



Ocean Bay

Swanage

BH19 1LH

**STUNNING 3 BEDROOM, 3 BATHROOM BEACH HOUSE,
UNRIVALLED LOCATION ADJACENT TO THE SANDY BEACH &
SEA FRONT, WITH PANORAMIC VIEWS ACROSS SWANAGE BAY
TO THE ISLE OF WIGHT**

£1,299,000

**ALBURY
& HALL**



Albury & Hall are pleased to present this truly stunning property in one of the best locations in Swanage, directly adjacent to the sandy beaches and sea front, with panoramic views across Swanage Bay, from Ballard Down to the Isle of Wight and Peveril Point.



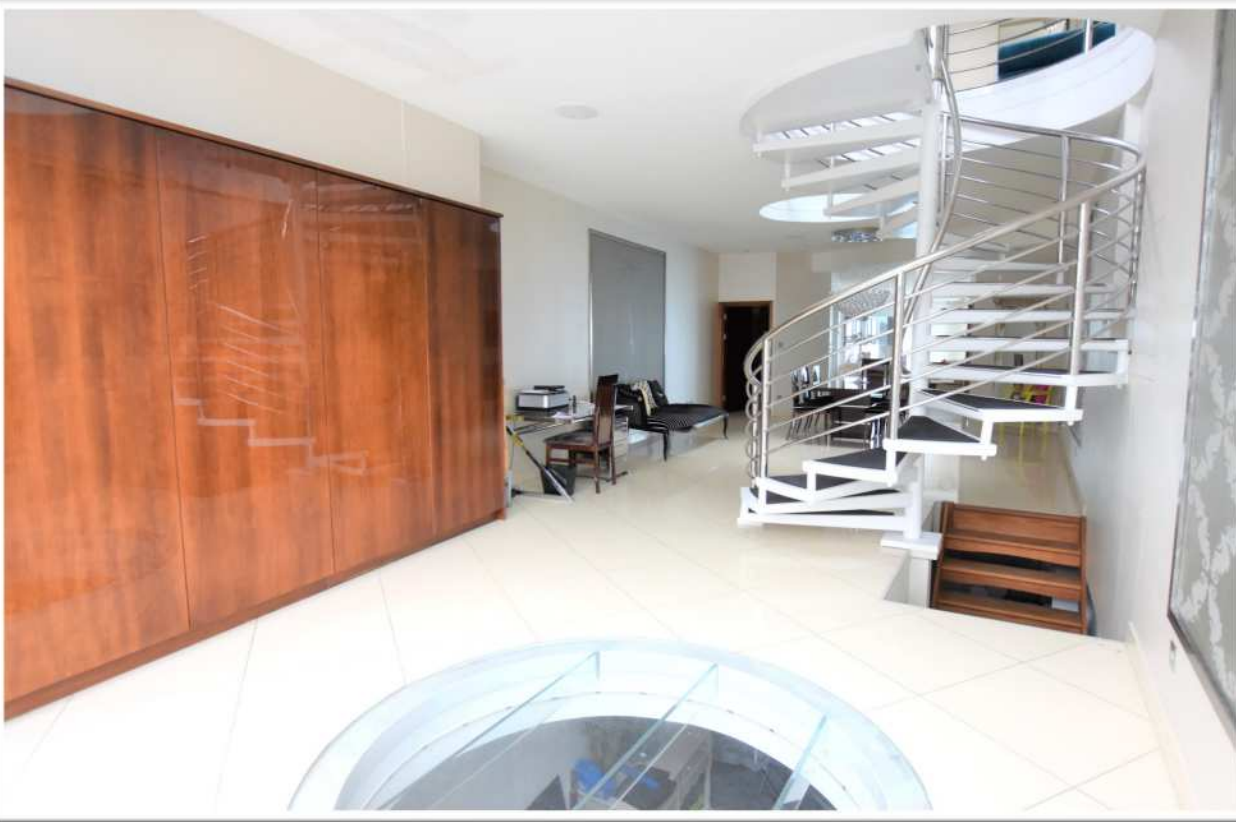


The accommodation is set over three floors, lower ground floor, ground floor and first floor. The Front door opens in to the ground floor Entrance Hall with a large glazed circular window allowing light to the lower ground floor, and this window follows upwards to the first floor and to the roof, allowing a natural light beam from top to bottom. From the hall open wooden stairs lead down to the lower ground floor and a modern spiral staircase leads up to the first floor. With underfloor heating throughout, beautiful polished tiled floors through the living accommodation, lower ground and upper ground floor, and fully carpeted first floor bedroom and second living room. A selection of modern, ceiling, chandelier and glass pendant lights gives ambient lighting after dark.





