



61A High Street

Swaneage, BH19 2LY

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£199,950 Leasehold



61A High Street

Swanage, BH19 2LY

- Bright and Characterful One Bedroom Flat
- Allocated Parking Space
- Ideal First Time Buy
- Great Investment Opportunity
- Long Let and Holiday Lets Allowed
- Town Centre Location
- Purbeck Hill Glimpses
- A Stone's Throw from the Beach
- Close to Local Transport Links
- Pets Allowed by Permission of Landlord





We are delighted to present this characterful one bedroom apartment to market. Uniquely, this property benefits from allocated parking, a rarity in Swanage town centre. With light and airy living space and a comfortable bedroom, this home is ideal for first time buyers looking to live just a stone's throw from the golden sandy coastline. Alternatively, this could make a great investment purchase, with both long term and holiday lets permitted as well as pets.

The property is approached via the High Street in Swanage and accessed through a communal entrance. Stairs rise to the internal

door where we are welcomed into the living space. This area is arranged with a space saving U-Shaped kitchen comprising both base and eye-line storage units, inset sink and four ring gas hob with oven under. there is ample work top space and plumbing for a washing machine. The U-shape creates the opportunity for a breakfast bar for practical dining. Adjacent to the kitchen is the bathroom which comprises modern fixtures and fittings including panelled bath, W.C., and wash basin. The living area then opens into a spacious lounge with room for a large sofa, coffee table, shelf storage, TV and console. Sky lights and characterful window frames beckon in plenty of sunshine, creating a homely and comfortable space. There is additional eaves storage for further convenience. The bedroom is situated just off of the living space with plenty of eaves storage, and can accommodate a small double bed.

Outside, the property features an allocated parking space.

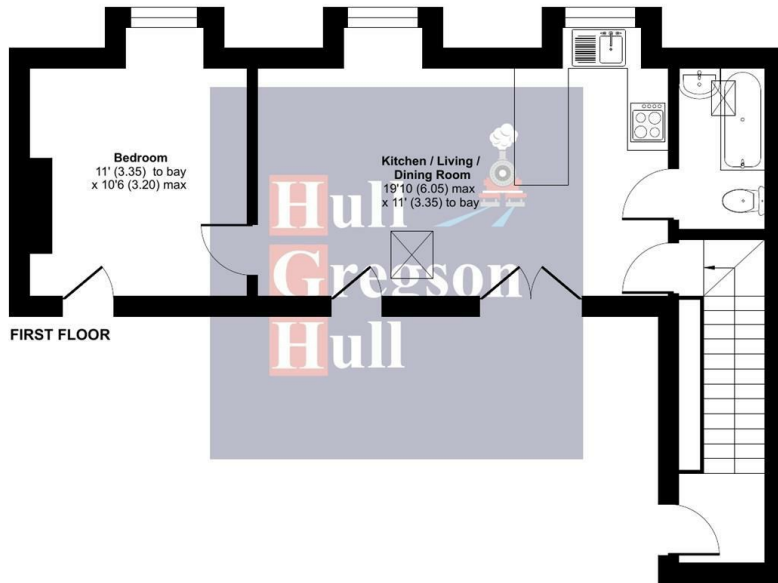
This cosy one bedroom apartment is located just a few moments from the beach and is conveniently positioned close to all local amenities including boutique shops and independent pub. It is an ideal place to start your property journey or a great holiday let. Viewing highly recommended.



High Street, Swanage, BH19

Approximate Area = 466 sq ft / 43.2 sq m

For identification only - Not to scale



FIRST FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Hull Gregson & Hull (Swanage) Ltd. REF: 1459603

Kitchen/Living/Dining Area
19'10" max x 10'11" to bay (6.05 max x 3.35 to bay)

Bedroom
10'11" to bay x 10'5" max (3.35 to bay x 3.20 max)

Bathroom

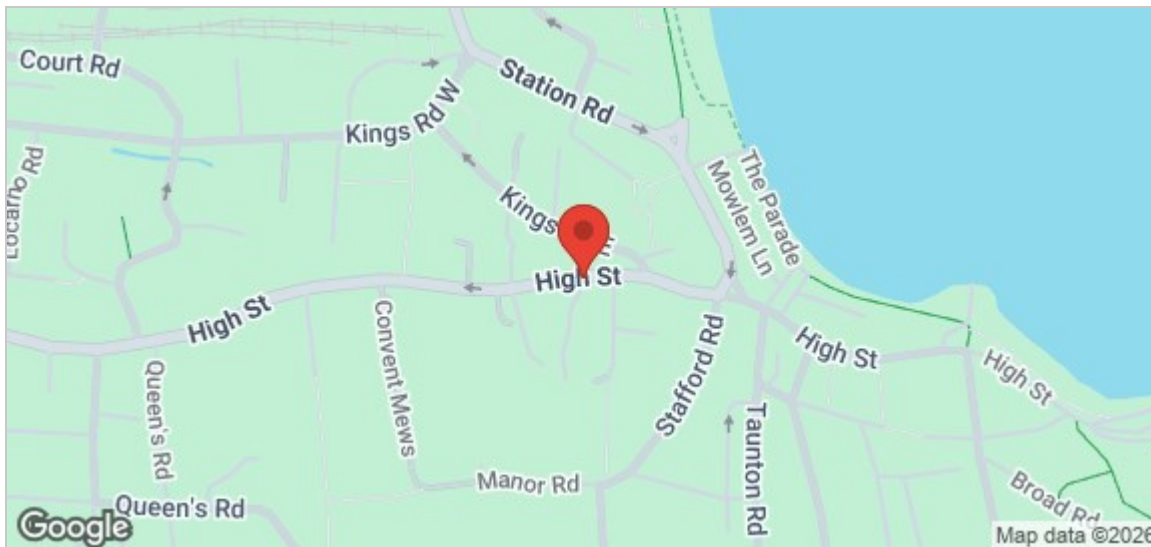
Additional Information.

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. We are advised that this is a leasehold property with 100 years remaining. The ground rent is £50 per annum and maintenance charge is £363 per annum. Long lets and holiday lets permitted. Pets permitted by discretion of the landlord.

- Property type: Flat
- Property construction: Standard
- 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	62	65

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		