HARDY'S LAIR, 2 SPRINGHILL HOUSE, HIGH STREET, SWANAGE

£290,000 Shared Freehold

This attractive split level apartment is on the lower ground floor of an imposing Victorian building, is conveniently located about 300 metres from the Square and sea front. Springhill House is believed to have been constructed during the later part of the 19th Century, although sympathetically altered and converted into separate residential flats around 1998/1999. The building has external elevations of brick under a tiled roof.

Hardy's Lair is presented to a high standard throughout and offers immaculately presented stylish accommodation with the benefit of its own personal entrance, a small enclosed terrace and dedicated parking space in the nearby grounds of the Purbeck House Hotel. It has been successfully holiday let with 70% occupancy generating a turnover of approximately £30,000 with future bookings in place. Audited accounts are available for inspection by genuine applicants upon request.

The seaside resort of Swanage lies at the eastern tip of the Isle of Purbeck, delightfully surrounded by the Purbeck Hills. It has a fine, safe, sandy beach, and is an attractive mixture of old stone cottages and more modern properties. To the South is the Durlston Country Park renowned for being the gateway to the Jurassic Coast and World Heritage Coastline.

Viewing is strictly by appointment through the Agents, **Corbens, 01929 422284** The postcode is **BH19 2NY** .

The entrance hall and split level galleried landing welcomes you to this stylish apartment and leads to the spacious living room. A short flight of stairs lead to the kitchen/breakfast room which is fitted with a range of light wood effect units, contrasting worktops. and integrated gas hob and electric oven. There is also ample room for a table and chairs.

There are two double bedrooms, both at the front of the property. The stylish modern bathroom was refitted in recent years with a white suite including bath with shower over. There is also a small snug area which would be ideal as a study or for home working.

Outside, there is a small enclosed gated terrace to the front of the apartment. There is a dedicated parking space marked "E" within the grounds of the Purbeck House Hotel.

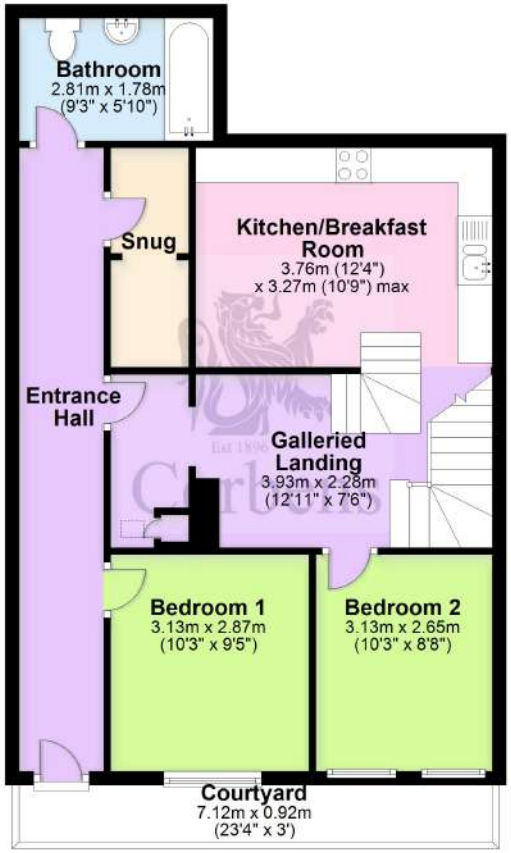
NB The property is offered with no forward chain. Furnishings and business can be included in the sale, under separate regulations.

TENURE Shared Freehold. Lease 125 years from 1998. Maintenance liability £3,700 paid in two half yearly instalments. All lets permitted. Pets at the discretion of the management company.

