



20 SHORE HOUSE, SHORE ROAD, SWANAGE
£395,000 Leasehold

This modern apartment is on the second floor of a prestigious shoreline development, boasting great sea views. With luxury features and contemporary design, it offers a bright and spacious open plan living room/kitchen that seamlessly connects to a private balcony, creating a harmonious blend of indoor and outdoor living.

Shore House is an exclusive development of 22 superb apartments for residents over 55, built in 2016 by Ortus Homes, renowned for their luxury developments in enviable UK locations. These stylish apartments are intelligently designed for long-term independent living, maximizing space and featuring high-end fixtures, integrated kitchens and fitted appliances.

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 cottages and more modern properties, all of which blend in well with the peaceful surroundings. Shore House stands in an enviable position on the shoreline.

This is a rare opportunity to acquire an apartment on the seafront with unrivalled sea views and a viewing is highly recommended to appreciate.



Entering this modern apartment the spacious entrance hall leads to a bright and airy open plan living/dining room, and fully fitted kitchen equipped with high-quality Neff appliances. Wide bi-fold doors open up to a large private balcony with views of Swanage Bay and glimpses of hills. The double bedroom features fitted wardrobes and a large en-suite bathroom with a light contemporary suite. Additionally there is a cloakroom and a utility room equipped with Neff appliances. Features include an air ventilation system, alarm system, video door entry, and underfloor heating. Outside there are landscaped shared grounds with flower beds, shrubbery and inviting paved seating areas. The apartment includes one allocated parking space and visitors' parking spaces.

Tenure: Leasehold. 999 year lease from 2016. Initial Ground Rent of £100pa. Maintenance charge £260 pcm which includes all the heating and water. Qualifying long lets are permitted but holiday lets are not. Pets are at the discretion of the management company.

Viewings must be accompanied and are strictly by appointment through **Corbens, 01929 422284**. Postcode for SATNAV **BH19 1LD**.

Property Reference SHO1902

Council Tax Band E

Second Floor



Scan to View
Video Tour

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B	84	84
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			

Total Floor Area Approx.
67m² (721 sq ft)



