



1 Church Hill House

SWANAGE

BH19 1HX

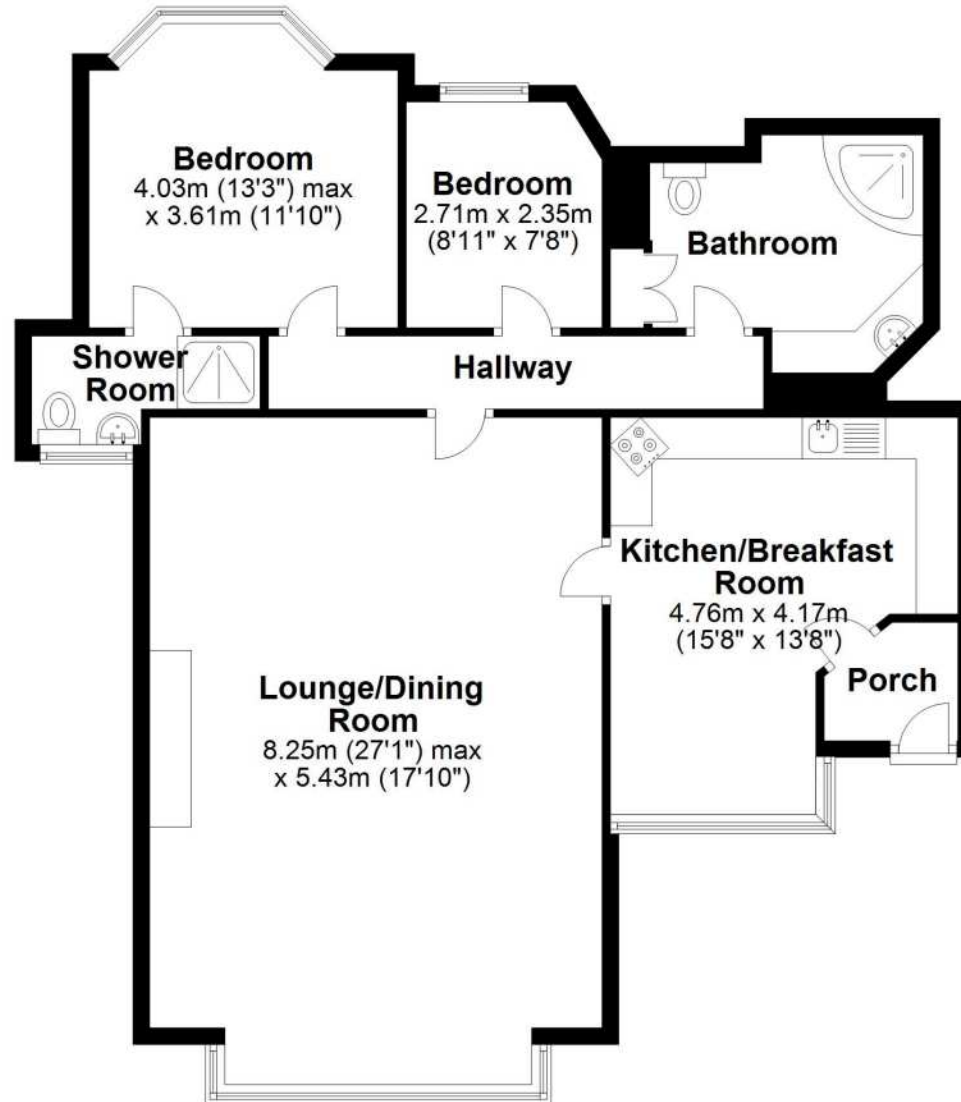
Elegant & sophisticated Apartment with private garden & Parking in historic manor house conversion with many original features—in prime central town location, offering fantastic elevated rural views over the Ballard hills beyond. A 'Turn-Key' property with high-end fixtures and fittings

throughout. **Guide Price £535,000**

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# Ground Floor

Approx. 96.2 sq. metres (1035.7 sq. feet)



Total area: approx. 96.2 sq. metres (1035.7 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		78
(55-68)	<b>D</b>		
(39-54)	<b>E</b>	53	
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

## ADDITIONAL INFORMATION:

TENURE: SHARE OF FREEHOLD (999 Year Lease)

AST LETS PERMITTED

SERVICE CHARGES: £1825 per annum (inc. of ground rent)

Council Tax: Band D = £2558 PA

EPC Rating: E (53) Potential C (76)

Bournemouth Energy Floor Plans are provided for illustration/identification purposes only. Not drawn to scale, unless stated and accept no responsibility for any error, omission or mis-statement. Dimensions shown are to the nearest 7.5 cm / 3 inches. Total approx area shown on the plan may include any external terraces, balconies and other external areas. To find out more about Bournemouth Energy please visit [www.bournemouthenergy.co.uk](http://www.bournemouthenergy.co.uk) (Tel: 01202 556006)  
Plan produced using PlanUp.

