



**1 High Street**  
Swanage, BH19 2LN



**Share of Freehold**



# 1 High Street

Swanage, BH19 2LN

- One Bedroom Apartment
- Top Floor with Bright Southerly Outlook
- Spacious Accommodation
- Some Original Features
- Tastefully Modernised
- Bathroom En Suite
- Kitchen Open Plan to Living Area
- Ample Storage
- Ideal Investment Opportunity
- No Forward Chain





This neat, ONE BEDROOM APARTMENT is to be found within the former Royal Victoria Hotel on the Lower High Street close to the old Stone Quay, Victorian Swanage Pier and nearby scenic coastline and beach. An ideal HOLIDAY LET OPPORTUNITY.

The apartment is on the top floor of a complex of 20 apartments and has an outlook over gardens to the rear of the property. Many of the original features of the building are incorporated into this unique apartment including beamed structure, brick walls and original windows. Contemporary features include skylights allowing for maximum light ingress, an updated kitchen, open plan to the lounge area, an upgraded bathroom en suite to the bedroom and



modern electric heating.

Enter the building from the High Street entrance and stairs rise and turn to the second floor.

Enter the apartment into the bright, open-plan Sitting Room/Kitchen with an elevated southerly outlook and further lit by skylight.

The 'C' shaped Kitchen is open to the Sitting Room making this a convivial space for food preparation and dining. The simple kitchen comprises a range of worktops with breakfast bar, base level cupboards with inset electric hob and under oven and stainless steel sink. There is space allowed for a washing machine/dryer and fridge/freezer to one side.



A small passageway with large wardrobe or store to one side leads to the good sized Bedroom which has space to accommodate a double bed and, to one side, an alcoved storage area. En suite is the Bathroom with borrowed light from the bedroom and skylight. The bathroom comprises a panelled bath with shower over, pedestal basin and low level W.C., also a cupboard for linen storage.

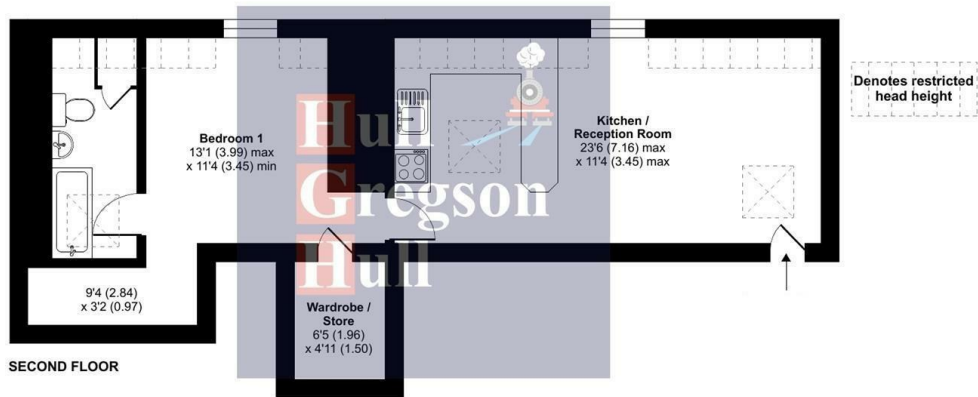
Overall, this is an attractive seaside apartment offering an opportunity to acquire a home or investment property central to the hubbub of this popular seaside town.

NB: Parking to the front of the building is available on a first-come, first served basis.



## High Street, Swanage, BH19

Approximate Area = 498 sq ft / 46.3 sq m  
 Limited Use Area(s) = 58 sq ft / 5.4 sq m  
 Total = 556 sq ft / 51.6 sq m  
 For identification only - Not to scale



**Kitchen/Dining/Sitting Room**  
 23'5" x 11'3" (7.16m x 3.45m)

**Store**  
 6'5" x 4'11" (1.96m x 1.50m)

**Bedroom**  
 13'1" x 11'3" (3.99m x 3.45m)

**Store**  
 9'3" x 3'2" (2.84m x 0.97m)

**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: Converted Top Floor Apartment

Tenure: Long Lease with Share of the Freehold. Maintenance approximately £1050 per annum (payable in two amounts half-yearly). Property Management permits Holiday Lets but no pets.

Property construction: Standard

Mains Electricity

Mains Water & Sewage: Supplied by Wessex Water

Heating Type: Independent Electric Heaters

Broadband/Mobile signal/coverage: For further details please see the Ofcom Mobile Signal & Broadband checker. [checker.ofcom.org.uk/](http://checker.ofcom.org.uk/)

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nrichcom 2025. Produced for Hull Gregson & Hull (Swanage) Ltd. REF: 1283303



### 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 <sub>2</sub> ) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions
(92 plus) <b>A</b>			(82 plus) <b>A</b>
(81-91) <b>B</b>			(81-91) <b>B</b>
(69-80) <b>C</b>			(69-80) <b>C</b>
(55-68) <b>D</b>			(55-68) <b>D</b>
(39-54) <b>E</b>			(39-54) <b>E</b>
(21-38) <b>F</b>			(21-38) <b>F</b>
(1-20) <b>G</b>			(1-20) <b>G</b>
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	<b>73</b>	<b>England &amp; Wales</b>
		<b>13</b>	EU Directive 2002/91/EC