



Hillsea Road

Swanage, BH19 2QN



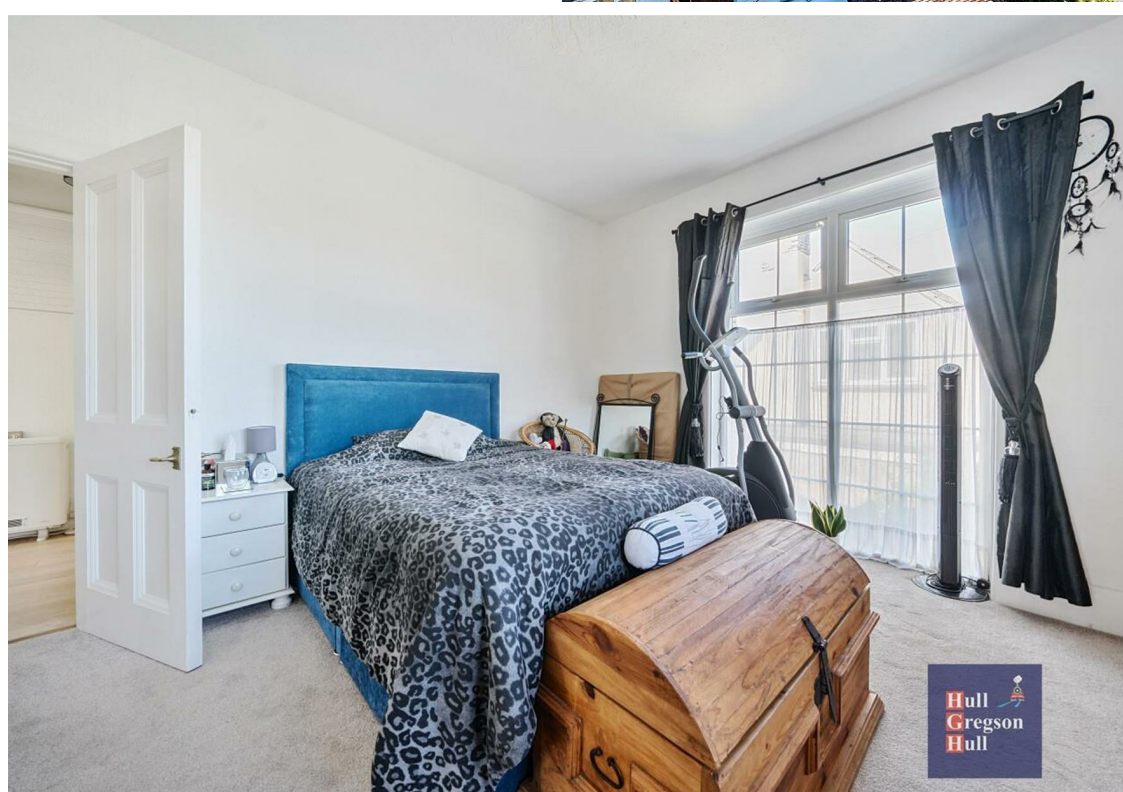
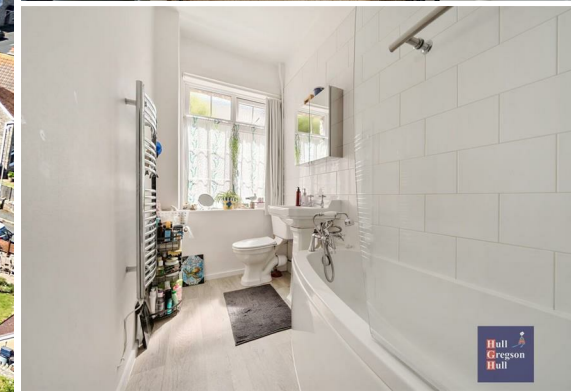
Leasehold

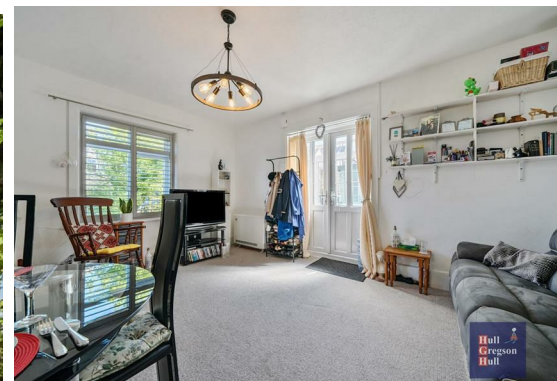


Hillsea Road

Swanage, BH19 2QN

- Beautifully Presented One Bedroom Apartment
- Ground Floor with Private Entrance
- Light & Airy
- High Ceilings
- Short Distance To The Beach
- Private North Facing Garden
- Ideal First Time Home
- Close To Local Amenities
- Quiet Residential Area
- Large Lounge/Diner





A BEAUTIFULLY APPOINTED one bedroom apartment situated on Hill Sea Road. This SPACIOUS property boasts LARGE, Well-proportioned rooms filled with natural light and offers EXCEPTIONAL COUNTRYSIDE VIEWS through the DOUBLE GLAZED WINDOWS throughout the property. The apartment features a light and bright Living / Dining area, a generous primary bedroom, Modern kitchen and contemporary bathroom. Additionally, there is the benefit of a private garden, providing an idyllic outdoor space for relaxation.

Upon entering the apartment, you are greeted by a porch with double opening double glazed front door that leads directly into the spacious reception room which has an



original Purbeck stone fireplace. The reception room has ample space for a dining table, three-piece suite and other cabinets and storage. From the living area, a hallway extends offering ample storage including a large three tiered built in store and another large storage space that extends over the bathroom.

