



130 High Street
Swanage, BH19 2PA



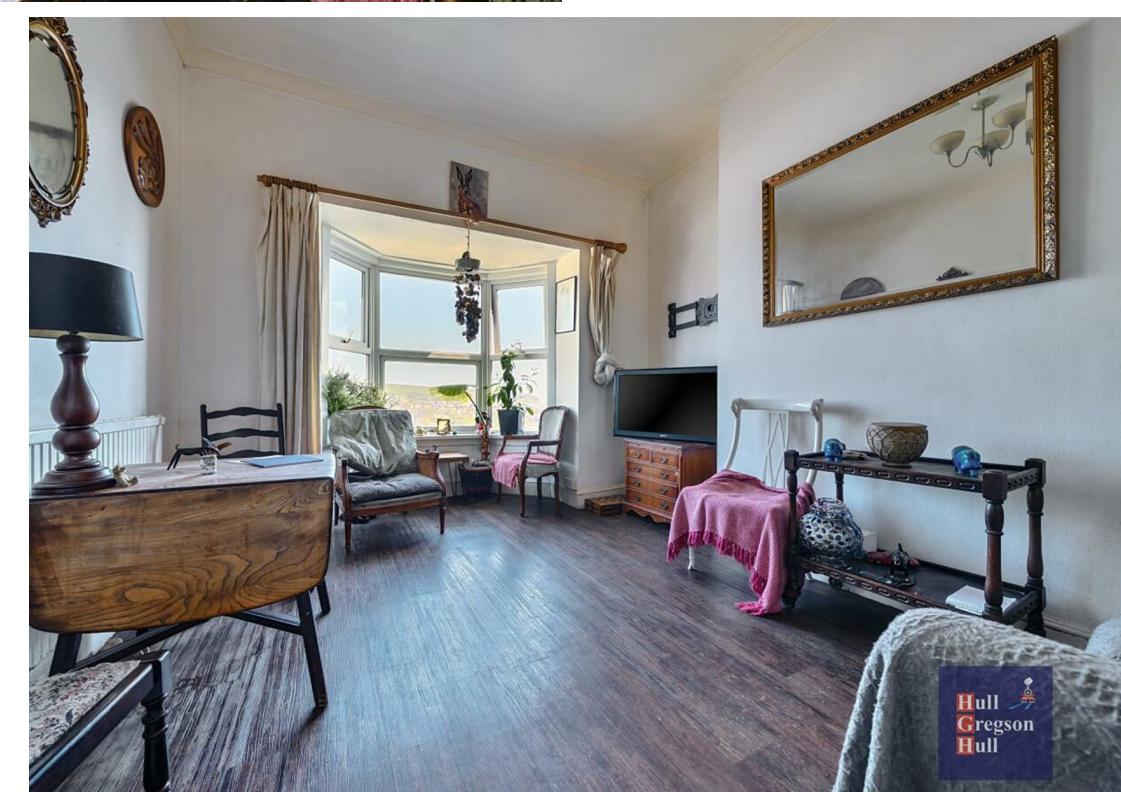
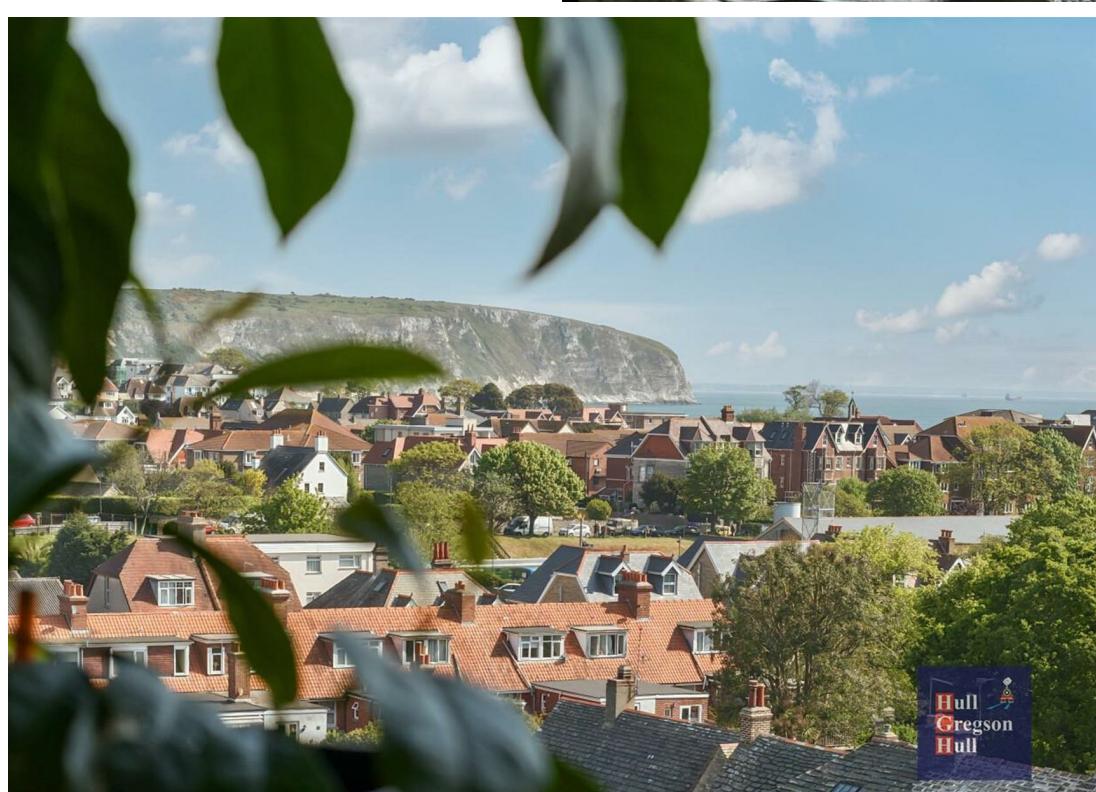
**Leasehold - Share of
Freehold**

