



Walrond Road
Swanage, BH19 1PB

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£395,000
Share of Freehold

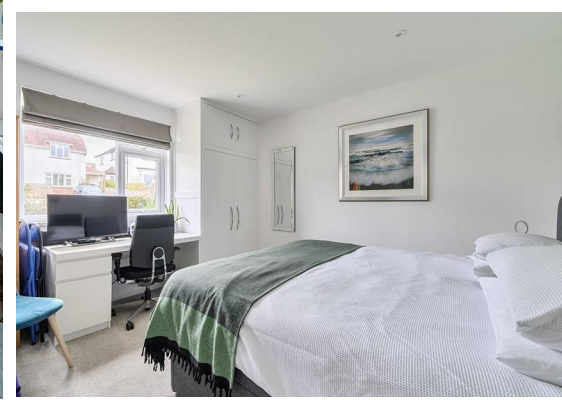
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Walrond Road

Swanage, BH19 1PB

- Two Bedroom Ground Floor Apartment
- Close Proximity to Beach
- Private South Facing Garden
- Three Large Off-Road Parking Spaces
- Beautifully Presented Throughout with a Modern Finish
- Spacious, Bright and Airy Living Accommodation
- High Specification Kitchen with a Full Range of Integrated Appliances
- High Quality Bathroom/WC, Additional Separate WC
- Garage with Electric Supply
- Exclusive and Highly Desirable Area





This STUNNING, TWO BEDROOM GROUND FLOOR APARTMENT property, situated in the SOUGHT-AFTER LOCATION of Walrond Road, presents a RARE OPPORTUNITY to own an immaculately presented home, thoughtfully designed and accoutred to a high standard throughout. It is located just 175 yards from the main beach and less than half a mile to the town centre. The property benefits from PRIVATE, SOUTHERLY FACING GARDEN, GARAGE and OFF-ROAD PARKING for SEVERAL VEHICLES, including space for a motorhome.



An entrance hall leads to a generously sized, bright and airy living area, bathed in natural light. French doors then open onto the southerly facing private garden. The living area is a well-proportioned room with



a feature electric fire and is carefully arranged to create areas for both relaxation and dining.

The kitchen has been finished to a high and modern specification, creating a clean and stream-lined, aesthetically pleasing room with large window with a pleasant outlook over the front garden. It features a range of contemporary base and eye level storage units, quality work surfaces, and integrated appliances including a dishwasher, fridge, freezer, oven, hob, microwave and refrigerated wine rack.

Both bedrooms are well-proportioned double rooms, each offering a calm and comfortable retreat. The principal bedroom has a lovely outlook over the southerly facing garden with the luxury feature of built in wardrobes and room for a superking sized bed. The second bedroom provides versatility as guest accommodation, a dressing room, or a home office. This room also benefits from built in storage and a large space for a superking bed.

The shower room is found at the end of the entrance hall and is fitted with modern quality fixtures such as a walk in shower, vanity units, W.C and hand basin. In addition, a second cloakroom with W.C.

A notable feature of the property is the private southerly-facing and tiered garden, a beautiful outdoor space that enjoys maximum sunlight. Thoughtfully arranged to maximise the space it provides an ideal setting for al fresco dining on the patio, summer entertaining with family and guests, or simply unwinding in a peaceful and secluded environment.

The property further benefits from a garage which has an electricity supply offering secure storage and parking, alongside plenty of additional private parking.

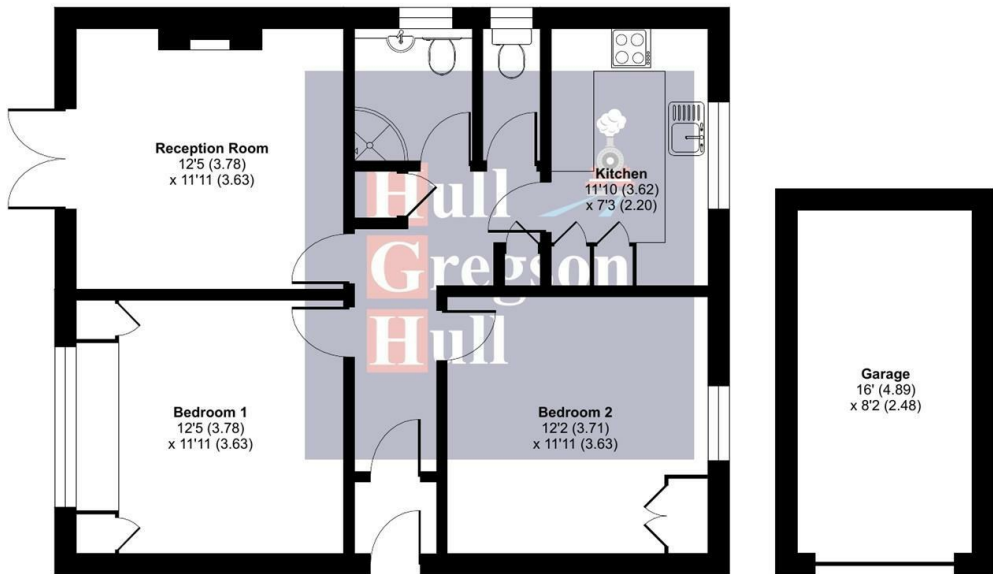
The property is situated in an exceptional location with the golden sands of Swanage beach just a short distance away, along with a variety of independent shops, cafés, and restaurants. The downs and hills, clifftops, and countryside offer the perfect lifestyle with the opportunity to live, enjoy and experience the Isle of Purbeck and it's stunning coastal and countryside walks.

An internal viewing of this desirable property comes highly recommended.



Walrond Road, Swanage, BH19

Approximate Area = 721 sq ft / 67 sq m
Garage = 130 sq ft / 12.1 sq m
Total = 851 sq ft / 79.1 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). © nichecom 2026. Produced for Hull Gregson & Hull (Swanage) Ltd. REF: 1442078



Reception Room 12'4" x 11'10" (3.78 x 3.63)

Kitchen 11'10" x 7'2" (3.62 x 2.20)

Bedroom One 12'4" x 11'10" (3.78 x 3.63)

Bedroom Two 12'2" x 11'10" (3.71 x 3.63)

Shower Room 5'10" x 5'2" (1.8 x 1.6)

Separate W.C 5'10" x 2'9" (1.8 x 0.85)

Garage 16'0" x 8'1" (4.89 x 2.48)

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: Ground Floor Apartment

Property construction: Standard Tenure: The property includes a Share of the freehold and includes a new 999 year lease. There is no ground rent payable or service charge payable. Maintenance costs of the property are agreed on an as and when basis. Pets permitted if well behaved.

Mains Electricity

Mains Water & Sewage: Supplied by Wessex Water

Heating Type: Electric Storage Heaters

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			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(82 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		