



Clifton Close  
Ulwell Road  
Swanage  
BH19 1NW

WELL PRESENTED 2 BEDROOM GROUND FLOOR APARTMENT WITH  
GARAGE, PARKING & DIRECT SEA VIEWS WITHIN 100M OF THE BEACH  
& A SHORT, FLAT WALK TO THE TOWN CENTRE

Guide Price £550,000

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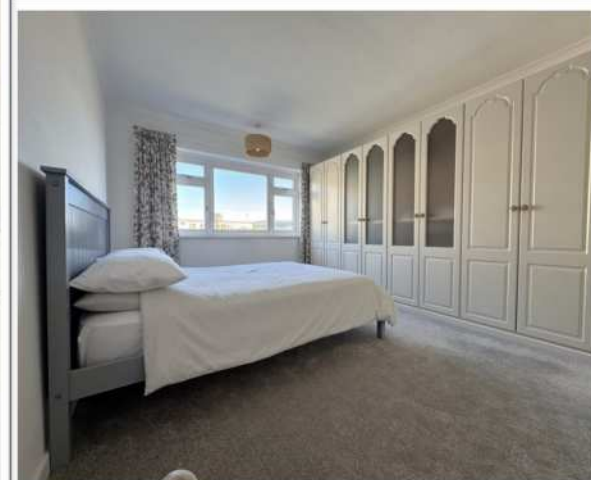






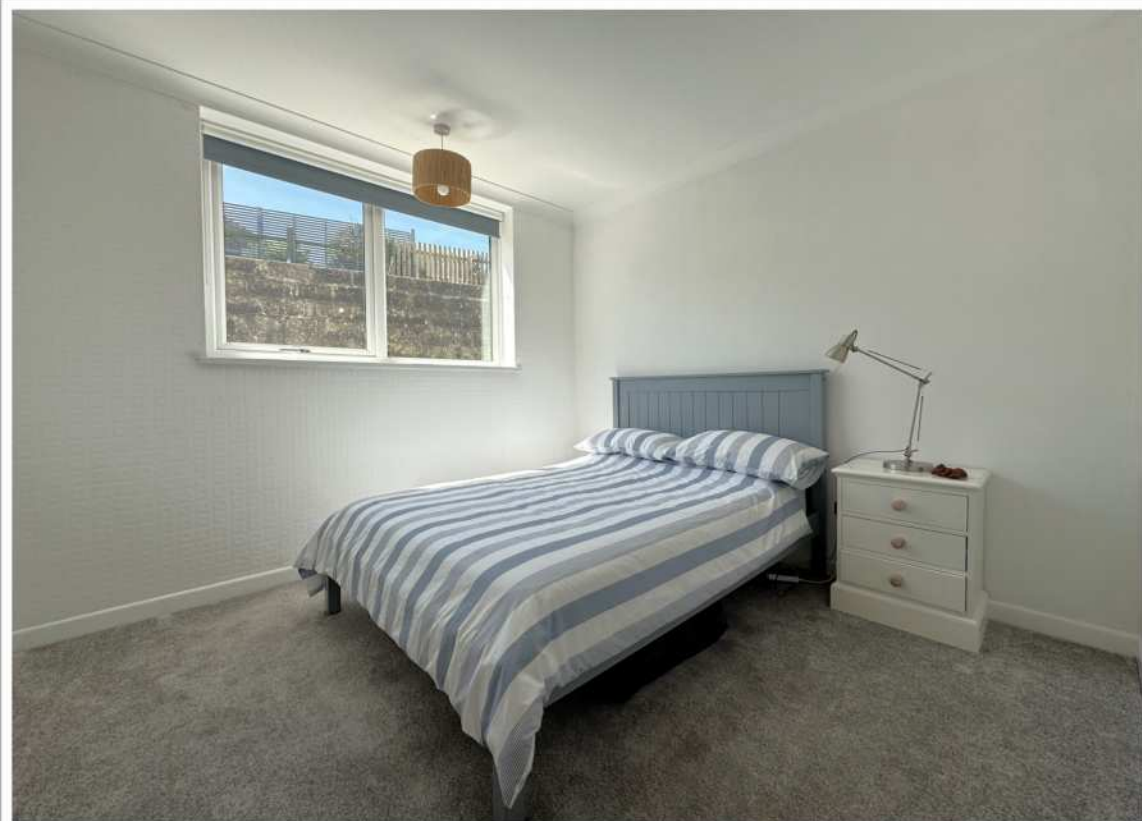
Clifton Close is a purpose built block of 8 Flats (4 ground floor and 4 first floor), built of Purbeck Stone with render and cladding detailing. No.7 is the ground floor apartment nearest to the beach with direct sea views across Swanage Bay from the front. All benefit from having a single garage and off-road parking along with the use of communal gardens.

