



White Lodge, Grosvenor Road

Swanage, BH19 2DD



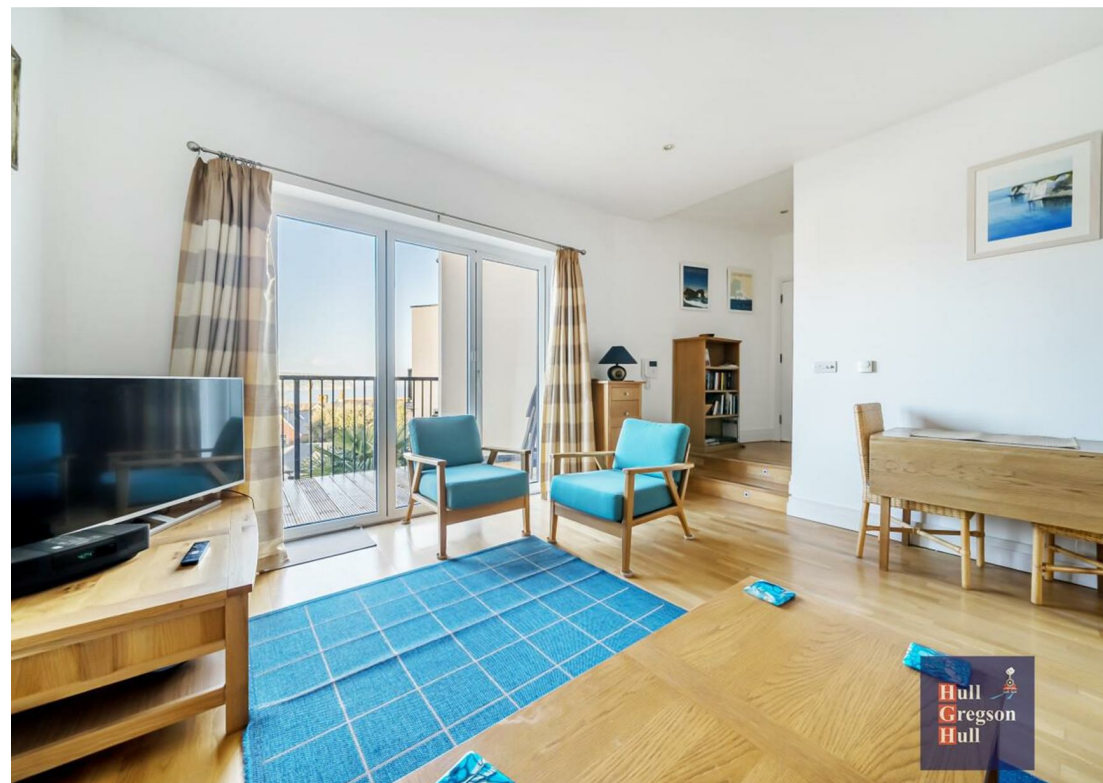
**Leasehold - Share of
Freehold**



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- Two Double Bedrooms
- Re-modernised Bathroom & Ensuite
- Excellent Condition
- Balcony with Sea Views
- Sought After Location
- Allocated Parking
- Near Town and Beach
- Lift Access
- Modern Fitted Kitchen
- Attractive Communal Areas

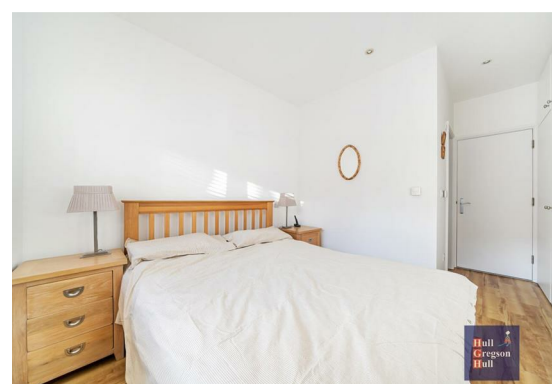




This lovely, two bedroom, first floor apartment situated within a prestigious development in a highly sought-after location offers a large balcony with picturesque views towards the sea!

The accommodation comprises an initial entrance hallway with door on the left providing access into a modern fitted shower room with walk in shower, low-level WC and wash handbasin.

