



15B Kings Road East

SWANAGE

BH19 1ER

A 2 Bedroom, Ground Floor Flat with pretty cottage-style private garden in fantastic position along sought-after residential street – flat walk to town centre & beaches.

£279,999

**ALBURY
& HALL**

WELL-POSITIONED GROUND FLOOR APARTMENT WITH EASY WALK TO THE HEART OF SWANAGE TOWN – IDYLIC ONE-OFF PRIMARY RESIDENCE OR SECOND HOME RETREAT.



SET IN THE HEART OF SWANAGE TOWN

Located within the sought-after residential road of Kings Road East—a short and flat walk from Swanage high street plus the sandy beaches—sits this peaceful, 2 bedroom ground floor flat. With a pretty and private cottage-style garden, traditional Kitchen– Dining plus separate Living Room. Parking can be readily found along the street.

LEASEHOLD WITH A 999YR LEASE

AST LETS PERMITTED

PETS PERMITTED



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Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		69 C
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		

ADDITIONAL INFORMATION:

TENURE: LEASEHOLD (999 Year Lease)

AST LETS, HOLIDAY LETS & PETS PERMITTED

Share of Building Insurance = £456

£40 Peppercorn Rent

Council Tax: Band B = £2558 PA

EPC Rating: D (58) Potential C (69)

ENTRANCE—The property is entered via a very pretty private cottage-style garden gate, bordered by Purbeck stone and coming into a covered Porch giving a homely and characterful first impression, entering in to the Kitchen.

KITCHEN / DINING ROOM The traditionally fitted Kitchen—Breakfast room is an open plan, fully tiled and homely space. The shaker-style units, Belfast sink and Range Cooker, give a cottage feel to the heart of the home. There is ample space for furniture plus a dining table plus giving access into the patio for al fresco dining,



LIVING ROOM — The spacious Living Room benefits a large window overlooking the garden, a working coal fire and offers ample space for furniture.

BATHROOM — The bathroom is a full wet room fitted with a Shower, heated towel rail, WC and sink.



THE MASTER BEDROOM is a lovely double room benefitting from large windows overlooking the pretty garden beyond. There is space for furniture, as well as a built-in wardrobe space.

BED 2 is also a good sized single room which is bright afforded by double windows. There is space for bedroom furniture or could be utilised as a Home Office



GARDEN— The private garden is beautifully arranged with cottage flowers, potted and shrubs and hedging. The patio is wrap-around and is perfect for alfresco dining. There is also a Greenhouse and plenty of space for sheds if required.

PARKING – plenty of Parking can be found outside the property on the Street.





Viewing by appointment through sole agents:

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

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