A secure external door provides access to a communal area and stairway which in turn provides access to flats 5-8. The Front Door to Apartment 7 opens into an inner Hallway from which all rooms are accessed, there is a large storage cupboard for coats, shoes and other storage with a second cupboard further along the hallway. The Sitting/Dining Room is a spacious room with large picture window extending views to the bay, a light and bright room with ample space for comfortable seating, dining table and chairs. The Kitchen is stylishly designed with a good mix of wall and base units along with ample workspace inset with sink, hob with integral combi-oven/microwave under and extractor hood over. There is an integral fridge/freezer and services for undercounter dishwasher or washing machine with blank undercounter space which can be used to house more appliances or used as a breakfast bar. The central heating boiler is also located here.

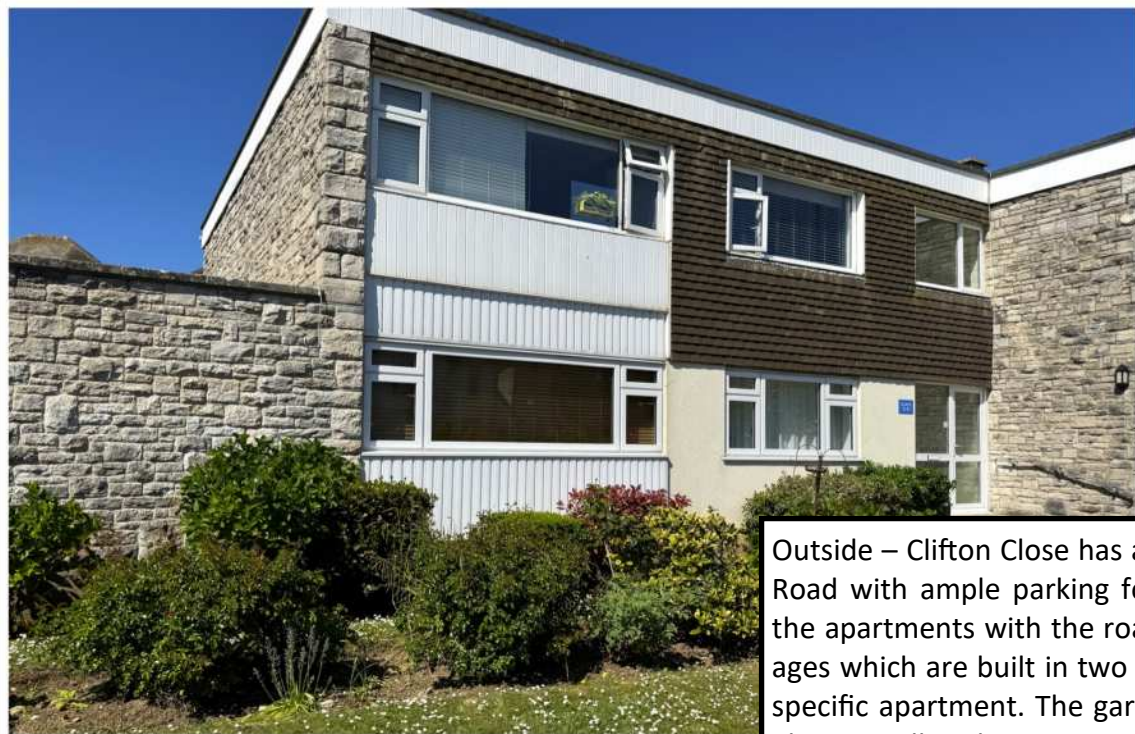


The Master Bedroom is a large double with quadruple built in wardrobes and extra storage cupboard. The large window brings lovely natural light and offers the views over the communal garden to the beach and bay beyond. Bedroom 2 across the hallway is a smaller double room with plenty of space for freestanding bedroom furniture. The Family Bathroom is an elegant room, partly tiled comprises walk in shower with curved entrance, wash basin and concealed flush w.c. incorporated into a full width vanity unit.