The property benefits from two double bedrooms with the principal bedroom benefiting from an ensuite shower room with shower cubicle



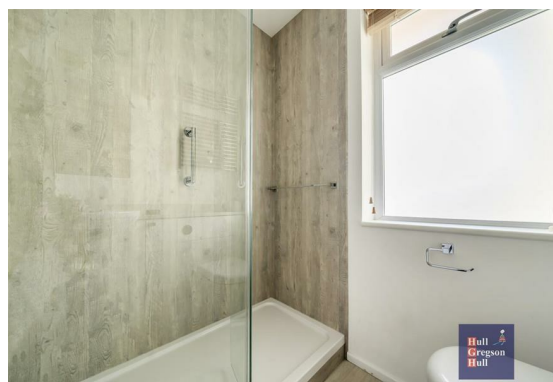
wash out basin and WC. Also, the principal bedroom is a large built-in wardrobe, great for your storage needs. The secondary bedroom is a reasonable double and also offers a built-in wardrobe.

The hallway offers two storage cupboards. A door and steps leading to the living room. The living room is well proportioned and bifold doors offer access out onto the balcony. Both the living room and balcony benefit from far reaching sea views towards Swanage Bay and pier. The balcony offers a great place to sit out and enjoy the sunshine and views, especially during the warmer months.

From the living room that leads to a modern fitted kitchen with floor tiles. The kitchen offers a range of wall and base level units and an integrated dishwasher, washing machine and flooring gas hob with extractor above. There is also a cupboard housing the boiler.

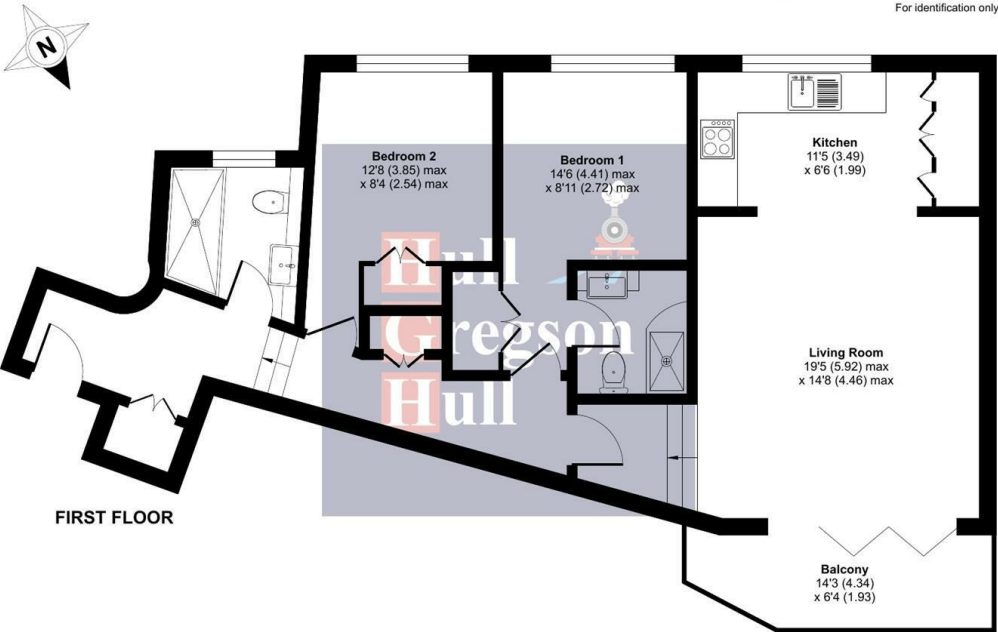
The property is well presented throughout and is both light and spacious. This particular apartment is offered for sale with no chain. The property comes with one allocated parking space. There is also lift access to the apartment.

White Lodge is a desirable building made up of modern apartments. It's elegant communal entrance is very easy on the eye. The property is positioned within close proximity to Swanage Town centre, picturesque sea front and historic pier.



Grosvenor Road, Swanage, BH19

Approximate Area = 758 sq ft / 70.4 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nclhcom 2025. Produced for Hull Gregson & Hull (Swanage) Ltd. REF: 1253997

Living Room
19'5" x 14'7" (5.92 x 4.46)

Kitchen
11'5" x 6'6" (3.49 x 1.99)

Balcony
14'2" x 6'3" (4.34 x 1.93)

Bedroom One
14'5" x 8'11" (4.41 x 2.72)

Ensuite

Bedroom Two
12'7" x 8'3" (3.85 x 2.54)

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. We are advised that a 125 year lease was set up in 2006 with approximately 106 years remaining. We are also advised that the property includes a share of the freehold meaning no ground rent is payable. Ask the agent for service charge information. Long Lets permitted however no holiday lets. Pets with consent of the management.

Property type: First Floor Apartment

Property construction: Standard

Mains Electricity

Mains Water & Sewage: Supplied by Wessex Water

Heating Type: Gas Central Heating (mains)

Council Tax Band 'D'

Broadband/Mobile signal/coverage: For further details please see the Ofcom Mobile Signal & Broadband checker. checker.ofcom.gov.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 any representation as to the accuracy of the information provided.

