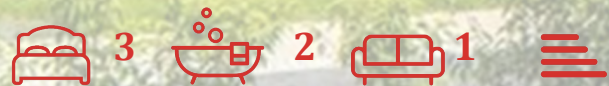




## Compass Point

Northbrook Road Swanage BH19 1QE



**£420,000 Freehold**





# Compass Point

Northbrook Road Swanage,  
BH19 1QF

- Brand New Home
- 10-Year NHBC Warranty
- £21,500 Deposit Contribution Available
- Westerly Facing Rear Garden
- Opposite Cricket Club
- Electric Vehicle Charging Point & Solar Panels
- Three Bedrooms
- Driveway
- Upgrades Included Worth Over £2,700
- Close To Town, Beach, Schools & Amenities

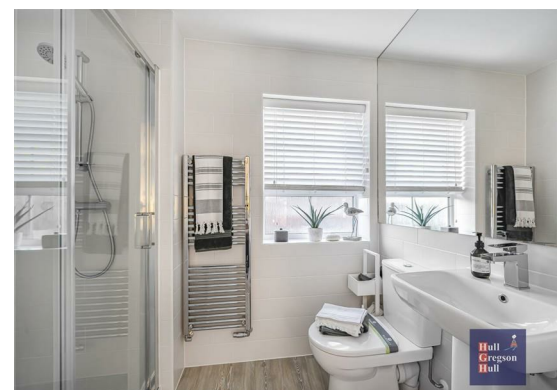






**\*5% DEPOSIT CONTRIBUTION AVAILABLE\* \*LAST FEW PLOTS REMAINING\***

Welcome to this BEAUTIFULLY designed BRAND NEW ENERGY EFFICIENT, THREE-BEDROOM SEMI-DETACHED home with DRIVEWAY, ELECTRIC CAR CHARGING POINT and a WESTERLY FACING GARDEN, thoughtfully crafted for MODERN LIFE and offering a comfortable & versatile living experience.



As you step inside, the welcoming hallway leads you into a spacious lounge, perfect for relaxing with family or hosting guests. Moving further, you'll find an open-plan kitchen/dining area, complete with ample base and wall-mounted units paired with sleek range of



integrated appliances including built in electric oven, inset gas hob, integrated dishwasher, integrated fridge freezer and integrated washing machine, making cooking and entertaining an effortless joy. A conveniently located WC completes the ground floor.

Upstairs, the main double bedroom boasts a private ensuite shower room, creating a personal retreat for relaxation. The second and third bedrooms offer flexible spaces, ideal for family, guests, or even a home office. A well-appointed main bathroom boasts a bath, wash hand basin, and a low-level W.C with contemporary fittings to ensure everyday convenience.

Externally, the property benefits from a private driveway and garden, ideal for outdoor activities or al fresco dining.

Now, let's talk about the location. Compass Point is situated in the charming coastal town of Swanage, set at the eastern end of the Jurassic Coast. Here, you're surrounded by breath-taking beaches, rugged cliffs, boutique shops, and delightful restaurants. Landmarks such as Corfe Castle/Old Harry Rocks are within easy reach, adding a touch of history to the scenic surroundings.

The area is well-connected, with excellent transport links to Bournemouth, Poole, and Weymouth, and a nearby chain-link ferry offering convenient access to Poole and Sandbanks. For families, local schools are within proximity, making this location practical as well as picturesque.





**Lounge/Dining**  
16'6" x 8'10" (5.03m x 2.69m)

**Lounge**  
15'6" x 10'7" (4.72m x 3.23m)

**W.C**  
6'1" x 3'2" (1.85m x 0.97m)

**Bathroom**  
5'6" x 6'11" (1.68m x 2.11m)

**Bedroom One**  
10'7" x 10'10" ( 3.23m x 3.30m)

**Bedroom Two**  
8'9" x 11'10" (2.67m x 3.61m)

**Bedroom Three**  
6'5" x 8'10" ( 1.96m x 2.69m)

**Ensuite**  
4'7" x 7'7" ( 1.40m x 2.31m)

#### 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.

Estate Charge: Please note, there is an Estate Charge of £293 p/a, payable for the maintenance and upkeep of the estate.

Property type: House  
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/

#### Important Notice

The artist's impression, photos, floor plans, configurations and layouts are included for guidance only. The Developer and Agent therefore gives notice to prospective purchasers that none of the material issued or visual depictions of any kind made on behalf of the Developer and Agent can be relied upon as accurately describing any particular or proposed dwelling or development. All such matters must be treated as intended only as a single illustration and guidance. They are subject to change from time to time without notice and their accuracy is not guaranteed, nor do they constitute part of a contract or a warranty. The fixtures, fittings, services and appliances have not been tested and therefore no guarantee can be given that they are in working order. All measurements are approximate. Prospective purchasers are requested to check before entering into negotiations as to whether the specification has changed.

#### 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		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs (92 plus) <b>A</b> (81-91) <b>B</b> (69-80) <b>C</b> (55-68) <b>D</b> (39-54) <b>E</b> (21-38) <b>F</b> (1-20) <b>G</b> Not energy efficient - higher running costs		Very environmentally friendly - lower CO <sub>2</sub> emissions (92 plus) <b>A</b> (81-91) <b>B</b> (69-80) <b>C</b> (55-68) <b>D</b> (39-54) <b>E</b> (21-38) <b>F</b> (1-20) <b>G</b> Not environmentally friendly - higher CO <sub>2</sub> emissions	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	
England & Wales		England & Wales	