



5 Northbrook Road

Swanage, BH19 1PW



**£300,000 Leasehold -
Share of Freehold**



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- Three Bedroom Ground Floor Apartment
- Open Plan Living Accommodation
- Modern Bathroom
- Main Bedroom With Ensuite Shower Room
- French Door Onto Communal Patio Garden
- Allocated Parking Space
- Modern Throughout
- Town and Beach Nearby
- Ground Floor & Easy Access
- Desirable Central Location

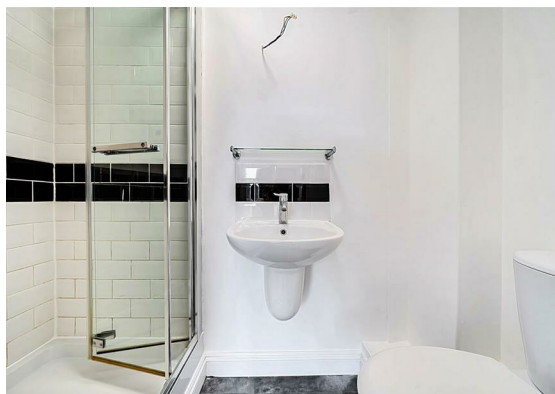




Nestled in the charming coastal town of Swanage, this delightful GROUND FLOOR APARTMENT on Northbrook Road, offers a perfect blend of comfort and convenience. With THREE BEDROOMS, this property is ideal for families seeking extra space or for those wanting to live on one level. The property is centrally located to provide easy access to both the TOWN and BEACH.



A communal entrance door with level access provides you into the communal hallway. A private entrance door on the right then provides access to your apartment. An inviting reception room provides a warm and welcoming atmosphere, perfect for relaxing or entertaining guests with large windows allowing for plenty of natural light. A large opening then leads to the kitchen area, providing an open plan feel. The Kitchen comprises a range of wall and base level units and comes equipped with an integrated electric oven with four-ring gas hob, overhead extractor fan and built in dishwasher. There is also space and plumbing for a washing machine. The kitchen offers ample



space for a breakfast table and chairs.

The main bedroom is of generous proportions and includes a French door, providing access onto the communal patio garden. The Westerly facing aspect makes this a great place to relax and unwind after a day at the beach. Another benefit of the main bedroom is the ensuite shower room comprising a sizeable shower, wash hand basin and low-level WC with complimentary metro tiling.

Additionally, there is Bedroom Two, a well proportioned double, perfect for your guests, and Bedroom Three, which could be configured as play room, a study or home office.

Completing the accommodation is the Family Bathroom, with panelled bath and shower attachment, low-level WC and wash hand basin with vanity storage cupboard beneath.



The layout of this property has been thoughtfully designed to maximise space and light, creating a pleasant living environment throughout. The access is suitable for those with mobility needs due to it's easy access and wide hallway.

Externally, the property includes one allocated parking space, and benefits from use of a communal garden with Westerly facing access. There's also a communal washing line.

The property is located on Northbrook Road and is centrally located for great convenience. If are looking to settle down or invest in a holiday home, this property presents an excellent opportunity.

Swanage itself is renowned for its stunning beaches and picturesque scenery, making it a wonderful place to call home. The local amenities, including shops, cafes, and schools, are all within easy reach, enhancing the appeal of this properties appeal.

The Aspens, Northbrook Road, Swanage, BH19

Approximate Area = 847 sq ft / 78.7 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). © richcom 2026. Produced for Hull Gregson & Hull (Swanage) Ltd. REF: 1436001

Living Room / Reception Room

16'2" x 9'4" (4.93 x 2.86)

Kitchen

13'10" x 8'6" (4.23 x 2.60)

Bedroom One

11'8" x 10'3" (3.58 x 3.14)

Ensuite Shower Room

Bedroom Two

11'9" x 10'8" (3.59 x 3.26)

Bedroom Three

9'7" x 8'5" (2.94 x 2.58)

Family Bathroom

Communal Patio Garden

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 vendor advises us that the property includes a share of the freehold and the lease has over 900 years remaining. Lets are allowed, pets are not. The service charges are approximately £2,200 per annum which includes general maintenance and buildings insurance.

Property type: Ground Floor Apartment

Property construction: Standard

Mains Electricity

Mains Water & Sewage: Supplied by Wessex Water

Heating Type: Gas Central Heating (Mains)

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.

