



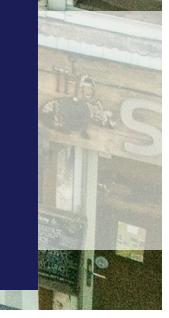
Sandcastles, Station Road.

Swanage, BH19 1AB



Leasehold

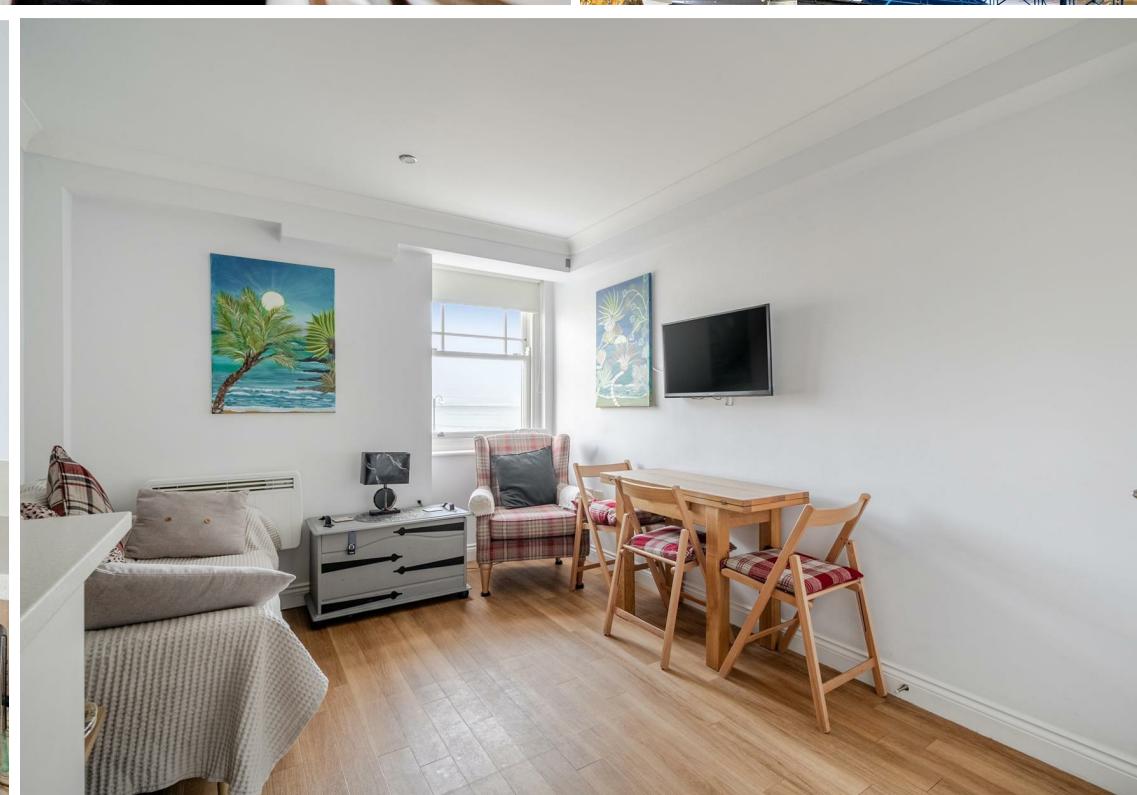
Hull
Gregson
Hull

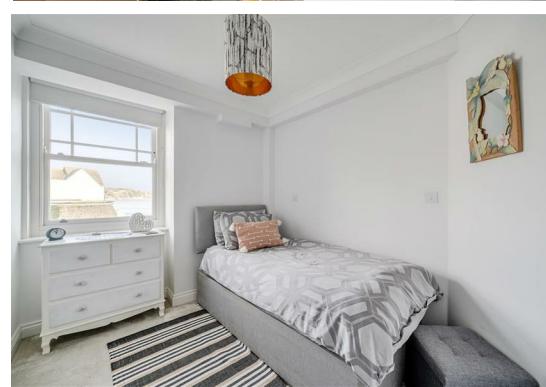
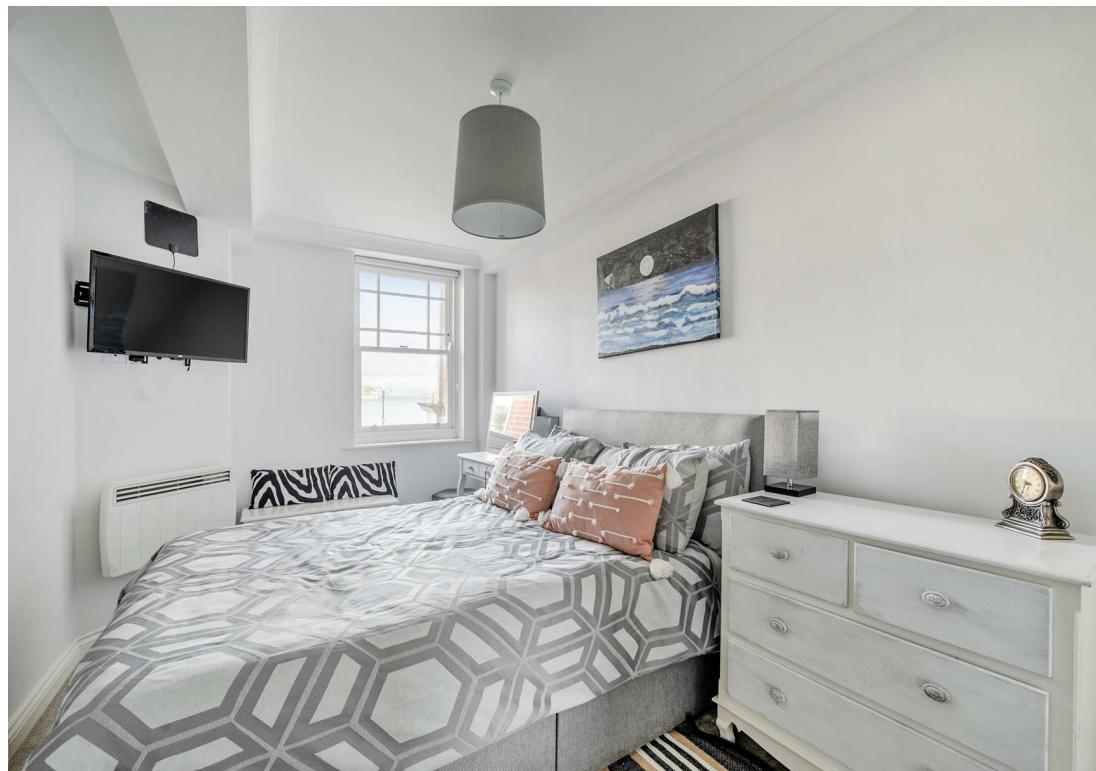


5 Station Road

Swanage, BH19 1AB

- Ideal Investment
- Modern Two Bedroom Property
- No Forward Chain
- Sea Views From Two Windows
- Modern Kitchen with Some Integrated Appliances
- Purpose Built to High Specification
- Ideal Holiday Let / First Time Buy
- Moments from Swanage Beach
- Town Centre Apartment
- Lift in Block





Swanage Beach. The living room has the space for a sofa, coffee table and a comfortable chair to gaze out onto the view. This space provides an ideal setting for both everyday living and entertaining, with uninterrupted views towards the sea.

The kitchen is fitted with a range of modern units and work surfaces, offering ample storage and preparation space and is well suited for practical day-to-day use. The kitchen has integral appliances such as oven, hob, slimline dishwasher and fridge.

There are two well-proportioned bedrooms, both offering comfortable accommodation, making the property ideal as a main residence, second home, or investment opportunity. The main bedroom is a good sized double room with a view towards Swanage Beach and has the luxury of built in storage and an ensuite which comprises shower, W.C. and hand basin. The second bedroom is also a great sized room with built-in storage cupboards and room for a double bed and an out look onto the bay.

The accommodation is completed by a modern shower room, fitted with contemporary fittings such as a walk in shower, wash hand basin, W.C and storage cabinets. Adjacent to the shower room, is a built in storage cupboard, convenient for storing linen and towels.



Sandcastles is positioned within walking distance of Swanage Beach, The Pier, local amenities and the scenic Jurassic Coast, the property combines the convenience of town centre living with a traditional seaside location.

This apartment represents a rare opportunity to acquire a centrally located home with sea views in one of Dorset's most sought-after coastal towns.

Located in the very heart of Swanage town centre, this well-presented two-bedroom apartment enjoys outstanding sea views across Swanage Bay and offers coastal lifestyle just moments from the beach, local shops, cafés and transport links. This property is ideal for investors, first time buyers or potential buyers looking to downsize.

