



**4 VICTORIA COURT, VICTORIA AVENUE, SWANAGE**  
**£435,000 Shared Freehold**

4 Victoria Court is situated on the first floor of a purpose built block which stands on a fine corner plot, approximately 100 metres from the seafront. Victoria Court was constructed during the 1970s and has external elevations of brick with part stone and stands in its own grounds adjacent to leisure gardens.

The apartment offers spacious accommodation with sea views and has the considerable advantage of an East facing glazed balcony, lift access and single 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 VIC1790

Council Tax Band D



The entrance hall welcomes you to this first floor apartment and leads through to the dual aspect living room with sliding doors to the East facing glazed balcony; enjoying fine views across adjacent recreation grounds to Swanage Bay and Peveril Point. Glazed sliding doors from the living room provide access to the North facing dining room. The L-shaped kitchen has a range of cream units, contrasting worktops and integrated appliances.

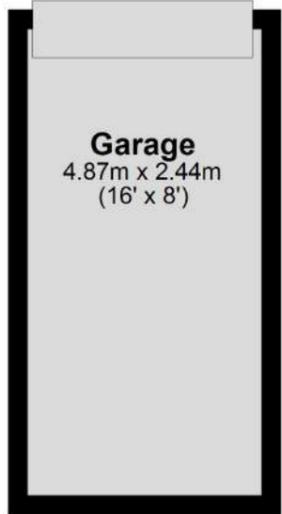
There are two double bedrooms, the master is particularly spacious and enjoys views across Swanage Bay. Bedroom two is dual aspect and has the advantage of a fitted wardrobe. The bathroom and a separate WC complete the accommodation.

Outside, the communal grounds are partially laid to lawn with flower and shrub borders and single garage.

**TENURE** Shared Freehold, remainder of 999 year lease. Shared maintenance liability £2,000 per annum. Lettings and pets are not permitted.

All viewings are strictly by appointment through the Sole Agents, **Corbens**, **01929 422284**. The postcode for this property is **BH19 1AN**.

# First Floor



Total Floor Area Approx. 77m<sup>2</sup> (825 sq ft)



Scan to view Video Tour



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