Lower Ground Floor – (Approx. 285 sq.ft.) A spacious area originally set up as a hot tub room with Utility & Shower Room, has now been transformed into a lovely guest suite with the bedroom area under the large circular ceiling light allowing natural light from the hallway above, self contained providing a comfortable third bedroom.



Ground Floor – (Approx. 1763 sq.ft.) The Entrance Hall/Diner is light and spacious with tiled floor and storage cupboards, following through to an open formal Dining area, and through to a stunning airy open plan Lounge and Kitchen/Diner. This large space is separated by a virtual wall containing a raised level modern gas stone open fire with glass chimney vent. Two sets of bifold doors open on to a private balcony and tiled terrace bringing the outside in and provides a superb space overlooking the Beach and Bay. The stylish modern Kitchen/Breakfast area with centre island, built in Wolf hob over integrated appliances and wine fridge. A separate door leads off to a Utility Room and a further door leading to stairs giving direct access to the Beach. A vaulted roof light ceiling above the kitchen allows extra natural light to flood the room.





Also on the Upper Ground Floor is Bedroom 1, a large double room with built in wardrobes and bifold doors which open on to the same decked terrace area and creating a lovely light space. A separate stylish fully tiled shower room with screened wet room shower, wash basin, w.c. and heated towel rail completes the layout of the ground floor.