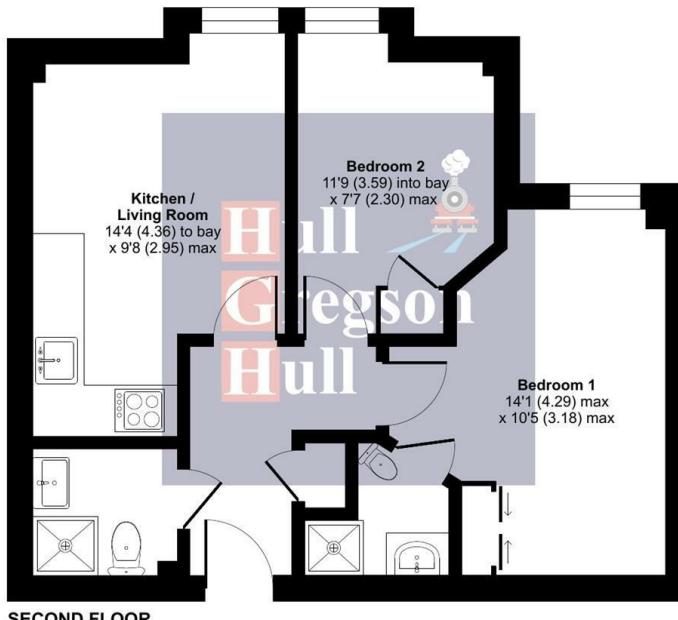
The accommodation is arranged around a bright and spacious living/dining room, where a large window allows natural light to flood the room while perfectly framing the impressive coastal outlook onto



Station Road, Swanage, BH19

Approximate Area = 450 sq ft / 41.8 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). ©nchecom 2025. Produced for Hull Gregson & Hull (Swanage) Ltd. REF: 1389484

Kitchen / Living Room

14'1" x 9'10" (4.3 x 3.0m)

Bedroom One

14'1" x 10'5" (4.3m x 3.2m)

Bedroom One

Ensuite

5'2" max x 5'2" (1.6 max x 1.6)

Bedroom Two

11'5" x 7'6" (3.5m x 2.3m)

Shower Room

4'11" x 5'6" (1.5 x 1.7)

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.

The service charge is approximately £1,660.00 per annum with a ground rent of £150 per annum. The lease terms was set to 199 years and was set up in 2010.

Rateable Value: Currently £1,750, small business rates apply, £0 payable.

Property type: Apartment

Property construction: Standard

Mains Electricity

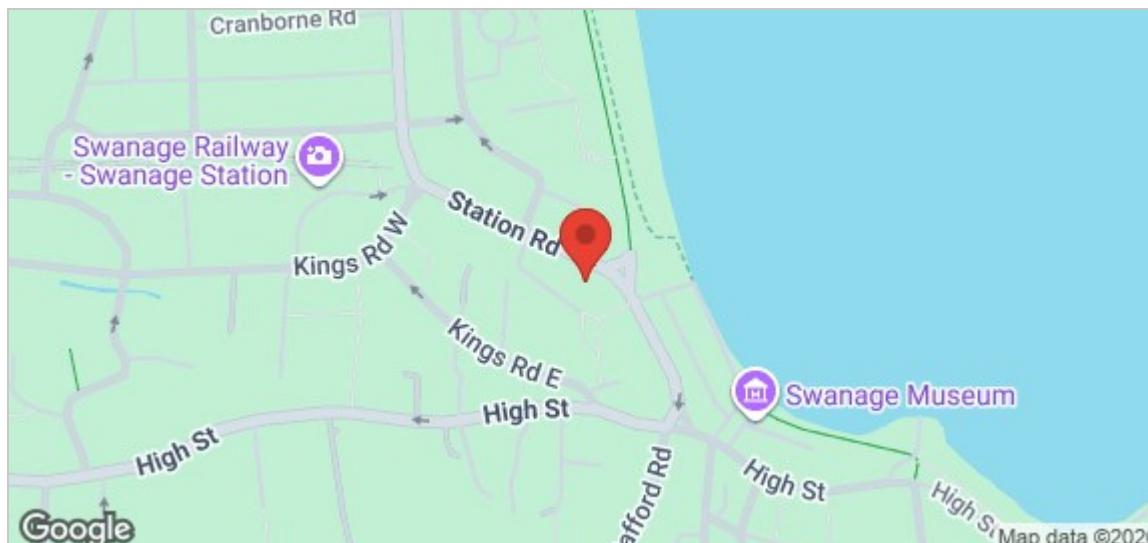
Mains Water & Sewage: Supplied by Wessex Water

Heating Type: Electric

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		

England & Wales

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