

Argyle Road

Swanage, BH19 1HZ

- Beautiful Original Features
- Log Burner
- Private Rear Garden
- Light & Airy
- Large Bathroom
- Beautiful Wooden Floors
- Ample Storage in Each Room
- Close To The Beach
- Located Just Outside Of Town
- Large Primary Bedroom

















We are delighted to bring to the market this BEAUTIFUL one bedroom GROUND FLOOR APARTMENT boasting a PRIVATE REAR GARDEN, LOG BURNER & LARGE FAMILY BATHROOM.

This delightful one-bedroom property offers a perfect blend of original features and modern comforts. As you step inside, you are greeted by a light and airy kitchen, which serves as an inviting space for cooking and entertaining guests. The kitchen benefits from a wide range of wall and base level units and ample worktop space.

Just off of the kitchen on the right



you will find a large family shower room comprising a modern white suite. Included is a double-width shower cubicle, low-level W.C and pedestal wash hand basin with vanity draws below. The property also benefits from a pantry, great for your kitchen storage.

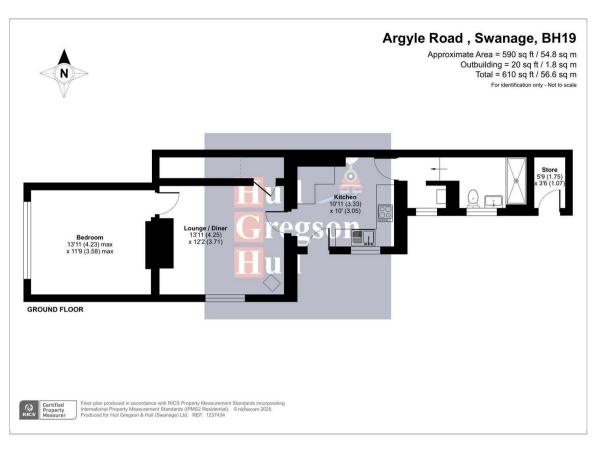
On the Left of the kitchen you have the access to the large, light and airy living room / Dining room with parquet flooring, with the added bonus of a log burner which is a perfect addition on those cold winter evenings.

Finally, just of the living room / Diner you have the Primary bedroom, with an open marble surround fireplace, large windows flooding the room with light and ample space for wardrobes.

One of the many standout features of this home is the private rear garden, where you can enjoy the fresh air and perhaps indulge in gardening or outdoor dining. This outdoor space is perfect for those who appreciate a bit of nature right at their doorstep.

With its original features, this property exudes character and charm, making it a unique find in Swanage.

The property is situated in Argyle road, which is located just outside Swanage town centre. The property is a short distance to all local amenities and beaches and therefore an internal viewing comes highly recommended.





Kitchen

10'11" x 10'0" (3.33 x 3.05)

Lounge / Diner

13'11" x 12'2" (4.25 x 3.71)

Bedroom

13'10" x 11'8" (4.23 x 3.58)

Bathroom

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. The vendors advises us that the maintenance of the building is done on an as and when basis. The vendor also advises us that there is no payable ground rent due to owning a share of the freehold.

Property type: Ground floor apartment Property construction: Standard Mains Electricity

Mains Water & Sewage: Supplied by Wessex Water

Heating Type: Gas Central Heating Lease term: Approx. 999 years from 2008

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.

