



**4 GLENDALE HOUSE, 271 HIGH STREET, SWANAGE**  
**£275,000 Shared Freehold**

This spacious purpose built maisonette apartment is situated on the first and second floor of a modern block, conveniently located in a popular residential area approximately half a mile from the town centre and Swanage beach. Glendale House was constructed in 2012 and has attractive elevations of brick with stone dressings under a tiled roof.

4 Glendale House offers spacious modern accommodation with views over the town to the Purbeck Hills from the living room and principal bedroom. It also has the advantage of a dedicated parking space at the rear.

The seaside town of Swanage is located at the Eastern tip of the Isle of Purbeck, delightfully situated between the Purbeck Hills. It has a safe, sandy beach and walkers and cyclists can enjoy the South West Coast Path as well as access to The Durlston Country Park. Swanage is some 10 miles from the market town of Wareham, which has main line rail links to London Waterloo (approx 2.5 hours). Much of the area surrounding the town is classified as being of Outstanding Natural Beauty incorporating the Jurassic Coast, which is part of the World Heritage Coastline.

**VIEWING** By appointment only through Corbens, 01929 422284. The postcode for this property is **BH19 2NH**.



Presented throughout with a neutral decor to maximise the light. The entrance hall leads you to the North facing living room enjoying some views across the town to the Purbeck Hills. The kitchen/breakfast room has been fitted with a range of modern units with contrasting worktops and integrated appliances including gas hob, electric oven, refrigerator, freezer and washing machine.

On the second floor there are two double bedrooms. The principal bedroom is particularly spacious and has views across the town to the Purbeck Hills in the distance. Bedroom two is South facing. The bathroom is fitted with a modern white suite and completes the accommodation.

Outside, there are lawned communal grounds to the front. A shared driveway leads to the parking area situated at the rear providing each flat with one reserved parking space.

**TENURE** Shared Freehold. 999 year lease from 1 November 2012. There is a shared maintenance liability which amounts to £720pa. Long lets are permitted, holiday lets are not. Pets are permitted at the discretion of the management company.

Property Ref HIG2227

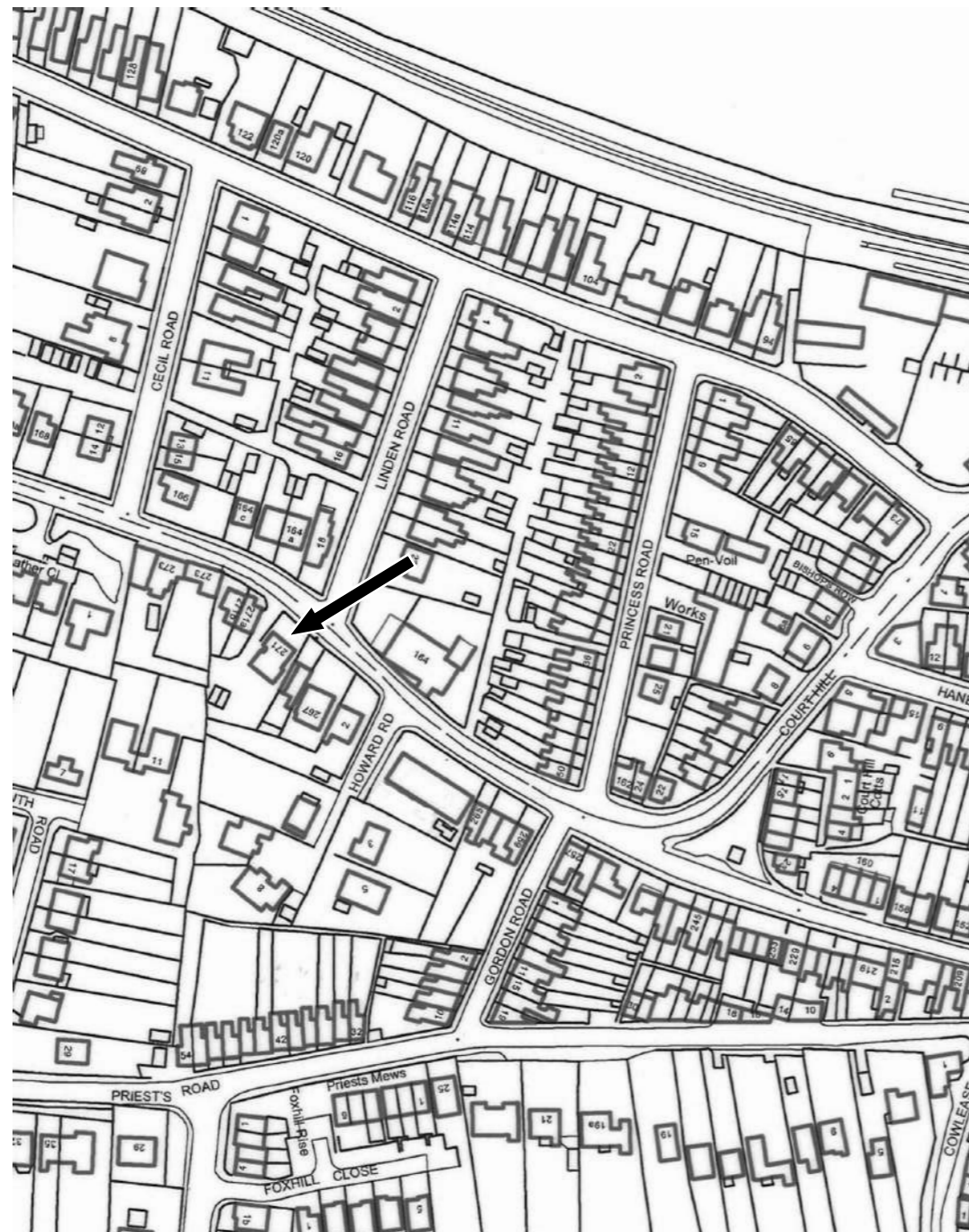
Council Tax Band C - £2,390.611 for 2025/2026



Total Floor Area Approx. 87m<sup>2</sup> (936 sq ft)



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