



Cliff Avenue
Swanage, BH19 1LX

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Asking Price
£645,000 Freehold



Cliff Avenue

Swanage, BH19 1LX

- Versatile Five Bedroom Property Arranged into Three Apartments
- Ideal Investment Opportunity
- Scope to Renovate and Convert STPP
- Spacious Living Accommodation
- Five Double Bedrooms and Three Bathrooms
- Car Port and Garage
- No Forward Chain
- Close to Local Amenities
- Balcony on the First Floor
- Easy to Maintain Patio Garden





An exciting investment opportunity, this versatile five-bedroom property is currently arranged as three self-contained apartments, offering excellent income potential with further scope to renovate, reconfigure or convert (subject to the necessary planning permissions). The property provides spacious and flexible accommodation throughout, comprising five double bedrooms and three bathrooms, making it suitable for a variety of investment or multi-generational living arrangements. Additional benefits include a first-floor balcony, a low-maintenance patio garden, a car port, garage, and the added advantage of no forward chain.

Stepping through the main entrance, we are welcomed firstly into the ground floor apartment lobby with convenient storage cupboard, where doors then lead to the living room, principal bedroom, bedroom two, W.C.,



bathroom and kitchen. The living space is bright and airy with characterful feature fire place. Double doors then lead onto the patio garden, ideal for bistro furniture to enjoy summer evenings after a day at the beach. Opposite the living room is the spacious kitchen, with ample base and eye-level storage unites, four-ring hob with oven under, space for a washer/drier, inset sink and side access into the property. The principal bedroom is a generous double room with ample built in storage, space for a super-king sized bed. A large bay window adds character to the room as well as plenty of sunlight, and a pleasant view over the garden. Bedroom two is another good sized double room with space for freestanding storage. Conveniently positioned between the bedrooms is the bathroom with separate cloakroom.

Stairs then rise from the lobby to the first floor apartment which comprises bedrooms three and four, a generous bathroom, kitchen and living room with balcony. The living space presents another character fireplace, with plenty of room for a cosy sofa suite, coffee table and display cabinets. Uniquely, the space then opens up onto a lovely Southerly facing balcony to enjoy scenic Swanage views. The kitchen is comfortable and practical space offering plenty of storage, inset sink and space for a dishwasher or washing machine. Bedroom three is yet another double bedroom with large bay window and plenty of space for storage, and bedroom four presents as an ideal guest room or children's bedroom, with space for a double bed and storage. The first floor also offers a large bathroom comprising a dual length shower cubicle, bath, W.C., and wash basin.



Finally, stairs rise again to the second floor showcasing an ideal one bedroom apartment, with living room and bay window, utility space with kitchenette, shower room with W.C., and bedroom five with built-in storage.

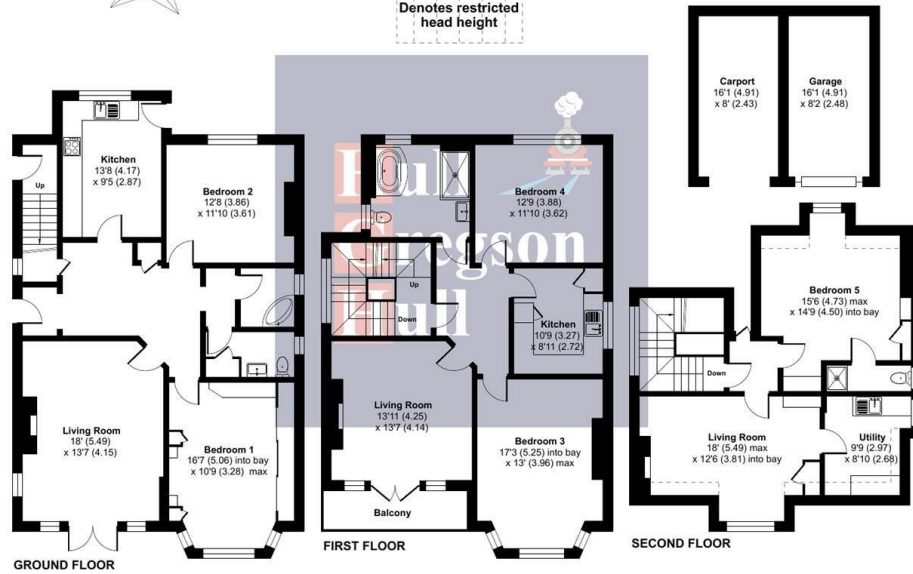
Outside, the property benefits from a garage and car port, ideal for a work shop. The property is located in the picturesque Cliff Avenue just set off from Burlington Road, and close to the beach. Swanage is a traditional seaside town with independent pubs, boutique shops, classic steam train and theatre. Viewing is highly recommended.

