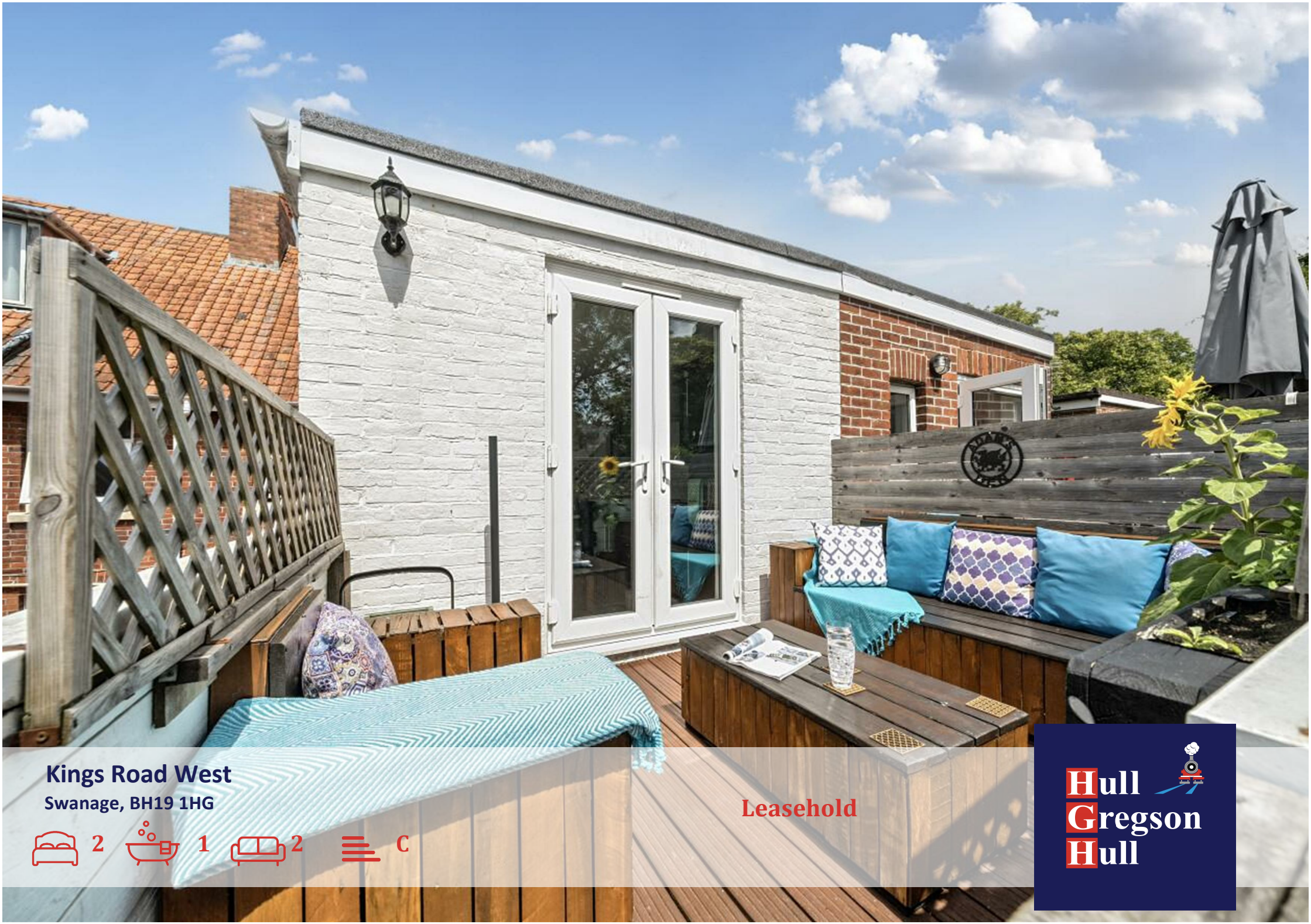

Kings Road West

Swanage, BH19 1HG

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Leasehold

Hull Gregson Hull

Kings Road West

Swanage, BH19 1HG

- Beautifully Presented Two Bedroom Home
- Southerly-Facing Decking
- Large Modern Kitchen
- Ideal for Multi-Generational Living
- Close to Local Amenities
- Feature Bay Window in Living Area
- Stylishly Presented with Character Features
- Family Bathroom on the Lower Level
- Short Walk to the Beach
- Ideal First Time Buy

Welcome to Kings Road West, just a short stroll from the beach. This sizeable two bedroom maisonette is ideal for multi-generational living, with accommodation and family bathroom on the lower floor.

The property is accessed through communal entrance hall, and stairs then rise to the internal entrance. We are welcomed firstly into the split-level first floor, into the spacious living/dining room. This is a generous room with feature bay window plus dual aspect windows to allow plenty of natural light. There is space for comfy sofas, coffee table, TV and console, and room for additional dining furniture, all brought together by the homely brick fireplace, making this room truly the heart of the home.

