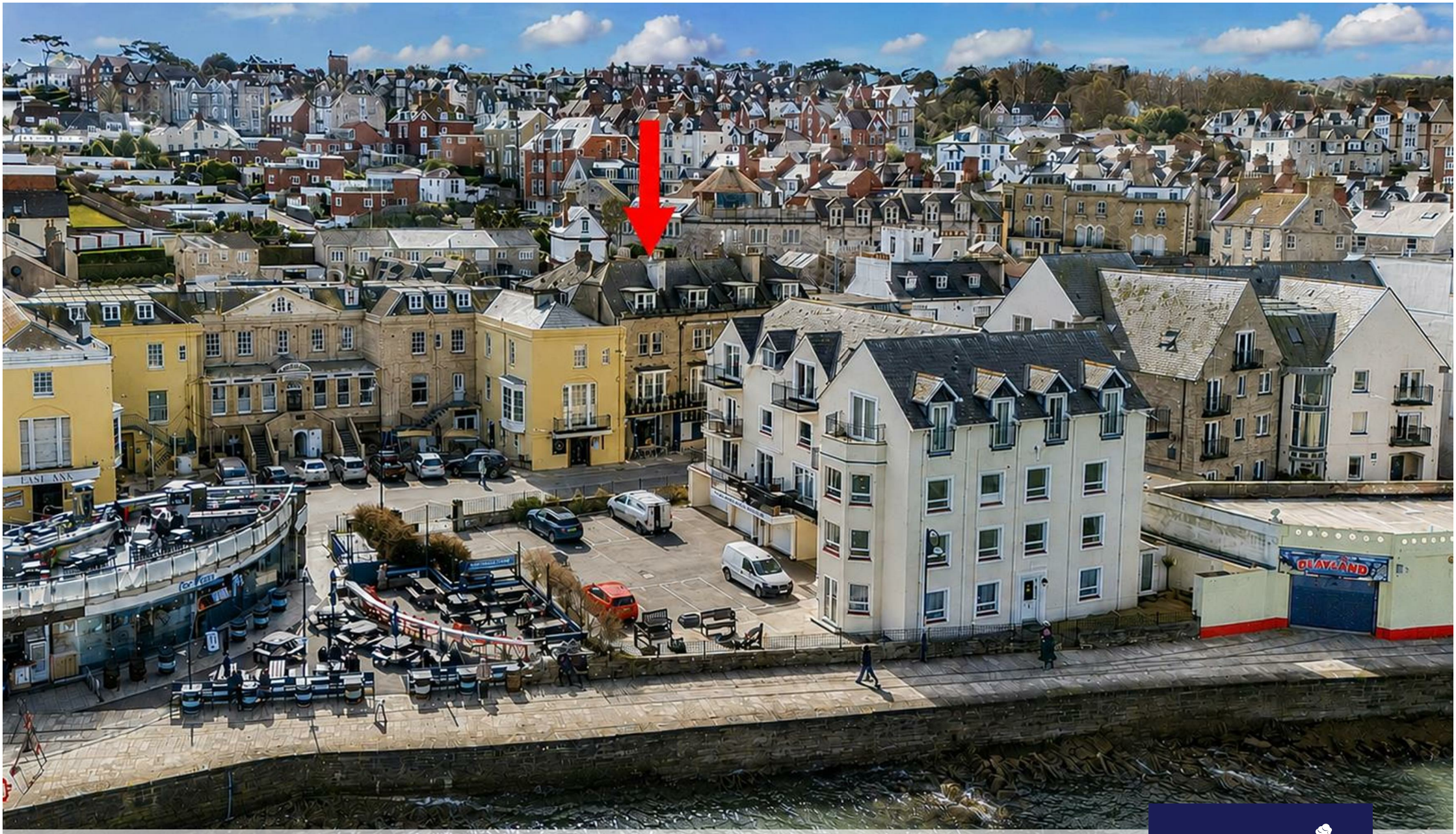


High Street

Swanage, BH19 2LN

2 | 2 | 1 | C

£275,000

Leasehold - Share of Freehold

Hull Gregson Hull

High Street

Swanage, BH19 2LN

- Stunning Sea Views
- Large Living/Dining Room
- Two Bedrooms
- Bathroom and Shower Room
- Well Presented
- South Facing Terrace
- Town Centre Location
- Close to Beach, Promenade and Victorian Pier
- Ideal Holiday Let or Buy to Let Investment
- No Forward Chain

















** LOVELY VIEWS TO THE SEA, LEVEL WALK TO BEACH, PROMENADE AND PIER AND SUCCESSFUL HOLIDAY LET**

Nestled in the heart of Swanage, this charming split-level maisonette offers a unique opportunity for cash buyers seeking a coastal retreat. Located just 50 metres from the picturesque seafront, the property boasts stunning views of Swanage Bay, making it an ideal home for those who appreciate the beauty of seaside living.

Upon entering, you are greeted by a well-appointed kitchen, complete with base and eye-level storage cupboards, an inset sink, a washer dryer, a cooker, and a spacious family fridge/freezer. This kitchen is thoughtfully designed, providing a functional space for culinary endeavours. Ascending the stairs, you will find a large open hallway, which features a cozy nook perfect for a study area.