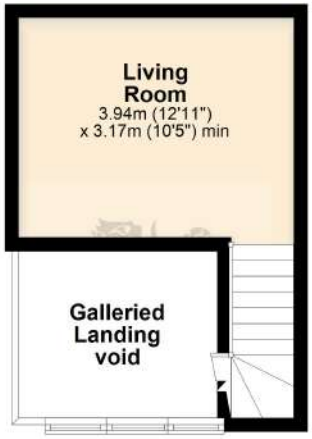
Property Ref HIG2205 Council Tax Band C - £2504.96 for 2026/2027

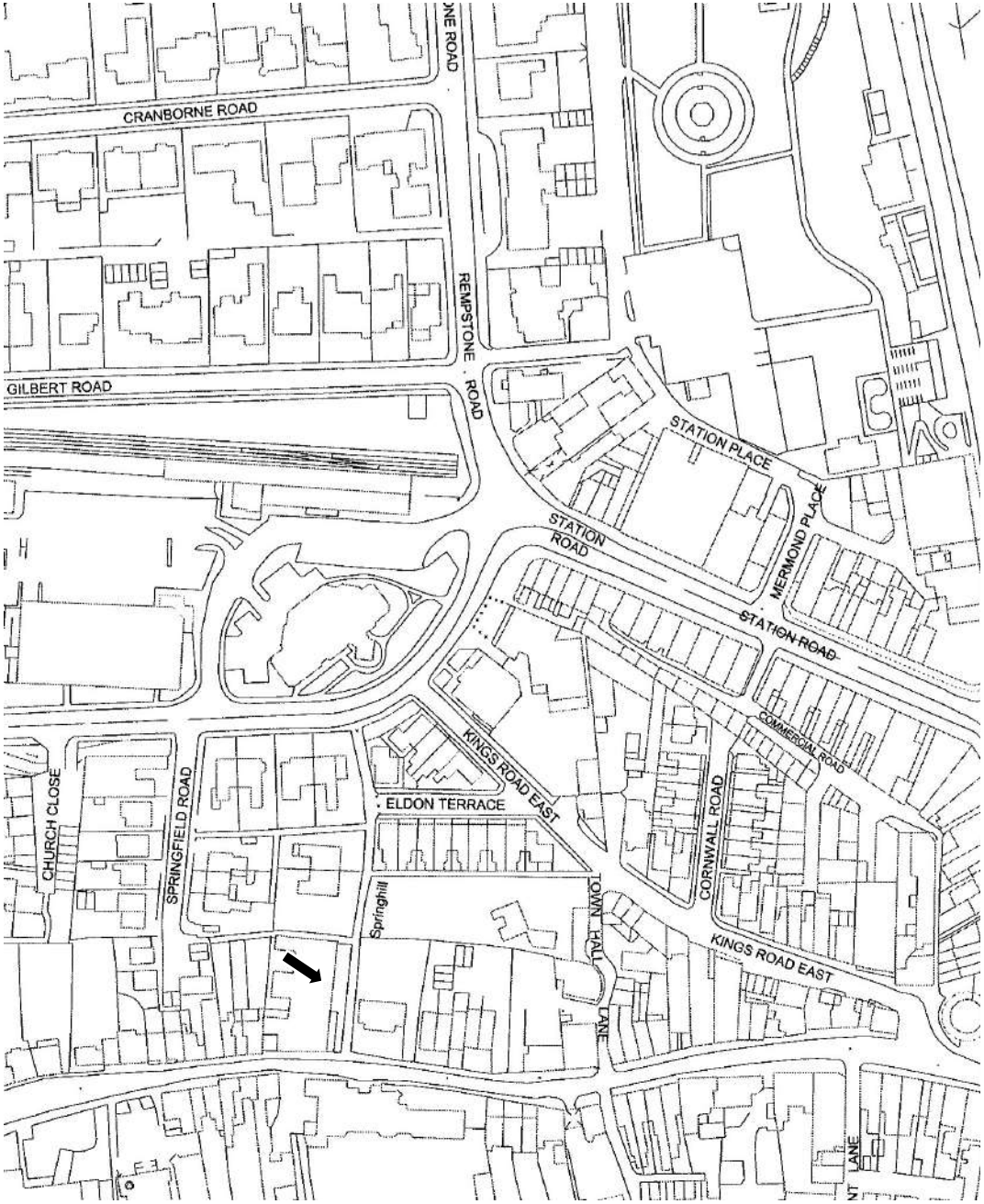
Total Floor Area Approx. 81m^2 (871.9 sq ft)

