



## Peveril Point Road

Swanage, BH19 2BB

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# Peveril Point Road

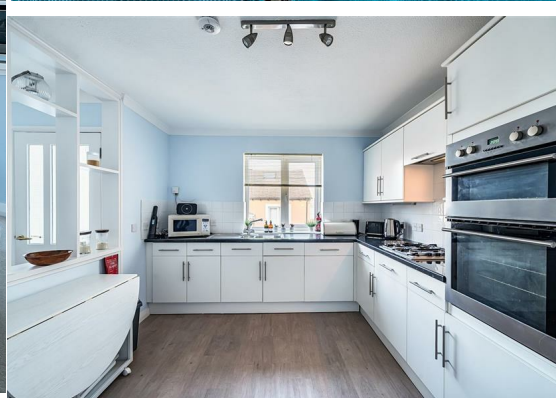
Swanage, BH19 2BB

- Terraced Property
- Two Spacious Double Bedrooms both with Ensuites
- Open Plan Kitchen/ Diner and Living Room
- Two Allocated Parking Spaces
- Sea Views
- Great Investment Opportunity
- Private Estate
- Close Proximity to Swanage Beach
- Balcony with Glimpses Overlooking Swanage Bay and the Purbeck Hills
- Beautifully Presented Throughout





Welcome to The Haven. Nestled in a private and secluded area, a sizeable, two bedroom terraced property with an outlook over the famous Swanage Bay, Old Harry Rocks and the Isle of Wight is now offered for sale. The Haven is a beautifully presented family home that offers a perfect blend of modern living and classic charm with it's own unique style.



Entering the property, you are welcomed to the ground floor with a downstairs W.C, wash hand basin and two separate storage cupboards. This is ideal for storing sandy or muddy shoes from family coastal or country walks which you can enjoy right on the doorstep.



On the first floor, you will find the accommodation to this property. This comprises two generously sized double bedrooms, perfect for children, family or guests. Both have the luxury of ensuite shower/bathroom. The primary suite has the added feature of built in ample storage to store clothes and shoes.

Stairs rise again to the third floor with open plan living/dining room and kitchen, ideal for family and guests to spend time together providing plenty of room for dining and entertaining purposes. The kitchen is bright and airy and benefits from integrated appliances with ample eye level and wall mounted units. The kitchen also has glimpses of the sea and the Purbeck Hills whilst you do the washing up. The living room has a decked balcony with a view towards the Purbeck Hills, Swanage Bay, Old Harry Rocks and the Isle of Wight. This spot is great for alfresco dining or enjoying a glass off something chilled whilst looking out towards the water. The living room also has a Juliet balcony which floods the room with natural light.

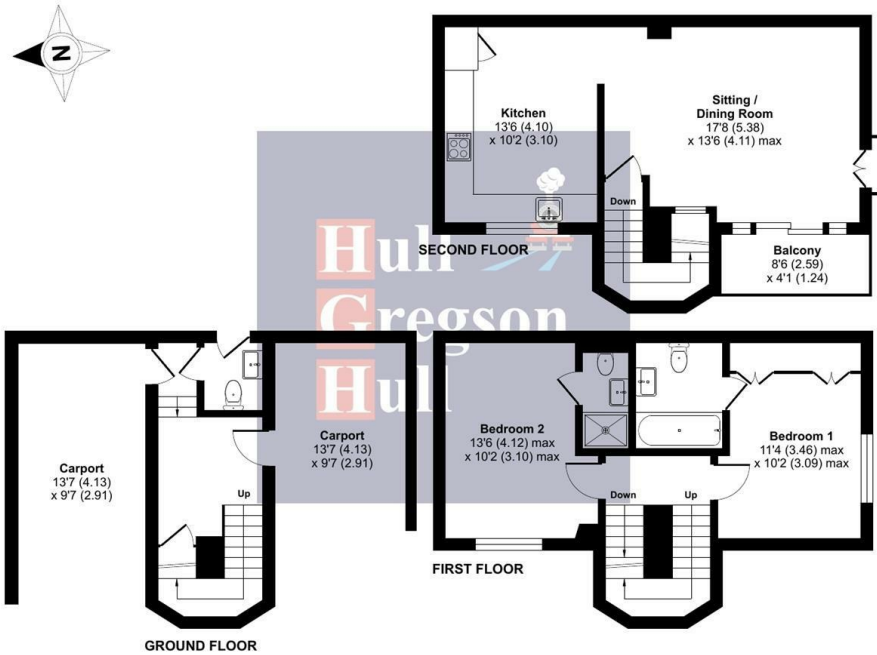


Currently, The Haven is being used as a successful holiday let. The property has two allocated parking spaces and plenty of visitor parking close by. Swanage itself is full of fun filled things to do such as nearby coastal walks along the famous Swanage Beach. This property is also close walking distance to local amenities like local shops, the beach, Swanage Pier, Swanage Railway and Durlston Country Park. . Swanage has everything for everyone and a great place to either live or use as a successful holiday let or second home.

## Peveril Point Road, Swanage, BH19

Approximate Area = 976 sq ft / 90.7 sq m (excludes carport)

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nichcom 2025. Produced for Hull Gregson & Hull (Swanage) Ltd. REF: 1372376

### Car Port One

13'6" x 9'6" (4.13 x 2.91)

### Car Port Two

13'6" x 9'6" (4.13 x 2.91)

### Bedroom One

11'4" x 10'1" (3.46 x 3.09)

### Bedroom two

13'6" x 10'2" (4.12 x 3.10)

### Kitchen

13'5" x 10'2" (4.10 x 3.10)

### Sitting/ Dining Room

17'7" x 13'5" (5.38 x 4.11)

### Balcony

8'5" x 4'0" (2.59 x 1.24)

### 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. We are advised the lease has a 125 year lease from 1987 (talks are currently ongoing to renew the lease). The freeholder is Swanage Haven Management LTD with the managing agents as Swanage Flat Management LTD. The annual service charge is approximately £2,500.

Property type: Purpose Built Apartment

Property construction: Standard

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/](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.



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	72	77
England & Wales		

Environmental impact (CO <sub>2</sub> ) Rating	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
EU Directive 2002/91/EC		
England & Wales		