



Peveril Heights

Swanage, BH19 2AZ



Offers In Excess Of £299,950
Leasehold - Share of Freehold

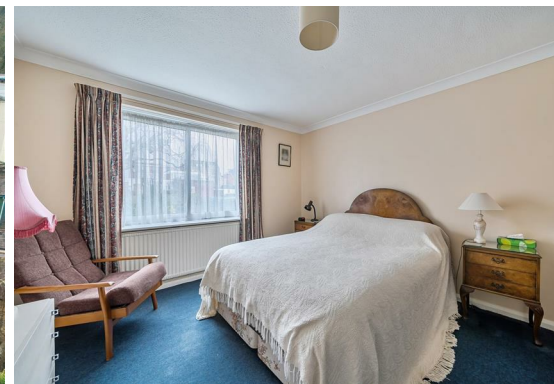


Peveril Heights

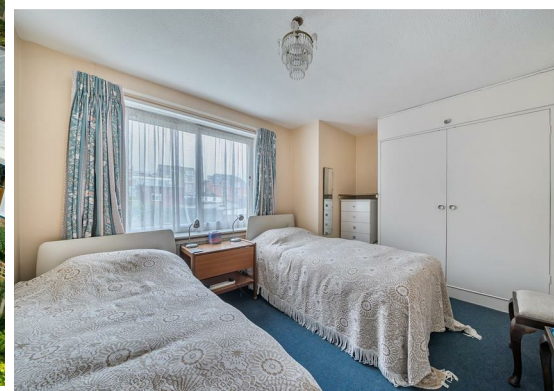
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- First Floor Apartment with Sea Views
- Two Generous Double Bedrooms
- Private Balcony
- Bright and Airy Open Plan Living & Dining Area
- Large Windows
- Close to Swanage Beach and Local Amenities
- Ideal as a Main Residence, Holiday Home or Investment Opportunity
- No Onward Chain
- Beautifully Kept Communal Gardens
- Garage





We are pleased to present this **FIRST FLOOR APARTMENT** in an ideal location **CLOSE TO THE TOWN, PROMENADE and BEACH** and with **GORGEOUS VIEWS** over downland towards the **PIER and SWANAGE BAY**. It has the benefit of **SPACIOUS ACCOMMODATION, LARGE SEA-FACING BALCONY** and **GARAGE**.



Stepping into communal entrance with stairs rising to the first floor. Through the apartment door, we enter a large entrance hallway great for storing coats and shoes after a walk along the nearby Jurassic coastline. A cloakroom with W.C is separate and adjacent the to the Bathroom which comprises bath with shower over and wash hand basin.

The impressive living and dining room is



flooded with natural light through large sliding doors opening on to private balcony - a great spot for al fresco dining or an opportunity to enjoy your own sea-gazing. This room has space for a large dining table, comfortable sofa and chairs, and occasional furniture.

The kitchen has a range of wall and base units and space for freestanding white goods. It includes space against the window, again with a sea view, to place a breakfast table. To one side, a large store cupboard houses the gas fired boiler.

The main bedroom is bright and westerly facing and has a pleasant outlook over the well-tended communal gardens. It will accommodate a king-size bed and freestanding furniture and has a large built in wardrobe

The second bedroom is also a great size double room with another large window. This is an ideal large space for guest accommodation or home office

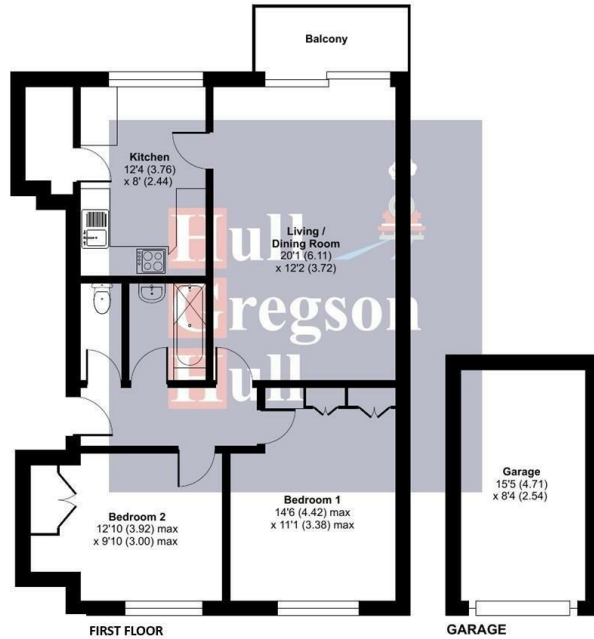
Outside, there is a communal lawn area leading to the main entrance on the property. It also has a garage for extra storage and first come first serve parking spaces at the rear of the block.

Peveril Heights is located a short walk away from Swanage town centre, award winning beache and all attractions. Swanage boasts a wealth of independent pubs, boutique shops, and has bus links to Poole and Bournemouth.



Peveil Heights, Swanage, BH19

Approximate Area = 774 sq ft / 71.9 sq m
 Garage = 129 sq ft / 11.9 sq m
 Total = 903 sq ft / 83.8 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). © nrichcom 2025. Produced for Hull Gregson & Hull (Swanage) Ltd. REF: 1392877

Living / Dining Room
 20'0" x 12'2" (6.11 x 3.72)

Kitchen
 12'4" x 8'0" (3.76 x 2.44)

Bedroom One
 14'6" x 11'1" (4.42 x 3.38)

Bedroom Two
 12'10" x 9'10" (3.92 x 3.00)

Bathroom

Separate WC

Garage
 15'5" x 8'3" (4.71 x 2.54)

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: First Floor Flat

Property construction: Standard

Tenure: Share of Freehold. Lease length of 999 years from 1970. Long term lets permitted. Short term lets are not permitted. The services charges are approximately £2800 per annum. Pets by permission of Management.

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. 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.

