



89 Ulwell Road
Swanage, BH19 3DG

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- Spacious Ground Floor Apartment
- Two Double Bedrooms
- Private and Communal Gardens
- Bright and Airy Accommodation
- Country Side Walks Nearby
- Outdoor Utility Room
- Off Road Parking and Garage
- Conservatory
- Excellent Condition & Beautifully Presented
- Short drive to Swanage Beach





****GROUND FLOOR APARTMENT WITH PARKING, GARAGE IN QUIET LOCATION****

This charming two-double-bedroom apartment offers exceptional coastal living in Ulwell Road, a sought-after location with its proximity to the beach and countryside. Situated on the edge of the stunning Purbeck Hills, you really do get the best of both worlds.

The property is set back along a shared driveway, with an enclosed Parking Space and own Garage. The private front door provides access into this quaint ground floor apartment, a bright and airy hallway leads firstly to the two double bedrooms.



Bedroom One is a comfortably sized double room with built in storage and large window allowing plenty of natural sunshine. Next door is Bedroom Two, another good sized double room with built in storage and a pleasant outlook towards the summerhouse.

The bedrooms are served by a convenient Wet Room, thoughtfully designed with a walk-in shower and modern fittings.

At the end of the spacious Hallway is a handy storage cupboard, great for storing shoes and coats. From here we are welcomed into the generously proportioned Living Room, with sleek gas fireplace,



room for large cosy sofas and plenty of space for display cabinets and TV.

The living room is flooded with sunshine from the conservatory, and a characterful archway leads us into the newly fitted Kitchen, finished to a high standard and offering ample work top space, dishwasher, gas hob and oven under, base and eye-level storage cupboards, and an inset sink with pretty outlook towards the Purbeck Hills.

The kitchen then flows into the beautiful Conservatory, bathed in natural light and enjoying uninterrupted views across the perfectly maintained garden.

A private patio provides an ideal entertainment space and a place to enjoy the calming hilly views.

The communal garden leads directly to the private summerhouse, a versatile retreat ideal for hobbies, quiet reading, or simply enjoying the sunshine with a glass of something chilled.

A pathway continues to a separate, and private, Utility area, equipped with space and plumbing for multiple fridge/freezers, a washing machine, dryer, and an enclosed WC.

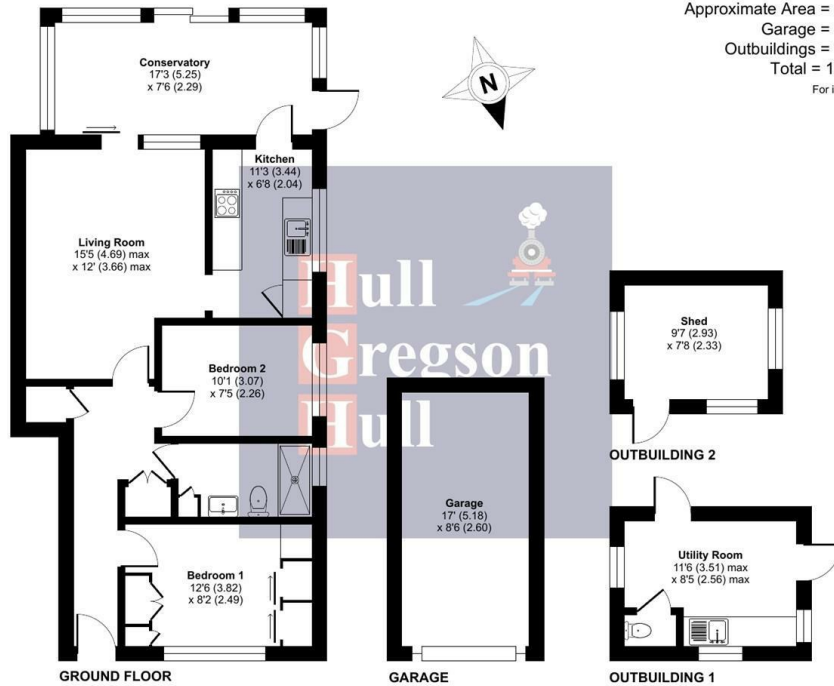
Adjacent to the utility area is the private gated parking and additional garage, completing the property's generous offering of secure outdoor space.

