

Durlston Road
Swanage, BH19 2HS



**£225,000 Leasehold -
Share of Freehold**

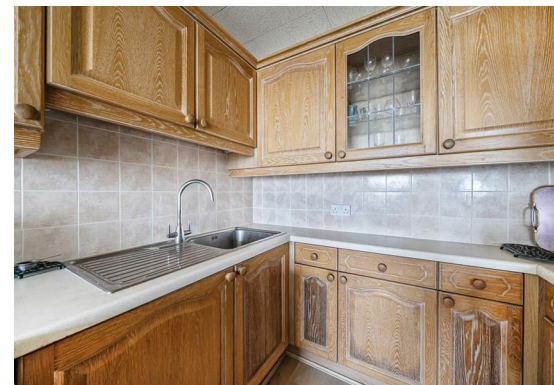


Durlston Road

Swanage, BH19 2HS

- One Bedroom Flat with Parking Space
- Attractive Views Towards Swanage Bay
- Well Positioned Within a Quiet Residential Setting
- Close to Swanage Town and Seafront
- Ideal as a First-Time Buy, Holiday Retreat or Investment
- Easy Access to Coastal Paths and Countryside Walks
- Offers a Fantastic Opportunity to Enjoy Coastal Living
- Light and Airy Accommodation Throughout
- Well Proportioned Bedroom with Pleasant Outlook
- No Forward Chain





Located in the popular area of Durlston in Swanage, this one bedroom flat offers comfortable and low maintenance living in a peaceful location. This property is ideal as a first time purchase, holiday home, or investment opportunity. The property is in a desirable coastal location and easy access to local amenities.



The accommodation is light and airy throughout, with a spacious open plan living, kitchen and dining space designed to create a welcoming and relaxing environment. The living area has space for an ample sized sofa, coffee table, television and console and free standing furniture. This space also has large windows framing a



picturesque scene of the coast and providing access to a private balcony. The dining area also flows effortlessly from the kitchen for convenience and practicality to enjoy a home cooked meal with an amazing uninterrupted view.

The kitchen offers a practical layout with ample base and eye level units with integral appliances such as oven and hob with room to add freestanding kitchen equipment. There is space and plumbing for a washing machine.

The flat features a generous bedroom with a pleasant outlook through the large window which pictures the stunning interrupted view of Durlston cliffs, providing a calm and private space to unwind. The bedroom also has the luxury of ample sized built in storage cupboards with plenty of space for drawers or wardrobes to be added.

The tiled bathroom offers a clean and contemporary feel with updated fixtures such as a bath with shower over, W.C., and wash hand basin.

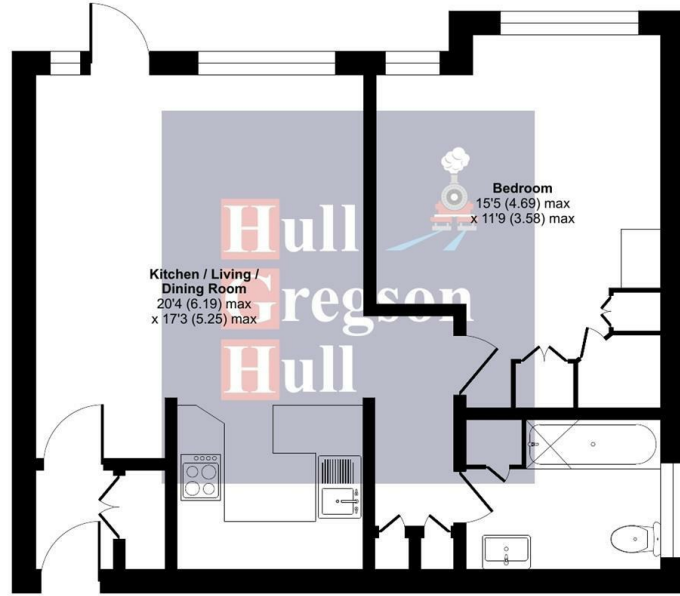


The property benefits from a secure and well maintained communal entrance as well as an allocated parking space.

Hillcrest, Durlston Road, Swanage, BH19

Approximate Area = 538 sq ft / 49.9 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). © nichecom 2026. Produced for Hull Gregson & Hull (Swanage) Ltd. REF: 1403318

Kitchen / Living / Dining Room

20'3" x 17'2" (6.19 x 5.25)

Bedroom

15'4" x 11'8" (4.69 x 3.58)

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: Apartment

Property construction: Standard

Tenure: We are advised that there are approximately 973 years remaining on the lease, the service charge is approximately £2500 per annum and pets are considered at the discretion of the management company. Long term lets are permitted but no holiday lets. Council Tax Band 'c'.

Mains Electricity

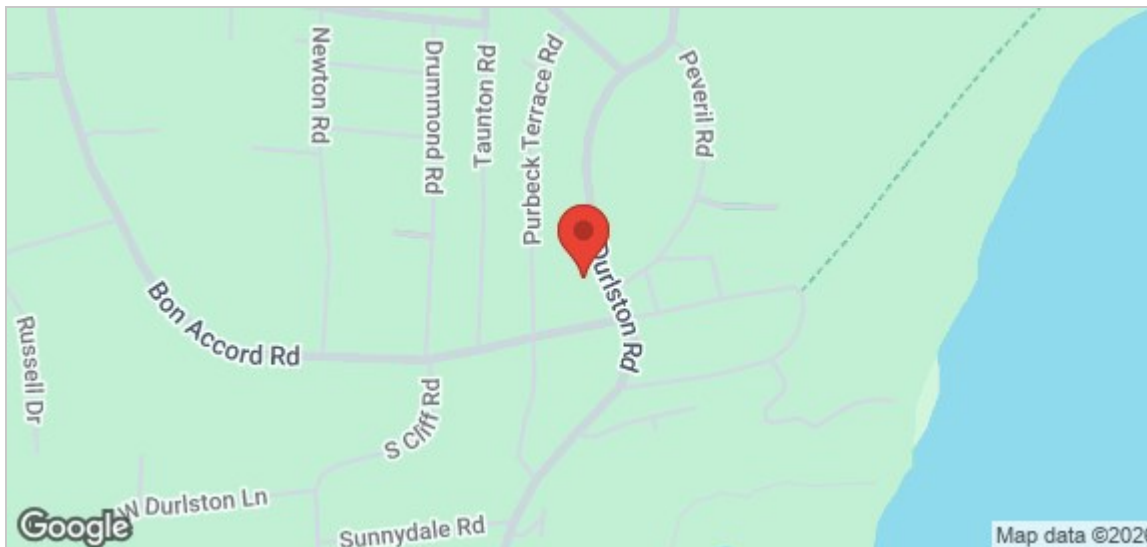
Mains Water & Sewage: Supplied by Wessex Water

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		
	46	75
EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(82 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		