



**SEALOFT, 10 WALROND ROAD, SWANAGE**  
**£350,000 Freehold**

Immaculately presented, this spacious apartment occupies the entire first floor of a small building comprising two flats and is situated in a premier residential position close to the beach and town centre. Amongst its many highlights are the private entrance, pleasant southerly aspect with some views of Swanage Bay, gated rear garden and two parking spaces approached by a rear service lane.

The building is thought to be of traditional cavity construction, having a brick plinth with cement rendering above, under a tiled roof. Notably, the apartment has the benefit of the freehold of the building. There is a good sized loft which could be converted to form further accommodation, subject to building regulations and planning consent.

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.

Viewings are strictly appointment through the Sole Agents, Corbens, **01929 422284**. The postcode for SATNAV is **BH19 1PB**.



The entrance hall welcomes you to this stylish and well-appointed apartment leading through to the dining area which forms the heart of the home. Leading off the generously sized living room is dual aspect has some southerly views to Swanage Bay. The contemporary kitchen has been fitted with grey units, contrasting Quartz worktops, integrated electric hob and double oven, spaces for freestanding fridge/freezer and plumbing for freestanding washing machine and dishwasher.

There are three bedrooms in total. The principal bedroom is notably spacious, South facing and enjoys partial views of Swanage Bay. Bedroom 2 is also a good sized double, positioned at the rear and overlooks the private garden. Bedroom 3 is a single, ideal as a guest room, study/home office. Completing the accommodation, the shower room is fitted with a quality modern suite.

Outside, a gated personal garden is at the rear, bound by fencing, and predominantly lawned with shrub borders. A rear service lane gives access to the parking area with two dedicated parking spaces.



Property Ref WAL2179

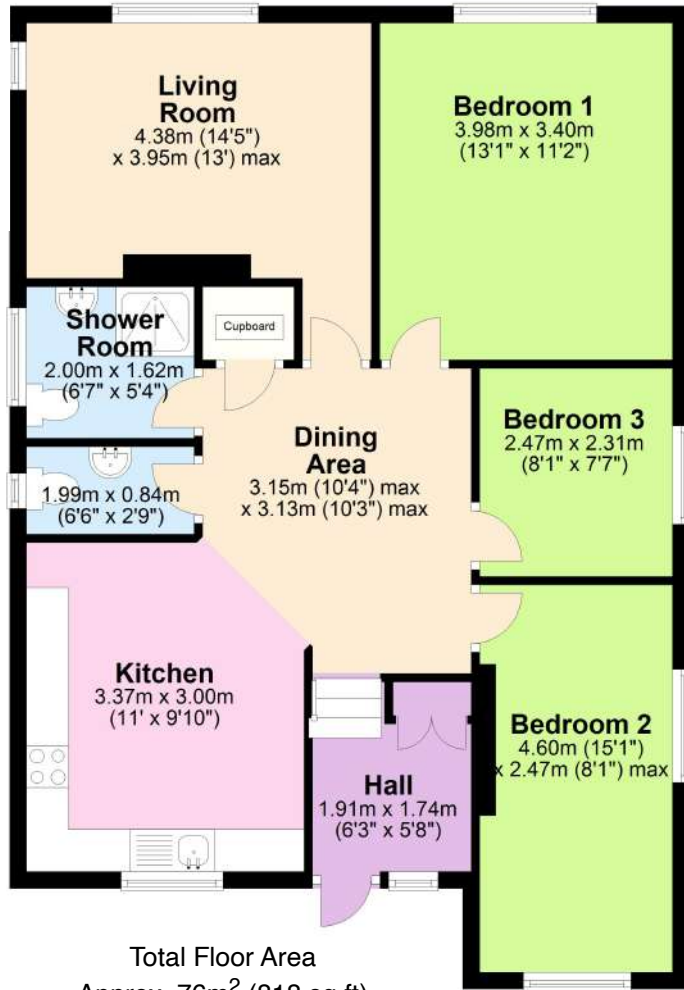
Council Tax Band D - £2,818.07

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	70	75
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		