Cliff Avenue, Swanage, Swanage, BH19

Approximate Area = 2623 sq ft / 243.6 sq m (excludes carport)
 Limited Use Area(s) = 45 sq ft / 4.1 sq m
 Garage = 131 sq ft / 12.1 sq m
 Total = 2799 sq ft / 259.8 sq m
 For identification only - Not to scale

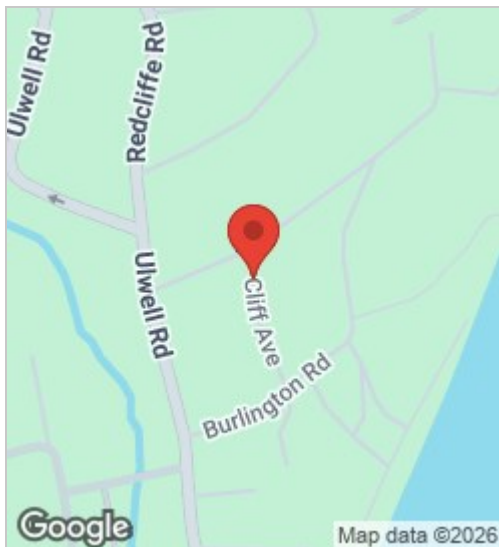


Denotes restricted head height



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nichemcom 2026. Produced for Hull Gregson & Hull (Swanage) Ltd. REF: 1472128

- Living Room Flat 1**
18'0" x 13'7" (5.49 x 4.15)
- Kitchen Flat 1**
13'8" x 9'4" (4.17 x 2.87)
- Bedroom One**
16'7" into bay x 10'9" max (5.06 into bay x 3.28 max)
- Bedroom Two**
12'7" x 11'10" (3.86 x 3.61)
- WC**
- Bathroom**
- Living Room Flat 2**
13'11" x 13'6" (4.25 x 4.14)
- Kitchen Flat 2**
10'8" x 8'11" (3.27 x 2.72)
- Balcony Flat 2**
- Bedroom Three**
17'2" into bay x 12'11" max (5.25 into bay x 3.96 max)
- Bedroom Four**
12'8" x 11'10" (3.88 x 3.62)
- Bathroom**
- Bedroom Five**
15'6" max 14'9" into bay (4.73 max 4.50 into bay)
- Living Room Flat 3**
18'0" max x 12'5" into bay (5.49 max x 3.81 into bay)
- Utility Flat 3**
9'8" x 8'9" (2.97 x 2.68)
- Shower Room**
- Car Port**
16'1" x 7'11" (4.91 x 2.43)
- Garage**
4.91 x 2.68



Energy Efficiency Rating	
Current	Potential
57	77
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	
England & Wales EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ emissions (02 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	
England & Wales EU Directive 2002/91/EC	

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. Council tax area as follows for each apartment: Flat 1 - C, Flat 2 - C, Flat 3 - B

- Property type: House, freehold
- Property construction: Standard
- Mains Electricity
- Mains Water & Sewage: Supplied by Wessex Water
- Heating Type: Gas
- 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. In some instance, virtual staging and virtual enhancements are used. Intending purchasers should not rely on any photos or descriptions 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 firms employment has the authority to make or give any representation or warranty in respect of the property.