



PENTHOUSE APARTMENT, 22 SHORE HOUSE, SHORE ROAD, SWANAGE
£1,250,000 Leasehold





Rare opportunity to acquire this impressive, modern, luxury penthouse apartment which occupies the entire third floor and is situated in an outstanding position facing the sea. It commands panoramic views over Swanage Bay to Ballard Down and the Isle of Wight. Shore House is a prestigious development of twenty two superb apartments built in 2016 by Ortus Homes exclusively for the over 55's who specialise in luxury developments in enviable locations in the UK.

22 Shore House offers a stylish interior design incorporating luxury fixtures and fittings throughout which complement the contemporary spacious living style. One of the finest features of the apartment is the stunning sea views, which can be appreciated from the open plan living/dining room, principal bedroom and full width private balcony. It is considered to be of traditional cavity construction with cement rendered external elevations under a flat roof covered with lead or similar material.

Swanage lies at the Eastern tip of the Isle of Purbeck delightfully situated between the Purbeck Hills. It has an extensive, safe, sandy beach and is an attractive mix of old stone cottages and more modern properties, all of which blend in well with the peaceful surroundings. To the South is Durlston Country Park renowned for being the gateway to the Jurassic Coast and World Heritage Coastline. There is easy access to London, the South East and the South West.

VIEWING This is a rare opportunity to acquire an apartment on the seafront with unrivalled sea views and a viewing is highly recommended to appreciate. Viewings must be accompanied and are strictly by appointment through Corbens, 01929 422284. The postcode for this property is **BH19 1LD**.



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.



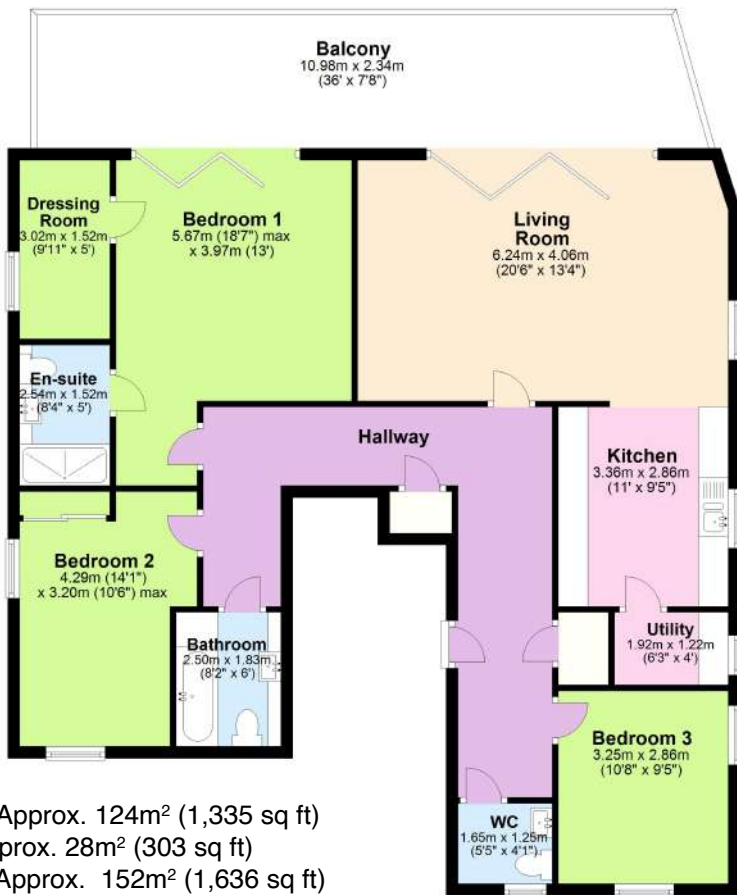
Outside, there are the landscaped communal grounds with attractive flower beds, shrubbery and paved seating areas. Approached by secure gated entrance the apartment comes with two undercroft parking spaces as well as visitors space. No forward chain.

TENURE Leasehold. 999 year lease from 1 June 2015. Ground Rent of £112.50 per half year in advance. Maintenance charge £584pcm which includes heating and water. Qualifying long lets are permitted but holiday lets are not. Pets are at the discretion of the management company.

