



21 Park Road
Swanage, BH19 2AA



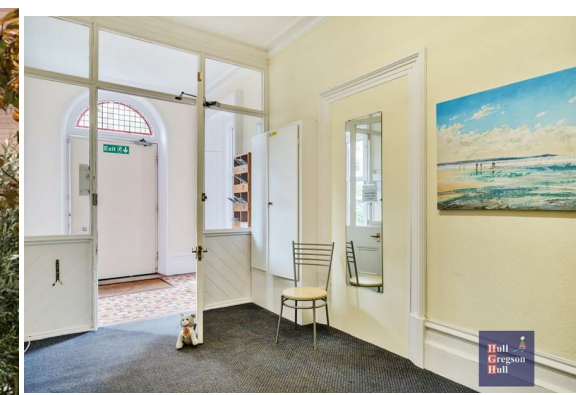
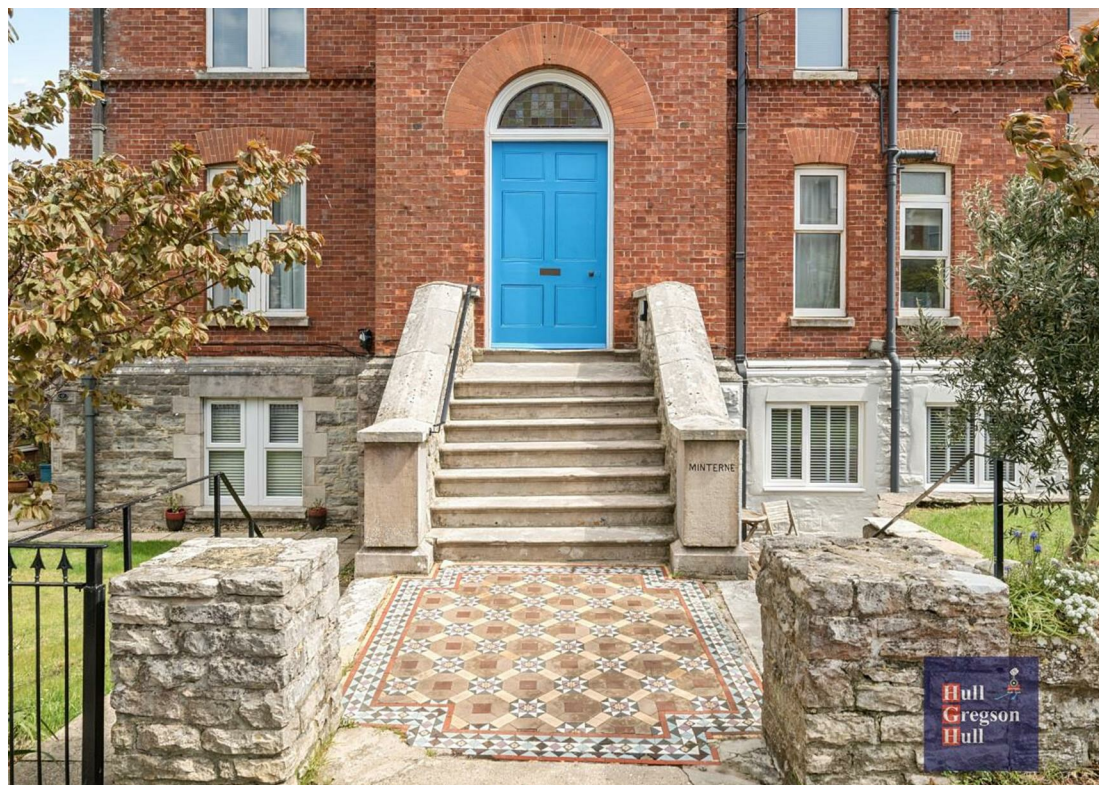
Share of Freehold



21 Park Road

Swanage, BH19 2AA

- Near The Beach And Town Centre
- Upper Ground Floor
- Gas Central Heating
- Double Glazed Windows
- Allocated Parking Space
- Vendor Suited
- Well Proportioned Dining And Sitting Room
- Bright And Airy Feel
- Sizeable Accommodation
- Potential To Update





Nestled in the charming seaside town of Swanage, this spacious TWO BEDROOM upper ground floor apartment is located a short distance from the town centre within a beautifully converted former hotel. The property retains much of its original character, offering a delightful blend of modern living and historical charm. Whilst the property does require some updating, it offers fantastic potential and would make a great seaside retreat.

