



## The Downs

Seymer Road Swanage, BH19 2AL



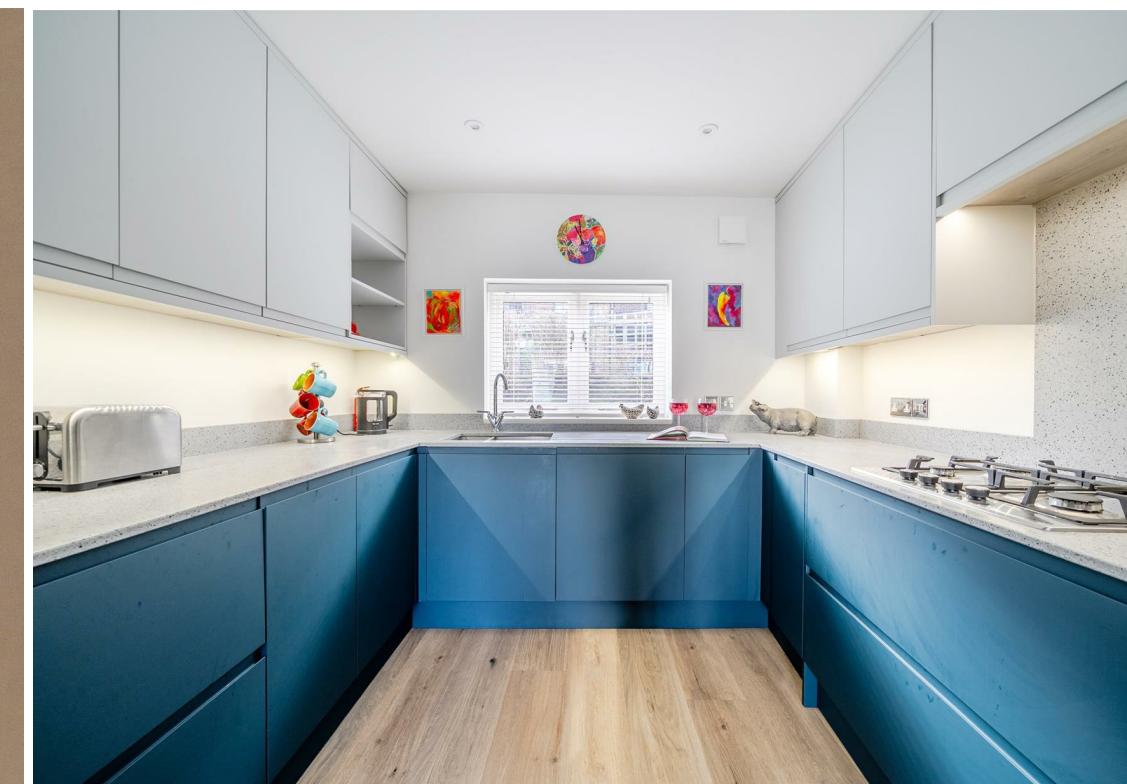
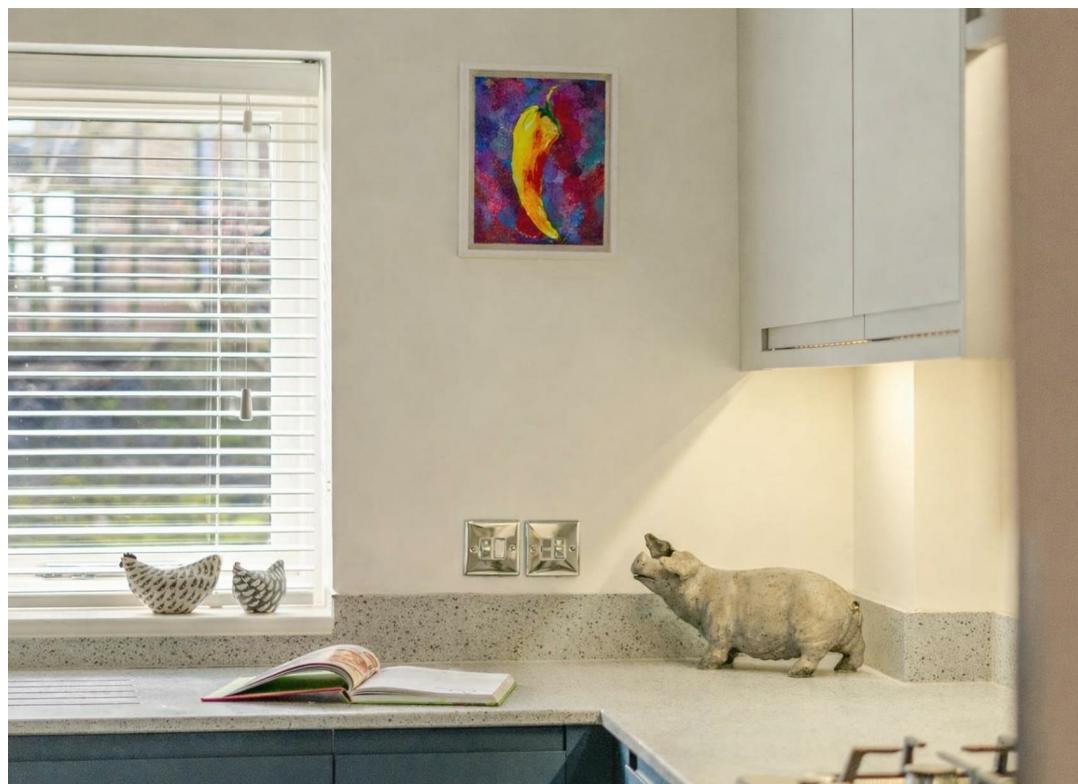
£495,000 Freehold

