING SPACE.

A communal lift ascends from the lower ground floor to the top floor landing and an entrance door to this well-appointed and light-filled Penthouse.

To the right, the hallway leads through

to the spacious main living/dining room which features French doors opening onto the large balcony and from here, elevated and far-reaching views across Swanage Bay to the Dorset and Hampshire coastline, across Ballard Down and the Purbeck Hills.

A door from the spacious living/dining room leads to the main bedroom which also has a glazed door opening onto the balcony. This roomy bedroom has a walk-in wardrobe and, adjacent, an en-suite bathroom with additional shower cubicle, wash basin and WC.

The bright kitchen, accessed directly through a door from the living/dinging room, offers good storage and preparation worktops, integral appliances including dishwasher, washing machine and fridge freezer, gas hob with electric under oven and grill.

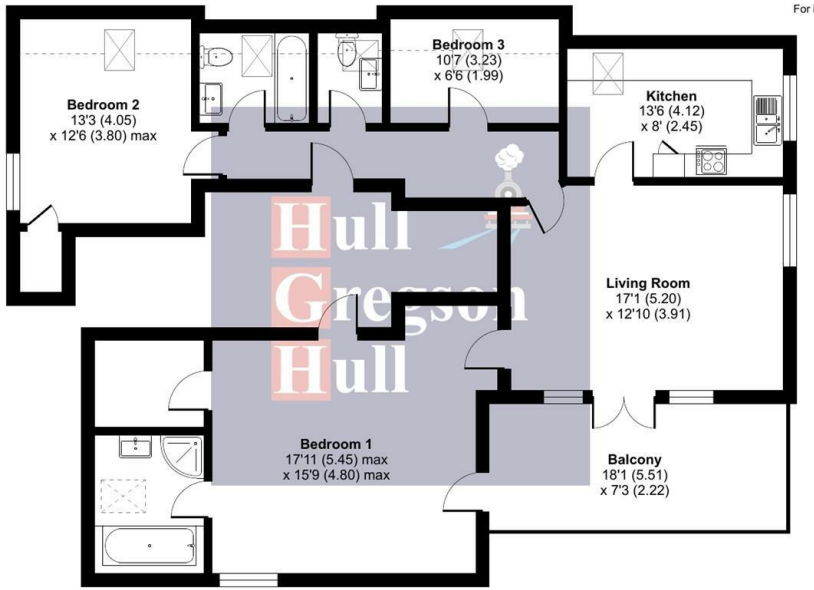
Return to the hallway to reach Bedroom 2 which has a built-in wardrobe, Bedroom 3, a further bathroom with a suite of panelled bath, washbasin and WC and further WC with washbasin.

The garage is located beneath the rear of the building along with a parking space to the fore of the garage.

This Apartment at Cluny Croft in the seaside resort of Swanage offers thoughtfully laid-out accommodation however it will require upgrading to form a stylish and elegant Penthouse Apartment with Superb Views. There is no forward chain and owners each hold a share in the Freehold.

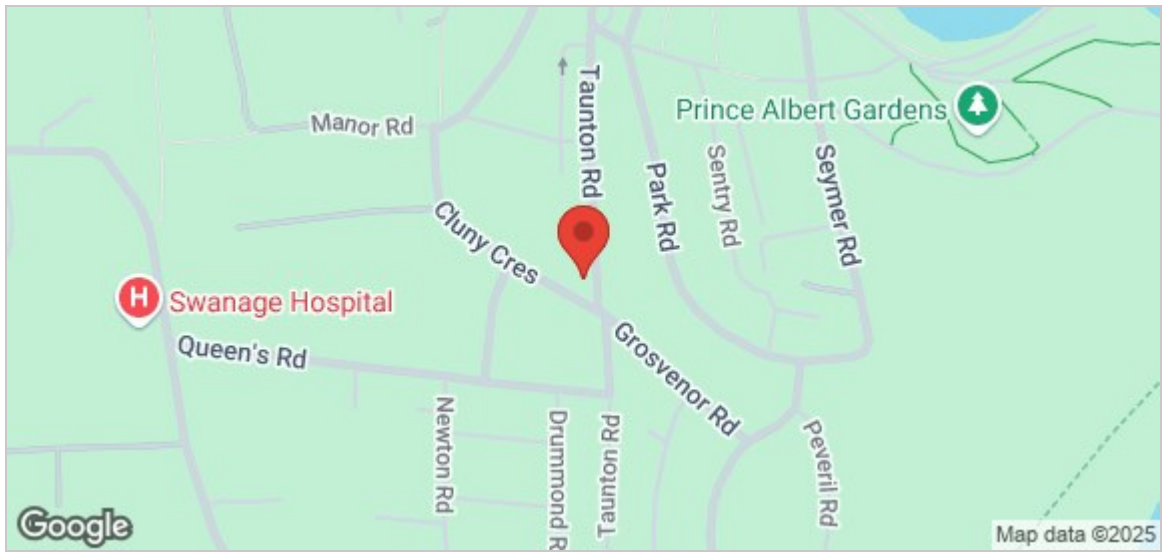
Cluny Crescent, Swanage, BH19

Approximate Area = 1026 sq ft / 95.3 sq m
Limited Use Area(s) = 62 sq ft / 5.7 sq m
Total = 1088 sq ft / 101 sq m
For identification only - Not to scale



THIRD FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2025. Produced for Hull Gregson & Hull Ltd. REF: 1227752



Entrance Hall

Living Room 17'0" x 12'9" (5.2m x 3.91m)

Kitchen 13'6" x 8'0" (4.12m x 2.45m)

Bedroom One 17'10" x 13'1" (5.45m x 4.0m)

En Suite Bathroom

Bedroom Two 13'3" x 10'1" (4.05m x 3.08m)

Bathroom Two 8'9" x 7'3" (2.68 x 2.23)

Bedroom Three 10'7" x 6'6" (3.23m x 1.99m)

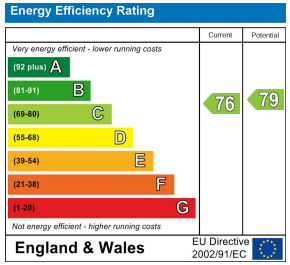
WC 5'8" x 4'0" (1.74 x 1.24)

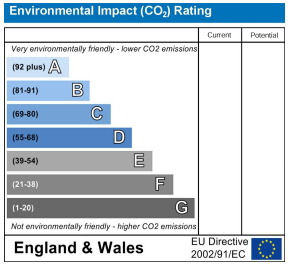
Additional Information.

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: Top Floor Apartment (Converted)
Property construction: Standard
Council Tax: Band E
Tenure: Leasehold with owners each having a Share of the Freehold. We are advised that the maintenance charge is approximately £1800 per annum. We understand that Long term lets are permitted, holiday lettings are not allowed. Pets are also not permitted.
Mains Electricity
Mains Water & Sewage: Supplied by Wessex Water
Heating Type: Gas Central Heating (to be reconnected)
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.





7 Institute Road, Swanage, BH19 1BT | 01929 42 66 55 | swanage@hgh.co.uk