RARE TO THE MARKET — THIS LUXURIOUS & EXQUISITELY PRESENTED GROUND FLOOR APARTMENT SITS IN THE HEART OF SWANAGE TOWN WITH ELEVATED VIEWS — IDYLIC ONE-OFF PRIMARY RESIDENCE OR SECOND HOME RETREAT.

Located within Church Hill House is a collection of only 5 Apartments set off the bustling High Street, with fantastic elevated rural views — sold with Share of Freehold Leasehold in Title and AST lets permitted.

NEWLY REFURBISHED  
THROUGHOUT TO THE HIGHEST  
STANDARD

APARTMENT 1, 1 Church Hill House is a Ground Floor Apartment offering both prime town and coastal accommodation in this magnificent 18th Century house. This elegant and impressive apartment offers exceptional high and decorative ceilings to principal rooms, comprising 2 spacious Bedrooms, a contemporary Kitchen, open Living/ Diner with fantastic stone bay windows, enclosed private garden providing elevated & impressive rural & town views, plus private Parking.



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SET IN THE HEART OF SWANAGE  
TOWN

**ENTRANCE**—The property is provided access through the private gate from the high street into the private garden. The entrance to No 1 in its characterful Purbeck stone and first views of the deep Mullion bay windows creates an impressive sense of grandeur to this unique characterful conversion.

**KITCHEN / BREAKFAST ROOM** The contemporarily fitted Kitchen—Breakfast room is an impressive and elegant space, offering high and panelled ceilings with full height Mullion sash windows with pretty storage seating garden views. This space offers ample room for a breakfast table plus additional furniture for storage.

The contemporary open Kitchen has been beautifully refurbished with Quartz worktops, Belfast sink in fitted lit recess, surrounded by elegant fitted units to include full height built-in Fridge/Freezer, Oven and microwave oven, electric hob, Dishwasher, Washing Machine & Tumble Dryer.



**LIVING ROOM** —The grand Living Room is truly the impressive, principal room of the house, boasting the incredibly high and ornate ceiling with deep coving, combined with the light filled from the bay of Mullion sash windows with fitted seating surround. The Chesney Fireplace with stone surround is a log effect gas fire central to the spacious room. This room also provides an excellent space for more formal dining. Newly carpeted and painted in Farrow Ball— this is an opulent and sophisticated room rarely seen in Apartments in the heart of this nostalgic seaside town.



**THE MASTER BEDROOM** is a beautiful double room benefitting from bay sash windows with integral bench seating overlooking the private walled garden beyond. This is a spacious room with high, ornate ceilings, a built in triple bank of fitted wardrobes and space for furnishings. This room also benefits an Ensuite with a walk-in Shower, WC., Sink & Heated towel rail with beautiful stained glass window.

Along the internal hallway with additional built-in overhead and deep storage spaces, gives access to the additional accommodation comprising:

**BED 2** is also a good sized room, currently used as a Dressing Room with a bank of fitted wardrobes, but could also be utilised as a single guest room or indeed a Home Office, benefitting from characterful window to the terrace beyond.

**THE BATHROOM** is spacious and luxurious room, with large corner Bath with traditional Shower fittings, plenty of in-built vanity units with granite surface, WC., towel rail and additional storage cupboards.



**GARDEN**— The private garden is beautifully manicured with Topiary and boxed hedging as well as raised beds with mature plants, flowers and bushes. The paved path leads to the terrace area, offering the most stunning elevated views over the town with Purbeck hills beyond. This patio wraps around the side of the apartment with a high wall for privacy and seclusion, where there is storage for 2 sheds plus additional walled garden space to the rear.

**PARKING** – a Private and secure designated Parking area with one space allocated—a rarity in the heart of the town.

**NEWLY REFURBISHED THROUGHOUT TO THE HIGHEST STANDARD**





Viewing by appointment through sole agents:

**Albury & Hall (Dorset) Ltd, 24 Station Road, Swanage. BH19 1AF**

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