

**Court Road**  
Swanage, BH19 1JB





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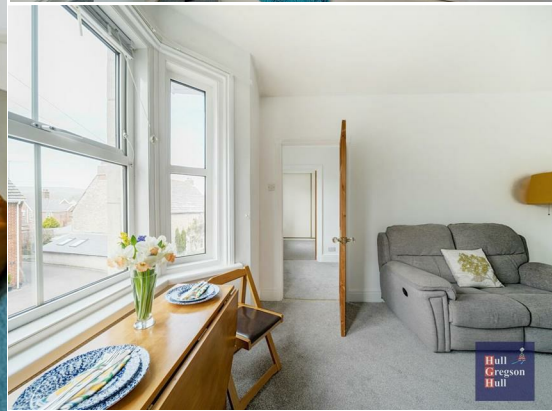
- Split-Level Two Bedroom Apartment
- No Forward Chain
- Viewing Highly Recommended
- Short Almost Level Walk to Town Centre
- Hill Glimpses
- Well Maintained & Presented
- Local Shop Nearby
- Large Kitchen
- Potential to Update
- Great Buy to Let or First Time Buy







We are delighted to bring to market this bright and comfortable split-level first floor apartment, situated just a short, level walk away from Swanage town centre. Swanage is a traditional seaside town along the Jurassic Coastline, with award-winning sandy beaches, independent boutique shops, pubs, schools, classic cinema and steam train line.



Stepping through the front door, stairs rise to the interior entrance of this two-bedroom apartment. The eye is drawn firstly to the sitting room. This is a spacious room with a feature bay window to allow plenty of sunshine to spill in. There is bespoke built in shelving and cabinet storage, and a



polished Purbeck stone fireplace surround, ideal for storing books or a perfect place to display flowers. There is space by the bay window for a dining table and chairs to enjoy meals together. Bedroom one is just opposite the sitting room, and is a large double room with plenty of built-in wardrobes. The room invites the morning sunshine from an easterly-facing window.

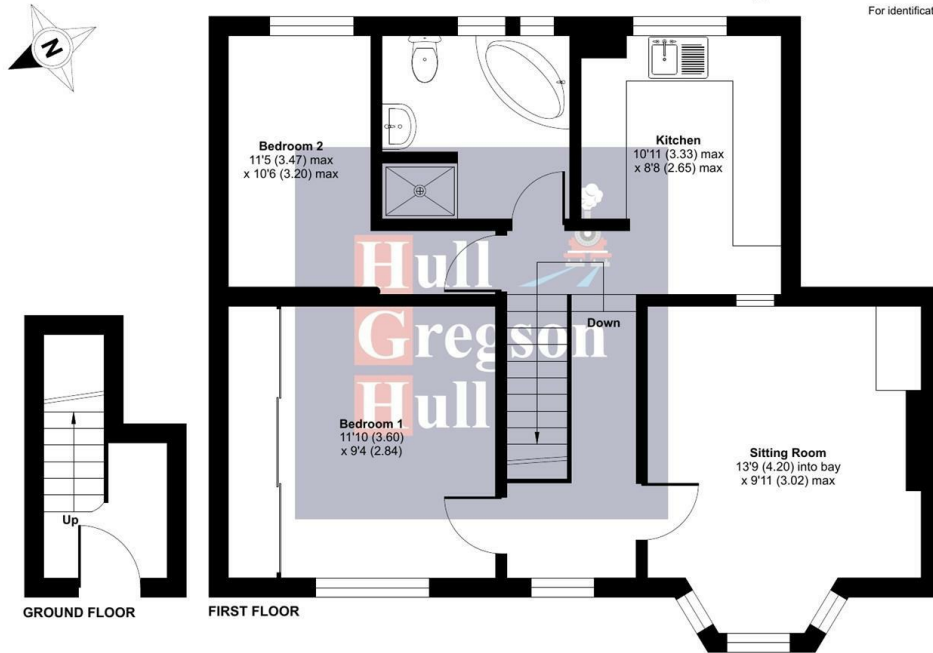
From the hallway, stairs then rise to the upper-level and the family bathroom. This a substantially sized room equipped with large corner bath, sperate shower cubicle, W.C., and wash basin. Bedroom two is a good-sized single room which is ideal for guests or a study to work from home. At the end of the upper-level hallway is the U-Shaped kitchen, a spacious room currently fitted with plenty of base and eye-level storage cupboards, gas oven with four-ring gas hob and extractor over, inset sink, space and plumbing for a washing machine, drier, fridge/freezer and dishwasher.



