



Selby House, Gilbert Road
Swange, BH19 1DU

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Hull
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Selby House

Swanage, BH19 1DU

- Penthouse Apartment with Spacious Accommodation
- 3 Bedrooms, Main Bedroom with Shower Room En Suite
- Pleasant Southerly Views over Private Steam Railway to Hills and Countryside
- Sea Glimpse from the Rear
- Central Location Near Town Centre
- Allocated Parking Space
- Communal Garden
- In Level Position Near Amenities and Sea Front
- Share of Freehold, Resident Managed
- No Forward Chain





OPPORTUNITY TO ACQUIRE an EXCEPTIONALLY SPACIOUS PENTHOUSE APARTMENT with LIFT ACCESS in CONVENIENT LOCATION close to the TOWN CENTRE. Benefits include attractive SOUTHERLY VIEWS to Countryside, some SEA GLIMPSES, an ALLOCATED PARKING SPACE and NO FORWARD CHAIN.



This uniquely designed Penthouse is on the third floor of Selby House, a modern block of 7 residential apartments located in central Swanage. Unusually, the apartment has 2 entrance doors to the left and right of the lift and stair access from the ground floor.

Through entrance door one into the roomy 'C' shaped Hallway with all accommodation branching from the left. The spacious Lounge, has a mainly



southerly aspect and pleasant views over Swanage Private Steam Railway to hills and countryside. The lounge also has the benefit of a skylight to the pitched ceiling to allow maximum light ingress and ample space for dining table and chairs. Returning to the hallway which has a storage, airing and a good sized cloaks' cupboards and the Bathroom with part-tiled walls comprises a modern, white suite of panelled bath with shower attachment and glazed side screen, pedestal basin, WC and heated ladder towel rail. Adjacent, Bedroom Three which has skylight windows with westerly and northerly aspect and built-in wardrobe space. This room could be used as a dining room if preferred.

Next, the very spacious kitchen/diner which comprises an extensive range of fitted timber worktops with peninsular breakfast bar, cupboards, drawers and store cupboard. Included is a 5-ring gas range with double electric oven, and included are integral fridge/freezer, washing machine, wine cooler and microwave oven.

Along the hallway Bedroom 2 has a dual aspect, a double built-in wardrobe and ample space for a king-size bed and freestanding furniture.

Finally, into the generously sized Main Bedroom which has dual aspect windows with southerly views, built-in double wardrobe and Shower Room en suite which boasts a large shower cubicle with mains operated rainfall shower, washbasin and WC.

This apartment has an allocated parking space accessed by a service lane and use of the pleasant communal garden to the front. The town centre and seafront with all amenities, supermarkets and doctors' surgery are all within approximately 175m of Selby House and the bus terminal with services to Poole, Bournemouth and National Express link to London, Victoria are located adjacent to the rail station.

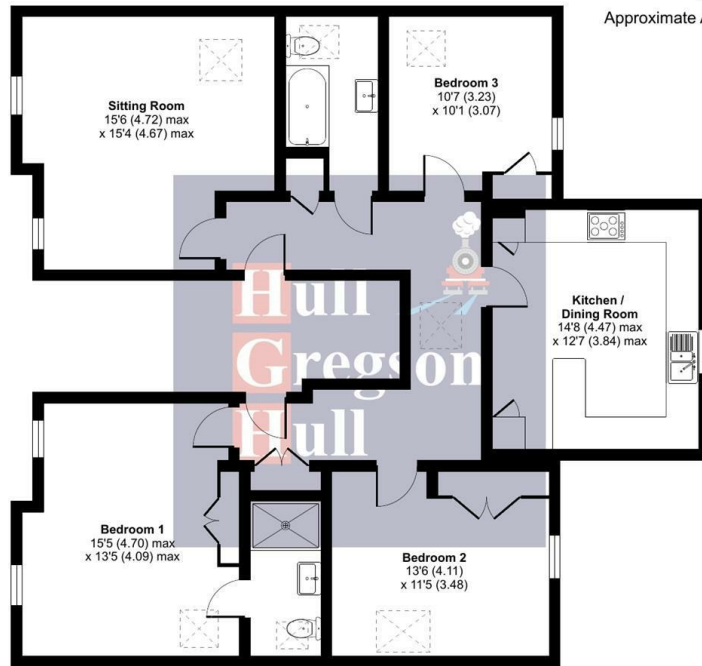
VIEWING IS RECOMMENDED to appreciate SIZE and INDIVIDUALITY offered by Penthouse Apartment offers.