Upon entering the apartment, you are welcomed by a generously sized hallway that leads to all principal rooms.

The kitchen, facing west, is equipped with a range of eye and low-level



matching units, and houses the gas central heating boiler. There is ample space for a range of appliances.

The well-proportioned sitting /dining room is bathed in natural light from its southerly facing windows, creating a warm and inviting atmosphere. This room seamlessly connects to the main bedroom, which boasts a pleasing southerly and westerly aspect, ensuring a bright and airy feel.

A good sized second bedroom provides additional space and perfect for your guests or a home office.

The bathroom features a panelled bath with shower over, wash hand basin, and low-level W.C.

Additional benefits of this property include double-glazed windows throughout and an allocated parking space.

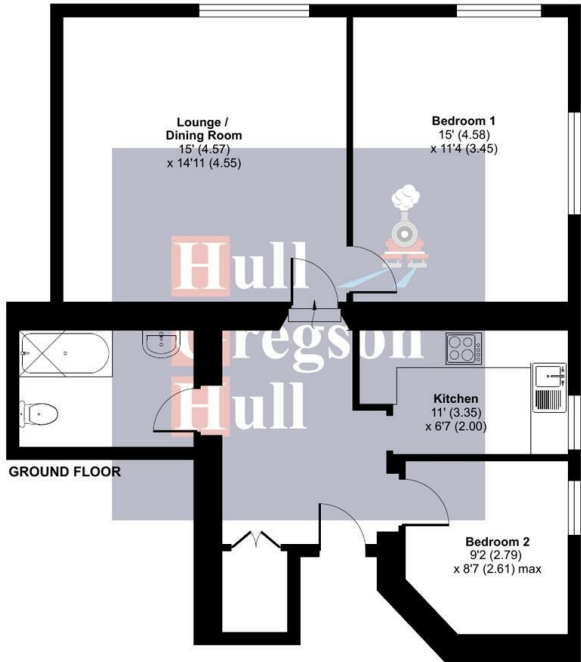


Swanage itself is a popular and traditional seaside resort, offering a wealth of amenities such as shops, restaurants, public houses, and a theatre. The area is renowned for its award-winning sandy beaches and picturesque pier, forming part of the Jurassic Coast World Heritage Site. Residents can enjoy delightful cliff-top and countryside walks, as well as the recently refurbished Durlston Castle, making this location truly special. This apartment presents a wonderful opportunity for those seeking a comfortable home in a vibrant coastal community.



Park Road, Swanage, BH19

Approximate Area = 767 sq ft / 71.2 sq m
For identification only - Not to scale



Lounge / Dining Room 14'11" x 14'11" (4.57 x 4.55)

Kitchen 10'11" x 6'6" (3.35 x 2.00)

Bedroom 1 15'0" x 11'3" (4.58 x 3.45)

Bedroom 2 9'1" x 8'6" (2.79 x 2.61)

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.

- Tenure: Leasehold with Share of the Freehold. Maintenance charge approximately E1,400 per annum. Long lets are permitted but no holiday lets. Pets are not permitted.
- Property type: Upper Ground Floor 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/](https://www.ofcom.gov.uk/broadbandchecker/)

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.

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nrichcom 2025. Produced for Hull Gregson & Hull (Swanage) Ltd. REF: 1283652



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(91-100) A			(81-85) A		
(71-90) B			(61-80) B		
(51-70) C			(41-60) C		
(31-50) D			(21-40) D		
(11-30) E			(1-20) E		
(1-10) F			(1-20) F		
(1-10) G			(1-20) G		
Air energy efficient - higher running costs			Air environmentally friendly - higher CO ₂ emissions		
England & Wales	2022/9/18/C		England & Wales	2022/9/18/C	