



Seaforth Lodge

Swanage

BH19 1AN

**WELL PRESENTED, FULLY REFURBISHED, FIRST FLOOR, 2 BEDROOM
APARTMENT WITH SEA VIEWS WITHIN A FIVE MINUTE WALK OF THE
TOWN CENTRE & ONE MINUTE WALK TO THE BEACH
OFF ROAD PARKING & SECURE ENTRY**

Guide Price £269,500

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ACTUAL PROXIMITY TO BEACH



PANORAMIC PHOTO





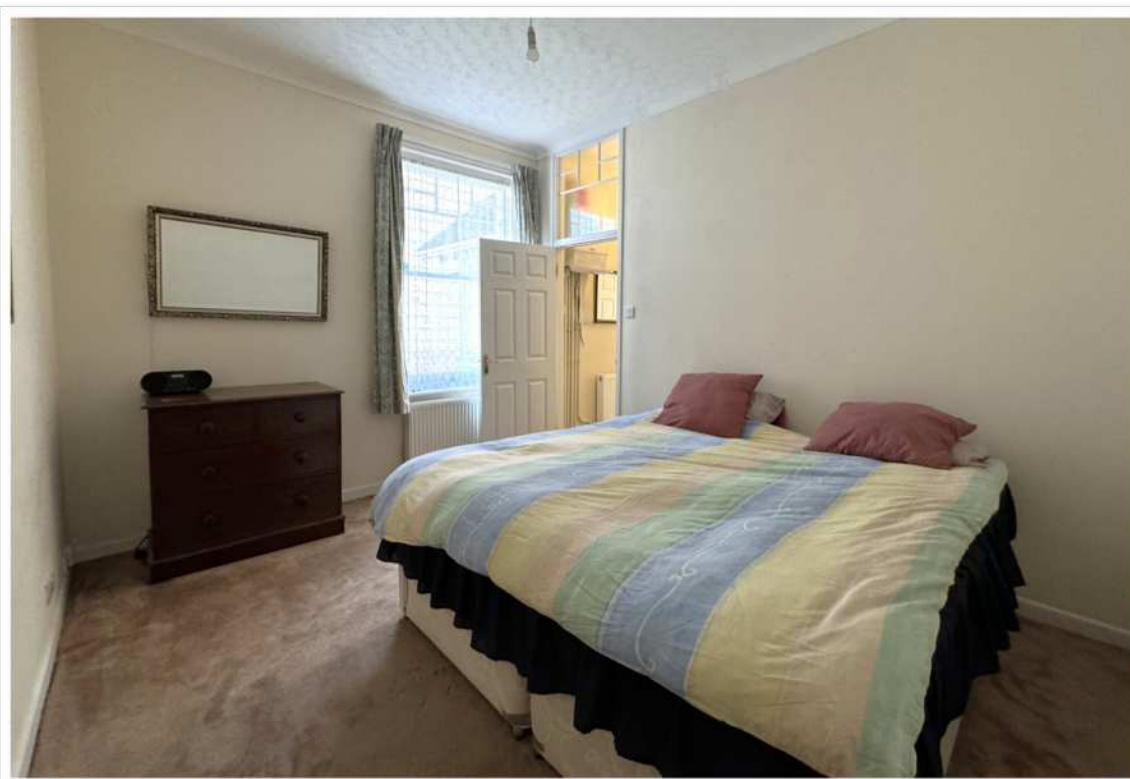


The seaside town of Swanage is located on the eastern edge of the Isle of Purbeck, enjoying long sandy beaches, offering many sea activities, coastal walks along the Jurassic Coast, restaurants, cafés, shops, the Historic Swanage Steam Railway and many more family attractions.

