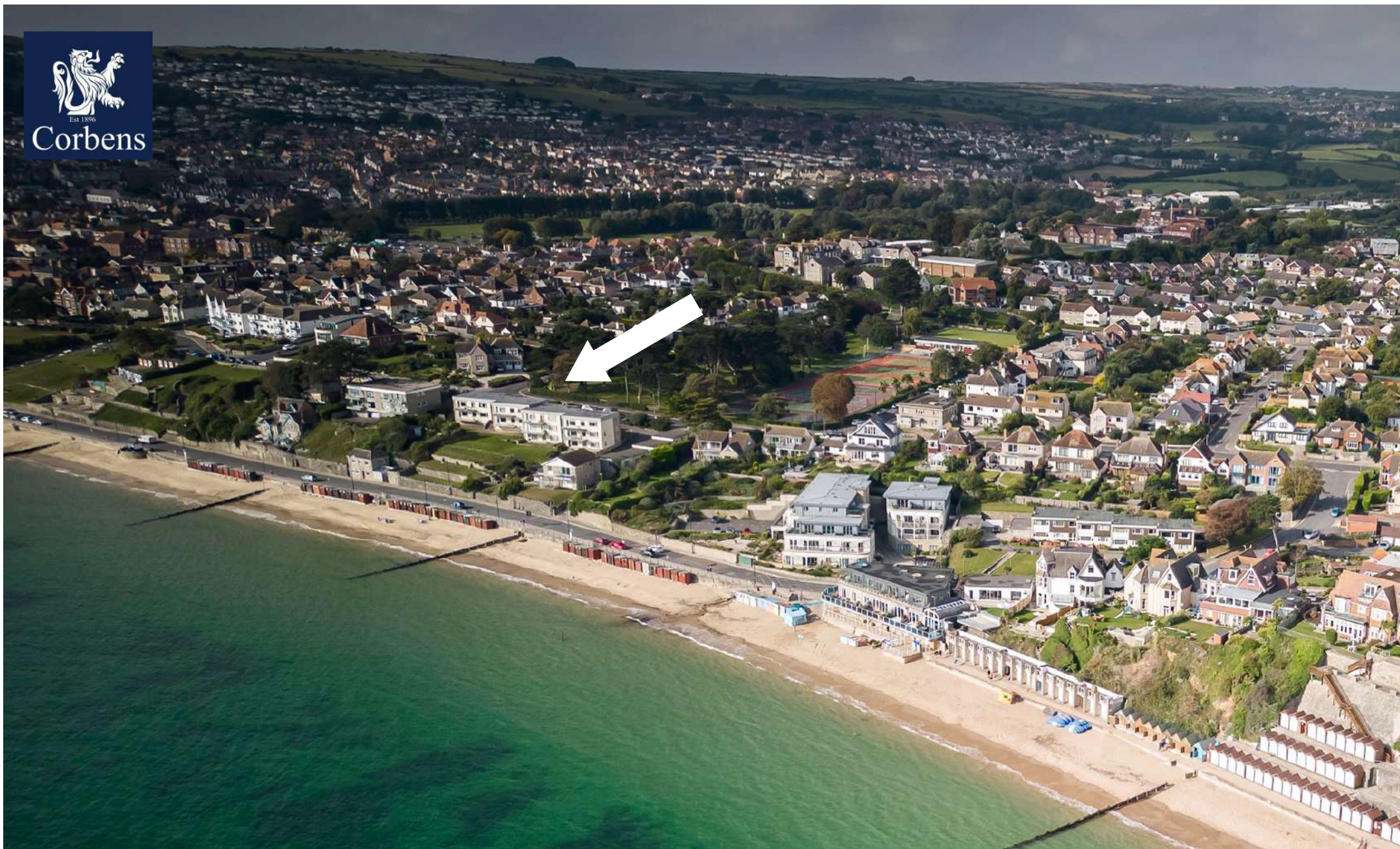




FLAT 4 WESSEX COURT, DE MOULHAM ROAD, SWANAGE
£695,000 Shared Freehold

This is an extraordinarily rare opportunity to acquire a superb coastal residence with magnificent uninterrupted sweeping views of Swanage Bay, to the Pier and the Isle of Wight in the distance. Properties virtually on the foreshore seldom become available. Designed to make the most of the panoramic views, and the well tended landscaped communal grounds below, the apartment features a full width balcony leading off the generously sized living room. A second private balcony off Bedroom 2 overlooks Beach Gardens and enjoys the evening sun.

Wessex Court, is a sought after development constructed in the 1970s, built of traditional cavity construction, the upper elevations being cement rendered, the remainder being Purbeck stone.

The town centre is approximately half a mile and offers historic buildings and Victorian Pier, Museums, the famous Swanage Steam Railway, Durlston Country Park and Nature Reserve. The beach is easily accessed via Battlegate Chine.

TENURE. Shared Freehold. 999 year lease from 1 June 2013. Shared maintenance charge of £1,560 per annum. Long lettings and pets are permitted, holiday lettings are not.

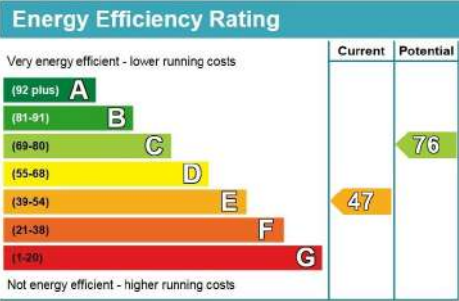


The entrance hall is central to the accommodation and welcomes you to this spacious modern apartment. Leading off, the generous living room is dual aspect and has a large picture window and access to the balcony both enjoying uninterrupted panoramic views across Swanage Bay. The good sized kitchen is fitted with an extensive range of light wood effect units, contrasting worktops, integrated appliances and has ample room for a dining table and chairs.

There are two spacious double bedrooms, the principal bedroom has a large picture window which enjoys similar views to the living room. Bedroom two is also a good size and has access to the second balcony overlooking the Beach Gardens. The large bathroom is fitted with a white suite including panelled bath and separate shower cubicle. The separate WC completes the accommodation.

Outside, Wessex Court stands in its own landscaped grounds, which are mostly lawned to the rear overlooking the sea, shared storage facilities under the building. To the front is an 'in and out' driveway with visitor parking, flower borders and screened bin area. The apartment has the benefit of a single garage measuring 5.55m x 2.78m.

Viewings must be accompanied and these are strictly by appointment through the Sole Agents, **Corbens, 01929 422284**. The postcode is **BH19 1PX**.



Scan to View Video Tour

Council Tax Band E £3,287.09 for 2025/2026

Property Ref DEM2067

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.

