



**Stafford Road - Modern Split-Level Penthouse  
Apartment with Multiple Sea Views**

Swanage, BH19 2BQ

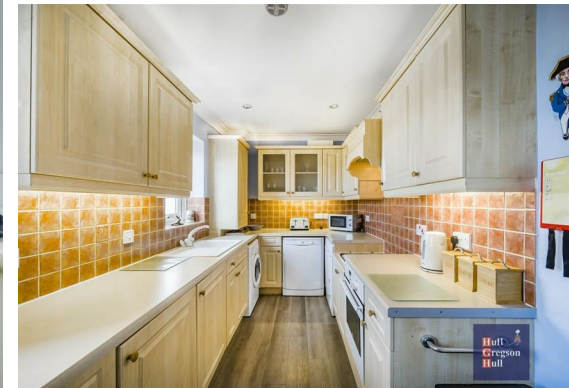
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# Stafford Road

Swanage, BH19 2BQ

- Exceptional Panoramic Sea Views
- Penthouse Apartment
- Immaculately Presented
- No Forward Chain
- In Prime Location, Near the Sea
- Garage
- Ensuite to the Principal Bedroom
- Lift Access
- Juliet Balcony + Secondary Balcony
- Additional Income Opportunity





## \*MODERN SPLIT-LEVEL PENTHOUSE APARTMENT WITH MULTIPLE SEA VIEWS\*

Welcome to Stafford House. A modern building situated at the top of a row of Edwardian terraced homes in Swanage. The building comprises eight apartments, this particular apartment has its own garage including power and light. The residents also have access to some communal grass areas for hanging laundry and enjoying the sunshine. Swanage is a traditional seaside town with award-winning sandy beaches, boutique and independent shops, pubs, schools and churches. This modern split-level apartment has lift access just outside the entrance door and has been newly recarpeted throughout. Step through the interior door and into the main hallway, where is plenty of storage space for shoes and



coats. There is a unique dog-leg staircase leading to the upper-level, with plenty of understairs storage.

The hallway leads firstly to bedroom two, a bright and good sized double room just next to the family shower room, comprising of a shower cubicle, W.C., and wash basin, making bedroom two an ideal guest room. At the end of the hallway is the reception room. This is a grand and open space with French doors opening onto a Juliet balcony, introducing a stunning view of the sea. There is room for large comfy sofas, coffee table and display cabinets or even a small library.

Glass paned doors then lead into the kitchen/dining area, with another spectacular view from the dining table. This space incorporates a modern U-shaped kitchen plus dual-aspect windows, with base and eye-level storage cupboards, four ring gas hob and oven with extractor over, integral fridge/freezer, dishwasher, inset sink and space and plumbing for a washing machine.

The upper-level leads firstly to bedroom one, which is a substantial principal bedroom with extensive storage space, there is an additional room here which can be used as a small home office, to work from home comfortably. The balcony in bedroom one has space for seating to enjoy yet another wonderful view of the sea and town below. There is a dressing area with large fitted wardrobes which leads to a substantially sized ensuite bathroom, comprising of a bathtub and separate shower cubicle, W.C., and wash basin. This bathroom currently has jack & jill access into the hallway to be used by bedroom three also. The upper level also offers a hatch into the loft space, providing further storage.

On the top level, there is bedroom three which is a good sized double room with vaulted ceiling, and a bright corner window offering another beautiful panoramic Southerly view of Swanage, the sea, and Purbeck hills. The top level is serene, with no risk of being overlooked. This is an ideal space to use as a reading room, or simply as another space to relax and enjoy the view with a loved one over your favourite tippie.

