

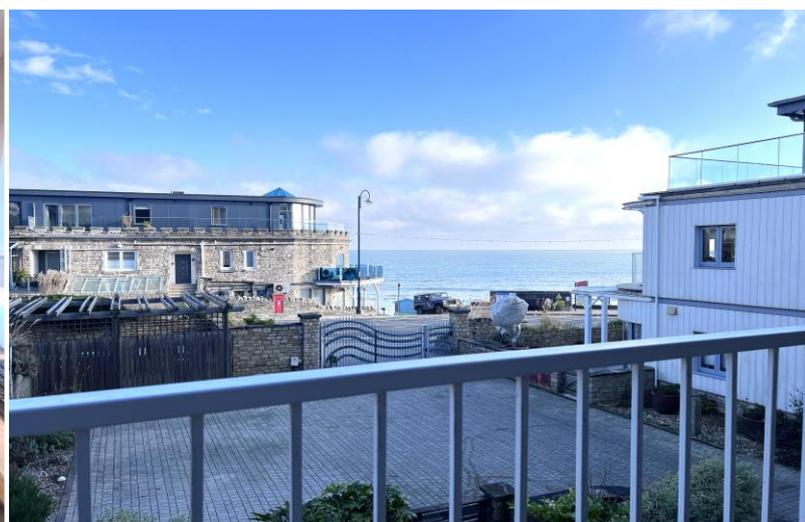


**PURBECK
PROPERTY**

**CELEBRATING 40 YEARS
IN WAREHAM**

5 South Street
Wareham
Dorset
BH20 4LR
Tel 01929 556660

**A VERY WELL PRESENTED APARTMENT SET IN SHORE HOUSE,
BUILT IN 2016 EXCLUSIVELY FOR THE OVER 55'S WITH VIEWS OF
SWANAGE BAY FROM ITS SPACIOUS BALCONY.**



Shore House, Shore Road, Swanage, Dorset BH19 1LD

PRICE £395,000



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Location:

The apartment sits just off the sea front of Swanage Bay & is within a short walk of the beaches and shops of the town. Swanage itself has a variety of shops, cafes & restaurants plus the picturesque sea front & bathing beaches. Attractions include a steam railway which runs to Corfe Castle/Norden & the popular Mowlem Theatre. Being within The Purbecks there is an abundance of coastal walks & activities along the Jurassic Coast.

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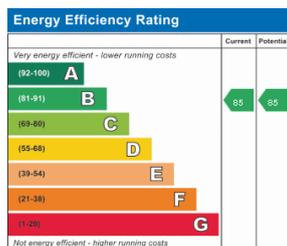
PRICE £395,000

The Property:

This very well presented first floor apartment is accessed via a secure communal door with entry system & a lift or stairs to the first floor. A front door gives access to the apartments main hallway which has under floor heating throughout the apartment.

Wood effect vinyl flooring from the hallway flows through into the spacious open plan living, kitchen, diner. The kitchen has a matching range of cupboards at base & eye level with soft closing drawers. Integral Neff appliances include a fridge, freezer, dishwasher, microwave, oven & a four ring hob. A Composite one & a quarter bowl sink with a side drainer is set into the Quartz work surface which incorporates a breakfast bar. The dining area has an opaque double glazed window to the side aspect. The lounge area has bi-fold doors out to the balcony with a matching window to the side with both offering views of Swanage Bay. The whole room has spot lighters & under floor heating.

The bedroom enjoys a dual aspect with double glazed windows to the side & to rear. The room benefits from fitted furniture with sliding mirror wardrobes & additional spacious wardrobes with hanging rails. Off the bedroom is the en suite which comprises of a wc, as wash hand basin set into a vanity unit & a walk in bath with both rainfall & hand held showers & splash back tiling. The floor is tiled. There is also a heated towel rail & an opaque double glazed window to the side aspect.



The cloakroom has a wc & a wash hand basin set into a vanity unit with storage below & splash back tiling. There is tiled flooring, plus a fitted mirror & a linen cupboard.

The utility room is accessed via a door with an automatic light & has a continuation of the wood effect vinyl flooring from the hallway. Neff appliances include a washing machine & a tumble drier.

Parking:

The property is conveyed with an allocated car parking space behind electric security gates with additional visitors parking.

Balcony & Garden:

The apartment has a spacious & private balcony with balustrades, outside light & views of Swanage Bay. Shore House is set in attractive landscaped communal grounds.

Lease:

The vendor has notified Purbeck Property that this apartment has the remainder of a 999 year lease. Please note that the service charge includes the gas central heating, water, buildings insurance, lift. Long lets are permitted, although holiday lets are not. Further lease details are available on request. We advise a buyer to arrange a legal representative to formally read through the lease & supporting documentation.

Measurements:

Open Plan Living	19'3" (5.88m) x 18'2" (5.55m)
(Kitchen/Lounge/Diner)	
Bedroom	14'2" (4.34m) x 10'1" (3.09m)
En Suite	7'5" (2.27m) x 6'10" (2.10m)
Utility Room	4'7" (1.41m) x 4'5" (1.35m)
Cloakroom	7'5" (2.28m) x 3'7" (1.11m)
Balcony	18'8" (5.71m) x 8'7" (2.62m)

