



4 OCEANA, GANNETTS PARK, SWANAGE
£350,000 Leasehold

This superior modern apartment is situated on the first floor of a prestigious block with an attractive contemporary design inspired by an ocean liner, and is specifically orientated to maximise the views across Swanage Bay. Oceana was built in 2006/7 and is of traditional cavity construction, externally cement rendered under a flat roof.

4 Oceana has been designed to offer contemporary living and is finished to a high specification with luxury fixtures and fittings throughout, complementing the modern spacious modern living. It benefits from an East facing balcony enjoying panoramic views across Swanage Bay, and dedicated parking at the rear.

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. To the south is Durlston Country Park renowned for being the gateway to the Jurassic Coast and World Heritage Coastline.

Please Note: It is a requirement of this sale that the property **MUST** remain on the open market until such times as contracts are exchanged.

Property Ref GAN2168

Council Tax Band F - £3,884.75 for 2025/2026



Bespoke features of this apartment include tinted double glazed windows, light oak engineered wooden flooring, gas fired under floor heating. The open plan living room/kitchen has double doors opening to the balcony and enjoys views across Swanage Bay to the Isle of Wight in the distance. The kitchen area is fitted with a range of cream units, contrasting worktops, and integrated appliances including dishwasher, fridge/freezer, electric oven and hob.

There are two double bedrooms; both rooms have a glimpse of the sea and a fitted wardrobe. The principal bedroom also has the benefit of an en-suite shower room. The main bathroom has 'Jack and Jill' access from Bedroom 2 and is fitted with a white suite.

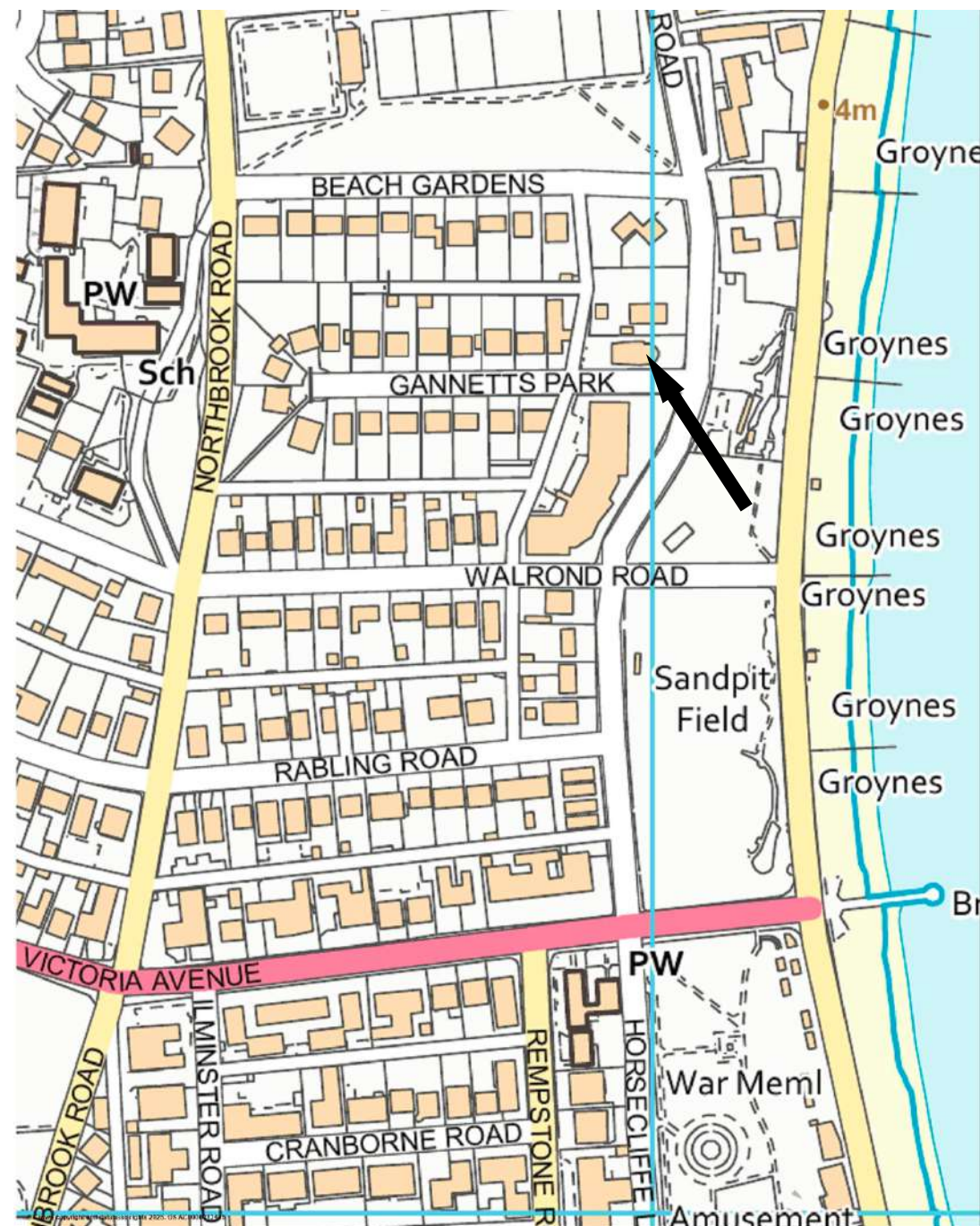
Outside, there is a dedicated parking space at the rear of property.

Tenure Leasehold. 125 year lease from 25 December 2006. Ground rent £250 per annum. Shared maintenance liability which amounts to £2,640 per annum. Long lettings are permitted, holiday lets and pets are not.

All viewings must be accompanied and these are strictly by appointment through the **Sole Agents, Corbens, 01929 422284**. The postcode **BH19 1PF**.



Total Floor Area Approx. 71m² (764 sq ft)



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.

