10 DOLPHIN COURT, NORTHBROOK ROAD, SWANAGE

£259,950 Shared Freehold

This attractive town house is situated in a small purpose built block which forms part of a larger development standing in a fine residential position close to the Beach Gardens and some 500 metres from the beach via Battle gate Chine. 'Dolphin Court' was constructed around 1976 and is of traditional cavity construction with cement rendered external elevations under a tiled Roof.

10 Dolphin Court is well presented and has the advantage of atractive maintained communal grounds, views of the Purbeck Hills and a single garage in a nearby block within the grounds.

Swanage lies at the Eastern tip of the Isle of Purbeck delightfully situated between the Purbeck Hills. It has a fine, safe, sandy beach, and is an attractive mixture of old stone cottages and more modern properties, all of which blend in well with the peaceful surroundings. To the South is Durlston Country Park renowned for being the gateway to the Jurassic Coast and World Heritage Coastline.

VIEWING By appointment only through Corbens, 01929 422284. The postcode for this property is **BH19 1QJ**.

Property Ref NOR2315 Council Tax Band C - £2504.96 for 2026/2027

This modern town house is approached by its own private entrance. The spacious entrance hall leads through to the good sized living room which features a large picture window. The separate kitchen is fitted with a range of light wood effect units, granite effect worktops and space for freestanding cooker.

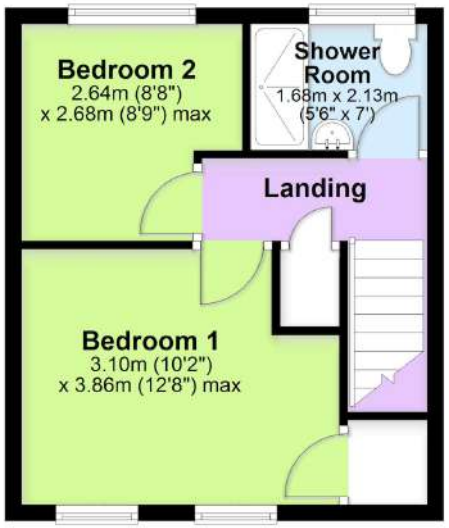
On the first floor, there are two bedrooms, the master being a good sized double with twin windows, whilst bedroom two is a single and has a glimpse of Swanage Bay. The shower room is newly fitted with walk in shower, wash basin and WC.

Outside, there are well-tended communal grounds, which are mostly laid to lawn with flower/shrub beds. There is a single garage, measuring 4.66m x 2.39m and standing in a nearby block within the grounds of the development.

TENURE Shared freehold 999 year lease from 1978. There is a shared maintenance liability which amounted to approximately £900 per annum . All lettings are permitted on the strict proviso that they are managed by a professional agency. Pets are at the discretion of the management company.

Ground Floor

First Floor



Total Floor Area Approx.
tbc m² (tbc sq ft)

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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