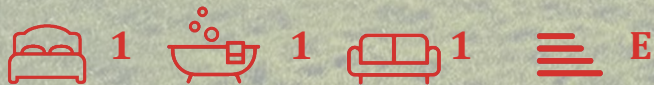




Durlston Road

Swanage, BH19 2HS



**£219,950 Leasehold - Share of
Freehold**

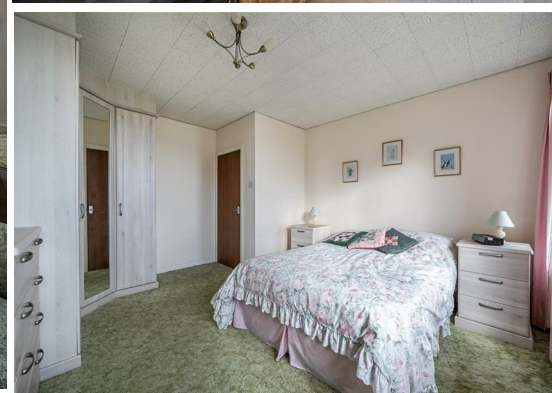


Durlston Road

Swanage, BH19 2HS

- One Bedroom Flat with Private Balcony
- Beautiful Views Towards Durlston Bay
- Well Positioned Within a Quiet Residential Setting
- Light and Airy Accommodation Throughout
- Well Proportioned Bedroom with Pleasant Outlook
- Allocated Parking Space
- Pleasant Communal Gardens
- Ideal as a First-Time Buy, Holiday Retreat or Investment
- Easy Access to Coastal Paths and Countryside Walks
- No Forward Chain





** GROUND FLOOR FLAT WITH BALCONY AND FABULOUS VIEW TO DURLSTON BAY**

Located in the popular area of Durlston in Swanage, this one bedroom, ground floor flat offers comfortable and low maintenance living in a peaceful, coastal location. This property is ideal as a first time purchase, holiday home, or investment opportunity.

The accommodation is light and airy throughout, with a spacious open plan living, kitchen and dining space designed to create a welcoming and relaxing environment. The living area



has ample space for an sofa, coffee table, television and console and free standing furniture. This room also has large windows framing a picturesque scene of the coast and a door opens out to a private balcony. from which to enjoy the gorgeous view across well-tended communal gardens to Durlston Bay.

The kitchen offers a practical layout with ample base and eye level units with integral appliances such as oven and hob with room to add freestanding kitchen equipment. There is space and plumbing for a washing machine.

The flat features a generously sized bedroom with an outlook through a large window framing a stunning and uninterrupted view of Durlston Bay. The bedroom also has the luxury of ample sized built in storage cupboards with plenty of space for freestanding furniture.

The fully tiled and modern bathroom comprises a suite of bath with shower over, wash basin and W.C.

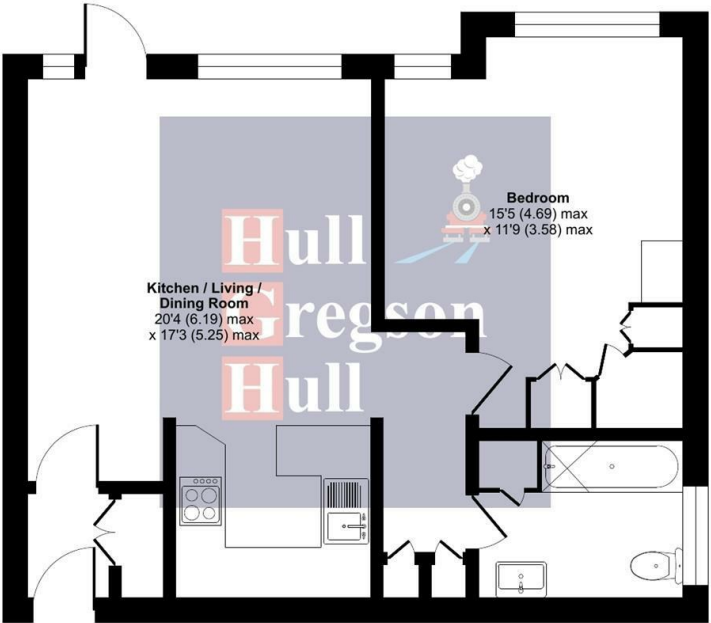
The property benefits from a secure and well maintained communal entrance as well as an allocated parking space.



Hillcrest is in a sought after residential area, known for its stunning surroundings whilst remaining within easy reach of Swanage town centre, the seafront, and a wide range of shops, cafés, and amenities. The property is also ideally placed for enjoying the area's renowned coastal paths, countryside walks, and the stunning Jurassic Coast.

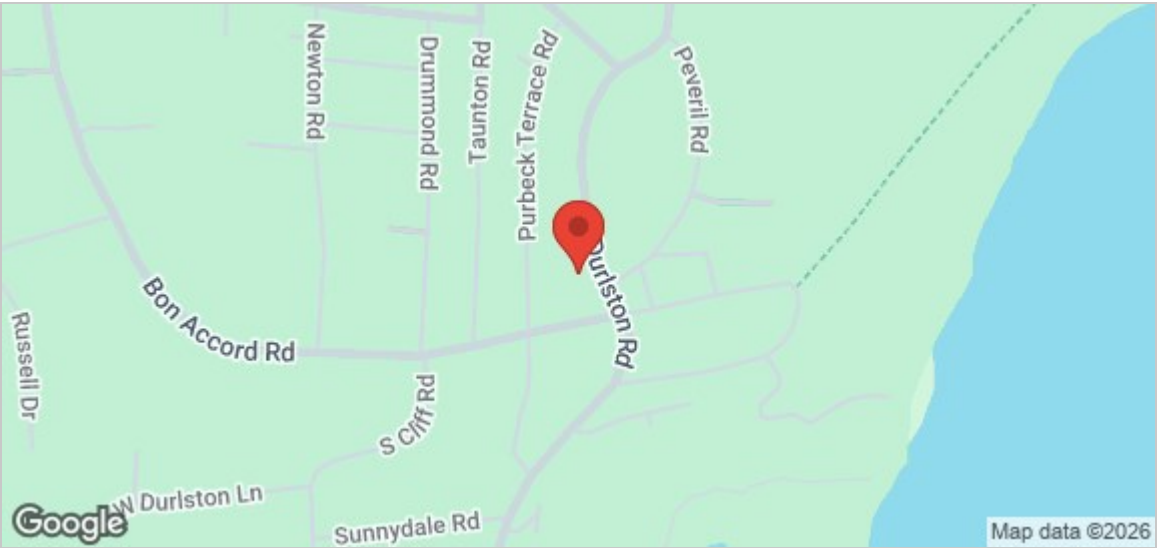
Hillcrest, Durlston Road, Swanage, BH19

Approximate Area = 538 sq ft / 49.9 sq m
For identification only - Not to scale



GROUND FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Hull Gregson & Hull (Swanage) Ltd. REF: 1403318



Kitchen / Living / Dining Room

20'3" x 17'2" (6.19 x 5.25)

Bedroom

15'4" x 11'8" (4.69 x 3.58)

Bathroom

Parking Space

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: Apartment

Property construction: Standard

Tenure: We are advised that there are approximately 973 years remaining on the lease, the service charge is approximately £2500 per annum and pets are considered at the discretion of the management company. Long term lets are permitted but no holiday lets. Council Tax Band 'c'.

Mains Electricity

Mains Water & Sewage: Supplied by Wessex Water

Heating Type: Electric

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	75
EU Directive 2002/91/EC	
England & Wales	

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	
England & Wales	