

14 DOLPHIN COURT, NORTHBROOK ROAD, SWANAGE

£240,000 Shared Freehold

This modern apartment is situated on the first floor and is part of a small purpose built block which forms part of a larger development standing in a fine residential position close to the Beach Gardens and some 500 metres from the beach via Battlegate Chine. ‘Dolphin Court’ was constructed around 1977 and is of traditional cavity construction with cement rendered external elevations under a tiled roof.

The apartment has the advantage of a good sized South facing living room, views of the Purbeck Hills, well tended communal grounds and a single garage in a nearby block.

Swanage lies at the Eastern tip of the Isle of Purbeck delightfully situated between the Purbeck Hills. It has a fine, safe, sandy beach, and is an attractive mixture of old stone cottages and more modern properties, all of which blend in well with the peaceful surroundings. To the South is Durlston Country Park renowned for being the gateway to the Jurassic Coast and World Heritage Coastline.

Property Ref NOR2301 Council Tax Band C - £2,504.96 for 2026/2027





Through the shared entrance porch, stairs lead to the first floor. The spacious living room is South facing and features a large picture window and attractive fire surround. The separate kitchen is dual aspect and is fitted with a range of light wood effect units, contrasting worktops and has an integrated electric oven with gas hob over.

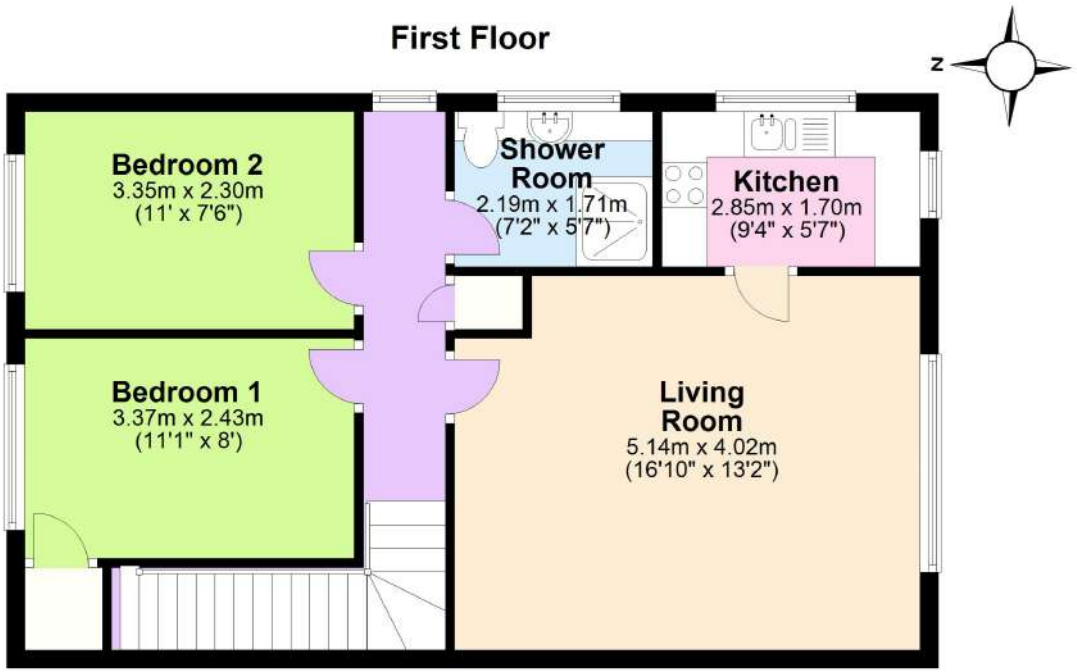
There are two double bedrooms; both are North facing and have some views over the town to the Purbeck Hills in the distance. The shower room fitted with a modern suite completes the accommodation.

Outside, there are well tended communal grounds, which are mostly laid to lawn with flower/shrub beds. There is a single garage, measuring 4.58m x 2.4m and standing in a nearby block within the grounds of the development.

TENURE Shared Freehold. 999 year lease from 25 December 1976. Shared maintenance amounted to £800 in 2025. All lettings are permitted. Pets are at the discretion of the management company.

VIEWING Strictly by appointment only through Corbens, 01929 422284. The postcode for this property is **BH19 1QJ**.

Total Floor Area Approx. 60m² (646 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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