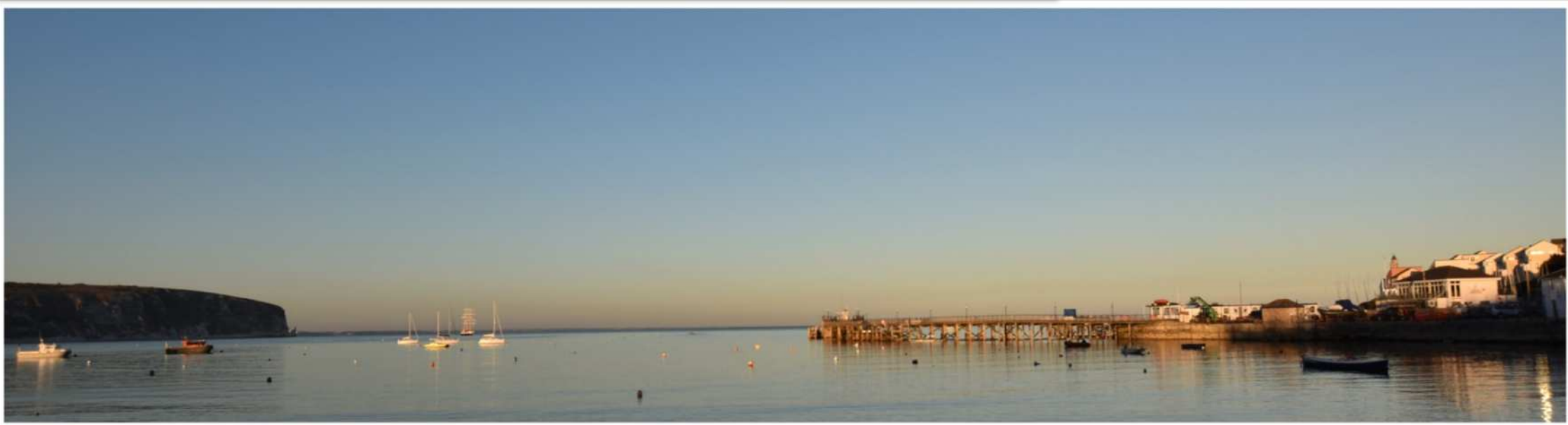


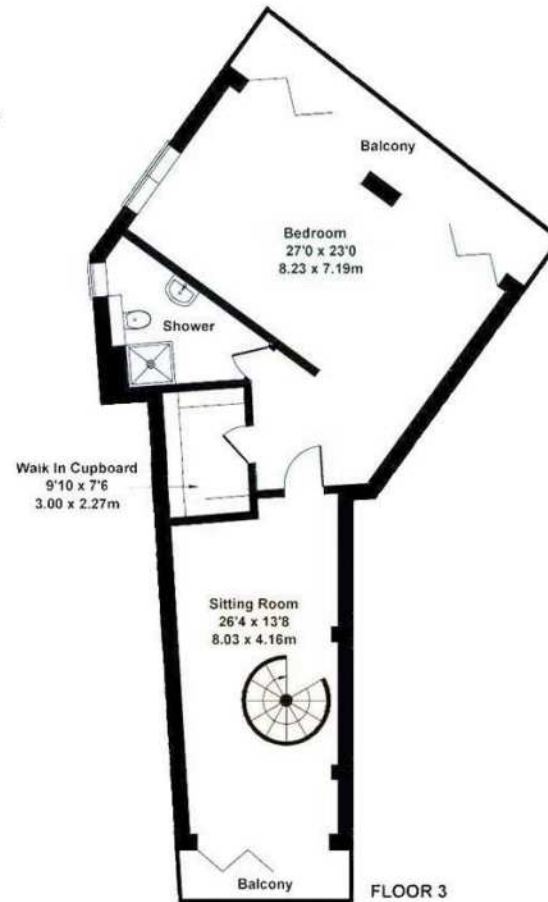
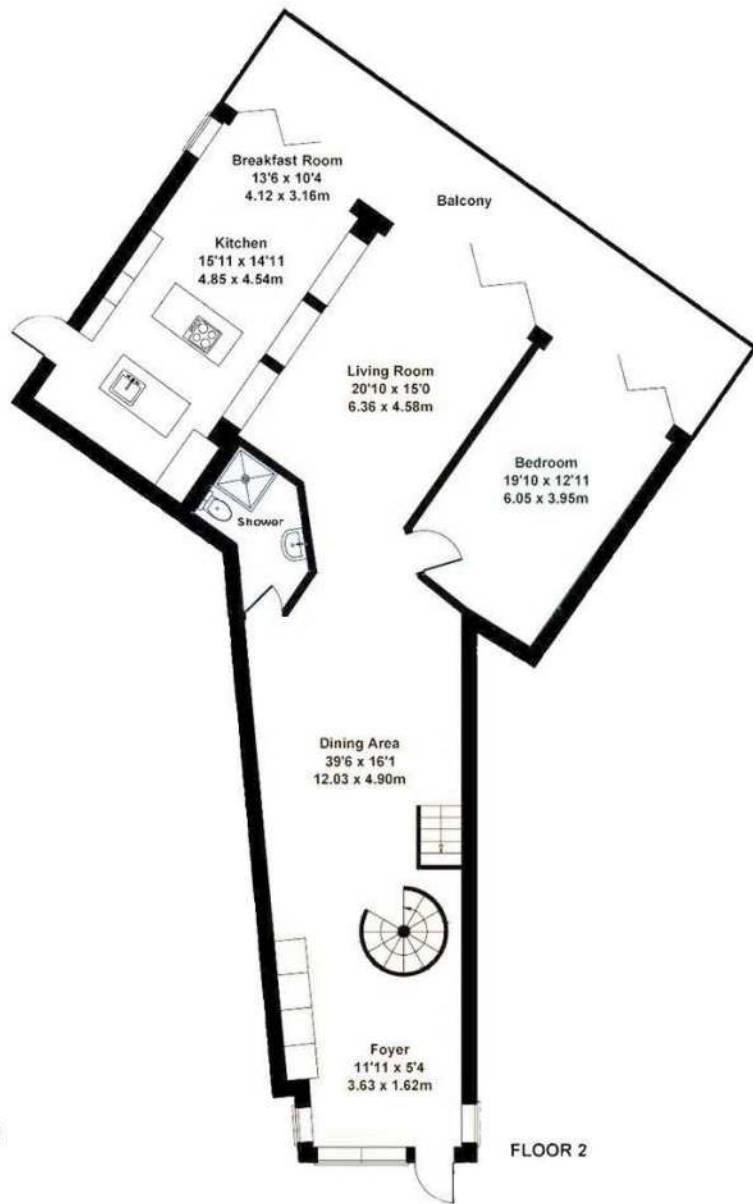
First Floor – (Approx . 923 sq.ft.) Accessed by an open tread spiral staircase which opens out into a large second living room/snug/study room with bifold doors to upper decked balcony . The circular glass panel in the ceiling follows through to the circular glass panel in the floor allowing the light down to the ground floor entrance hall.



A door leads off this room to the Master Bedroom an opulent room with large window and two sets of bifold doors opening on to the private decked balcony giving uninterrupted views of the whole of Swanage beach and bay , Ballard Down , Isle of Wight and Peveril Point. This bedroom has the benefit of a large fully fitted walk in wardrobe and En Suite fully tiled Shower room luxuriously fitted out with a screened wet room shower, wash basin and w.c.

(External Terraces approx.153 sq.ft.)





- ◆ Mains Gas, Electricity, Water & Sewerage
- ◆ Gas Fired Central Heating
- ◆ Double Glazing throughout
- ◆ Council Tax Band D
- ◆ Tenure: Leasehold - 999 year lease with approx. 970 remaining
- ◆ Annual Service Charge: Approx. £2,000
- ◆ AST Lets Permitted
- ◆ Holiday Lets Permitted
- ◆ Pets Permitted

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	75 C	75 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Ocean Bay, Ulwell Road
Approx. GIA 2,018 sq ft / 187 sq m

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.





Viewing by appointment through sole agents:

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