Flat 2, Rocklands
Stafford Road Swanage, BH19 2BQ

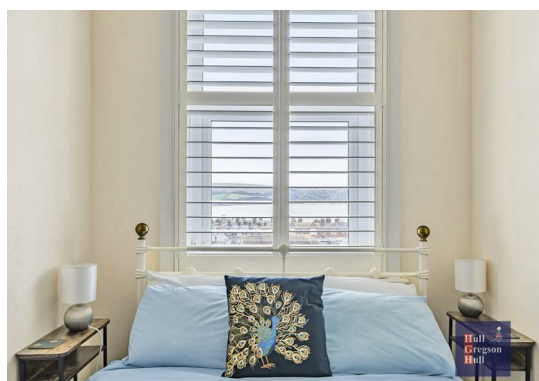🛏 3   🛁 1   🛋 1   ☰ C

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Flat 2, Rocklands

Stafford Road Swanage, BH19 2BQ

- Sea View
- Income Potential
- Large Family Kitchen
- Town Centre Location
- No Onward Chain
- Well Presented Throughout
- Two Allocated Parking Spaces
- Large Family Bathroom
- Three Bedrooms
- Attractive High Ceilings

We are excited to bring to market this beautiful three-bedroom apartment nestled in the heart of Swanage. The property is currently run as a successful holiday let and offers huge income potential.

This stunning home offers breath taking panoramic sea views that will take your breath away. The property boasts high ceilings throughout, a neutral / modern design, seamlessly blending modern comforts with coastal charm.

The living room area is flooded with natural light, thanks to the large bay window that frames the stunning sea view perfectly.

The sleek, country style kitchen is perfect for culinary adventures and family dining. The Kitchen comprises a range of wall base level units. Integral appliances include an electric cooker, gas hob, extractor fan, fridge/freezer and washing machine.

The bathroom is exceptionally stylish and has complimentary tiling. The bathroom comprises a roll-top bath, separate shower cubicle, low-level W/C and wash hand basin with vanity cupboard.
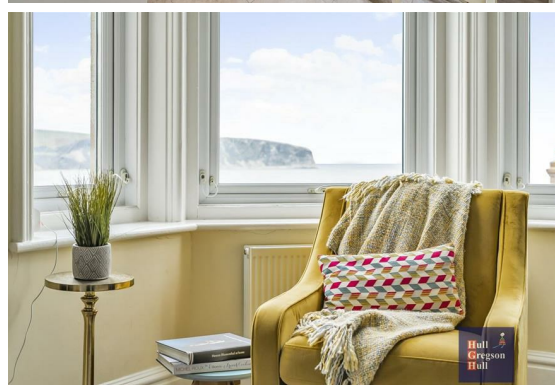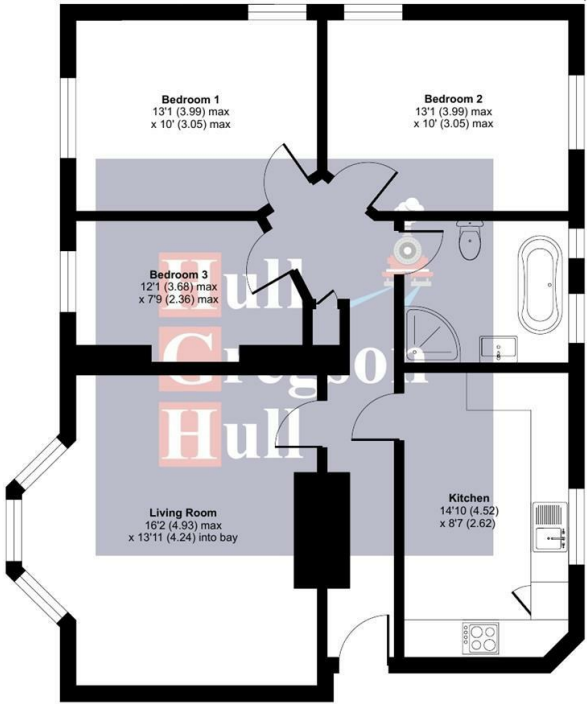
The property has been superbly maintained by the current owners and is well presented throughout. Externally, the property benefits from two allocated parking spaces.