Gilbert Road, Swanage, BH19

Approximate Area = 1196 sq ft / 111.1 sq m

For identification only - Not to scale

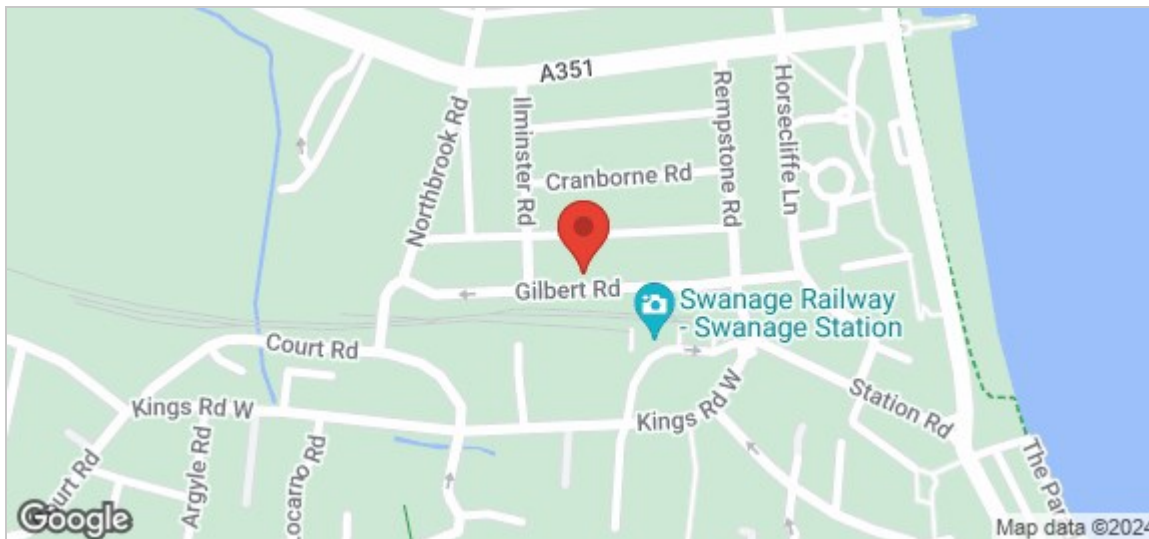


THIRD FLOOR



Certified Property Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2024. Produced for Hull Gregson & Hull (Swanage) Ltd. REF: 1116095



LIVING ROOM
15'5" max x 15'3" max (4.72m max x 4.67m max)

BATHROOM

BEDROOM THREE
10'7" x 10'1" (3.23m x 3.07m)

KITCHEN/DINING ROOM
14'8" x 12'7" (4.47m x 3.84m)

BEDROOM TWO
13' 6"x 11'5" (3.96m 1.83mx 3.48m)

BEDROOM 1
15'5" max x 13'5" max (4.7m max x 4.1m max)

EN SUITE

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: Penthouse Flat

Tenure: Leasehold with Share of Freehold. 125 year lease from 2011. Current maintenance is £1,400 per annum and the block is Resident Managed. Long lets are permitted but no holiday lets. Pets are not allowed.

Property construction: Standard

Mains Electricity

Mains Water & Sewage: Supplied by Wessex Water

Heating Type: Gas Central Heating

Broadband/Mobile signal/coverage: For further details please see the Ofcom Mobile Signal & Broadband checker. 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, & covenant information are provided by the vendor, and you should consult with your legal advisor/ 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

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	