To the right of the hallway is the generously proportioned main bedroom, featuring ample space for a large wardrobe, king-sized bed and vanity unit. The bedroom also offers dual aspect views showing the downs and sea glimpses, the bedroom also enjoys tri opening shutters. To the left side, you'll find the modern fitted bathroom comprising a 'P' shaped bath with over head shower, wall mounted wash basin and low level W/C. Additionally, the bathroom comes equipped with an electric ladder towel radiator. Continuing in the hall, the kitchen offers a functional layout, with wall mounted and low level cupboards, a breakfast bar and sufficient space for meal preparation and everyday living.

To the outside of the property is a good size private garden with additional shed.

This property has been well maintained by the current owner and is positioned in a sought-after area of Swanage. This residence, which has modern Elnur Gabarron electric storage heating, combines comfort, style and views, making it the ideal opportunity for those seeking a level apartment.

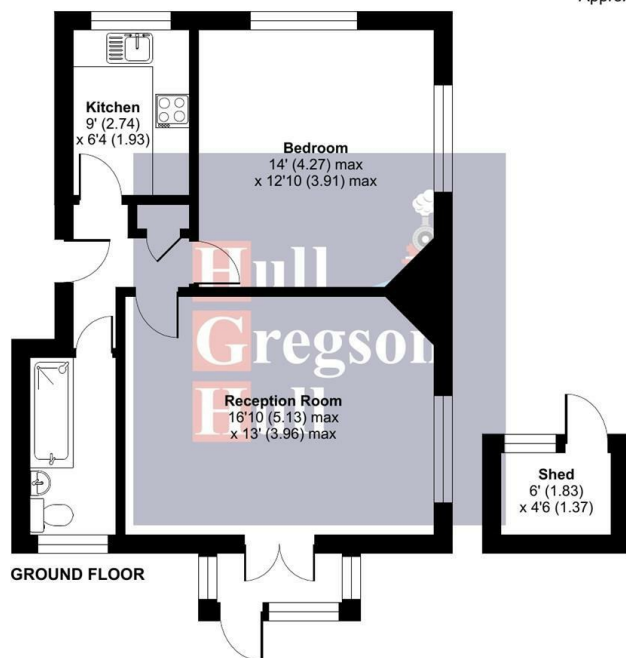
The wonderful seaside town of Swanage is a beautiful town located within the county of Dorset. The is positioned less than a mile away and offers a range of shops & eateries. Swanage beach is simply picturesque and there are many coastal / countryside walks in the area.





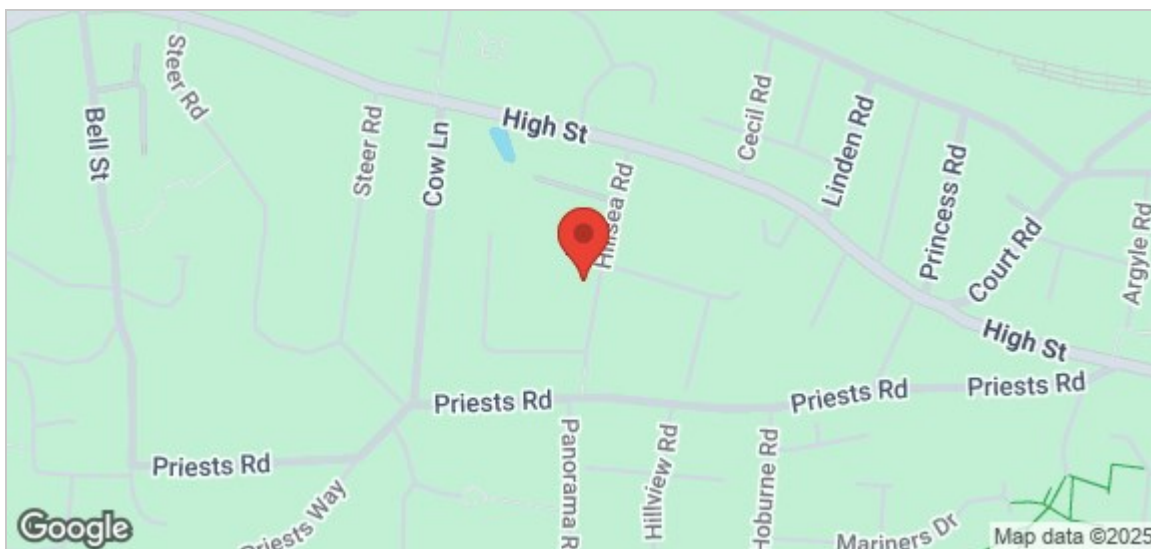
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Approximate Area = 588 sq ft / 54.6 sq m
Outbuilding = 27 sq ft / 2.5 sq m
Total = 615 sq ft / 57.1 sq m
For identification only - Not to scale



GROUND FLOOR

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: 1288554



Reception Room 52'5" x 32'9" x 42'7" (16'10 x 13')

Kitchen 29'6" x 19'8" x 13'1" (9' x 6'4)

Bedroom 45'11" x 39'4" x 32'9" (14' x 12'10)

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 property has a lengthy lease, with approximately 147 years remaining. There are no service charges as maintenance is done on an 'as and when required' basis. There is a peppercorn ground rent of approximately £25 per annum.

Property type: Ground Floor Apartment

Property construction: Standard

Mains Electricity

Mains Water & Sewage: Supplied by Wessex Water


Heating Type: Modern electric storage heaters and immersion heater for hot water.

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 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	7
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
EU Directive 2002/91/EC	
England & Wales	

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