



Gaskell Close

Swanage, BH19 1FH

£210,000 Freehold

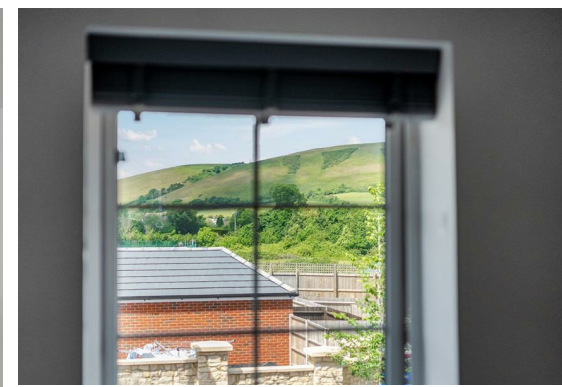
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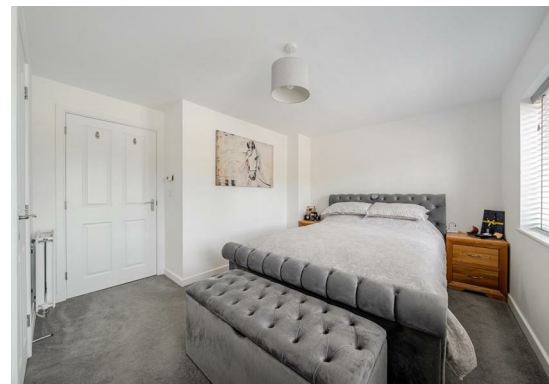


Gaskell Close

Swanage, BH19 1FH

- Shared Ownership (50%)
- Ample Parking
- Purbeck Hill Views
- Built in 2022
- Ground Floor W.C
- Easy to Maintain Garden
- Immaculate Presentation
- Close to Local Transport Links
- Ideal First Time Buy
- Spacious Accommodation





50% SHARED OWNERSHIP OPPORUNITY

We are delighted to offer for sale this shared ownership, three bedroom home with stunning Purbeck Hill views. Situated within a sought-after modern development on Gaskell Close, this beautifully presented three-bedroom home was built in 2022 and offers spacious, contemporary accommodation ideally suited to first time buyers, families, professionals, or those seeking a low-maintenance coastal property.

The property enjoys an attractive position with delightful views towards the Purbeck Hills and benefits from ample off-road parking. Internally, the accommodation is presented to an exceptional standard throughout, with a light and airy feel enhanced by its modern design.

The property is entered via a welcoming entrance hall which leads through to the generously proportioned living room. Beautifully presented throughout, this inviting reception space features crisp white walls and



a contemporary grey carpet, creating a bright and modern environment that is ready to move straight into. The room offers ample space for a range of furnishings and enjoys a light, airy atmosphere, making it the perfect setting for both relaxing and entertaining. The living area flows effortlessly into the kitchen/dining room, enhancing the sense of space and providing an ideal layout for modern family living.

The kitchen has been thoughtfully designed to create a warm and welcoming heart of the home. Fitted with a stylish range of contemporary units and complementary work surfaces, it benefits from a selection of sleek integrated appliances including a gas hob, and electric hob, the kitchen also benefits from space for a free standing dishwasher and fridge/freezer, ensuring both practicality and a streamlined finish. There is ample space for a dining table, making it an excellent social space for family meals and entertaining guests.

A particularly useful feature is the large utility cupboard, providing valuable additional storage and helping to keep everyday household items neatly tucked away. The kitchen also provides access to a separate ground floor W.C., which has the added advantage of space and plumbing for a washing machine, creating a practical utility area whilst retaining the convenience of a cloakroom.

Upstairs, there are three well-sized bedrooms and a modern family bathroom. The principal bedroom is a particularly generous double, offering ample room for a range of bedroom furniture, including wardrobes and additional storage. Large windows allow natural light to pour in while perfectly framing the picturesque Purbeck Hill views, creating a peaceful and relaxing retreat at the end of the day. Bedrooms two and three are also comfortable double rooms, a notable advantage for a property of this type. Both offer versatile accommodation suitable for family members, guests, or those requiring a dedicated home office without compromising on bedroom space. Like the principal bedroom, they enjoy attractive views across the surrounding area towards the Purbeck Hills and benefit from the same bright and airy feel found throughout the property. Serving the bedrooms is a modern family bathroom, comprising panelled bath with shower over, W.C., and vanity wash basin unit. The bathroom is finished in a contemporary style and complementing the high standard of presentation seen throughout the home.

Outside, the property features an easy-to-maintain garden, with stylish patio and turf providing an ideal space for relaxing, outdoor dining, or enjoying the surrounding views without the burden of extensive upkeep.