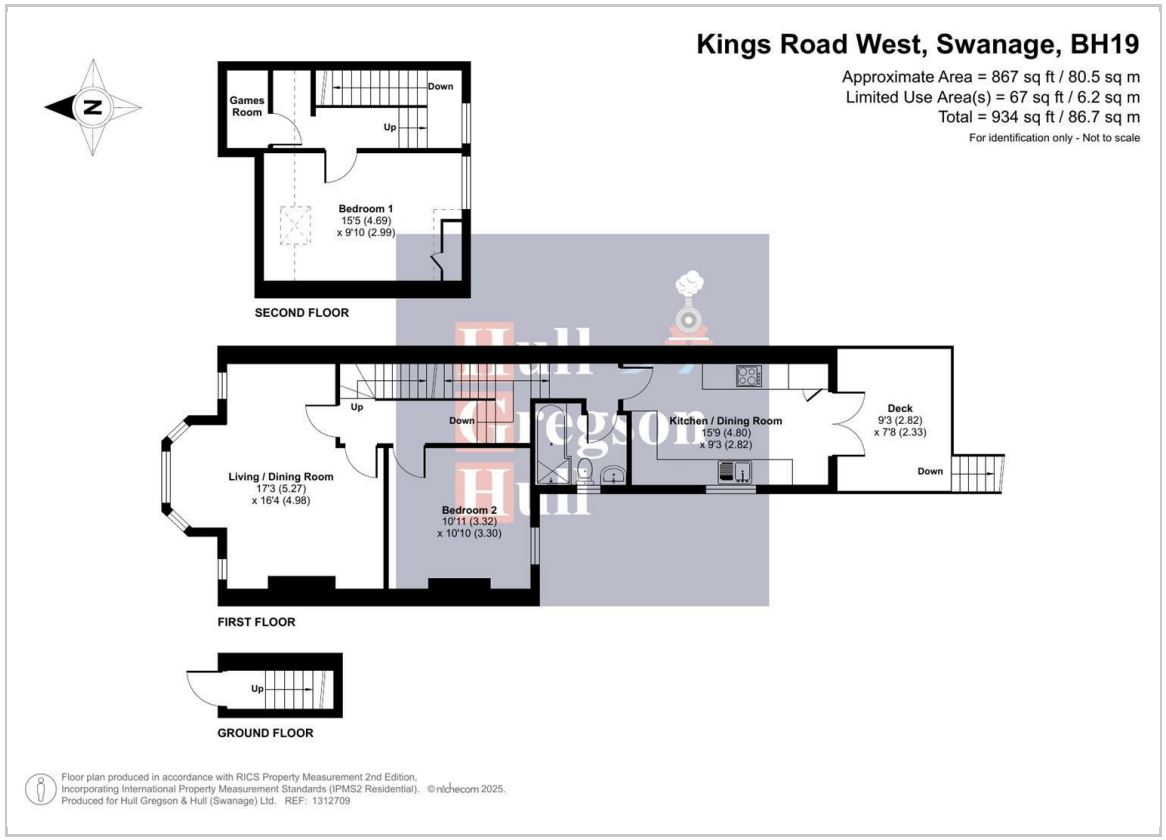
Next door is bedroom two, a good sized double room ideal for those who prefer level accommodation. There is easy access to the contemporary family bathroom, equipped with modern fixtures and bath with shower over, heated towel rail, W.C., and wash basin.

The kitchen/dining area is another large, stylish space. The kitchen comprises a four-ring gas hob, oven, inset sink, plumbing for a dishwasher and washing machine, plenty of base and eye-level storage space and room for a large fridge/freezer. The breakfast bar adds more space for informal dining, before heading out through the French doors onto the sun-bathed deck. This is a great space for alfresco dining, with pleasant views towards the church and mill pond. Walk down the steps from the deck to find another private garden area, with minimal maintenance and a perfect place to catch some sunshine.

Moving upstairs to the top floor, there is the principal bedroom, tucked away from the rest of the home to provide the ultimate sense of privacy and calm. This room is a good-sized double room with some built in storage and a skylight, making this room a bright and inviting space. Next to bedroom one there is a games room that could easily be used as extra storage or a closet if preferred.

This beautifully presented two bedroom maisonette offers the rare opportunity to own a property situated just a stone's throw from Swanage Town Centre, making all amenities easily accessible by a short walk. Swanage is a traditional seaside town with award-winning sandy beaches, classic cinema and theatre, steam train line and a plethora of boutique shops, independent pubs, schools and churches.

Viewing comes highly recommended.



Living/Dining Room
17'3" x 16'4" (5.27 x 4.98)

Kitchen/Dining Room
15'8" x 9'3" (4.80 x 2.82)

Bedroom One
15'4" x 9'9" (4.69 x 2.99)

Bedroom Two
10'10" x 10'9" (3.32 x 3.30)

Bathroom

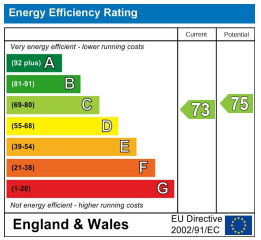
Sun Deck
9'3" x 7'7" (2.82 x 2.33)

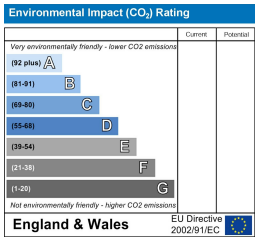
Private Rear Garden

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 vendors that there a 999 year lease from 01/07/2020. There is peppercorn ground rent and 50% share of maintenance as and when required including shared building insurance with the ground floor apartment.

Property type: Maisonette
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/

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.





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