



Clifton Close, Swanage BH19 1NW

£549,500

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DORSET & NEW FOREST ESTATE AGENTS





A BEAUTIFULLY POSITIONED GROUND FLOOR APARTMENT WITH DIRECT SEA VIEWS OVER SWANAGE BAY

Clifton Close offers an exceptional coastal lifestyle, just moments from the beach and with direct sea views over Swanage Bay. This attractive purpose-built development of just eight apartments is constructed with local Purbeck Stone along with tasteful render and cladding details. Each apartment benefits from its own garage, allocated off-road parking and access to the well-kept communal gardens. This apartment enjoys one of the most desirable locations in the block, offering ground floor convenience combined with uninterrupted views across the bay.

A secure main entrance leads into the communal hallway and stairs for Flats 5–8. The apartment entrance then welcomes you into the inner hallway with two excellent storage cupboards. The sitting/dining room is wonderfully light and spacious, featuring a large picture window that perfectly frames the sea. The room is generously proportioned for both comfortable seating and dining furniture, making this an inviting space to relax and entertain.

The modern kitchen is smartly designed, offering a generous selection of sleek, handleless wall and base units, ample work surfaces and integrated appliances including a fridge/freezer, combi-oven/microwave, hob and extractor. Plumbing is provided for either a dishwasher or washing machine and further under-counter space can be used for additional appliances or even as a breakfast bar. The central heating boiler is also located here.

The master bedroom is a bright, spacious double with quadruple built-in wardrobes and an additional storage cupboard. Its large window overlooks the communal gardens with lovely views towards the beach and bay. The second bedroom is also a double room with space for freestanding furniture. The family shower room is stylish and contemporary, featuring a curved walk-in shower, washbasin and a concealed-cistern WC, set within a full-width vanity unit complemented by elegant tiling.

Clifton Close is accessed via a private driveway from Clifton Road, with ample parking spaces for residents at the front. The roadway continues to the rear where the garages are arranged in two blocks of four. The garage benefits from internal power, an electric roller door and fitted cupboards with racking, perfect for canoes, paddle boards or beach equipment. The communal front gardens are attractively elevated from the pavement by a Purbeck Stone retaining wall, with a stepped pedestrian walkway to the building. To the rear, there is practical storage for bins and similar items.

An ideal main residence or second home, offered for sale with no forward chain. Perfectly positioned for the beach and sea, as well as the shops, restaurants, facilities and transport links of Swanage town centre.

KEY FEATURES

- Ground Floor Two Double Bedroom Apartment
 - Direct Sea Views Over Swanage Bay
 - Moments from the Beach
 - Modern Kitchen & Shower Room
 - Garage & Off Road Parking
 - Short Walk to Swanage High Street
- Near to Shops, Restaurants, Facilities & Transport Links
 - Ideal Main Residence or Second Home
- Share of Freehold with 999 Year Extended Lease
 - No Forward Chain





ADDITIONAL INFORMATION

Tenure

Share of Freehold with 999 year extended lease

Maintenance

Approx. £2,000 per annum

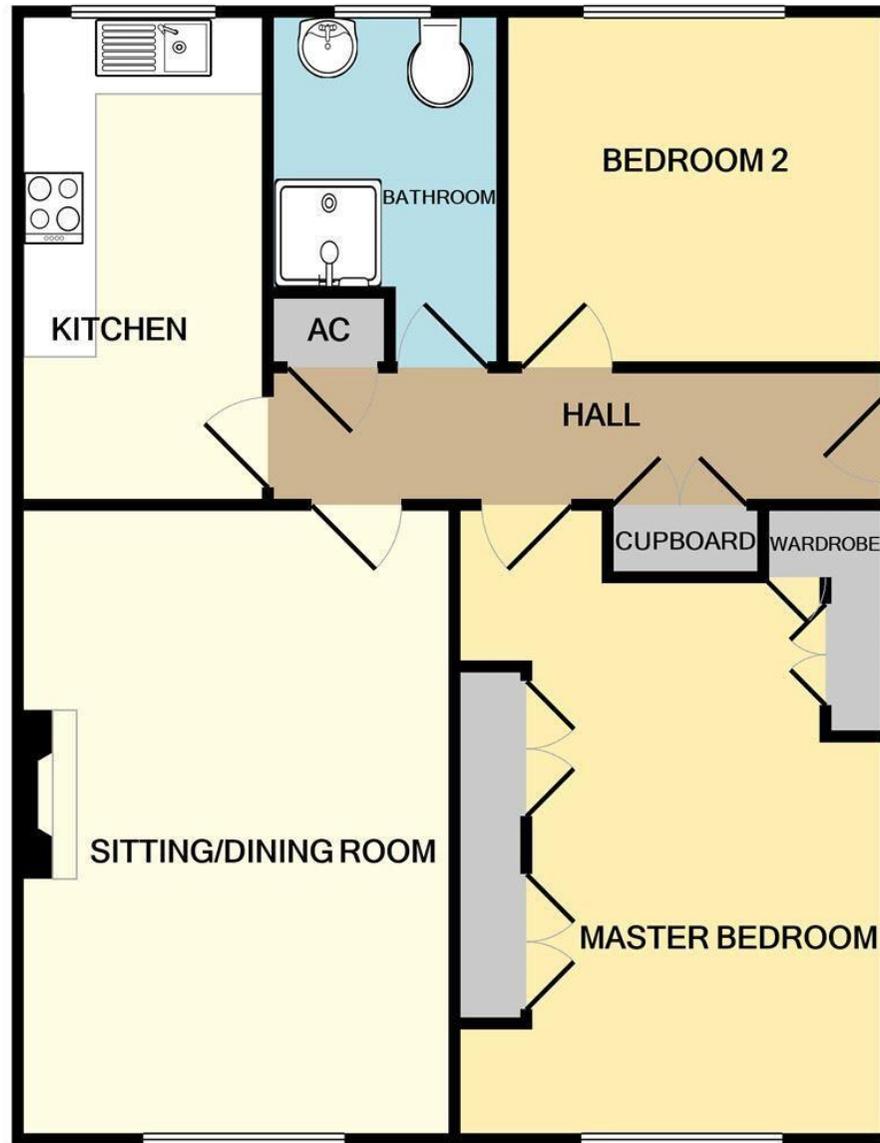
Council Tax

Band D - Dorset Council

Long term lets are permitted, however holiday lets are not permitted. Pets by permission of the management company.



FLOORPLAN



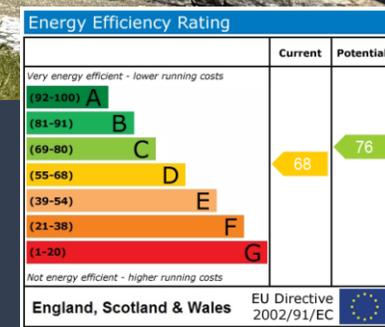
This Floor Plan is for guidance only and is NOT to SCALE
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Viewing by Appointment Through the Vendor's Sole Agent

Mollaro Ltd ▪ Briggs House ▪ 26 Commercial Road ▪ Ashley Cross ▪ Poole ▪ BH14 0JR
 01202 80 50 90 ▪ hello@mollaro.com



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