**Hull
Gregson
Hull**

130 High Street

Swanage, BH19 2PA

- One Bedroom Apartment
- Allocated Parking Space
- Beautiful Panoramic Views of Purbeck Hills towards Bay
- Spacious Living/Dining Area
- Share of Freehold
- Ideal First Time Buy
- Ready for Refurbishment
- Close to Local Amenities
- Perfect Buy to Let
- Short Distance from the Beach





We are delighted to present this one bedroom apartment, with PANORAMIC VIEWS across the Purbeck Hills towards Swanage bay and situated just a short walk from Swanage Town Centre and with an ALLOCATED PARKING SPACE.

This apartment is an ideal first time buy or buy to let, Each apartment owner has a share in the freehold, and the four flats are resident managed.

The property is accessed through a communal entrance and stairs then rise to the top floor. Entering through the internal door, you are welcomed



into a spacious living dining area, with high ceilings and feature bay window showcasing those beautiful views. There is space for a large sofa, dining table and chairs for two, TV and console, plus further seating in the bay window to enjoy the vista.

From the living area, there is access into the galley kitchen, currently equipped with base and eye-level storage cupboards, inset sink, and space for an oven, fridge, freezer and washing machine.

The cosy bedroom is south-facing and has space for some free-standing furniture.

The bathroom comprises bath with shower over, W.C., wash basin and heated towel rail.



The property benefits from an allocated parking space in Manwell Lane, just opposite the apartment building and the property is close to a local amenities.

This flat offers the opportunity to upgrade to taste and is an ideal purchase for first time buyers or buy to let investors