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# The Downs

Seymer Road Swanage, BH19  
2AI

- Beautiful & Modern Terrace House
- Wonderful Sea and Hill Views
- Private Close of Five Properties in Great Location
- Downland and Coastal Walks Nearby
- Two Spacious Bedrooms
- Stylishly Upgraded Kitchen
- En Suite Bathroom and Separate Shower Room
- Communal Gardens
- Two Dedicated Parking Spaces
- No Forward Chain





We are pleased to present this STUNNING and MODERN TWO BEDROOM property, one of five in a small terrace of houses 'The Downs' situated in an elevated and SOUGHT AFTER LOCATION overlooking Swanage Bay, the Purbeck Hills and beyond and with neighbouring downlands giving pleasant access to Swanage Pier, Peveril Point and the coastal pathways to Durlston. From the first and second floors there are SUPERB VIEWS from which to enjoy the sunrise over the bay to the sunset in the West. The property is in a private close and has the benefit of TWO CAR PARKING SPACES. The property, arranged over three floors, has been recently and tastefully upgraded to provide stylish kitchen and contemporary shower and bath rooms.



Enter the property to find, on the ground floor, the hallway with stairs rising and turning to the first floor. To the right, a spacious and perfectly proportioned Bedroom with quality built-in wardrobes and cupboards. Adjacent is a shower room, private to the bedroom, comprising a combination suite of handbasin, W.C. set in a unit with shelf and cupboard under, a large shower enclosure with water resistant panels, glazed screen, waterfall and hand held shower set. A heated ladder towel rail completes this useful ground floor facility. Finally, a Utility Room with worktop and sink and space for washing machine/dryer, shelving and storage.

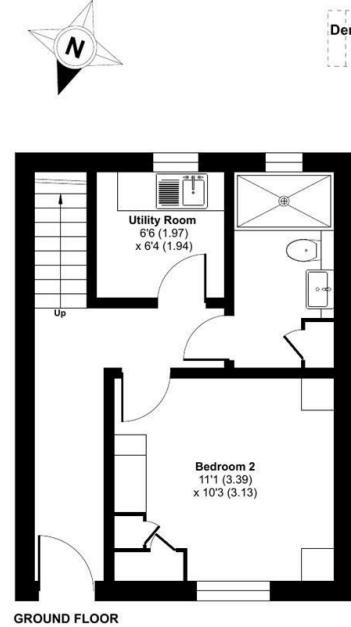
On the first floor a small landing opens into a bright and inviting open plan living space with dining area. Glazed doors to a Juliet Balcony draw the vista into this informal and comfortable room which also has space for table and chairs, and a modern wall mounted flame-effect fire adds to its cosy ambience. The kitchen sits off the living room and presents a sleekly designed arrangement of worktops with inset sink and window enjoying a southerly aspect; soft-close cupboards and drawers; gas hob and built-in eye level oven, fridge/freezer and dishwasher.



