



**23 PEVERIL HEIGHTS, SENTRY ROAD, SWANAGE**  
**£365,000 Shared Freehold**

This superior apartment is situated on the second floor (at the rear) of a purpose built block located in a good position approximately 300 metres from the sea front and adjacent to 'The Downs'. Peveril Heights is a popular development of a mix of some 30 or so apartments, bungalows and duplex units constructed during the 1960s and standing in their own well managed grounds with access from Sentry Road.

Whilst in need of updating throughout 23 Peveril Heights offers spacious accommodation with a private balcony giving good views of Swanage Bay, the Pier and Ballard Down in the distance. It also has the considerable advantage of a garage.

The seaside resort of Swanage lies at the eastern tip of the Isle of Purbeck, delightfully situated between the Purbeck Hills. It has a fine, safe, sandy beach, and is an attractive mixture of old stone cottage and more modern properties. To the South is the Durlston Country Park renowned for being the gateway to the Jurassic Coast and World Heritage Coastline. The market town of Wareham which has main line rail link to London Waterloo (approx. 2.5 hours) is some 9 miles distant with the conurbation of Poole and Bournemouth being in easy reach via the Sandbanks ferry.

Property Ref SEN1780

Council Tax Band D



The entrance hall leads through to the generously sized living room, with sliding doors opening to the private balcony which enjoys views over Swanage Bay, the pier and Ballard Down in the distance. Leading off, the kitchen benefits from similar views.

There are two double bedrooms, both at the rear of the building. The master is particularly spacious and has built-in wardrobe cupboards. The bathroom, fitted with a suite including bath with shower over, and a separate WC completes the accommodation. Access to boarded loft area for storage.

Outside, the communal grounds are landscaped and mostly laid to lawn with rockery section and mature shrubs and trees. A single garage is situated in nearby block within the grounds and there is a Tarmac courtyard with visitors parking.

#### TENURE

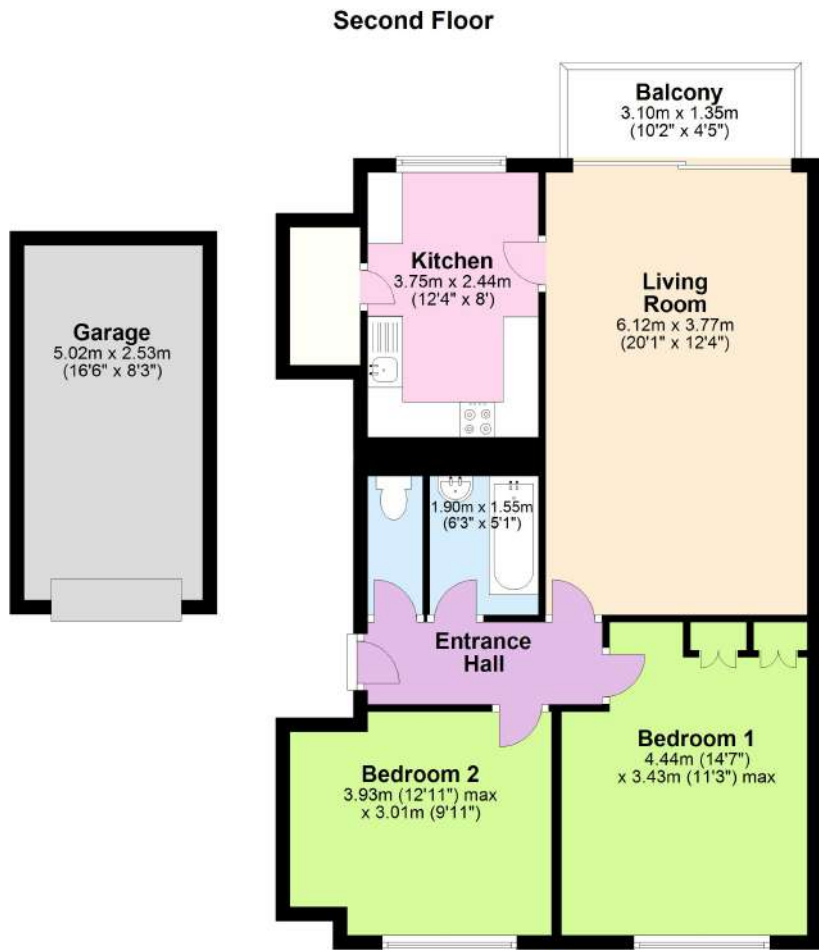
Shared Freehold. 999 year lease from 1970, with a nominal ground rent.

Current Maintenance £1,400 per annum.

Long lets and pets are permitted, holiday lettings are not.

All viewings must be accompanied and these are strictly by appointment through the Sole Agents, **Corbens, 01929 422284**. The postcode is **BH19 2AZ**.





Total Floor Area Approx 71m<sup>2</sup> (764 sq ft)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	68	80
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			

THE PROPERTY MISDESCRIPTION ACT 1991 You are advised to check the availability of this property before travelling any distance to view. The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. References to the Tenure of a Property are based on information supplied by the Seller. The area of the building is given for guidance purposes only and must be verified by the purchasers surveyor. A Buyer is advised to obtain verification of this information from their Solicitor and/or Surveyor. FLOOR PLANS The floor plans supplied are for guidance purposes only and should not be used for measuring. Small recesses, cupboards & sloping ceilings may not appear on the plans. LOCATION PLAN The location plans supplied are for identification purposes only and are reproduced from the Ordnance Survey Map with permission of the Controller of H.M. Stationery Office. Crown Copyright reserved.