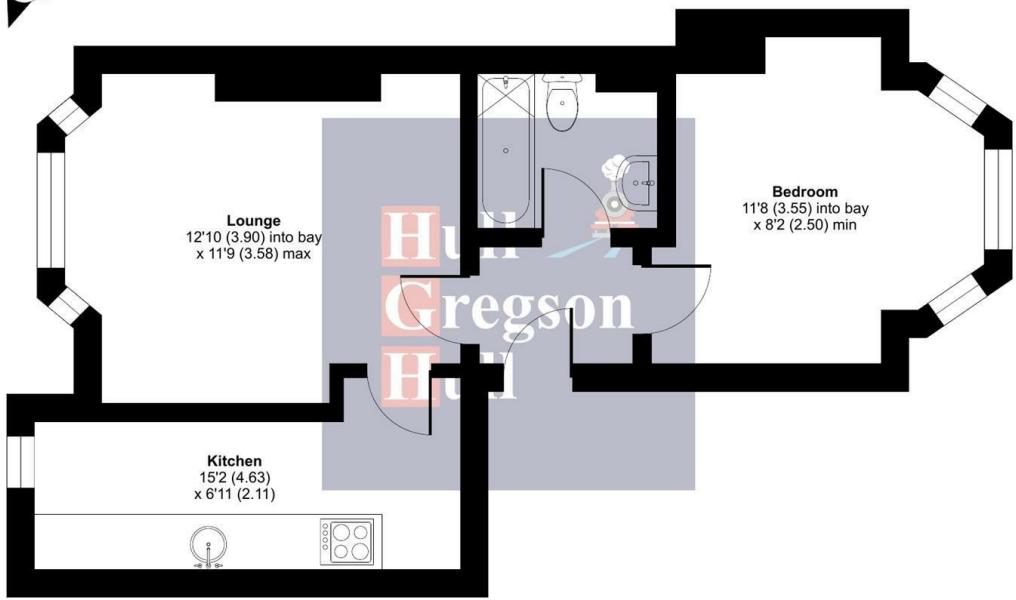
Viewing is highly recommended.



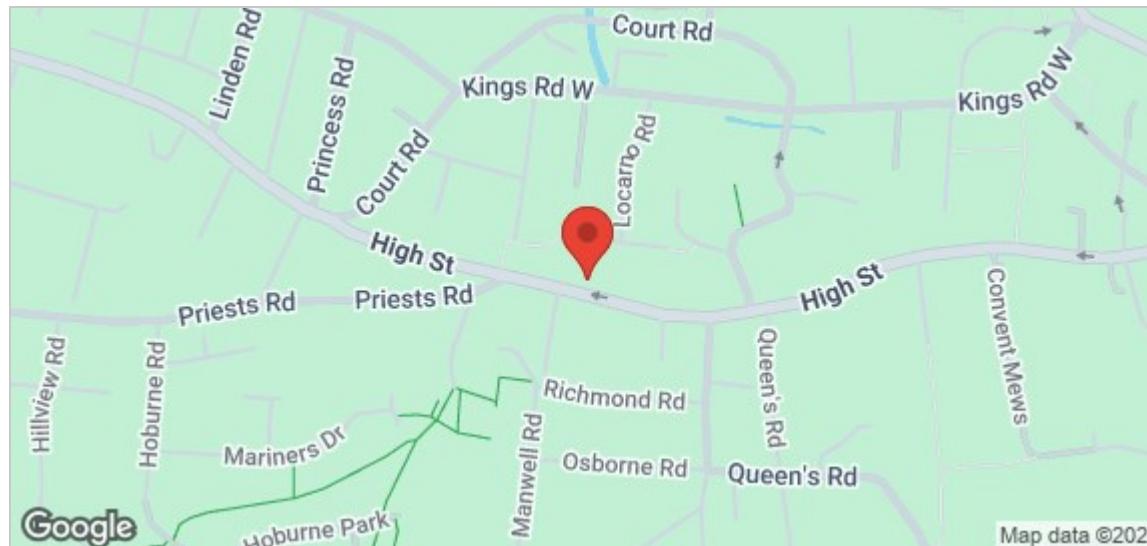
High Street, Swanage, BH19

Approximate Area = 435 sq ft / 40.4 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). ©nthecon 2025. Produced for Hull Gregson & Hull (Swanage) Ltd. REF: 1288034



7 Institute Road, Swanage, BH19 1BT | 01929 42 66 55 | swanage@hgh.co.uk

Lounge

12'9" into bay x 11'8" max (3.90 into bay x 3.58 max)

Kitchen

15'2" x 6'11" (4.63 x 2.11)

Bedroom

11'7" into bay x 8'2" min (3.55 into bay x 2.50 min)

Bathrooom

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.

Property type: First Floor Apartment

Property construction: Standard

Tenure: We are advised by the vendors that the flat owners have a share of freehold, with a lease of approximately 960 years. Maintenance fees charged on an 'as and when' basis. The building is managed by the four apartment owners. Long term lets are allowed, no holiday lets or short term lets.

Pets are permitted with permission from the management company.

Council Tax: Band A

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/

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		
EU Directive 2002/91/EC	73	78

Environmental Impact (CO₂) 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		

England & Wales

EU Directive 2002/91/EC