Property Ref SHO1967

Council Tax Band G - £4,482.40 for 2025/2026

Third Floor

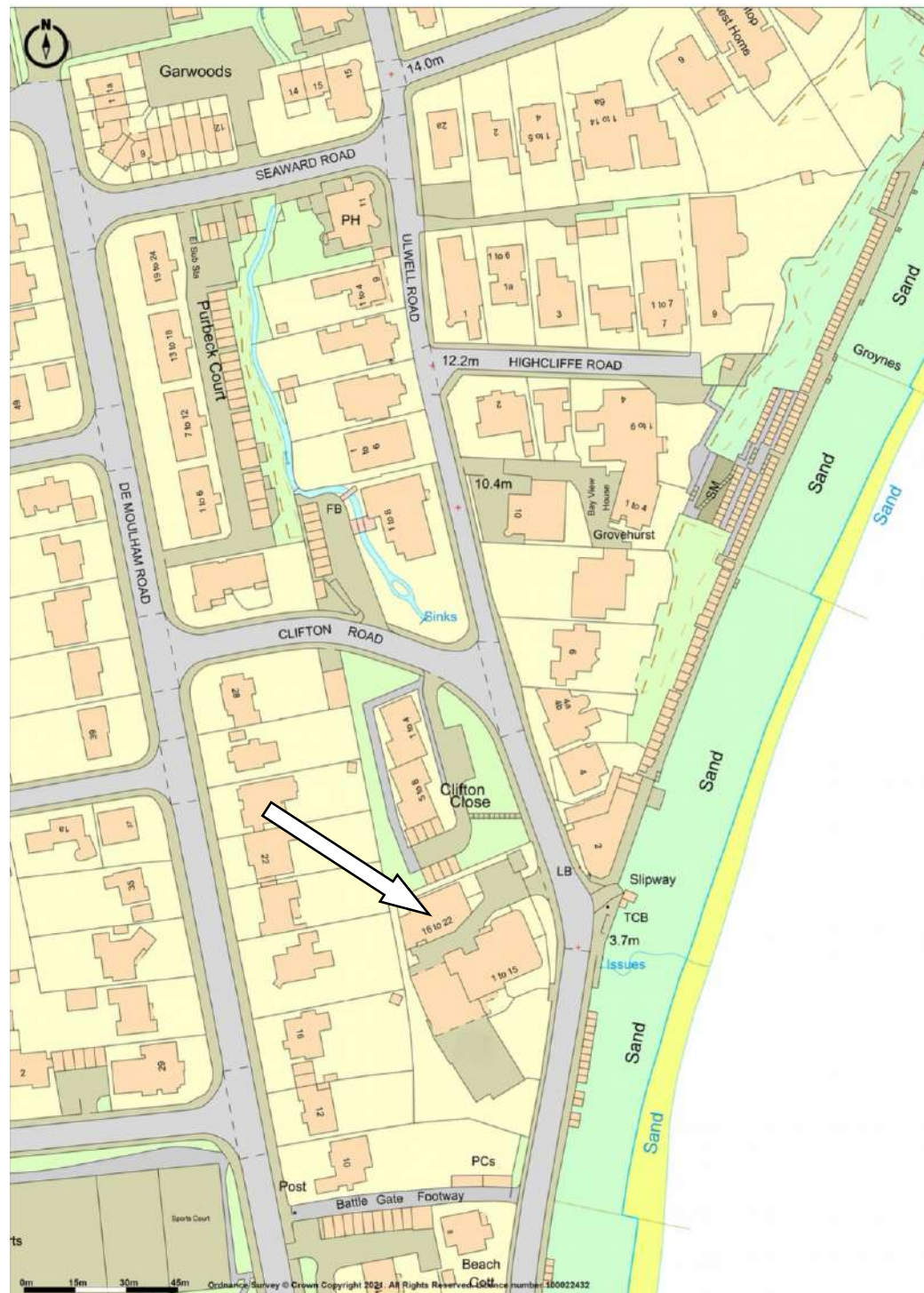


Floor Area Approx. 124m² (1,335 sq ft)
Balcony Approx. 28m² (303 sq ft)
Total Area Approx. 152m² (1,636 sq ft)



Scan to View Video Tour

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C	76	76
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			



The wide and spacious entrance hall, wrapping around the entire apartment, leads into a dual aspect, open plan living room/dining room with contemporary light grey flooring, ceiling spotlights and dining pendant lights. There are large folding glass doors which open to the substantial, full-width decked balcony, harmoniously extending the indoor/outdoor living space. A clear balustrade offers superb views to the sea and across Swanage Bay to Ballard Down and the Isle of Wight. Leading off, the kitchen is fitted with an extensive range of tasteful cream units, contrasting worktops and Neff integrated appliances. Beyond is a separate utility room with matching fitted units and an integrated washing machine and tumble dryer.





The principal bedroom suite also has floor-to-ceiling, folding glass doors to the balcony, and enjoys the same direct sea views, set back from the road in an excellent position. It has the benefit of an en-suite shower room and en-suite dressing room with a good range of built-in wardrobes and drawers. Bedrooms two and three are also both good sized, dual aspect doubles. Bedroom two has a fitted wardrobe and is served by the adjacent, large family bathroom. Bedroom three has been used as home office with good WiFi connections. Both bathrooms are fitted with quality Roca suites. The cloakroom and separate storage cupboard complete the accommodation.