



**6 THE MULBERRYS, VICTORIA AVENUE, SWANAGE**  
**£299,950 Shared Freehold**

This spacious modern first floor apartment with lift access is situated in an excellent position conveniently located 300 metres level distance from the town centre and beach. The Mulberrys is a small prestigious block of apartments which was formed in 2004 and has cement render elevations under a concrete tiled roof.

Flat 6 The Mulberrys offers bright, generously sized accommodation of contemporary design, incorporating an open plan living room/kitchen that opens to the West facing balcony, creating a harmonious blend of indoor and outdoor living. This is a rare opportunity to acquire a 3 bedroomed coastal property close to the seafront and viewing is highly recommended.

The seaside town of Swanage is located at the Eastern tip of the Isle of Purbeck, delightfully situated between the Purbeck Hills. It has a safe, sandy beach and walkers and cyclists can enjoy the South West Coast Path as well as access to The Durlston Country Park. Swanage is some 10 miles from the market town of Wareham, which has main line rail links to London Waterloo (approx 2.5 hours). Much of the area surrounding the town is classified as being of Outstanding Natural Beauty, incorporating the Jurassic Coast, which is part of the World Heritage Coastline.

Viewings must be accompanied and are strictly by appointment through Sole Agents Corbens, 01929 422284. Postcode for SATNAV is **BH19 1AN**.



Entering this modern apartment, the hallway is central to the accommodation and leads to a bright and airy dual aspect open plan living/dining room and kitchen. The living area, with ample room for a dining table and chairs, has casement doors opening to the West facing balcony which enjoys the afternoon and evening sun. The kitchen area is fitted with a range of light wood effect units, contrasting worktops and integrated gas hob, electric oven, fridge/freezer and dishwasher. There is also space for a washing machine.

There are three double bedrooms. The principal bedroom is a particularly spacious dual aspect room with the benefit of an en-suite shower room. Bedroom two is West facing; it is also generously sized and has a built-in wardrobe. Bedroom three is a double/twin room facing East. The family bathroom completes the accommodation.

Outside, the apartment has one dedicated parking space and visitor parking which is accessed from Northbrook Road.

**Tenure** Shared Freehold. 999 year lease from 1 October 2016. Shared maintenance charge approx £2,288pa. All lets are permitted. Pets are at the discretion of the management company.

Property Ref VIC2284

Council Tax Band D - £2,818.07 for 2026/2027





Swanage Beach nearby

