

Rabling Road
Swanage, BH19 1EF

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**£450,000 Share of
Freehold**



Rabling Road

Swanage, BH19 1EF

- Three Bedrooms
- Front and Rear Gardens
- Garage with Parking in Front
- INSPECTION RECOMMENDED
- Large Purpose Built Ground Floor Flat
- Refurbished in 2017/2018
- Ensuite In Main Bedroom
- Favoured Location
- Short Stroll To Beach
- Must be Seen to Appreciate





3D SHOWCASE TOUR AVAILABLE

This VERY SPACIOUS GROUND FLOOR FLAT in Premier Residential Location, a short stroll from the town centre and beach, is presented for sale.



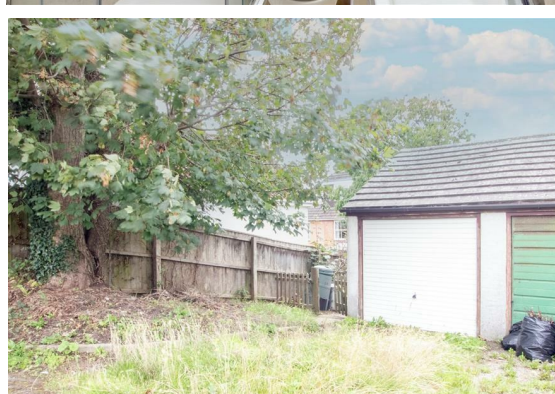
This exceptionally spacious ground floor apartment is situated in a favoured and quiet residential road approximately one-third of a mile level walk from the main beach and the town centre. The whole building comprises two self-contained

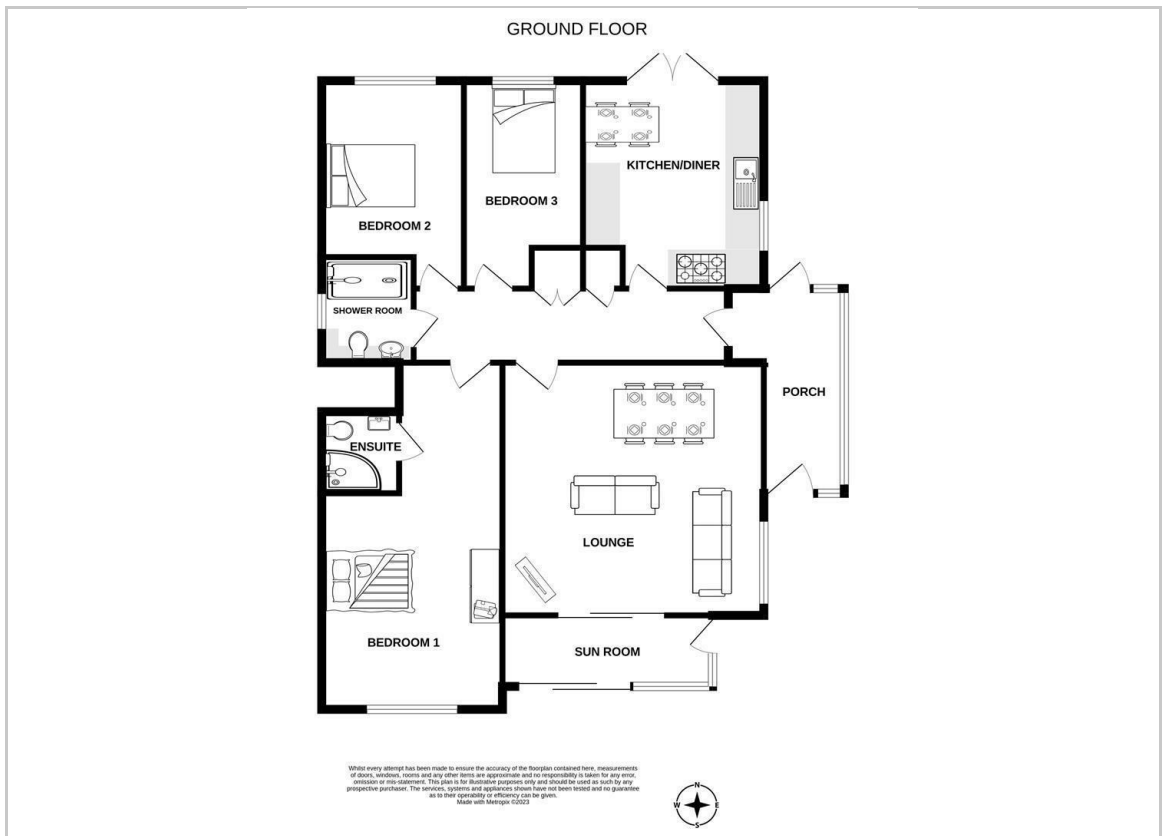


apartments and both have a share in the freehold.

This apartment has spacious accommodation with the benefit of 3 bedrooms, one of which has shower room en suite, sizeable lounge/dining room, gardens to the front and rear and a garage with forecourt parking space.

A pathway borders the front garden to the side of the property and enter into the glazed porch via which a door leads to the rear garden and garage. Through the main door into the property and hallway leading to all rooms. To the right a dual aspect kitchen with glazed doors opening onto the rear, mostly paved garden with drying area and gate to the garage. The well-appointed kitchen/breakfast room has under-floor heating and comprises a good range of oak-effect worktops with base cupboards and complementary wall units; it benefits from integral appliances which include double electric, eye-level oven and grill, 5 ring gas hob with wok ring, fridge/freezer, dishwasher and washing machine. Return to the hall which has built-in broom and cloaks cupboards and left into the spacious, almost 18' square, dual aspect lounge/dining room. Sliding doors open into the southerly facing sun room allowing maximum light ingress into the lounge and which opens, again through onto the large, lawned and private front garden and a further glazed door opens onto the pathway to the main road.





LOUNGE (S & E)
18'0" x 17'4" (5.5 x 5.3)

KITCHEN/DINER (N & E)
13'9" x 11'5" (4.2 x 3.5)

SUN ROOM (S)
13'9" x 4'7" (4.2 x 1.4)

BEDROOM 1 (S)
14'9" x 11'9" (4.5 x 3.6)

BEDROOM 2 (N)
11'9" x 9'6" (3.6 x 2.9)

BEDROOM 3 (N)
11'9" x 7'10" (3.6 x 2.4)

FAMILY SHOWER ROOM (W)

TENURE

Whilst technically held on a 999 year lease from 1987 there is a shared freehold. Maintenance is paid on as and when expenses are incurred. Long lets and pets are permitted.

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: Purpose built ground floor apartment

Property construction: Standard construction

Tenure: Long Lease (999 years from 1987) with a share of the Freehold. Maintenance is paid on as and when expenses are incurred. Long lets and pets are permitted.

Mains Electricity

Mains Water & Sewage: Supplied by Wessex Water

Heating Type: Gas

EPC: C

Council Tax: Band E

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, & covenant information are provided by the vendor and you should consult with your legal advisor/ satisfy yourself before proceeding. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