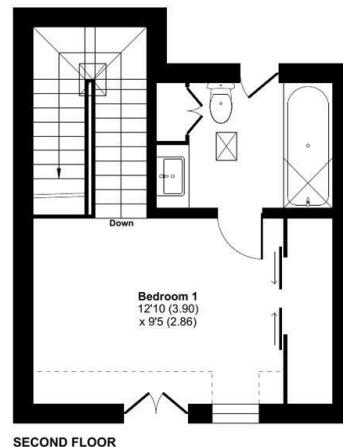
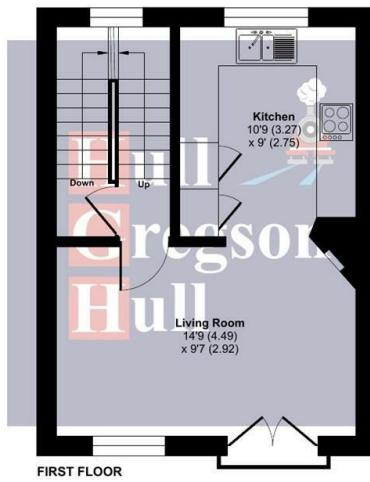
A staircase to the second floor presents the spacious Main Bedroom which has built-in wardrobe and eaves storage. There is ample space for occasional bedroom furniture and from this room, through a dormer window, there is an impressive outlook to sea and countryside. In addition an en suite bathroom comprises bath with shower over, wash basin and WC completes the top floor accommodation.

The property has the convenience of two dedicated parking spaces and the residents' gardens add to the elegance of this quiet and secluded close.

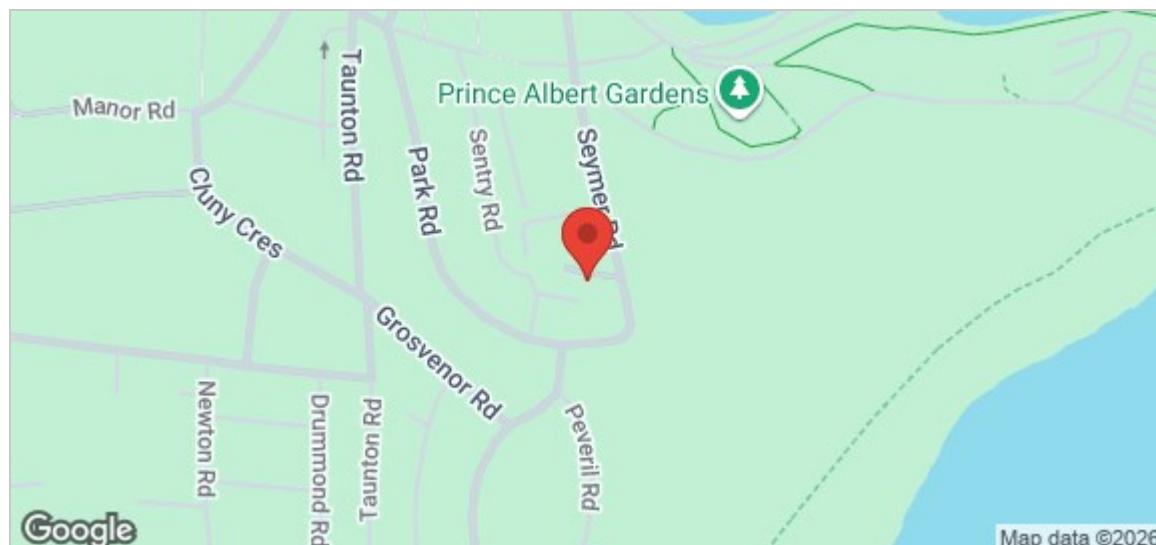
This is an excellent opportunity to acquire a superior home with no forward chain excellently positioned in the charming seaside town of Swanage.



Denotes restricted head height



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Incorporating International Property Measurement Standards (IPMS2 Residential). ©ntchecom 2026. Produced for Hull Gregson & Hull Ltd. REF: 1402795



## The Downs, Seymer Road, Swanage, BH19

Approximate Area = 870 sq ft / 80.8 sq m  
Limited Use Area(s) = 17 sq ft / 1.5 sq m  
Total = 887 sq ft / 82.3 sq m  
For identification only - Not to scale

### Ground Floor

**Bedroom 11'1" x 10'3" (3.39m x 3.13m)**

### Shower Room

**Utility Room 6'5" x 6'4" (1.97m x 1.94m)**

### First Floor

**Living Room 14'8" x 9'6" (4.49m x 2.92m)**

**Kitchen 10'8" x 9'0" (3.27m x 2.75m)**

### Second Floor

**Main Bedroom 12'9" x 9'4" (3.90m x 2.86m)**

### Bathroom En Suite

### 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.

Property type: Terrace House

Property construction: Standard

Tenure: Freehold. There is a management company, The Downs at Swanage Management Company and the current maintenance charge is £300 per annum towards the gardening, lighting and upkeep of external areas.

Council Tax Band D

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/

### 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		
(81-81)	B		
(69-80)	C		
(58-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		75	87
EU Directive 2002/91/EC			

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus)	A		
(81-81)	B		
(69-80)	C		
(58-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales			
EU Directive 2002/91/EC			