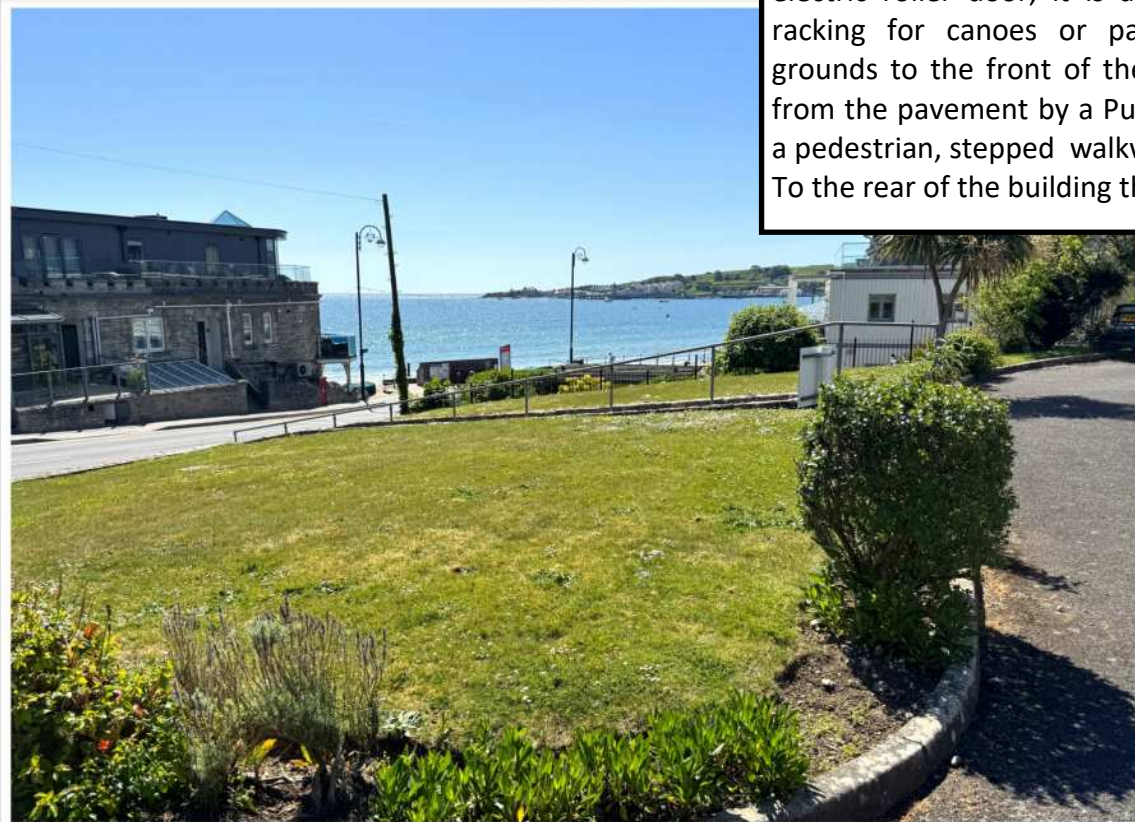






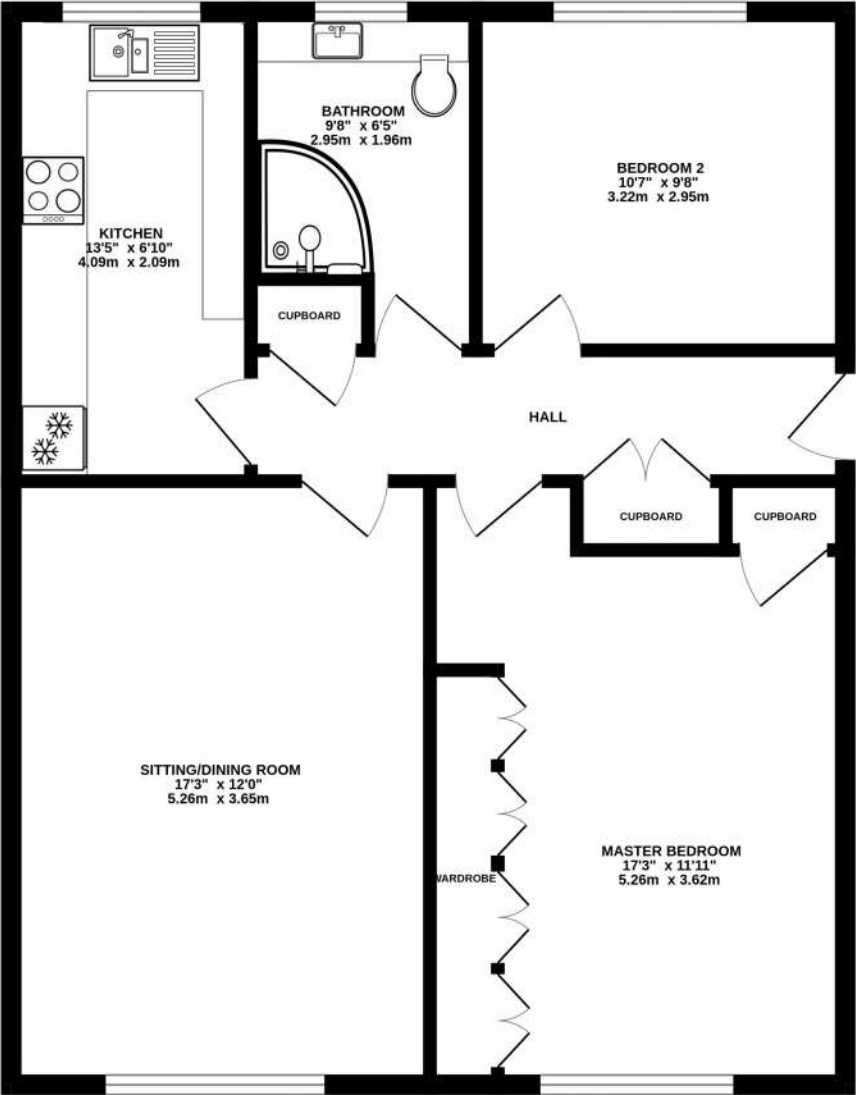


Outside – Clifton Close has a private access road off Clifton Road with ample parking for residents along the front of the apartments with the road following around to the garages which are built in two blocks of 4, each allocated to a specific apartment. The garage has internal electricity and electric roller door, it is also fitted with cupboards and racking for canoes or paddle boards. The communal grounds to the front of the building are open but raised from the pavement by a Purbeck stone retaining wall with a pedestrian, stepped walkway to the front of the building. To the rear of the building there is storage for bins, etc.





GROUND FLOOR



- Tenure: Share of Freehold on 999 year lease
- All mains services connected
- Gas Fired Central Heating - Double Glazed throughout
- Council Tax—Band D
- AST Lets Permitted - Holiday Lets NOT Permitted
- Pets by Agreement of Management Committee
- Service Charges: approx. £2000 per annum

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		

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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