FLAT 6 ISLAND VIEW, REMPSTONE ROAD, SWANAGE

£450,000 Shared Freehold

This spacious apartment is situated on the second floor of a small purpose built block which stands in the centre of Swanage approximately 150 metres from the sea front and main shopping thoroughfare. Island View was built around 2004 of traditional cavity brick under a tiled roof.

Flat 6 Island View offers well planned accommodation with views across parkland to Swanage Bay, Ballard Down and the pier. It is ideally located in the heart of the town and has the considerable advantage of a good sized living room, 2 balconies, lift access and dedicated parking.

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.

All viewings are strictly by appointment through the Sole Agents, **Corbens, 01929 422284**. The postcode for this property is **BH19 1DL.**

The entrance hall welcomes you to this spacious modern apartment. Leading off, the living room is a good size and has a large bay window. It enjoys good views over the recreation ground and bandstand to Swanage Bay and has access to the covered balcony. The kitchen is fitted with an extensive range of light units, contrasting worktops and integrated appliances.

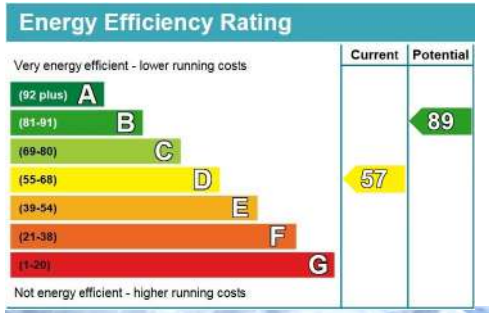
There are two double bedrooms; the principal room is particularly spacious with a large bay window and has the benefit of fitted furniture and an en-suite shower room. Bedroom two is also is a good sized double and has access to the second balcony facing West. The bathroom is fitted with a white suite and completes the accommodation.

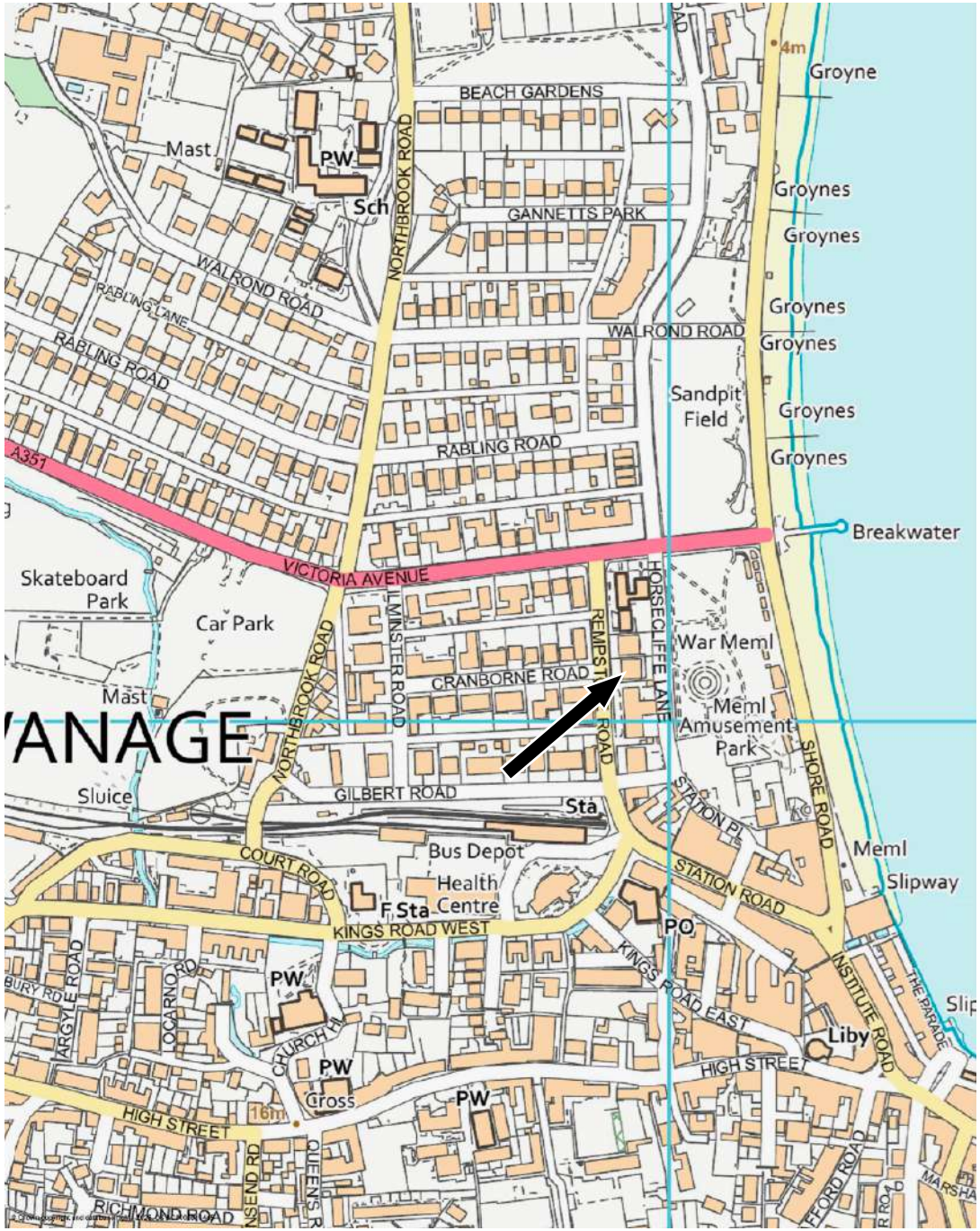
Outside, the apartment has the advantage of two balconies, one facing East to enjoy the views over parkland to the sea. The second balcony faces West and enjoys the afternoon and evening sun. There is a dedicated double length parking space at the rear, which is accessed via Horsecliffe Lane.

TENURE Shared Freehold. 125 year lease from 1 January 2004. There is a shared maintenance liability which amounts to £2,167.98pa. Long lets permitted, holiday lets and pets are not.

Property Ref REM2304 Council Tax Band E - £3,444.30 for 2026/2027

Total Floor Area Approx. TBCm²
(TBC sq ft)





THE PROPERTY MISDESCRIPTION ACT 1991 You are advised to check the availability of this property before travelling any distance to view. The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. References to the Tenure of a Property are based on information supplied by the Seller. The area of the building is given for guidance purposes only and must be verified by the purchasers surveyor. A Buyer is advised to obtain verification of this information from their Solicitor and/or Surveyor. FLOOR PLANS The floor plans supplied are for guidance purposes only and should not be used for measuring. Small recesses, cupboards & sloping ceilings may not appear on the plans. LOCATION PLAN The location plans supplied are for identification purposes only and are reproduced from the Ordnance Survey Map with permission of the Controller of H.M. Stationery Office. Crown Copyright reserved.

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