Outside, there is a private courtyard garden to the front of the property which benefits from an easterly-aspect, perfect for enjoying an early morning coffee in the warmer months. There is the option of on-street parking, nearby bus stops or a short walk away from the main town centre. A local convenience shop is situated just around the corner for all the main essentials.

## Court Road, Swanage, BH19

Approximate Area = 694 sq ft / 64.4 sq m  
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2025. Produced for Hull Gregson & Hull (Swanage) Ltd. REF: 1269723

**Bedroom One**  
11'9" x 9'3" (3.60 x 2.84)

**Bedroom Two**  
11'4" max x 10'5" max (3.47 max x 3.20 max)

**Sitting Room**  
13'9" into bay x 9'10" max (4.20 into bay x 3.02 max)

**Kitchen**  
10'11" max x 8'8" max (3.33 max x 2.65 max)

### 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 by the vendor that the maintenance charge is £300 a year, ground rent is £40 a year.

Property type: Apartment

Property construction: Standard

Mains Electricity

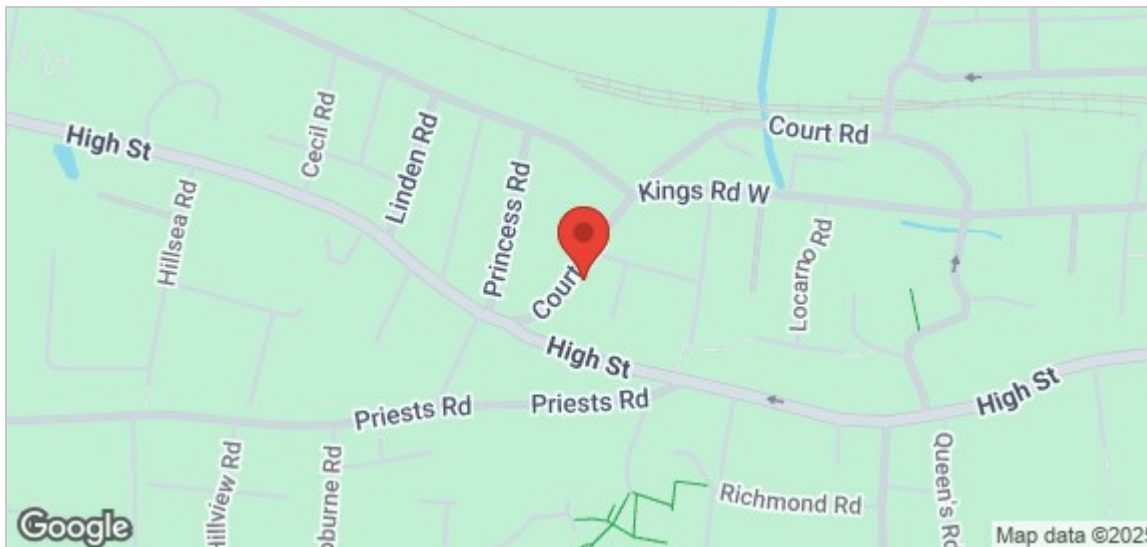
Mains Water & Sewage: Supplied by Wessex Water

Heating Type: Gas

Broadband/Mobile signal/coverage: For further details please see the Ofcom Mobile Signal & Broadband checker.  
[checker.ofcom.org.uk/](http://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.



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
63	74
England & Wales	
EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	
(81-91) A	
(69-80) B	
(55-68) C	
(39-54) D	
(21-38) E	
(1-20) F	
(1-20) G	
Not environmentally friendly - higher CO <sub>2</sub> emissions	
64	77
England & Wales	
EU Directive 2002/91/EC	