



White Lodge
Swanage, BH19 2DD



£365,000
Share of Freehold



18 Grosvenor Road

Swanage, BH19 2DD

- Stylish Ground Floor Flat
- One Third Mile from the Seafront
- 2 Bedrooms
- Bathroom and En Suite Shower Room
- Open-Plan Lounge/Dining Room
- Private & Southerly Facing Terraced Garden
- Newly Decked Outside Area
- Parking and Visitors' Space
- Ideally Located for Countryside and Coastal Walks
- No Forward Chain





**** 3D WALK THROUGH TOUR AVAILABLE****

SMART GROUND FLOOR APARTMENT situated in a FAVOURED, ELEVATED LOCATION between the TOWN CENTRE & DURLSTON. TWO BEDROOMS, one with EN SUITE SHOWER ROOM, OPEN-PLAN SITTING/DINING ROOM, SHELTERED & PRIVATE GARDEN and ALLOCATED PARKING SPACE.



The entrance door to the apartments leads into the hallway and through to the main living area, all with engineered oak flooring. Here, an impressively spacious and light open-plan living/dining area with dual aspect windows and French doors open onto a decked patio area, mostly southerly facing and perfect for relaxation and al fresco dining.



Inside, a mock chimney breast features an inset electric pebble-effect fire with hearth. This room offers ample space for a large dining table and chairs and through an alcove, the neatly designed kitchen features a range of granite worktops with inset gas hob with electric under oven and filtration hood over, base and wall cupboards with integral dishwasher and fridge/freezer.

Returning through the hallway with its opposing floor to ceiling storage cupboards and into the first bedroom which would ideally suit as a guest room. A glazed door from the bedroom leads along the side of the apartment to the patio with steps ascending to the attractive and easily maintained terraced garden, mostly laid to shingle. This bedroom has a double built-in wardrobe and a wet room en suite which comprises a large walk-in shower with tiled surround and glazed shower screen, modern twin vanity sinks set into a granite surface and a low-level WC.

The second bedroom, similarly has a built-in wardrobe and glazed door along the side of the apartment to the patio and garden and a bathroom opposite with tiled floor, vanity sink unit set into a granite surface, bath with shower over and low-level WC.

Outside, a private garden featuring a newly decked area, a raised terrace and shrub border. To the front of the building is an allocated parking space with visitor parking available and a communal storage shed suitable for keeping a bicycle.

'White Lodge' features a stylish lobby accessed by a secure entryphone system. A unique stone carving adds to the prestigious ambience of this development of apartments which was sensitively converted from a former hotel on the corner of Grosvenor and Durlston Road on the southern slopes of Swanage.

Located one third of a mile from the sea front and a few hundred yards from the countryside and paths along the Jurassic Coastline the apartment would suit those who enjoy a peaceful environment, the seaside and exploring the local area. This lovely ground floor flat is offered for sale with No Forward Chain.





Open Plan Sitting/Dining Room
22'8" x 13'4" max, 11'5" min (6.92m x 4.08m max, 3.49m min)

Kitchen
8'10" x 5'7" (2.71m x 1.72m)

Bedroom One
12'7" max, 10'7" min x 9'6" (3.85m max, 3.24 min x 2.91m)

En Suite

Bedroom Two
12'7" x 9'0" (3.85m x 2.76m)

Bathroom
7'3" x 6'7" (2.23m x 2.02m)

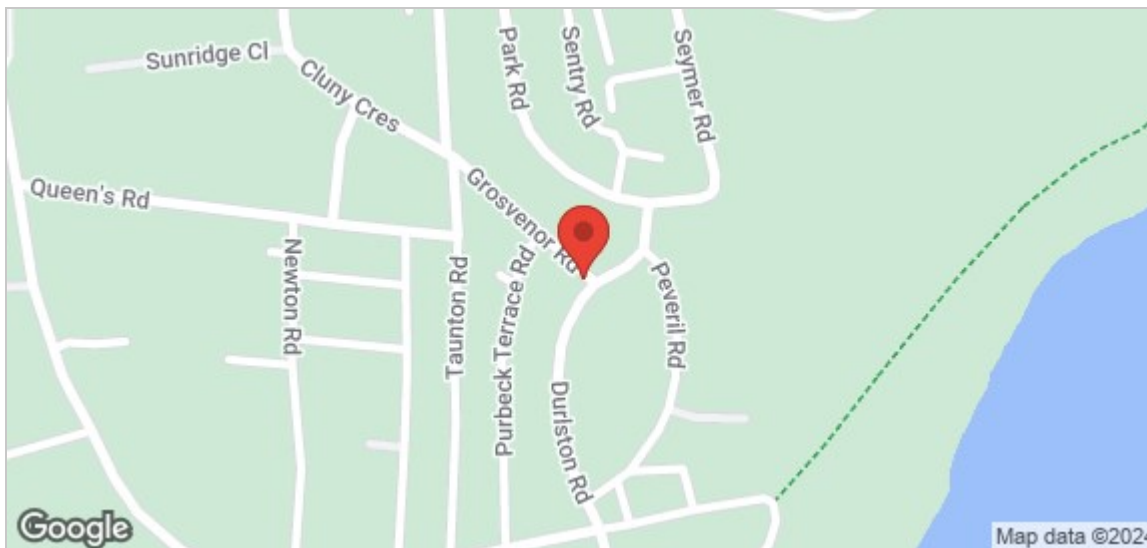
Additional Information

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, conversion
 Tenure: Leasehold with Share of the Freehold. 125 year lease from 1 January 2006. Maintenance approximately £2,500 per annum. Residential lets allowed, holiday lets are not.
 Property construction: Standard
 Mains Electricity
 Mains Water & Sewage: Supplied by Wessex Water
 Heating Type: Gas fired 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	Environmental Impact (CO ₂) Rating		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A				(92 plus) A			
(81-91) B				(81-91) B			
(69-80) C				(69-80) C			
(55-68) D				(55-68) D			
(39-54) E				(39-54) E			
(21-38) F				(21-38) F			
(1-20) G				(1-20) G			
Not energy efficient - higher running costs				Not environmentally friendly - higher CO ₂ emissions			
		72	76				