Institute Road

Swanage, BH19 1BX

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£225,000

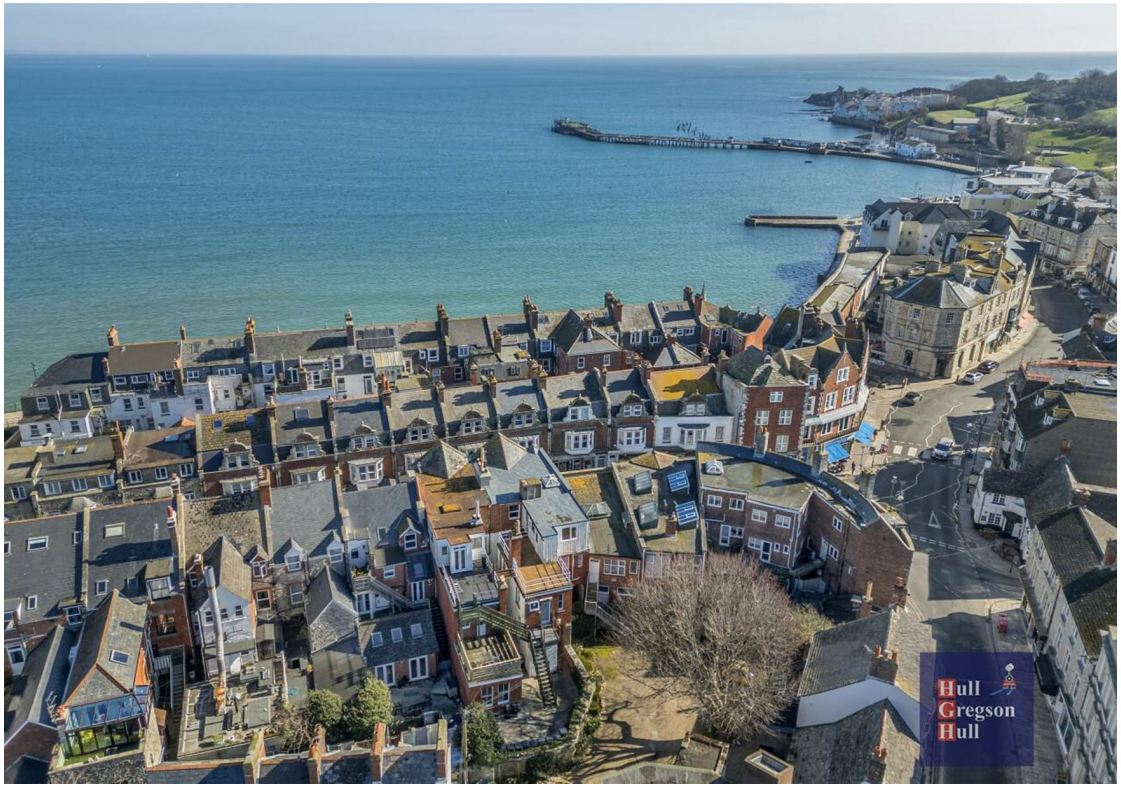
Leasehold

Hull Gregson Hull

Institute Road

Swanage, BH19 1BX

- Interesting and Spacious 2 Bedroom Flat
- Town Centre Location
- 2nd (Top) Floor
- Large Decked Terrace
- Modernised Kitchen
- No Forward Chain
- Mainly uPVC Double Glazing
- Gas Central Heating



Introducing this characterful and recently refurbished, top floor TWO BEDROOM apartment situated in the heart of Swanage. Boasting SPACIOUS ACCOMMODATION and a large DECKED TERRACE with views to hills, this property is perfectly located within a stone's throw of the Beach and all town centre amenities.

The main entrance reveals a staircase to the first floor and the private entrance door to the flat with a second set of stairs to the second floor where a bright hallway is lit through an atrium style skylight.

Ahead, a generously sized modern fitted Kitchen/Dining room with a range of wall and base levels units with large storage cupboard, intergral appliances including 'Cuisine Master' electric range cooker with extractor canopy over, fridge/freezer, washing machine. Here also plenty of space for a large dining table and chairs.

From the kitchen a door opens onto a large westerly facing decked area, ideal for soaking up the afternoon sunshine or early evening entertaining.

Returning to the hallway, the Main Bedroom is of good proportions giving ample space for king size bed and freestanding furniture and Bedroom Two could also accommodate a double bed, wardrobe and chest of drawers.

