



23 Park Road
Swanage, BH19 2AA



Share of Freehold



23 Park Road

Swanage, BH19 2AA

- Spacious Two Bedroom Apartment
- Panoramic Sea views
- Sizable Double Bedrooms
- Feature Bay Window Seat
- Integrated Oven
- Close To Local Amenities
- Communal Parking Space
- Separate W.C
- Perfect First Time Buy
- Viewing Advised To Fully Appreciate





Discover a bright and spacious **TWO BEDROOM** apartment just steps away from the shoreline. This property boasts **BREATHTAKING, UNINTERRUPTED SEAVIEWS**, allowing you to enjoy the beauty of coastal living from the comfort of your own home.



From the moment you step inside, you'll be captivated by panoramic views of the sea, which can be enjoyed from the sizable main living/dining area from the bay style window which is currently comprised as a window seat. The kitchen offers ample wall and base level units with integrated appliances such as a built-in oven and electric



hob with space available for free standing white goods and fridge-freezer. Additionally, you can experience further views of the bay through the kitchen window.

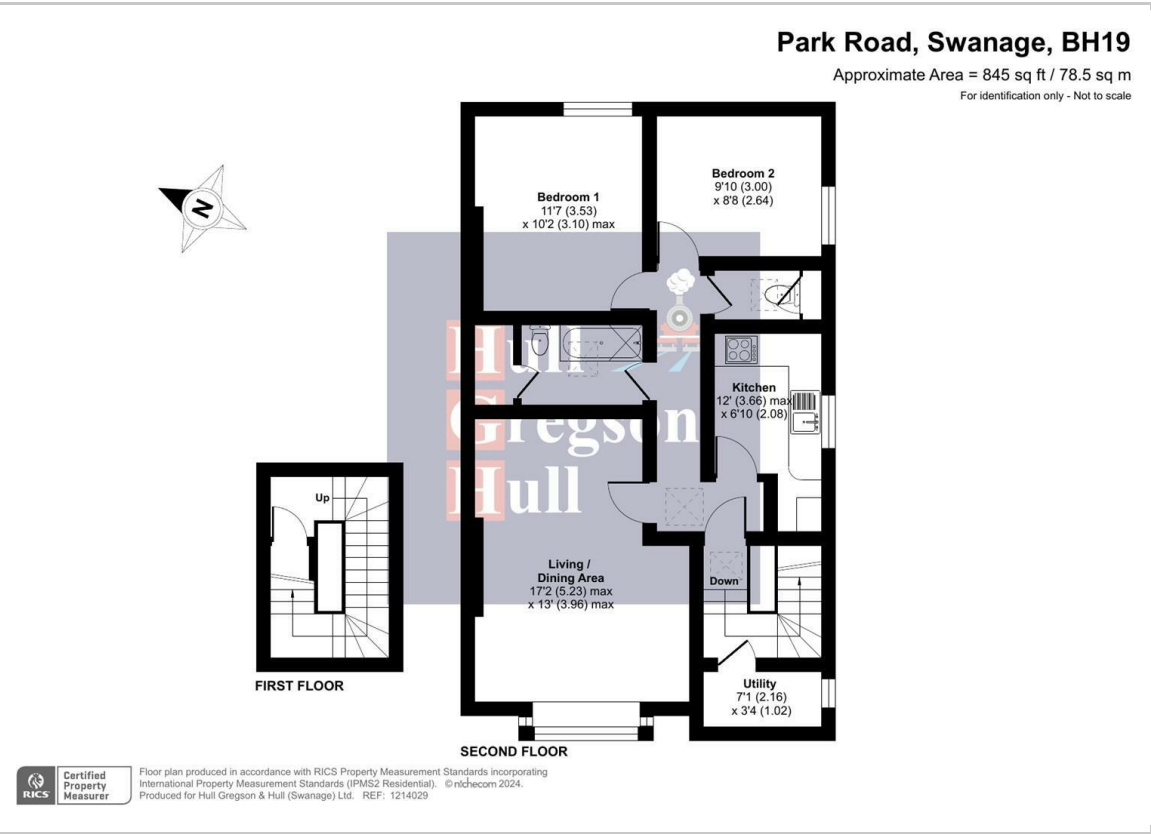
The master bedroom is a spacious large double that benefits from generous space to allow freestanding furniture. The second bedroom is a sizable double that vastly benefits from further sea views that can be in fact seen from the comfort of lying in bed.

The bathroom features a bath with shower overhang and wash hand basin. The low-level W.C can be found separately in another room for convenience.



This apartment is perfect for those seeking both tranquillity and convenience. With communal parking and easy access to local amenities, public transport, and seaside walks, it's an ideal choice for a permanent residence, holiday retreat, or investment property.

Also included is a separate utility room. The utility room offers space and plumbing for a washing machine and is located on the communal landing but is for your own private use.



Lounge/Dinner
17'4" x 12'11" (5.3 x 3.96)

Kitchen
10'4" x 7'2" (3.17 x 2.19)

Bedroom One
11'5" x 10'4" (3.49 x 3.16)

Bedroom Two
8'2" x 10'4" (2.51 x 3.15)

Bathroom
5'4" x 8'2" (1.64 x 2.51)

Utility Room
7'1" x 3'4" (2.16m x 1.02)

W.C
3'1" x 5'6" (0.94 x 1.68)

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. This property is share of freehold. The lease is 960 years that commenced in 2022. The property requires £0 ground rent and maintenance charges are on a as and when basis. Short term lets permitted.

Property type: Apartment
Property construction: Standard
Mains Electricity
Mains Water & Sewage: Supplied by Wessex Water
Heating Type: Electric
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.

