



Highcliffe Road

Swanage

BH19 1LW

**WELL PRESENTED 3/4 BEDROOM PENTHOUSE APARTMENT WITH  
STUNNING UNINTERRUPTED VIEWS ACROSS SWANAGE BAY, OFF ROAD  
PARKING & A SHORT PRIVATE WALK TO THE BEACH**

**Guide Price £725,000**

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& HALL**







This attractive, purpose built Apartment building is positioned in one of the best cliff top locations in Swanage overlooking the expanse of Swanage Bay to the Isle of Wight. Allocated off road parking and communal gardens are an added bonus at this property.

The front door of the apartment opens into a Lobby where there is a storage cupboard for shoes and coats. To the right is a double Bedroom with wash hand basin and built in wardrobe. Stairs from the Lobby lead up to the main Hallway of the Apartment from which all rooms are accessed. The Sitting/Dining Room is a wonderfully spacious and light triple aspect room with circular glazed turret area and glazed inner balcony with bifold doors to external balcony, large enough for bistro table and chairs. The Sitting Room itself has ample space for comfortable seating, and the Dining Room easily accommodates a large table and chairs, a lovely sociable space to spill out onto the Balcony. The Kitchen is stylishly designed with a good range of wall and base storage units with contrasting wooden worktop inset with sink and gas hob with extractor canopy over, integral oven, dishwasher and fridge/freezer. Two arched openings look through to the Dining area making the Kitchen a more sociable space when entertaining.







At the far end of the Hallway is the Master Bedroom, a spacious and light dual aspect room with bay window providing a lovely window seat with extra storage under. There are built in wardrobes and an En Suite Shower Room with walk in shower, wash basin and w.c. Bedroom 2 is a south facing double room with built in wardrobe and washbasin. Bedroom 3 currently used as a study is also a south facing double room with bay window and built in cupboard where there are services for washing machine. The Family Bathroom comprises bath with overhead shower and screen, built in vanity units with wash basin and concealed flush w.c. and heated towel rail. Along the hallway is an airing cupboard and storage cupboard.

Outside - Allocated off road parking for all apartments including use of one visitor parking space. There are two areas of communal garden space along with a private keyed gate with steps leading directly to the sandy beach below.

The balcony provides a superb viewpoint over and around Swanage Bay a great area for al fresco dining or just to sit and relax.

- ◆ Gas fired Central Heating throughout
- ◆ Tenure—Leasehold property with approx. 977 years left on lease
- ◆ AST Lets Not Permitted
- ◆ Holiday Lets Not Permitted (Only by Freeholder's permission)
- ◆ Ground Rent—Approx. £150 per annum
- ◆ Service/Maintenance Charges—Approx £950 per annum  
Includes cleaning of communal areas and garden/grounds maintenance
- ◆ Allocated Parking Bays plus 1 shared Visitors parking space
- ◆ Direct access to Beach from gardens via keyed gate.

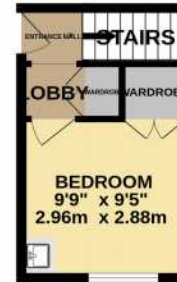






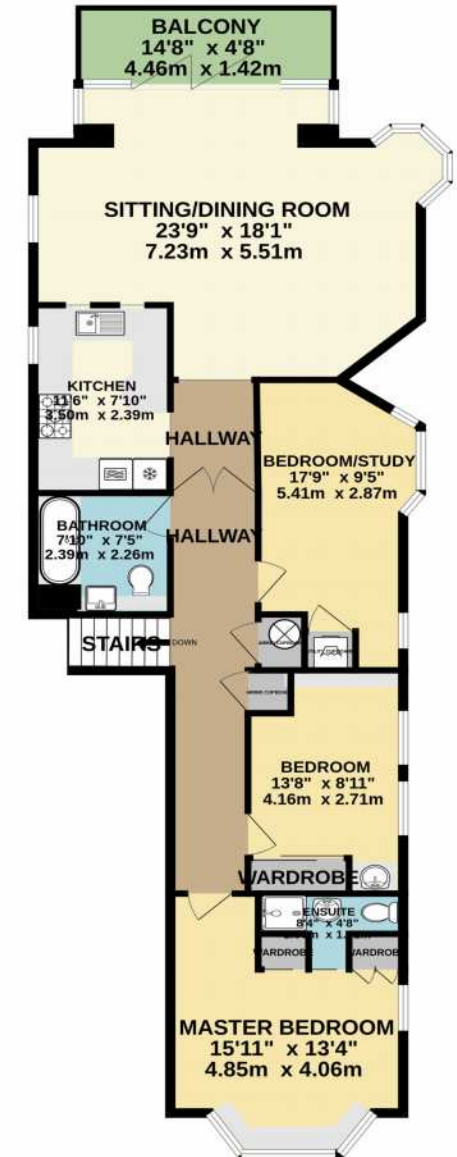


LOWER FLOOR  
156 sq.ft. (14.5 sq.m.) approx.



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>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	61	77
England, Scotland & Wales		
	EU Directive 2002/91/EC	

UPPER FLOOR  
1114 sq.ft. (103.5 sq.m.) approx.



TOTAL FLOOR AREA : 1270 sq.ft. (117.9 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.





Viewing by appointment through sole agents:

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

**01929 66 00 00 [info@alburyandhall.co.uk](mailto:info@alburyandhall.co.uk) [www.alburyandhall.co.uk](http://www.alburyandhall.co.uk)**

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