The Lounge features decorative windows with window seat from which to enjoy the interesting street scene below and an ornamental corner fireplace.

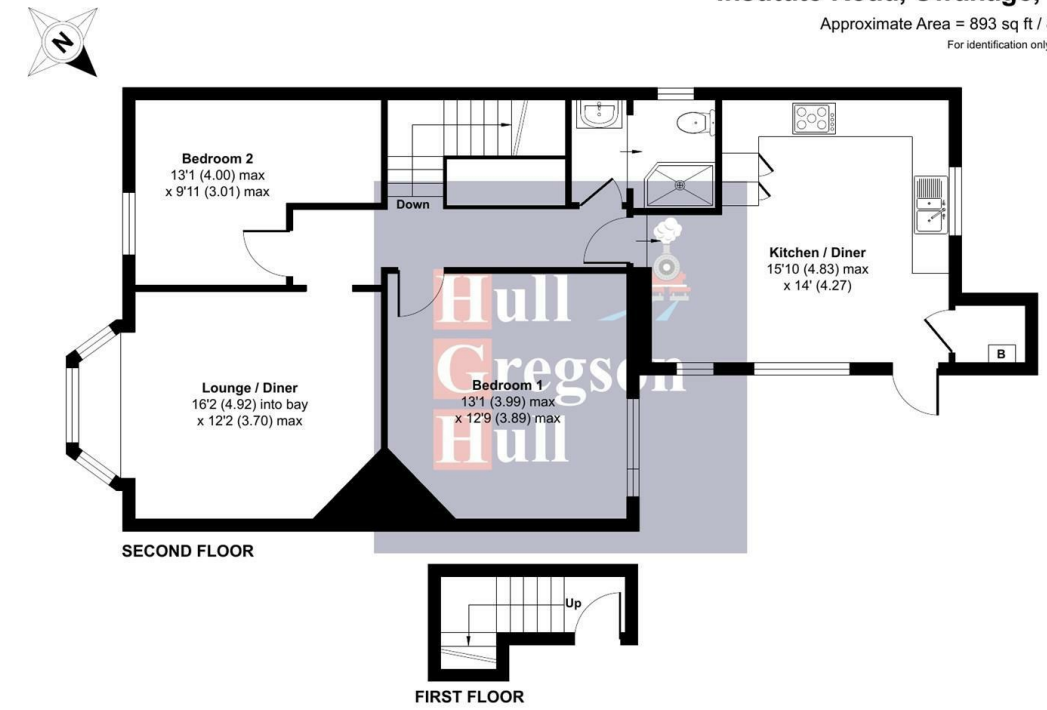
Separately, a modern fitted washroom with shower cubicle, fitted wash basin and cupboard and WC. pedestal wash basin.

With no forward chain, this WELL PRESENTED flat is ready for you to make it your own.

Institute Road, Swanage, BH19

Approximate Area = 893 sq ft / 82.9 sq m

For identification only - Not to scale



Certified Property Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2025. Produced for Hull Gregson & Hull (Swanage) Ltd. REF: 1255639

Kitchen/Dining Room
15'8" x 13'9" (4.8m x 4.2m)

Main Bedroom
13'1" x 12'9" (4m x 3.9m)

Bedroom 2
13'1" x 9'10" (4m x 3m)

Lounge
13'1" x 12'1" (4m x 3.7m)

Shower Room & WC

Additional Information

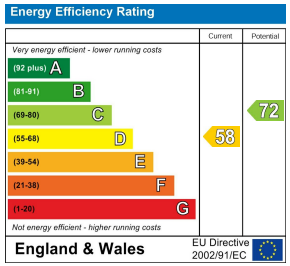
The following details have been provided by the vendor as required by Trading Standards. These details should be checked by your legal representative for accuracy.

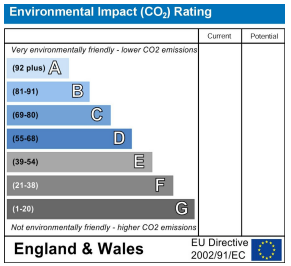
Property type: Second (Top) Floor Flat.
Tenure: 125 year Lease from June 2015 with a peppercorn ground rent. Maintenance is on an 'as and when' arrangement. Long term and holiday lets are permitted.
Property construction: Standard construction, conversion :
EPC: D Council Tax: Band B

Broadband/Mobile signal/coverage: For further details please see the Ofcom Mobile Signal & Broadband checker. https://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 and covenant information are provided by the vendor and you should consult with your legal advisor and 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.





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