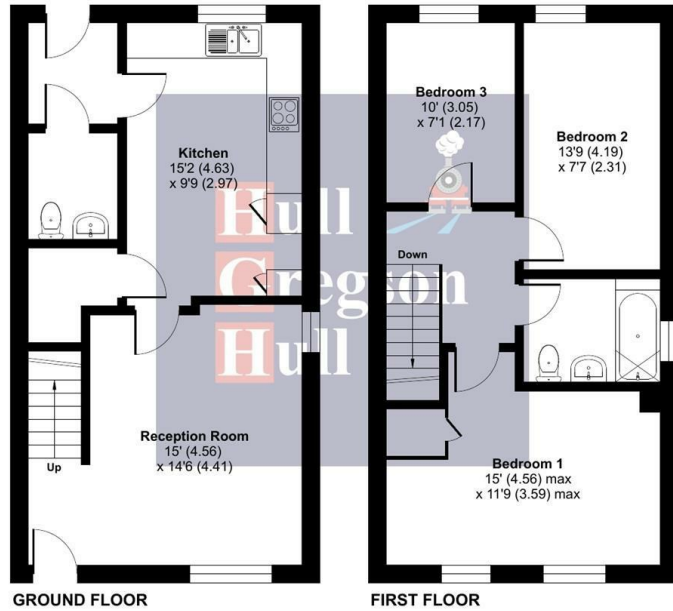
Conveniently located close to local transport links, the property offers easy access to surrounding areas while being just a short distance from Swanage town centre, with its excellent range of shops, restaurants, amenities, and the award-winning sandy beach. Viewing is highly recommended.



Gaskell Close, Swanage, BH19

Approximate Area = 918 sq ft / 85.2 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). © nichecom 2026. Produced for Hull Gregson & Hull (Swanage) Ltd. REF: 1468746

Reception Room
14'11" x 14'5" (4.56 x 4.41)

Kitchen
15'2" x 9'8" (4.63 x 2.97)

W.C

Bedroom One
14'11" max x 11'9" max (4.56 max x 3.59 max)

Bedroom Two
13'8" x 7'6" (4.19 x 2.31)

Bedroom Three
10'0" x 7'1" (3.05 x 2.17)

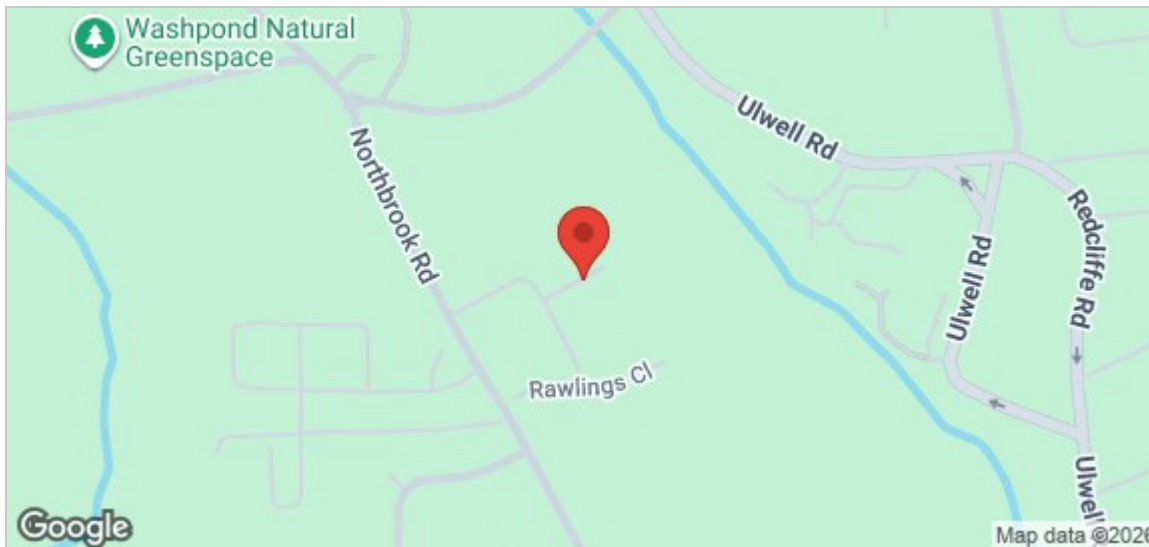
Additional Information.

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. The property is a 50% shared ownership opportunity, with the full market value being valued by a RICS surveyor at £415,000, meaning the minimum value of the 50% share is £207,500. It is possible to acquire 100% of the property if desired. Currently, the vendor pays £579pcm a month in rent approximately to Sage who own the other 50%. The annual service charge is approximately £190 per annum.

- Property type: House
- Tenure: We are advised by the vendor that the property is a freehold that has 50/50 ownership of this property.
- 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			96
(81-91) B		84	
(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			
(81-91) A			
(69-80) B			
(55-68) C			
(39-54) D			
(21-38) E			
(1-20) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	