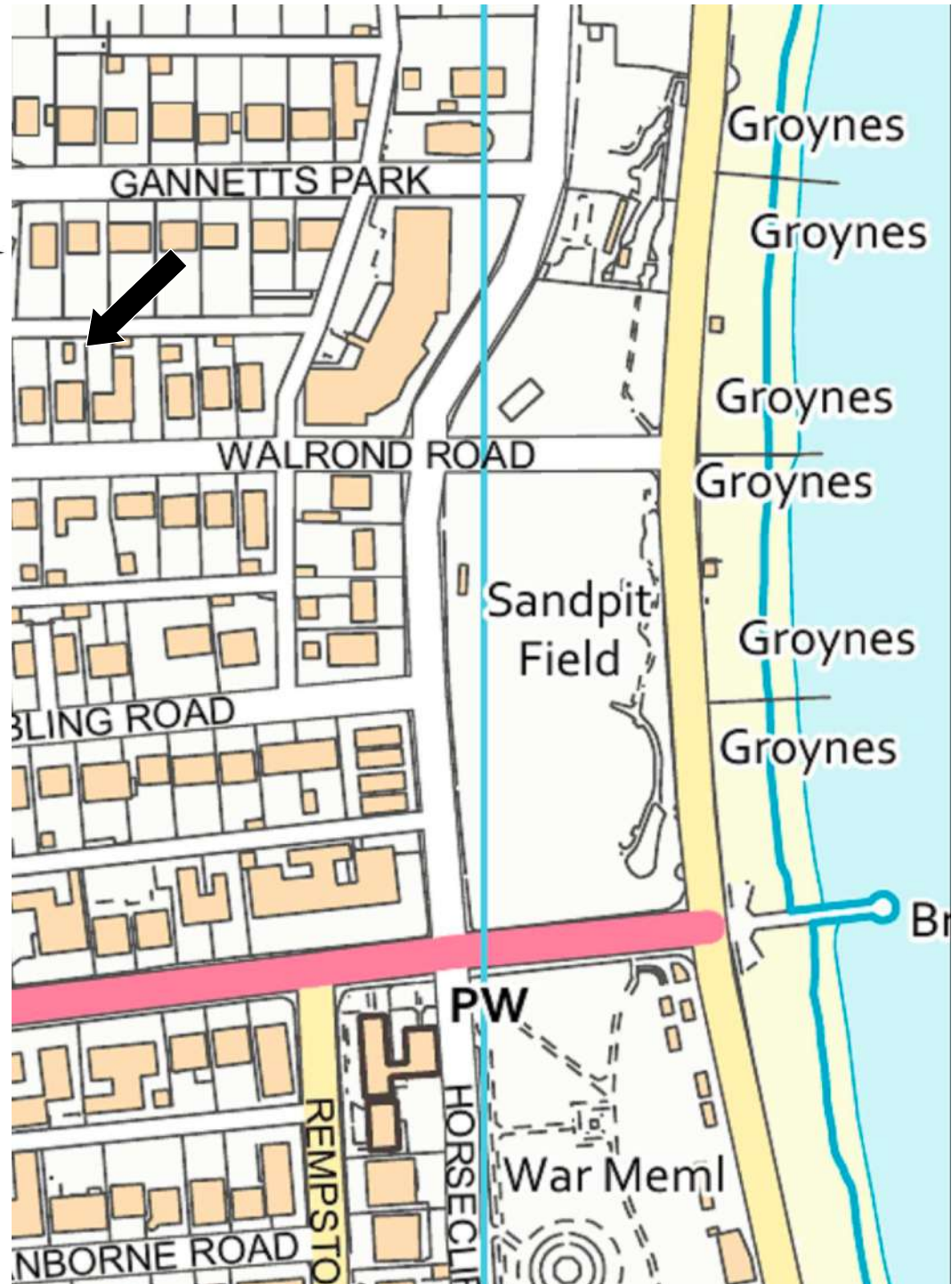


Scan to View  
Video Tour

### First Floor



Total Floor Area  
Approx. 76m<sup>2</sup> (818 sq ft)



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