Located just a short stroll from the town centre, this exceptional apartment offers easy access to a range of amenities, including boutique shops, restaurants, and cafes. The beautiful sandy beaches of Swanage Bay are also within easy reach, making this the ideal base for exploring the stunning Jurassic Coast.

Rocklands, Stafford Road, Swanage, BH19

Approximate Area = 890 sq ft / 82.6 sq m

For identification only - Not to scale

Bedroom 1
13'1 (3.99) max
x 10' (3.05) max

Bedroom 2
13'1 (3.99) max
x 10' (3.05) max

Bedroom 3
12'1 (3.68) max
x 7'9 (2.36) max

Living Room
16'2 (4.93) max
x 13'11 (4.24) into bay

Kitchen
14'10 (4.52)
x 8'7 (2.62)

FIRST FLOOR

Living Room
16'2" x 13'10" (4.93 x 4.24)

Kitchen
14'9" x 8'7" (4.52 x 2.62)

Bathroom
7'7" x 9'3" (2.32 x 2.83)

Bedroom One
13'1" x 10'0" (3.99 x 3.05)

Bedroom Two
13'1" x 10'0" (3.99 x 3.05)

Bedroom Three
12'0" x 7'8" (3.68 x 2.36)

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 informed that the lease has approximately 950 years remaining and the property includes a share of the freehold. We are advised that the annual service charge is approximately £1,500.00. We are advised that the property is managed by Swanage management company. We understand that all lets are allowed with permission of the management company. Pets are not permitted.

Property type: First floor apartment
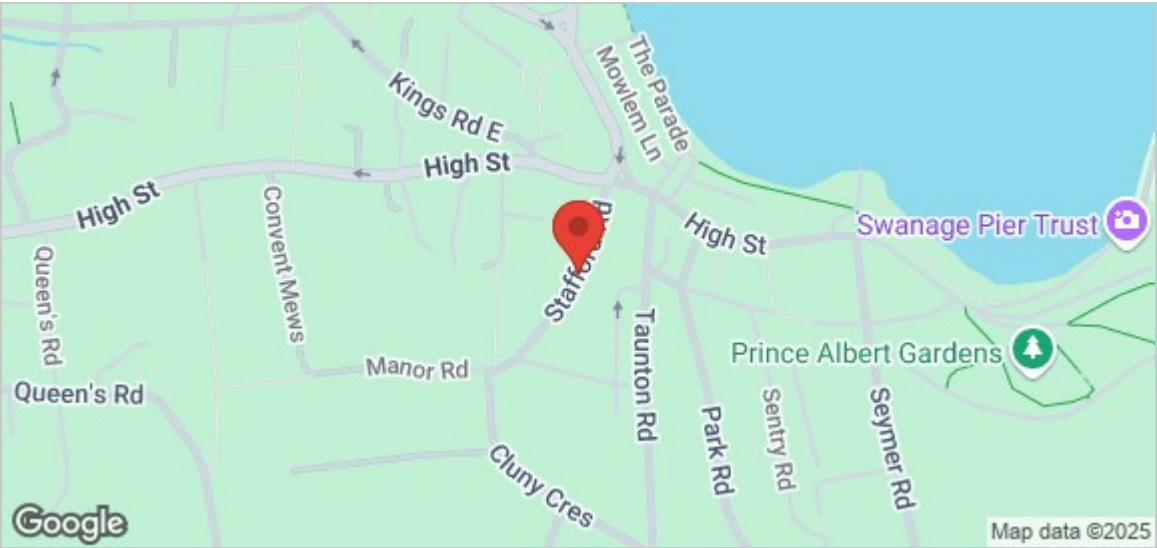Property construction: Standard
Mains Electricity
Mains Water & Sewage: Supplied by Wessex Water
Heating Type: Gas central heating
Broadband/Mobile signal/coverage: For further details please see the Ofcom Mobile Signal & Broadband checker.
checker.ofcom.org.uk/

Disclaimer.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		79
(55-68) D	69	
(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 CO2 emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO2 emissions		

England & Wales — EU Directive 2002/91/EC