



**Cluny Crescent**  
(Flat 2) Swange, BH19 2BS

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CLUNY CRESCENT



# Cluny Crescent

(Flat 2) Swanage, BH19 2BS

- Top Floor Split Level Apartment
- Outstanding Sea Views
- Large Bay Windows
- Characteristic Features
- Two Spacious Bedrooms
- Allocated Parking Space
- Share Of Freehold
- Renewed Leasehold - 999 Years
- Ideal First Home
- Town Centre Location





We are delighted to present this TWO BEDROOM maisonette located in the HEART OF SWANAGE, a charming seaside town set on Dorset's stunning Jurassic Coast. Occupying the upper two floors of a well-maintained CHARACTERISTIC BUILDING, the property offers an exceptional standard of accommodation, combining traditional character and quintessential Swanage charm — all framed by PANORAMIC VIEWS across Swanage Bay and the surrounding coastline.



The first floor of the apartment is arranged to maximise light, space, and the breath taking outlook. The main living and dining area is generously proportioned and filled with natural light from a striking bay window that provides stunning views of the sea. This room offers an inviting space for relaxing or entertaining while enjoying the ever-changing coastal scenery. The adjacent kitchen is designed with a practical layout, offering ample cupboard and worktop space.

Upstairs, the second floor features a bright central hallway that leads to two well-sized double bedrooms, both offering pleasant rooftop or sea glimpse views. The principal bedroom is particularly spacious and benefits from its own en-suite bathroom with bath, while the second bedroom has convenient access to the family shower room across the hall. Both rooms offer a peaceful retreat, with plenty of space for storage and flexible furnishing options. The property benefits from ample private loft space for extra storage.



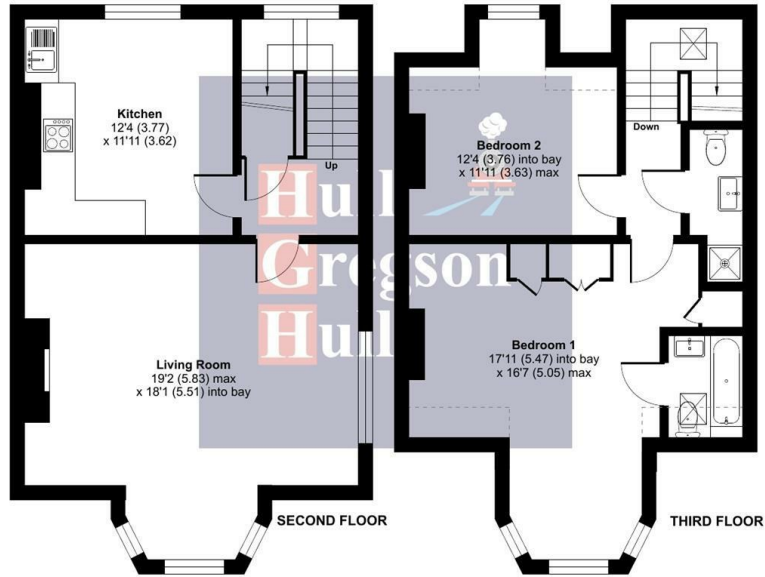
The apartment is ideally positioned just a short stroll from Swanage's golden sandy beach, charming town centre, and the South West Coast Path. Local amenities, including independent shops, restaurants, cafés, and transport links, are all easily accessible on foot, making day-to-day life as convenient as it is enjoyable. The property boasts a private parking space for convenience, a rarity in Swanage.

Whether you're looking for a permanent residence, or an investment property. We highly recommend viewing.

## Cluny Crescent, Swanage, BH19

Approximate Area = 990 sq ft / 91.9 sq m  
 Limited Use Area(s) = 31 sq ft / 2.8 sq m  
 Total = 1021 sq ft / 94.8 sq m

For identification only - Not to scale



Denotes restricted head height

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nichicom 2025. Produced for Hull Gregson & Hull (Swanage) Ltd. REF: 1332743

**Kitchen**  
 12'4 x 11'11 (3.76m x 3.63m)

**Living Room**  
 19'2 x 17'8 (5.84m x 5.38m)

**Bedroom One (With Ensuite)**  
 17'11 x 14'4 (5.46m x 4.37m)

**Bedroom Two**  
 12'4 x 11'11 (3.76m x 3.63m)

### 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: Apartment
- Property construction: Standard
- Mains Electricity
- Mains Water & Sewage: Supplied by Wessex Water
- Heating Type: Gas
- Remaining Lease: 999 years
- 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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	52	61
	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(82 plus) <b>A</b>		
(61-81) <b>B</b>		
(40-60) <b>C</b>		
(21-39) <b>D</b>		
(12-20) <b>E</b>		
(3-11) <b>F</b>		
(1-2) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
	EU Directive 2002/91/EC	