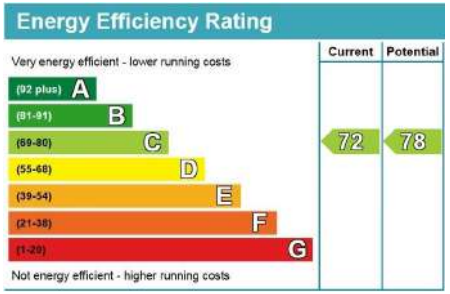
Lower Ground Floor



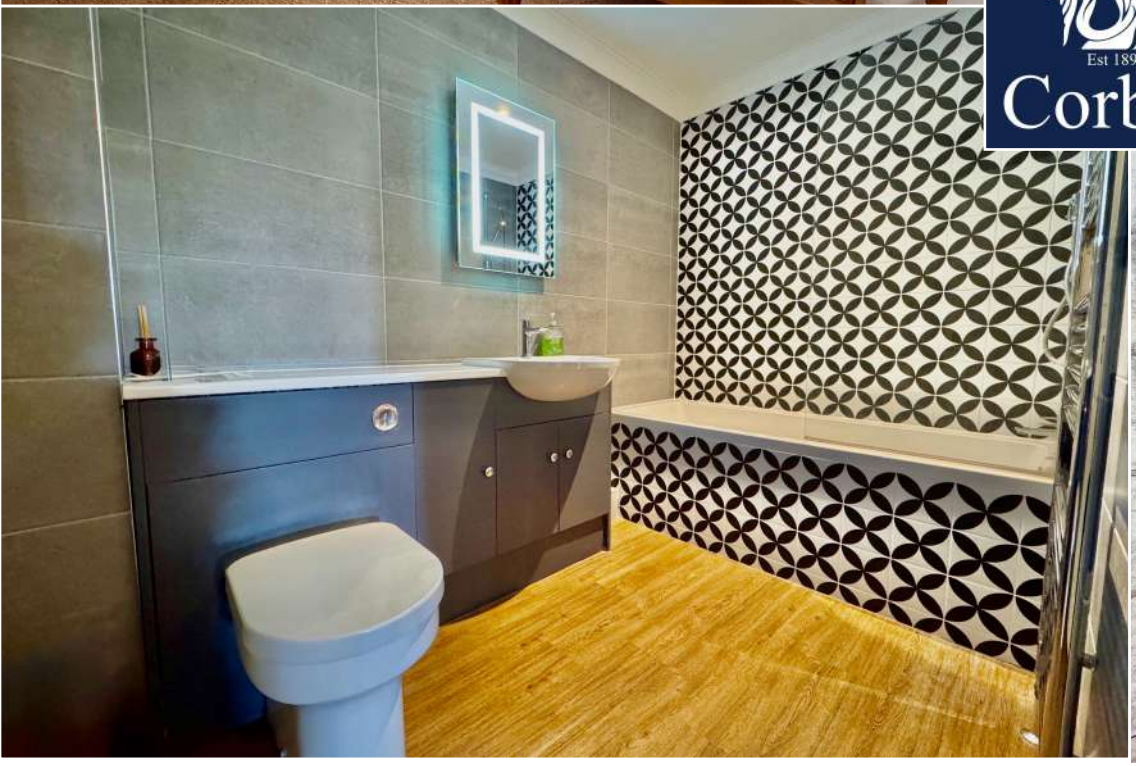
Split Level Lower Ground Floor







Video Tour Link

THE PROPERTY MISDESCRIPTION ACT 1991 You are advised to check the availability of this property before travelling any distance to view. The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. References to the Tenure of a Property are based on information supplied by the Seller. The area of the building is given for guidance purposes only and must be verified by the purchasers surveyor. A Buyer is advised to obtain verification of this information from their Solicitor and/or Surveyor. FLOOR PLANS The floor plans supplied are for guidance purposes only and should not be used for measuring. Small recesses, cupboards & sloping ceilings may not appear on the plans. LOCATION PLAN The location plans supplied are for identification purposes only and are reproduced from the Ordnance Survey Map with permission of the Controller of H.M. Stationery Office. Crown Copyright reserved.

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