

Flat 12 Durlston Point 78 Park Road

Swanage, BH19 2AE

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Guide Price
£765,000 Leasehold -



78 Park Road

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- UNIQUE PENTHOUSE with Fabulous Views Across Swanage Bay to the Isle of Wight and Purbeck Hills
- Very Spacious Accommodation
- Two Feature Balconies with Wonderful Vista
- Four Bedrooms, Two with Shower Room En Suite
- Additional Annex with Shower Room En Suite
- Private Roof Terrace/Garden
- Direct Lift Access
- Superior Apartment Complex - Share of Freehold
- Two Parking Spaces
- No Onward Chain





**** A wonderfully positioned and UNIQUE FOUR BEDROOM PENTHOUSE APARTMENT with EXCEPTIONAL SEA AND HILL VIEWS and DIRECT LIFT ACCESS is offered for sale with NO ONWARD CHAIN ****



'Durlston Point' is set in an elevated position a short distance from downland, cliff-top walks along Durlston Bay to Peveril Point and Durlston Country Park. This wonderfully located, remarkably spacious four bedroom penthouse apartment has unusual features such as two turreted patios with exceptional views and outside space offered by a large, private roof terrace.



The ground floor communal entrance hallway has lift through the building which ascends to the top floor and opens directly into the privately used lobby on the fourth floor. A secure entrance door opens into a spacious hall which has ample storage cupboards and a cloakroom/WC. Through to the the impressive lounge which features French doors onto one of the apartment's feature 'turret' balconies. Here, ample space for a table and chairs, and an opportunity to embrace the panoramic vista across the Purbeck Hills and Swanage Bay to the Dorset/Hants coastline and to the Isle of Wight.

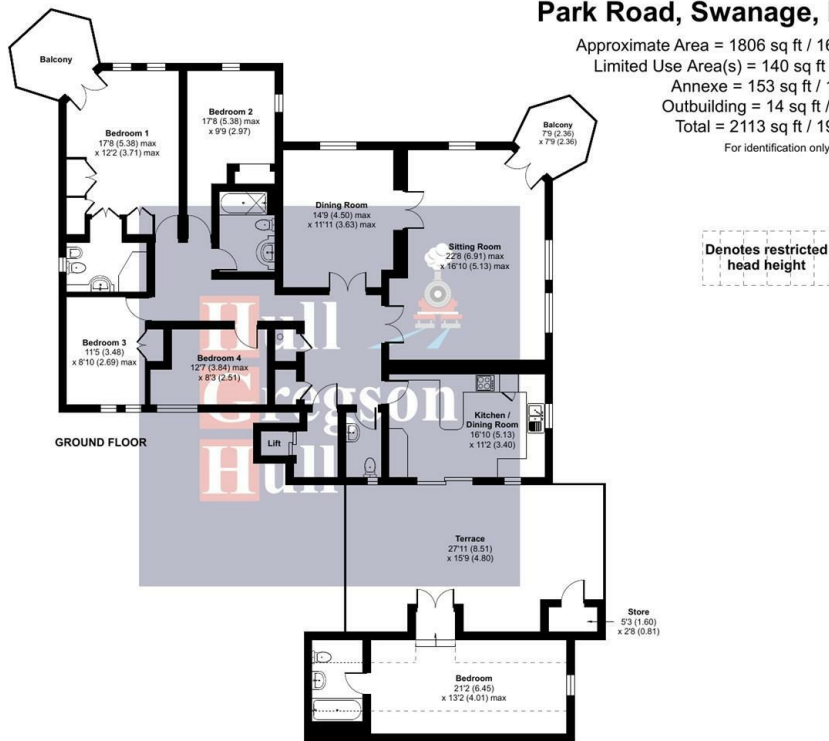


Double glazed doors open from both the lounge and hall into the spacious dining room with feature arched window framing the view to the hills. From the hallway through to the bedrooms, all of which could suit as double rooms. Balancing with the lounge, bedroom one has a feature turret balcony with a fabulous outlook and this room includes an en suite shower room with WC. The second bedroom has dual aspect windows and built-in wardrobe and across the hallway, bedroom three and bedroom four/study both have a southerly aspect. To complete the principal accommodation, a family bathroom comprising bath with shower over, and hand wash basin.

Park Road, Swanage, BH19

Approximate Area = 1806 sq ft / 167.7 sq m
 Limited Use Area(s) = 140 sq ft / 13 sq m
 Annexe = 153 sq ft / 14.2 sq m
 Outbuilding = 14 sq ft / 1.3 sq m
 Total = 2113 sq ft / 196.2 sq m

For identification only - Not to scale



Lounge
 21'8" x 16'10" max, 14'4" min (6.61m x 5.14m max, 4.37m min)

Dining Room
 14'3" x 12' (4.34m x 3.66m)

Bedroom One
 17' max, 11'10" min x 12'2" (5.18m max, 3.61m min x 3.71m)

En Suite

Bedroom Two
 17'0" max, 9'9" min x 9'6" (5.20m max, 2.98m min x 2.92m)

Bedroom Three
 11' x 8'5" (3.35m x 2.57m)

Bedroom 4/Study
 16' x 7'6" (4.88m x 2.29m)

Bathroom
 8'8" x 6'2" (2.65m x 1.90m)

Kitchen
 16'9" x 11'10" (5.13m x 3.61m)

Annex Bedroom
 20'9" x 9'9" (6.34m x 2.98m)

En Suite
 8'9" x 5'6" (2.67m x 1.7m)

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: Penthouse, 4th Floor Apartment

Property construction: Standard construction.

Tenure: Leasehold with Share of Freehold - no ground rent. We understand that the Lease has approximately 95 years remaining. Maintenance charge is approximately £3487.37 per annum.

Mains Electricity

Mains Water & Sewage: Supplied by Wessex Water

Heating Type: Gas

EPC: C

Council Tax: Band G

Broadband/Mobile signal/coverage: For further details please see the Ofcom Mobile Signal & Broadband checker.

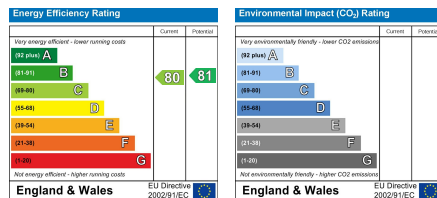
<https://checker.ofcom.org.uk/>

All mains services.

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 and covenant information are provided by the vendor and you should consult with your legal advisor and 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.

Certified Property Measurer
 Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2024. Produced for Hull Gregson & Hull (Swanage) Ltd. REF: 1122875



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