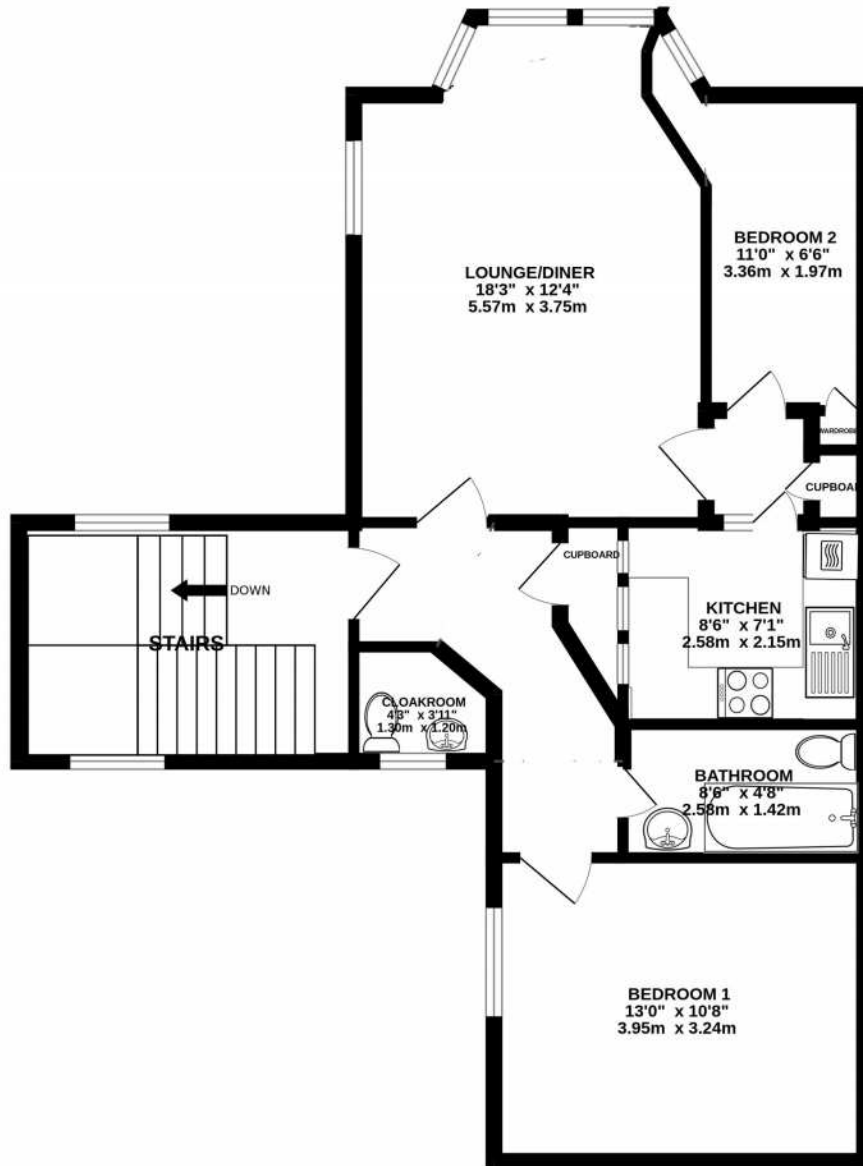
Flat 4, Seaforth House is located on the first floor of this attractive Purbeck stone building located 100 meters from the centre of Swanage Bay and Beach and a five minute walk from the Town Centre. There is allocated parking for one vehicle surrounded by well kept flower borders and garden. A secure Entrance Door at ground level opens into a stair well from which flat 2 has level access and stairs lead up to Flat 4 and the entrance to the Apartment which opens into the inner Hallway. To the front of the accommodation is a spacious Sitting/Dining Room, dual aspect with large south facing bay window and east facing smaller window, both provide amazing natural light and extend views over Swanage Bay. Clever use of mirrors increases the light and enhances the view. There is ample space for comfortable seating, dining table and chairs. A door leads off the Sitting Room into a Lobby and through to the Kitchen, although compact the kitchen is has been stylishly designed with a good range of wall and base storage units, good workspace, integral electric hob with extractor over, eye level double oven, space for slimline dishwasher and full size free standing fridge/freezer. Extra light is afforded by glazed internal doors and windows.

Bedroom 1 is a large double room to the rear of the building, a lovely space with room for super king bed along with wardrobe and chest of drawer storage. Bedroom 2, to the front of the building is an ideal single/bunk bed room benefitting from a built-in wardrobe. The Family Bathroom comprises of bath with screen and overhead shower, wash basin and w.c. There is a separate Cloakroom with wash basin and w.c. and open storage which extends over the top of the stair well.

Storage has been well planned with built in cupboard in the Lobby area and large built in cupboard utilising what was a large Hallway to accommodate this extra storage. The property has gas central heating throughout and all the windows are double glazed. The flat has been rewired, replumbed, new doors fitted throughout, new carpets and flooring. This is a superb property ready to be lived in and enjoyed. Outside there is an allocated parking space in the private car park.



670 sq.ft. (62.2 sq.m.) approx.
First Floor Flat



TENURE: Share of Freehold—999 year lease

Gas Central Heating throughout

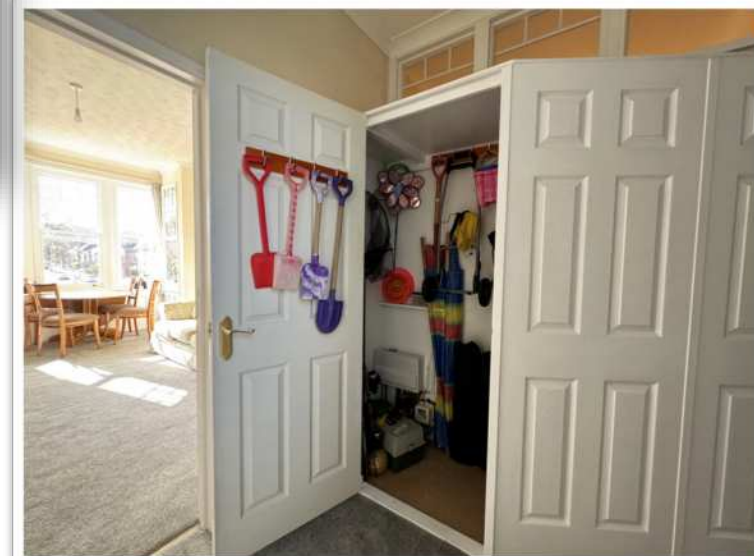
AST Lets permitted

One allocated private parking space

Annual Service Charges: Approx. £1,235 includes Building Insurance, internal & external area maintenance.

Pets only by freeholders agreement

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	68 D	76 C
39-54	E		
21-38	F		
1-20	G		



TOTAL FLOOR AREA : 670 sq.ft. (62.2 sq.m.) approx.

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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Viewing by appointment through sole agents:

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