



Taunton Road
Swanage, BH19 2BG

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£425,000
Share of Freehold

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- ***DRONE VIDEOGRAPHY OVER SWANAGE BAY***
- **Converted Victorian Villa**
- **Spacious Sitting Room/Dining Area**
- **Sensational Sea Views over Swanage Bay**
- **Two Double Bedrooms**
- **Modern Bathroom & En Suite Shower Room**
- **Panoramic Turret Window - Optimal Viewing Point**
- **Well Presented Modern Kitchen**
- **Allocated Parking Set Under Carport**
- **Short Walk to Town Centre & Swanage Bay**





****DRONE VIDEOGRAPHY OVER SWANAGE BAY!****

'SEA COURT'; an exclusive development of just five apartments, situated on the fringe of Swanage Town Centre, boasting PANORAMIC SEA VIEWS over SWANAGE BAY and towards the PURBECK HILLS. The apartment benefits from a dedicated covered CARPORT, TWO DOUBLE BEDROOMS, TWO BATHROOMS and a BEAUTIFUL SITTING ROOM/DINING AREA with GORGEOUS VIEWS over the bay.



This sympathetically converted Victorian Villa boasts many original architectural features, including high ceilings and feature fireplaces. The accommodation, with security intercom, occupies it's own floor and is accessed via a wooden



staircase, which leads to the apartment. An entrance hallway provides access to all accommodation with oak doors throughout.

The sitting room with dining area is immaculately presented with a turret, creating a perfect snug seating area offering sensational sea views over the town and bay. The room is spacious, with oak flooring, a feature fireplace and ample space for a range of furniture.

Proceeding down the hallway is a second feature fireplace and access to the further accommodation. The kitchen has a light and airy feel and comprises a range of modern beige cabinets with granite worktops over, integrated oven with extractor hood over, a built in dishwasher, built in fridge/freezer and an inset sink unit.

The property benefits from two sizeable double bedrooms. Bedroom one boasts a front aspect, sea-facing bay window as well as an en-suite shower room with corner shower cubicle, a low-level WC and wash hand basin. Bedroom two has ample space for a double bed and a range of bedroom furniture. Completing the accommodation is the bathroom which comprises a panelled bath, low level WC and wash hand basin, complimented by sea blue tiled walls.



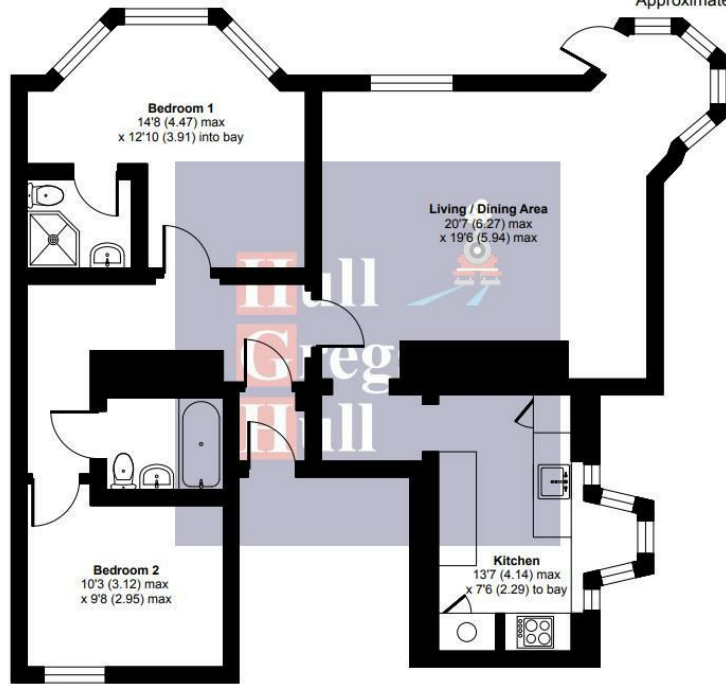
Externally the property benefits from an allocated parking space set under a covered carport, as well as well manicured communal gardens and outside lighting. NO ONWARD CHAIN!

The coastal town of Swanage is situated on the Isle Of Purbeck, part of the Jurassic Coastline. It is well known for its award-winning beach with gently sloping golden sands, it's quaint shopping streets with great range of local eateries and famous steam train. Local produce, fine food, great exploration, history and fresh air are just some of the words we'd use to describe this beautiful part of the world.

Sea Court, Taunton Road, Swanage, BH19

Approximate Area = 870 sq ft / 80.8 sq m

For identification only - Not to scale



SECOND FLOOR

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © r̄checom 2024. Produced for Hull Gregson & Hull (Swanage) Ltd. REF: 1096256



Living / Dining Room

20'6" max x 19'5" max (6.27m max x 5.94m max)

Kitchen

13'6" x 7'6" (4.14m x 2.29m)

Bedroom One

14'7" max x 12'9" + bay window (4.47m max x 3.91m + bay window)

Bedroom Two

10'2" max x 9'8" max (3.12m max x 2.95m max)

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. We are advised that the property includes a 1/5 share of the freehold and that the service charges are approximately £1,200 per annum. We are also advised that there is approximately 996 years lease.

Property type: Apartment

Property construction: Standard Construction

Mains Electricity

Mains Water & Sewage: Supplied by Wessex Water

Heating Type: Electric 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 (CO ₂) Rating	Current	Potential
Very environmentally friendly - lower CO ₂ emissions (82 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	