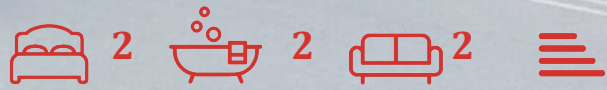




High Street
Swange, BH19 2NB



£385,000 Freehold



High Street

Swanage, BH19 2NB

- Two, One Bedroom Apartments
- Investment Opportunity
- Ideal Buy To Let
- Stones Throw From Swanage High Street & Bay
- In Need Of Complete Renovation
- No Onward Chain
- Potential To Convert Into A Maisonette
- Freehold Included





** TWO APARTMENTS **

An exceptional opportunity to acquire two separate one-bedroom flats. The freehold for the entire building is included. Located in a desirable area, this property offers immense potential for buyers looking to invest in a characterful property, or create a bespoke space. The apartments would make a fantastic rental opportunity.



Both flats provide a blank canvas for those with a vision to restore. With lapsed planning permission, the property could be converted into a single, spacious maisonette. The



previously approved plans were to include the addition of roof lights and new windows, allowing for an abundance of natural light and creating a bright, airy interior.

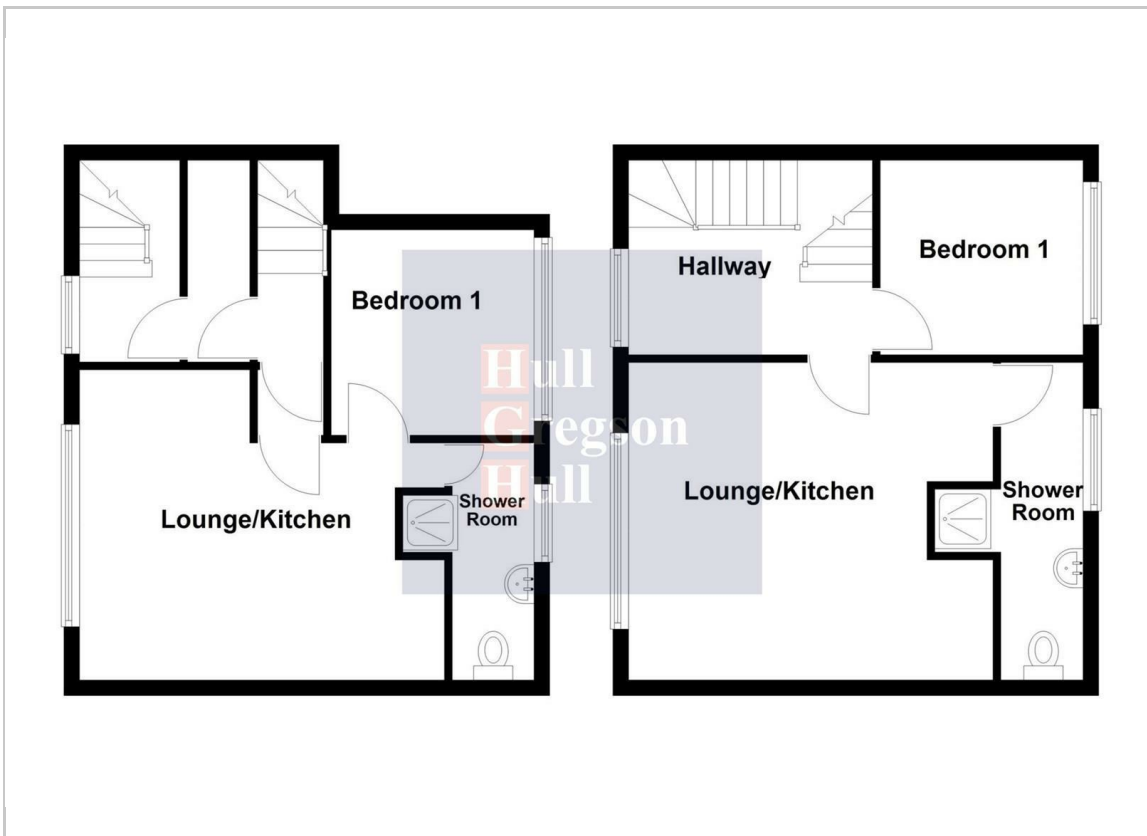
The initial entrance door provides exclusive use of the communal entrance for the two flats. On the first floor is Flat 3. Flat 3 offers an open plan Kitchen/ living area, with shower room and double bedroom. Both have large windows, allowing for plenty of natural light.

Stairs then ascend to Flat 4, which includes an open plan Kitchen/ living area, spacious double bedroom and shower room. Both apartments offer a pleasant outlook towards the historic United Reform Church opposite. There is also a sea glimpse.



Flat 3 currently holds an EPC rating of 59 which is a D rating. Flat 4 currently holds an EPC rating of 6, which is a G due to having single glazed windows and currently having no central heating. There is gas in the building so gas central heating can be installed in Flat 4 if required. Flat 4 is about to have three new double glazed windows installed which are hardwood sash windows and this should improve Flat 4's EPC rating.

The property is situated on the High Street and are centrally located to the town centre and sea front. Swanage offers a range of retail shops, eateries and a traditional steam railway line to Norton Railway Station. Nearby Studland has a picturesque beach, with toll ferry providing access to Sandbanks in Poole.



Lounge/Kitchen (Apartment One)

15'3" x 13'1" (4.65 x 3.99)

Bedroom (Apartment One)

8'6" x 8'7" (2.60 x 2.63)

Shower Room (Apartment One)

4'11" x 10'3" (1.50 x 3.13)

Lounge/Kitchen (Apartment Two)

15'5" x 11'3" (4.71 x 3.44)

Bedroom (Apartment Two)

10'11" x 11'10" (3.33 x 3.61)

Shower Room (Apartment Two)

4'11" x 10'3" (1.5 x 3.13)

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: Two, One bedroom apartments

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 (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	