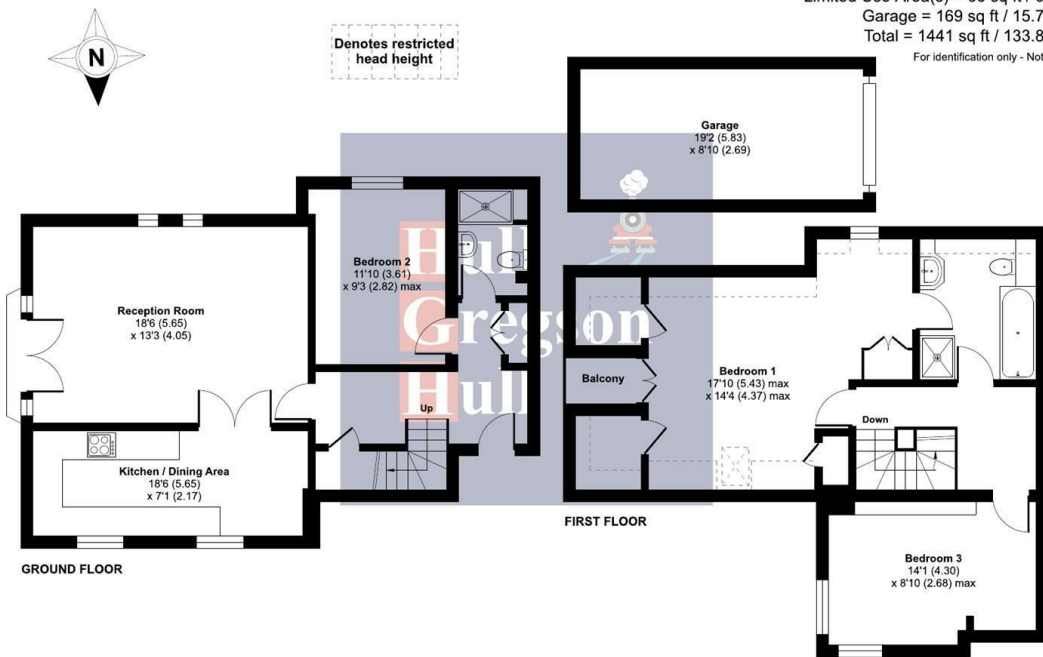
Outside, this property benefits from a garage, and use of communal gardens.



## Stafford Road, Swanage, BH19

Approximate Area = 1207 sq ft / 112.1 sq m  
 Limited Use Area(s) = 65 sq ft / 6 sq m  
 Garage = 169 sq ft / 15.7 sq m  
 Total = 1441 sq ft / 133.8 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). © richcom 2025. Produced for Hull Gregson & Hull (Swanage) Ltd. REF: 1266668

**Reception Room**  
 18'6" x 13'3" (5.65 x 4.05)

**Kitchen/Dining Area**  
 18'6" x 7'1" (5.65 x 2.17)

**Bedroom One**  
 17'9" max x 14'4" max (5.43 max x 4.37 max)

**Bedroom Two**  
 11'10" x 9'3" max (3.61 x 2.82 max)

**Bedroom Three**  
 14'1" x 8'9" max (4.30 x 2.68 max)

**Garage**  
 5.83 x 2.69

### 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 there is a leasehold, with a 125 year lease from 1999, maintenance charge is £1200 per annum.

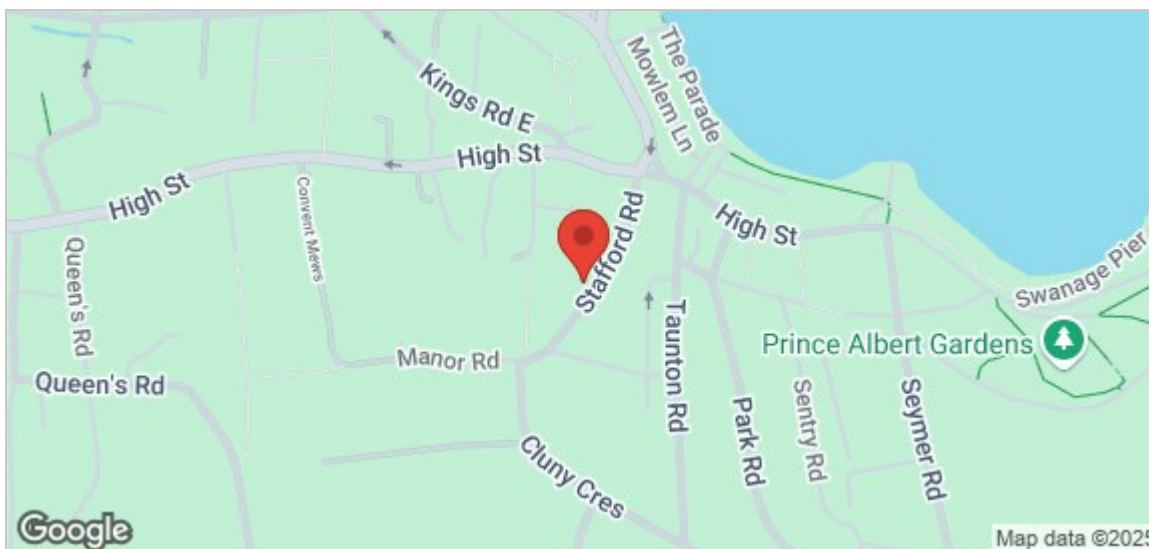
Property type: Apartment  
 Property construction: Standard

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/](http://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		
EU Directive 2002/91/EC	78	80
England & Wales		

Environmental Impact (CO <sub>2</sub> ) Rating	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
EU Directive 2002/91/EC		
England & Wales		