



7 Highcliffe Road
Swanage, BH19 1LW



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Swanage, BH19 1LW

- Beautifully Presented Ground Floor Apartment
- Three Bedrooms
- Open Plan Kitchen / Living / Dining Room
- Bright Accommodation, Stylishly Presented
- Short Walking Distance to Beach
- Views to Swanage Bay
- Allocated Parking Space with Visitors' Parking
- Private Patio Garden
- Share Of Freehold
- No Forward Chain





A stunning THREE BEDROOM GROUND FLOOR APARTMENT with SEA VIEWS ACROSS THE BAY located at "Seascapes" on Highcliffe Road and a very short walk from the beach at Ocean Bay. The Apartment offers GENEROUS ACCOMMODATION with a seamless blend of COMFORT and STYLE, two bathrooms and allocated PARKING SPACE.



Step inside to discover large, naturally bright and airy rooms, beautifully designed and maximizing space and light.



An open-plan Living /Dining and Kitchen area creates a perfect environment for modern living - whether you're entertaining guests or enjoying a quiet evening at home. The lounge area benefits from a southerly aspect bay window with doors either side opening onto a paved, private garden offering a perfect spot to enjoy the Summer sun and views to the sea.

The tasteful contemporary kitchen boasts high-quality fittings, a range of sleek kitchen units and worktops with ample workspace. Included are gas hob with electric under oven and filtration hood over and integral appliances include washing machine, dishwasher and fridge freezer.

The three bedrooms comprise two double rooms and Bedroom Three is suitable as a single bedroom or, alternatively, study or office. Bedroom One has built-in wardrobes and the benefit of a shower room en suite which comprises shower cubicle, corner washbasin with cupboard under and WC. Bedroom Two is a bright and restful bedroom and could site a a double or twin beds.

Externally, the property has an allocated parking space to the rear of the property with two Visitors' parking spaces available. The patio garden to the front of the property is private to the apartment. Imagine sitting in the garden in the sunshine, gazing at the sea.

Located in the charming seaside town of Swanage, this exceptional property offers easy access to the beach and scenic coastal walks over Ballard Down.

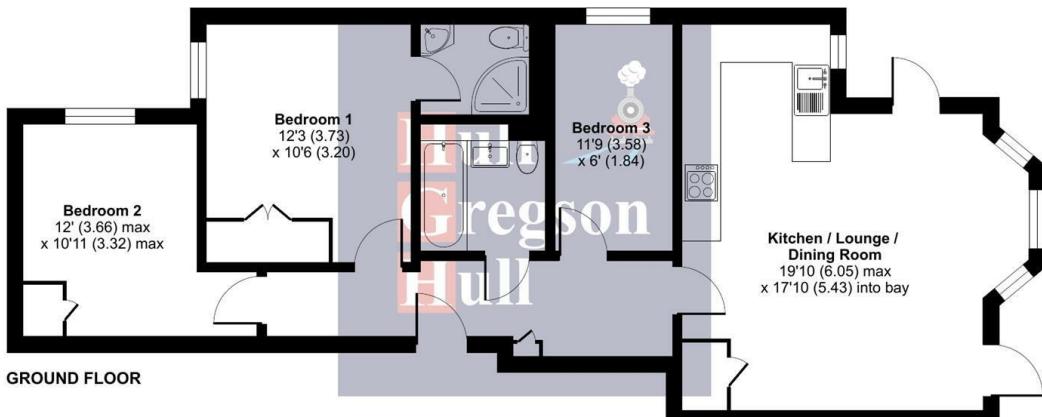
With its combination of space, style, and prime location, this apartment is a rare find.



Highcliffe Road, Swanage, BH19

Approximate Area = 789 sq ft / 73.3 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichescom 2025. Produced for Hull Gregson & Hull (Swanage) Ltd. REF: 1283546



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Kitchen / Lounge / Dining Room 19'10" max x 17'10" into bay (6.05m max x 5.44m into bay)

Bedroom One 12'2" x 10'5" (3.73 x 3.20)

En Suite Shower Room

Bedroom Two 11'0" max x 10'10" max (3.36 max x 3.32 max)

Bedroom Three 11'8" x 6'0" (3.58 x 1.84)

Bathroom

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: Ground Floor Apartment

Tenure: Leasehold with Share of Freehold. Maintenance charge is approximately £2,300 per annum (£169 payable per month) Long term and short term lets permitted. Pets by permission of the Management. .

Property construction: Standard

Council Tax: Band E

Mains Electricity

Mains Water & Sewage: Supplied by Wessex Water

Heating Type: Underfloor (water) heated by gas boiler.

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			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 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	