



Flat 5 Sea Court Taunton Road

Swanage, BH19 2BG



**Offers In Excess Of
£375,000 Share of**



Taunton Road

Swanage, BH19 2BG

- Penthouse Apartment on Own Floor
- Wonderful Views to Swanage Bay & Beyond
- Perfect Location near Town Centre & Seaside
- First-Rate Specification - Approx 81 Sq metre floor area
- 2 Excellent Bedrooms
- Ensuite In Main Bedroom
- Own Undercroft Parking Space
- Electric Central Heating (wet heating system) & Mains Drainage
- Equal Share of Freehold, No Ground Rent
- No Forward Chain





This STUNNING PENTHOUSE, with TWO DOUBLE BEDROOMS, offers spectacular SEA VIEW towards Swanage Bay and the Isle Of White! The property is beautifully presented and includes PRIVATE UNDERCROFT PARKING!



'Sea Court' is located in an elevated position, just off the town centre with outstanding and panoramic views over the town and bay to the beach, Ballard Down, Dorset & Hampshire coastline and the Isle of Wight



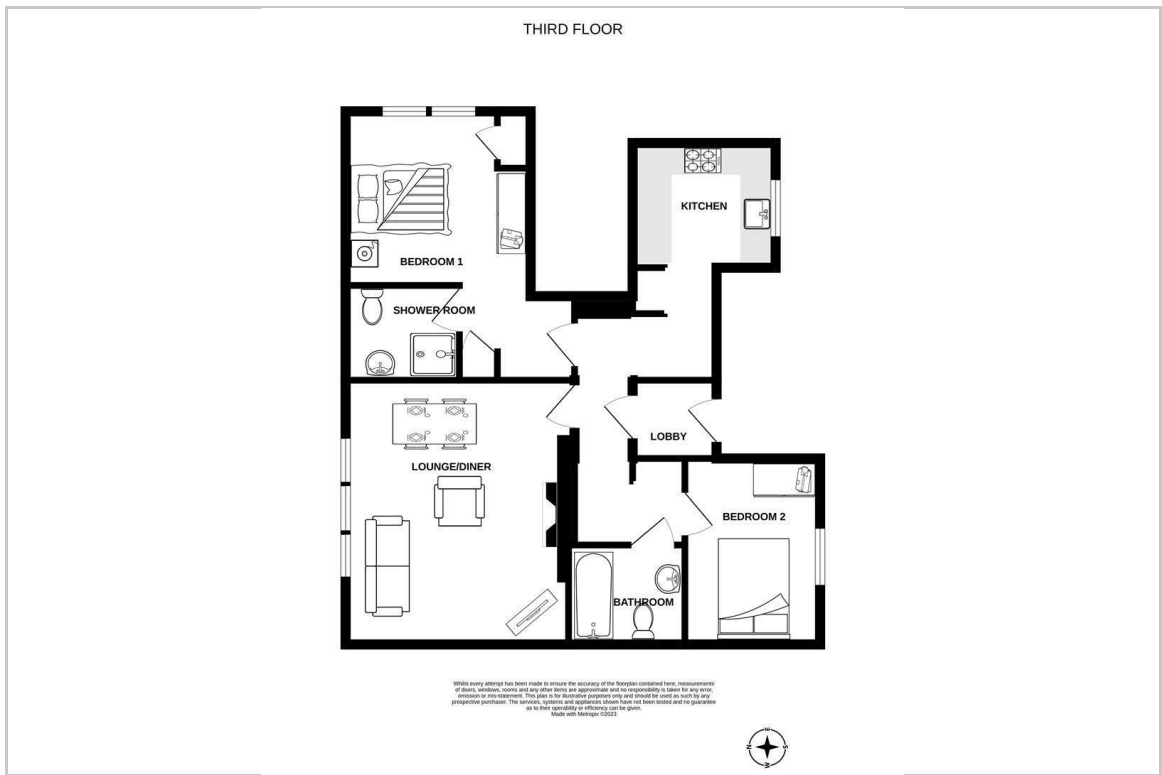
This impressive Victorian building was converted into 5 apartments in 2007 to high specification. Flat 5, which covers the whole of the top floor of the building with a floor area of approximately 81 sq metres, is beautifully presented and has benefits including oak doors and solid oak flooring throughout, LED lighting, fully porcelain tiled bathrooms and electric heating with boiler and radiators.

The accommodation comprises two double bedrooms, with the main bedroom benefitting from an ensuite shower room and SEA VIEWS! The second bedroom is also well proportioned and is currently configured as a guest bedroom. The living area offers a delighted window, offering elevated, panoramic views towards the town and bay! The kitchen is modern and has a range of wall and base level units. Completing the accommodation is a modern fitted bathroom with complimentary tiling.

VIEWINGS ARE HIGHLY RECOMMENDED to appreciate the views and quality of this fine penthouse apartment.

The seaside resort of Swanage lies at the eastern tip of the Isle of Purbeck, charmingly surrounded by the Purbeck Hills. It has a safe, sandy beach, and is an interesting mixture of period stone cottages and more modern properties. It also boasts an historic steam railway. To the South is the Durlston Country Park renowned for being the gateway to the Jurassic Coast and World Heritage Coastline. The market town of Wareham, which has main line rail link to London Waterloo (approx. 2.5 hours), is some 10 miles distant with the large towns of Poole and Bournemouth being within reach via ferry.





LOUNGE/DINER (N)
15'1" x 14'9" (4.6 x 4.5)

KITCHEN (S)
8'2" x 7'2" (2.5 x 2.2)

BEDROOM 1 (E)
16'0" x 12'9" (4.9 x 3.9)

BEDROOM 2 (S)
10'9" x 7'10" (3.3 x 2.4)

FAMILY BATHROOM

LOFT AREA

With light and power and the majority boarded and with good headroom and space for storage. Electric boiler serving heating radiators and hot water and "Megaflow" water storage.

Additional Information

The following details have been provided by the vendor as required by Trading Standards. These details should be checked by your legal representative for accuracy

- .Property type: Apartment
- Property construction: Standard construction, conversion
- Tenure: 999 year Lease with Share of the Freehold - no ground rent payable.
- Service charge £1200 per annum (Sea Court Management Company Ltd).
- All lettings permitted, pets by permission of the Management Company.

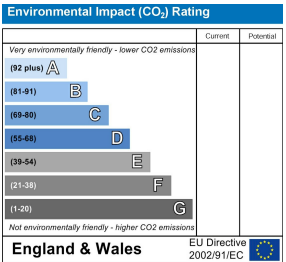
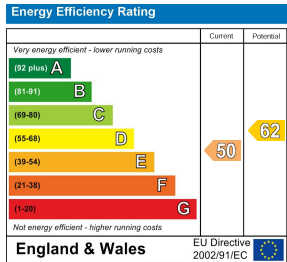
- Mains Electricity
- Mains Water & Sewage: Supplied by Wessex Water
- Heating Type: Electric
- EPC: E

- Council Tax: Band C
- Broadband/Mobile signal/coverage:
- For further details please see the Ofcom Mobile Signal & Broadband checker.
- <https://checker.ofcom.gov.uk/>



Disclaimer

These particulars, whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact but must satisfy themselves by inspection or otherwise as to their accuracy. All measurements are approximate. Any details including (but not limited to): lease details, service charges, ground rents, property construction, services and covenant information are provided by the vendor and you should consult with your legal advisor and satisfy yourself before proceeding. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



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