This beautiful ground floor apartment is nestled on the edge of the beautiful Purbeck countryside, with stunning lush green walks on your doorstep and not far from the golden sandy beaches of Swanage, this property is not to be missed!



Ullwell, Swanage, BH19

Approximate Area = 737 sq ft / 68.4 sq m
Garage = 145 sq ft / 13.4 sq m
Outbuildings = 170 sq ft / 15.7 sq m
Total = 1052 sq ft / 97.5 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: 1383670

Living Room 15'4" x 12'0" (4.69 x 3.66)

Kitchen 11'3" x 6'8" (3.44 x 2.04)

Conservatory 17'2" x 7'6" (5.25 x 2.29)

Bedroom One 10'0" x 7'4" (3.07 x 2.26)

Bedroom Two 10'0" x 7'4" (3.07 x 2.26)

Shed 9'7" x 7'7" (2.93 x 2.33)

Utility Room 11'6" x 8'4" (3.51 x 2.56)

Garage 16'11" x 8'6" (5.18 x 2.60)

Parking

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

Tenure: We are advised by the vendor that the property has a Share of the Freehold with 949 years remaining on the lease. Maintenance is charged on an as and when required basis.

Property construction: Standard

Mains Electricity

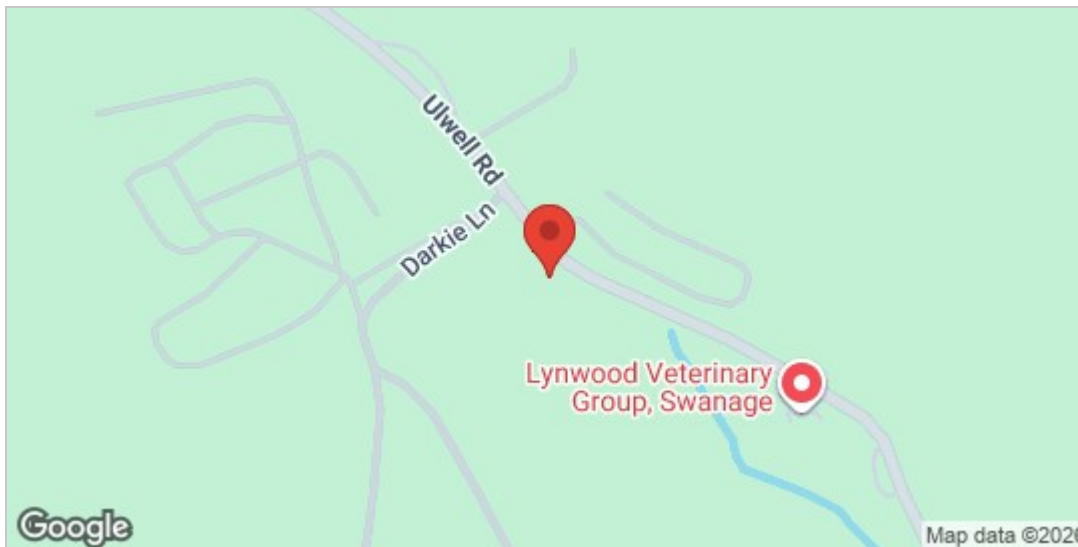
Mains Water & Sewage: Supplied by Wessex Water

Heating Type: Gas

Broadband/Mobile signal/coverage: For further details please see the Ofcom Mobile Signal & Broadband checker. [checker.ofcom.gov.uk/](https://www.ofcom.gov.uk/broadbandchecker/)

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		
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		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
Very environmentally friendly - lower CO ₂ emissions		
(82 plus) A		
(61-81) B		
(39-60) C		
(15-48) D		
(9-34) E		
(1-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	