



Institute Road
Swanage, BH19 1BX

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Asking Price
£145,000 Leasehold



Institute Road

Swanage, BH19 1BX

- A Bijou Residence
- Stunning Seaside Location ~ Stones Throw from Swanage Beach
- Sought-After Central Location
- Close to Convenience Store, Shops & Eateries
- Offered For Sale with No Onward Chain
- Bay-Fronted
- Offering Sea Views
- Open-Style Living
- Modern Kitchen & Private Shower Room
- Second Floor Apartment

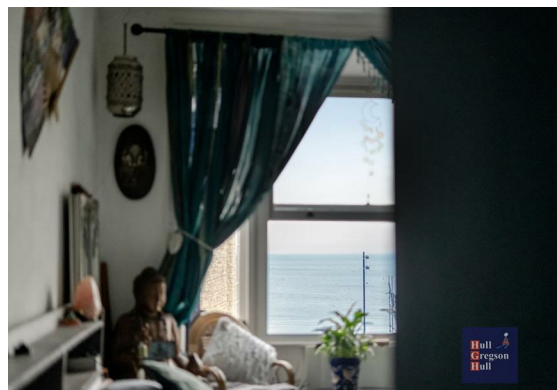




Launched to the sales market, this BAY-FRONT, BIJOU RESIDENCE is offered for sale with NO ONWARD CHAIN. This second floor apartment is set in a SOUGHT-AFTER CENTRAL LOCATION in SWANAGE, a STONES THROW from SWANAGE BEACH and offering SEA VIEWS. Viewings come highly advised to fully appreciate the property on offer.



The main accommodation presents plenty of floorspace, currently utilised with a double bed and storage cabinets. The space is well-presented and offers open-style living. A large bay window, spilling rays of sunshine into the space, currently hosts a two seater table offering beautiful sea



views towards Swanage beach.

The property also boasts a modern-style kitchen, comprising white base level and wall mounted units with granite-effect worktop over. The kitchen also presents space for some freestanding appliances.

The apartment also benefits from an enclosed modern shower room. The room is well-presented and presents a corner, single shower unit, WC and wash-hand basin.

Swanage is a beautiful seaside town, perched on the Jurassic Coast, rich in history and jaw-dropping landscapes. The town offers stunning sandy beaches as well as being home to Durlston Country Park.

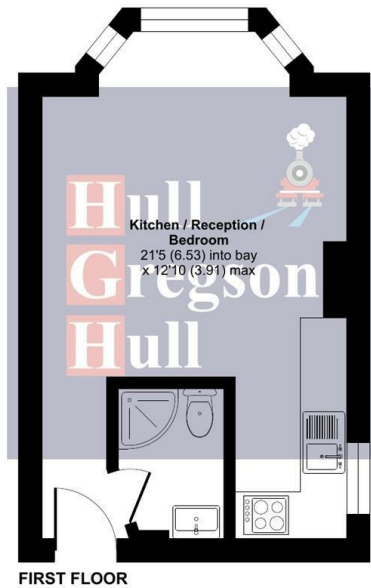


This residence would well suit a first time buy / downsize / investment / holiday home. Viewings come highly advised to fully appreciate the property on offer.

Institute Road, Swanage, BH19

Approximate Area = 260 sq ft / 24.1 sq m

For identification only - Not to scale



FIRST FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nichicom 2026. Produced for Hull Gregson & Hull (Swanage) Ltd. REF: 1423504

Kitchen / Reception / Bedroom
21'5" into bay x 12'9" max (6.53 into bay x 3.91m max)

Shower Room

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: Second-Floor Apartment

Property construction: Standard

Tenure: Leasehold - 125 years from 2018. No Pet Restrictions / No Letting Restrictions. £100 Ground Rent & £300 Service Charge

Council Tax Band: A

Mains Electricity

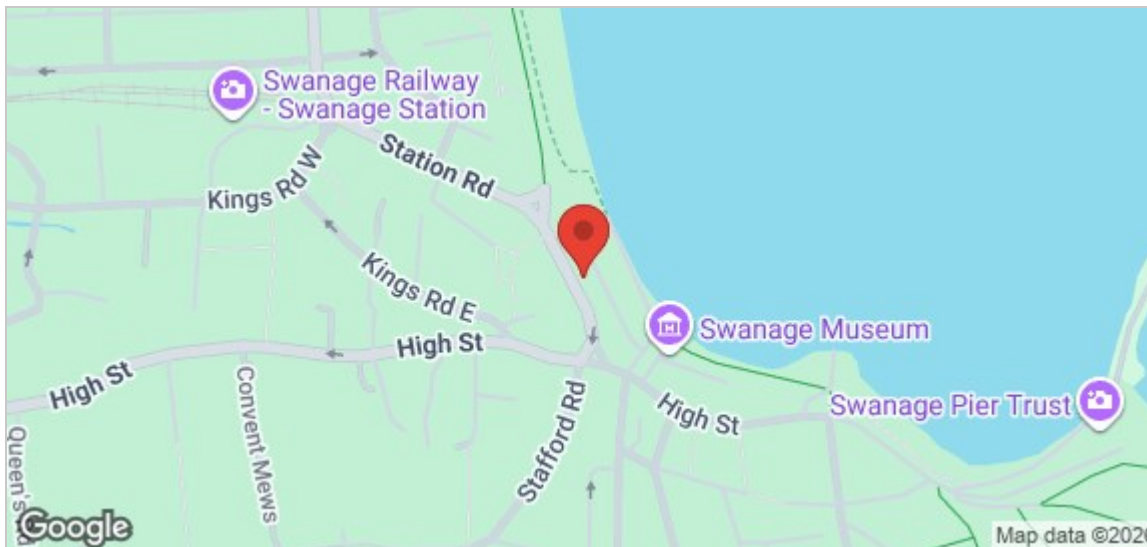
Mains Water & Sewage: Supplied by Wessex Water

Heating Type:

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 (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G Not energy efficient - higher running costs	46	46
EU Directive 2002/91/EC		

Environmental impact (CO ₂) Rating	Current	Potential
Very environmentally friendly - lower CO ₂ emissions (82 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G Not environmentally friendly - higher CO ₂ emissions		
EU Directive 2002/91/EC		