



**De Moulham Road**  
Swanage, BH19 1NR

**£375,000 Freehold**



# De Moulham Road

Swanage, BH19 1NR

- Freehold (Subject to Lease of First Floor Flat)
- Gardens and Garage
- No Onward Chain
- Requires Modernisation
- Sea Views
- Spacious Accommodation
- Superb Location
- Town Centre & Beach Nearby
- Two Bedroom Ground Floor Flat
- Off Road Parking





**\*\*INTERACTIVE VIRTUAL TOUR AVAILABLE! \*\*** This sizeable, TWO DOUBLE BEDROOM, GROUND FLOOR APARTMENT with STUNNING SEA VIEWS, is situated a mere STONE'S THROW from SWANAGE BEACH & TOWN CENTRE



The accommodation comprises an initial entrance hallway, the perfect place to hang shoes and coats before heading through to the living accommodation. The living room is well proportioned and a large double glazed window offers a picturesque sea view over the Sandpit Field towards Swanage Bay. Also situated at the front aspect of the property is a



spacious main bedroom with feature window with sea views. Bedroom two is well proportioned and its westerly aspect double glazed window allows for plenty of natural light.

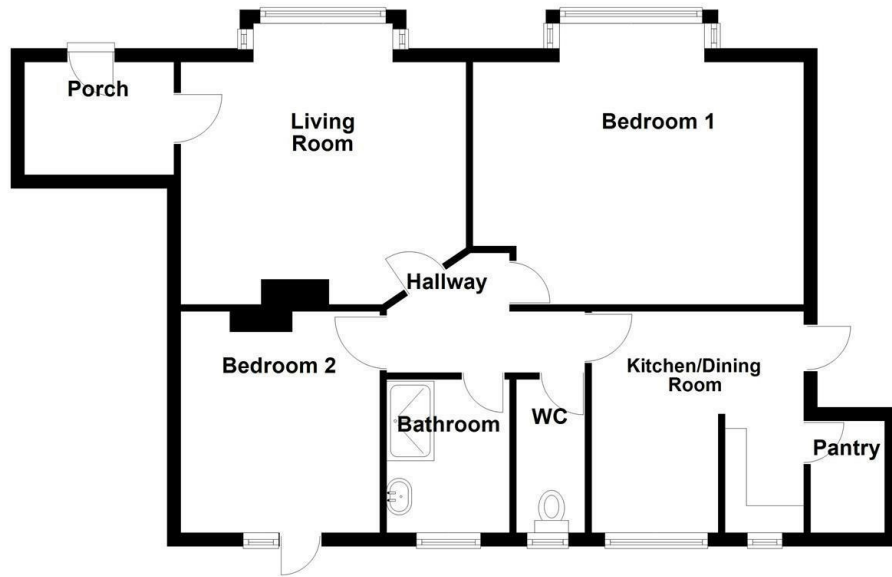
The kitchen/diner offers a range of wall and base levels units. There is ample space for a dining table and chairs and a pleasant aspect onto the communal garden. There is also a useful utility cupboard, great for additional storage. A door from the kitchen/diner provides access to the garden. Completing the accommodation is a white bathroom suite comprising a panelled bath, W.C and wash hand basin.

To the front of the property on De Moulham Road is a garden with hedge surround and mostly laid to gravel and paving. A side access to the right of the property leads to the rear garden which has space for parking. A single garage is accessed from Rabling Road.



The property is in need of general modernisation throughout. There is no forward chain.

**Ground Floor**



**Lounge**  
14'1" x 15'2" (4.3 x 4.64)

**Kitchen / Diner**  
12'9" x 12'9" max (3.91 x 3.91 max)

**Bedroom One**  
15'6" x 10'11" (excluding bay) (4.73 x 3.33 (excluding bay))

**Bedroom Two**  
10'9" x 10'9" max (3.29 x 3.29 max)

**Bathroom**

**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: Ground Floor Flat

Tenure: Freehold subject to Lease of first floor flat.

Council Tax: Band C

EPC: D

Property construction: Standard

Mains Electricity & Gas

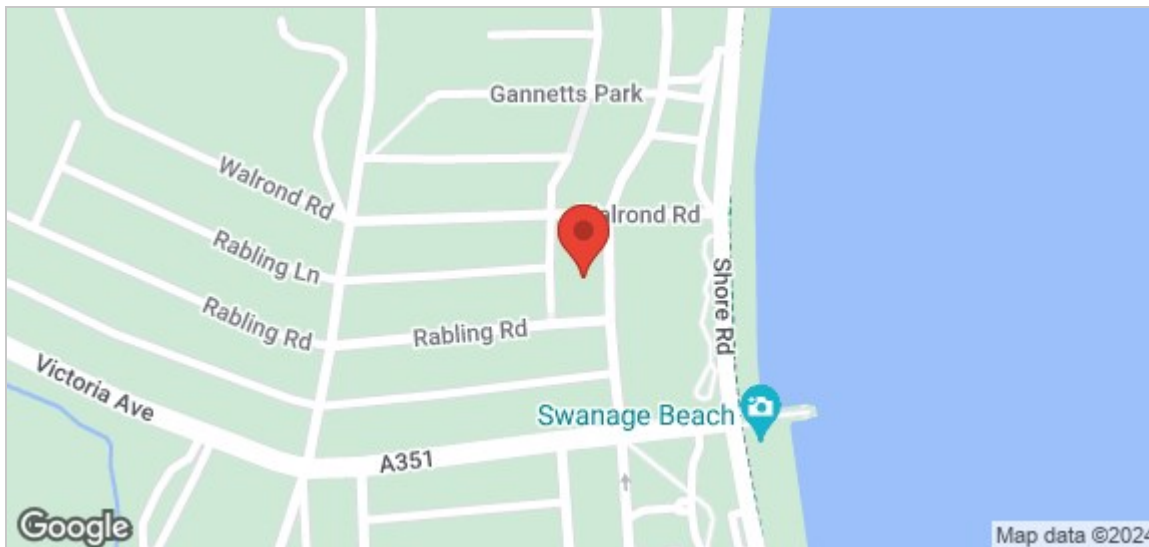
Mains Water & Sewage: Supplied by Wessex Water

Heating Type: Gas central heating with radiators

Broadband/Mobile signal/coverage: For further details please see the Ofcom Mobile Signal & Broadband checker. <https://checker.ofcom.org.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.



Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92 plus) <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	
Current: <b>63</b>	Potential: <b>72</b>
EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating	
	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	
(81-91) <b>A</b>	
(69-80) <b>B</b>	
(55-68) <b>C</b>	
(39-54) <b>D</b>	
(21-38) <b>E</b>	
(1-20) <b>F</b>	
(1-20) <b>G</b>	
Not environmentally friendly - higher CO <sub>2</sub> emissions	
Current: <b>63</b>	Potential: <b>72</b>
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