

Ullwell Road
Swanage, BH19 1LH



Asking Price
£1,350,000 Leasehold



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- Private Gated, Unique Maisonette
- Stunning Panoramic Views Across Swanage Bay
- Beautifully Presented
- Four Reception Rooms
- Four Double Bedrooms
- Four Bathrooms
- Four Allocated Parking Bays
- Private Courtyard Garden, Terraced Areas and Two Balconies
- Popular Blue Flag Beaches (approx 75m)
- No Onward Chain





The stunning, four bedroom maisonette apartment with private entrance, garden & balcony, offers PANORAMIC SEA VIEWS over Swanage Bay, towards the Isle of White.

A residents driveway provides access to four private parking spaces. Steps then lead to the private entrance to this wonderful property, accessible on the first floor. Upon entering the accommodation, a large hallway provides access to two first floor bedrooms. Bedroom Three is a generous double bedroom and benefits from feature French doors, provide access via steps onto the rear garden. Also included is an ensuite bathroom, comprising a paneled bath, separate shower cubicle, low-level W.C, bidet and wash hand basin. Bedroom Four is also a double bedroom and offers ample space for bedroom furniture. Additionally, Bedroom Four has an ensuite



shower room with shower cubicle, W.C and wash hand basin.

Following the hallway, a downstairs cloakroom / utility, housing W.C and basin, whilst offering storage potential for shoes and coats. There is also ample room and plumbing for a washing machine. Stairs then ascend to the second floor.

As you arrive at the top of the stairs, you are welcomed into the most delighted open plan kitchen / dining room. There is space aplenty, making this room the most magnificent entertaining area for your guests. The kitchen offers a range of base level units and is equipped with a range of integrated appliances. At the foot of the kitchen / dining room are large French doors that offer superb sea views over the bay. Access can then be gained onto the Terrace, a wonderful spot for a cold beverage whilst gazing at the ocean, especially on a warm day. However, should the weather change and you need to take shelter, the sun room offers a fantastic retreat to watch the sea and clouds in the comfort of your own home. A balcony at the end of the sun room is a great viewing spot and offers pole-position to gaze at Swanage fireworks!

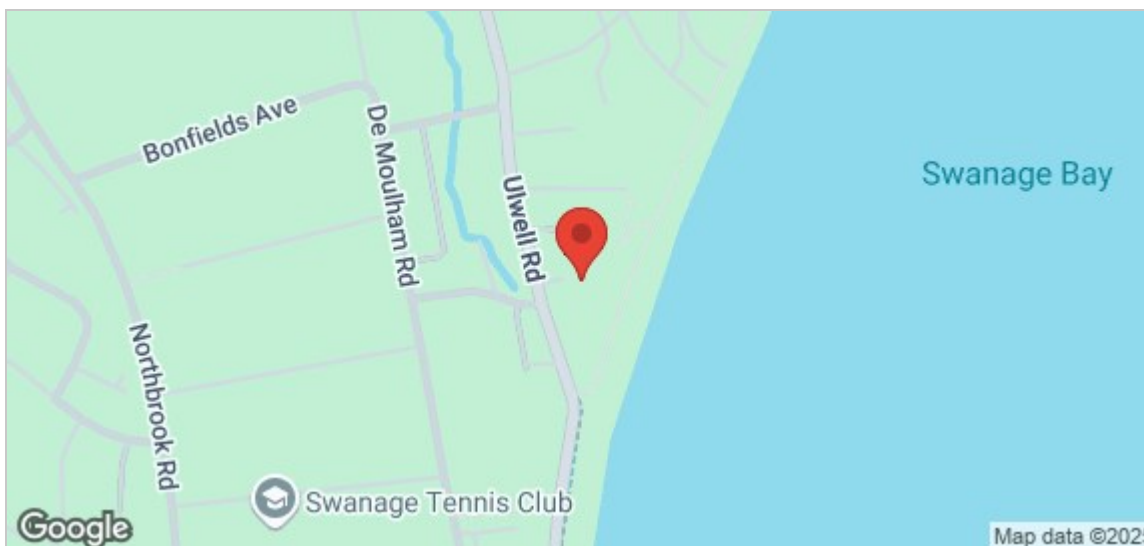
A sitting room can be located just behind the sunroom, a room that is remarkably cosy, especially during the winter months due to the feature electric fire.

Bedroom Two is positioned next to the sitting room, and offers an incredibly unique, turret style window, offering near 180 degree sea & beach views. The main bathroom is then positioned close-by and has both a separate bath, shower and a W.C, bidet and wash hand basin with vanity cupboard.

Completing the accommodation is the main bathroom with French doors offering access to the terrace. Also, the main Bedroom benefits from an ensuite with bath and shower. Finally, a well-proportioned study room, simply a fantastic place for home working, reading or painting.

The property is beautifully presented throughout and is positioned within close proximity to Swanage beach and town centre. Nearby Studland Bay is just a short car journey away and beyond, Sandbanks, via the chain ferry. This is truly a delightful home and it could soon be yours to call your own!





First Floor

Bedroom 14'3" x 11'2" (4.35 x 3.42)

Bedroom 10'3" x 9'9" (3.13 x 2.99)

Ensuite

Bathroom

Cloakroom

Second Floor

Kitchen / Dining Room 32'10" x 13'10" (10.02 x 4.24)

Sun Room 22'2" x 12'9" (6.78 x 3.89)

Sitting Room 14'2" x 13'8" (4.32 x 4.19)

Bedroom 14'8" x 10'7" (4.48 x 3.23)

Bathroom

Bedroom 11'10" x 10'1" (3.61 x 3.08)

Bathroom

Study 12'10" x 8'11" (3.92 x 2.72)

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 lease has approximately 99 years left to run and the service charge is approximately £3,500 per annum.

Property type: Duplex 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.gov.uk/

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