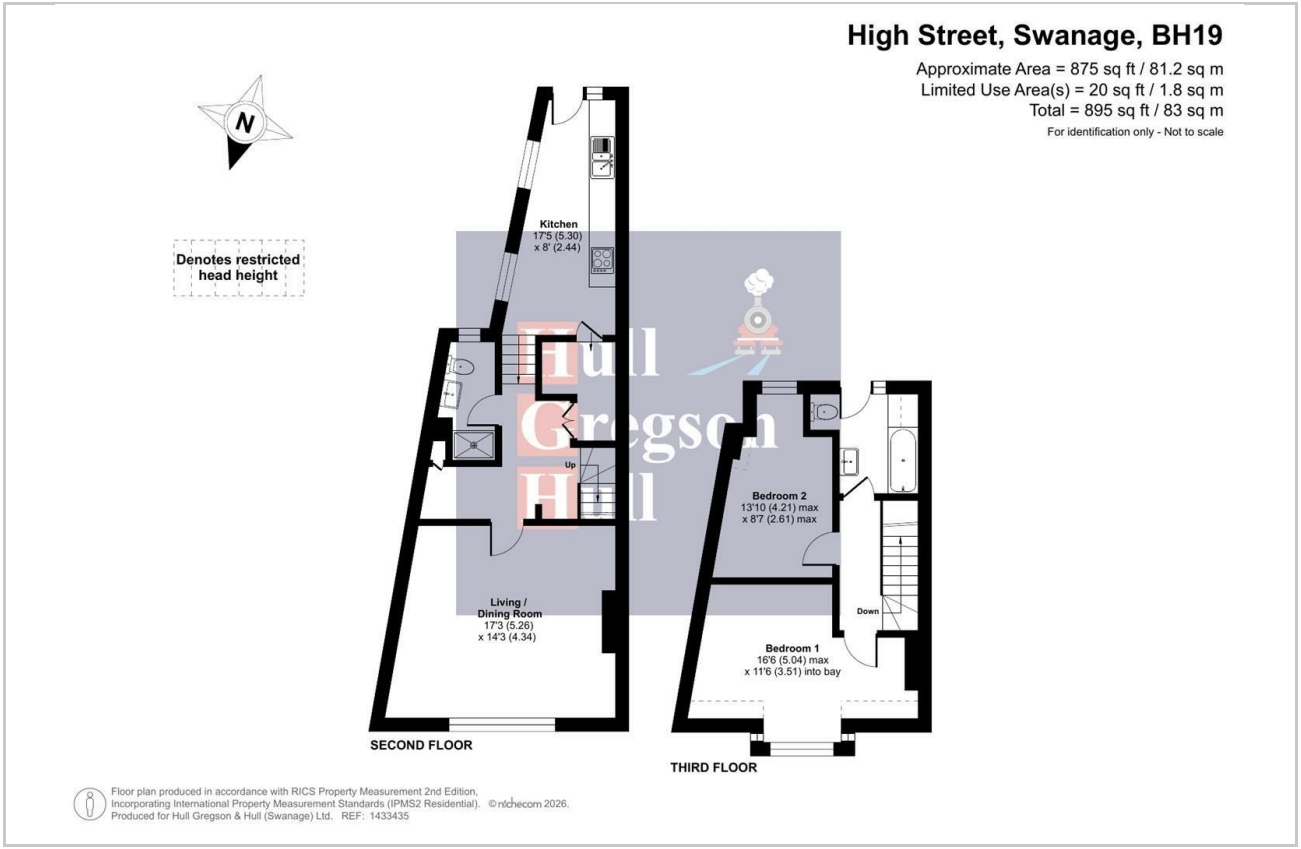
The expansive living and dining room is a highlight of the property, offering ample space for relaxation and entertainment. The room is adorned with a charming feature fireplace, complete with a marble surround, and presents breath-taking views of the bay, creating a serene atmosphere. Additionally, a convenient shower room is located on this level, enhancing the practicality of the home.

The upper level houses two generously sized double bedrooms, both of which provide a comfortable retreat. The main bedroom is particularly noteworthy, featuring a bay window that frames the stunning sea views, allowing you to wake up to the beauty of the coast each day.



For those who enjoy outdoor living, a south-facing sun terrace can be accessed via stairs from either the kitchen or bathroom. This delightful space is perfect for alfresco dining or simply soaking up the sun while enjoying the coastal breeze.

This maisonette is a rare find in a prime location, offering both comfort and stunning views, making it a perfect choice for those looking to embrace the coastal lifestyle in Swanage.





Living / DIning Room 17'3" x 14'2" (5.26 x 4.34)

Kitchen 17'4" x 8'0" (5.30 x 2.44)

Shower Room

Bedroom One 16'6" x 11'6" (5.04 x 3.51)

Bedroom Two 13'9" x 8'6" (4.21 x 2.61)

Bathroom

Outside Terrace

Southerly facing

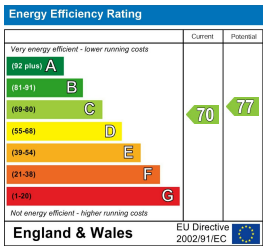
Additional Information.

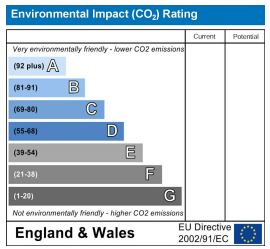
The following details have been provided by the vendor, as required by Trading Standards. These details should be checked by your legal representative for accuracy.

Property type: Second and Third Floor Maisonette
Property construction: Standard
Tenure; Leasehold with share for the freehold. The lease from 2018 and has approximately 992 years remaining. The service charge per annum, to include buildings insurance and communal lighting is approximately £371.94. Both residential lets and holiday lets are allowed. Pets are permitted with permission of the freeholders.
Council Tax: Band C
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.





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