

**Kings Road West**

Swanage, BH19 1HG

 2  1  2  C

**Offers Over £315,000**  
**Leasehold**

**Hull**  
**Gregson**  
**Hull**



# Kings Road West

Swanage, BH19 1HG

- Beautifully Presented Two Bedroom Home
- Two Good Sized Bedrooms
- Large Modern Kitchen/Breakfast Room
- Living/Dining Room
- Southerly-Facing Decking
- Additional Ground Floor Garden Area
- Stylishly Presented with Character Features
- 999 Year Lease
- Short Walk to the Beach and Close to Local Amenities
- Ideal First Time Buy





Welcome to this first and second floor maisonette on Kings Road West, just a short, level stroll from the beach and town centre. This sizeable two bedroom property is very well presented and has the benefit of two good sized bedrooms, a south-facing balcony from the kitchen and a small garden area below.



The property is accessed through communal entrance hall from Kings Road, also via a private service road at the rear with stairs rising to the accommodation.

The first floor is split level and leads firstly into a spacious living/dining room. This is a generously sized room with feature bay window allowing



plenty of natural light. This comfortable room affords space for a family to enjoy time together whether relaxing or dining together. On the same floor the second bedroom a good sized double room with easy access to the contemporary family bathroom, equipped with modern fixtures and bath with shower over, heated towel rail, W.C., and wash basin.

On to the kitchen/breakfast room. The stylish kitchen comprises ample base and eye-level units with four-ring gash hob and built-in oven and grill; space for a large fridge/freezer. dishwasher and washing machine. A breakfast bar allows for informal dining and French doors lead out onto a private and southerly facing decked balcony - a great space for alfresco dining, with pleasant views towards the parish Church and Mill Pond. Walk down the steps from the deck to find another private garden area, with minimal maintenance and a perfectly sheltered place to catch some sunshine or place flower or vegetable tubs.

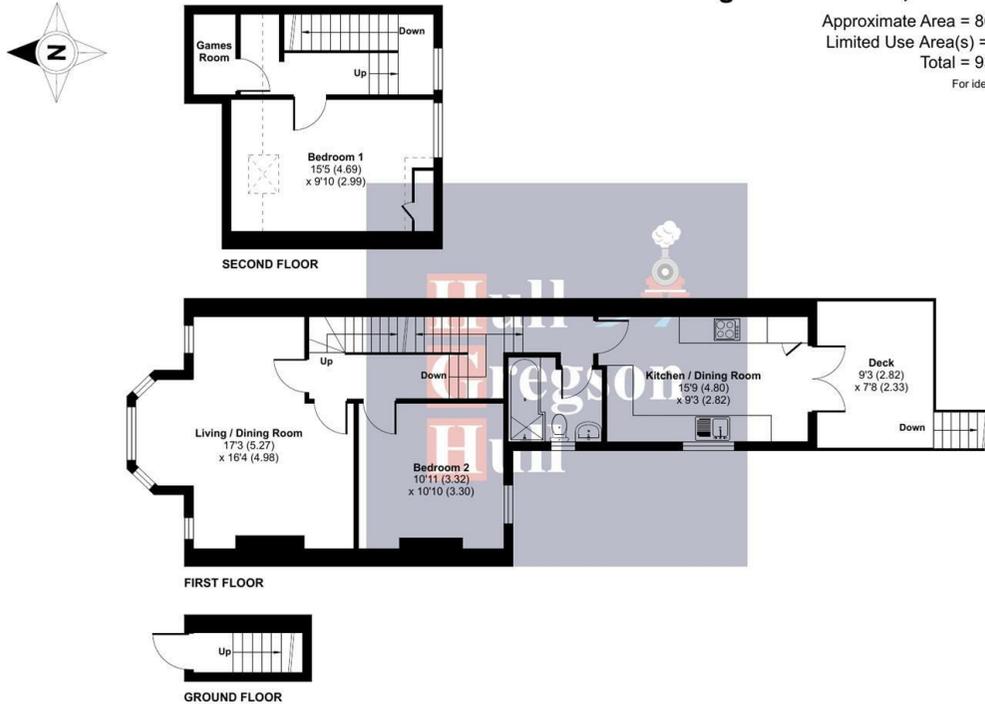
This beautifully presented two bedroom maisonette offers the rare opportunity to own a property situated just a stone's throw from Swanage Town Centre, making all amenities easily accessible by a short walk. Swanage is a traditional seaside town with award-winning sandy beaches, classic cinema and theatre,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

Viewing comes highly recommended.



# Kings Road West, Swanage, BH19

Approximate Area = 867 sq ft / 80.5 sq m  
 Limited Use Area(s) = 67 sq ft / 6.2 sq m  
 Total = 934 sq ft / 86.7 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). © nrichcom 2025. Produced for Hull Gregson & Hull (Swanage) Ltd. REF: 1312709

**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.

Property type: Maisonette

Property Construction: Standard

Tenure: 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.

Council Tax: Band B

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/](http://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.

