



Clifton Close

Swanage, BH19 1NW



£1,100 PCM



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Swanage, BH19 1NW

- Two Bedroom Ground Floor Apartment
- Spacious Accommodation
- Contemporary Kitchen
- Modern Bathroom
- Allocated Parking Space
- Sought After Location
- Short Distance to Swanage Beach
- Pleasant Communal Gardens
- Sea Views
- Available Now





We are pleased to present this modern TWO BEDROOM, GROUND FLOOR APARTMENT located just a short distance from the beach at Ocean Bay and a pleasant half a mile stroll along the promenade to Swanage town centre. With an oblique outlook towards Swanage Bay, the apartment boasts spacious accommodation and has the benefit of a **ALLOCATED PARKING SPACE**.



A secure main door to the front of the property leads through a communal hallway to the entrance door of the apartment. Step into the apartment and a wide inner hallway presents doors to all rooms.



To the left, the bright and westerly facing kitchen presents a stone tiled floor and a contemporary range of base and wall cupboards, an 'L' shaped worktop with inset electric hob, electric oven and filtration hood over. There is ample space for washing machine, fridge freezer and to set a small breakfast table.

Return to the hallway to find next, the family Bathroom which comprises a modern suite of panelled 'P' shape bath with shower over and glazed shower screen, washbasin and WC. Alongside, a floor to ceiling cupboard which provides a good extra storage space.

Then into Bedroom Two, a spacious double bedroom with a westerly facing window and built-in wardrobe with sliding doors.

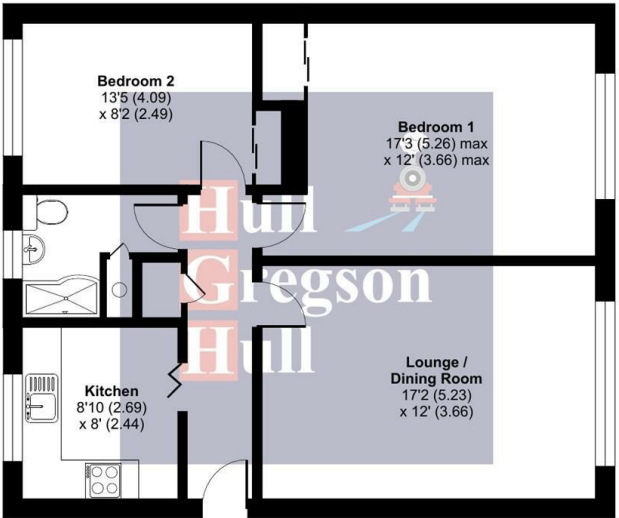
Adjacent, Bedroom One is a generously sized room with built-in wardrobe and ample space for freestanding bedroom furniture. It features a picture window looking out towards the communal garden to the front.

The accommodation is completed by the Lounge / Diner which features a picture window with a view towards the gardens and a sea glimpse. This room allows plenty of space to arrange dining table and chairs, sofa and occasional furniture.



Clifton Close, Swanage, BH19

Approximate Area = 722 sq ft / 67.1 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). © richcom 2025. Produced for Hull Gregson & Hull (Swanage) Ltd. REF: 1309696

Kitchen
8'9" x 8'0" (2.69m x 2.44m)

Lounge/Dining Room
17'1" x 12'0" (5.23m x 3.66m)

Bedroom One
17'3" x 12'0" (5.26m x 3.66m)

Bedroom Two
13'5" x 8'2" (4.09m x 2.49)

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.

Property type: Purpose Built Ground Floor Flat
Property construction: Standard
Council Tax: Band D
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.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.

Tenant Fees.

Holding Deposit (per tenancy) — One week's rent.

This is to reserve a property. Please Note: This will be withheld if any relevant person (including any guarantor(s)) withdraw from the tenancy, fail a Right-to-Rent check, provide materially significant false or misleading information, or fail to sign their tenancy agreement (and / or Deed of Guarantee) within 15 calendar days (or other Deadline for Agreement as mutually agreed in writing).

Security Deposit (per tenancy. Rent under £50,000 per year) — Five weeks' rent.
This covers damages or defaults on the part of the tenant during the tenancy.

