



PENTHOUSE, SHORE HOUSE, SHORE ROAD, SWANAGE
Guide £1,250,000

This is an extremely rare opportunity to acquire a luxury penthouse apartment situated in a secure, prestigious development of 22 flats, constructed to an exceptionally high standard in 2017. Shore House is exclusively for the over 55s and was developed by Ortus Homes who specialise in luxury developments in enviable locations in the UK. It is situated in an outstanding position facing the sea and commands panoramic views of Swanage Bay to the Pier and the Isle of Wight in the distance and is approximately half a mile from the town centre.

First impressions are that the penthouse offers a modern, stylish decor throughout. Situated on the second floor on the Eastern side of the block, the lift access to this level exclusively serves the penthouse. Upon entering the apartment, the spacious entrance hall leads firstly into the Living Room/Dining room and Kitchen, which is fully fitted. From here, two sets of bi-folding doors lead to the roof terrace, which surrounds the apartment. The hallway continues to lead to both of the two double bedrooms, with the master benefitting from en-suite shower room. The modern family bathroom suite completes the accommodation. Overall, the apartment is spacious and well-planned with ample storage, providing a comfortable living space.

One of the finest features of the apartment is the stunning panoramic sea view which can be appreciated from principle rooms. The large roof terrace surrounds the apartment and is accessible from the living area and both bedrooms. The North, East and Southern aspects allow for ample light to permeate throughout the apartment, enabling the occupants to fully appreciate the sea views, which stretch from Old Harry Rocks to 'The Downs'. To the outside of the apartment are the landscaped communal grounds with attractive flower beds, shrubbery and paved seating areas. The apartment comes with two allocated undercroft parking spaces as well as visitors parking spaces.

The flat is held on a 999 year lease from 2016. The annual maintenance charge for 2020/2021 is £3,295 plus Ground Rent £200, which includes all central heating and water charges. Qualifying long lets are permitted but holiday lets are not. Pets at the discretion of the management company.

This is a rare opportunity to acquire a luxury penthouse apartment on the sea front with unrivalled sea views and a viewing is highly recommended to appreciate. All viewings must be accompanied and these are strictly by appointment through the Sole Agents, **Corbens, 01929 422284**.

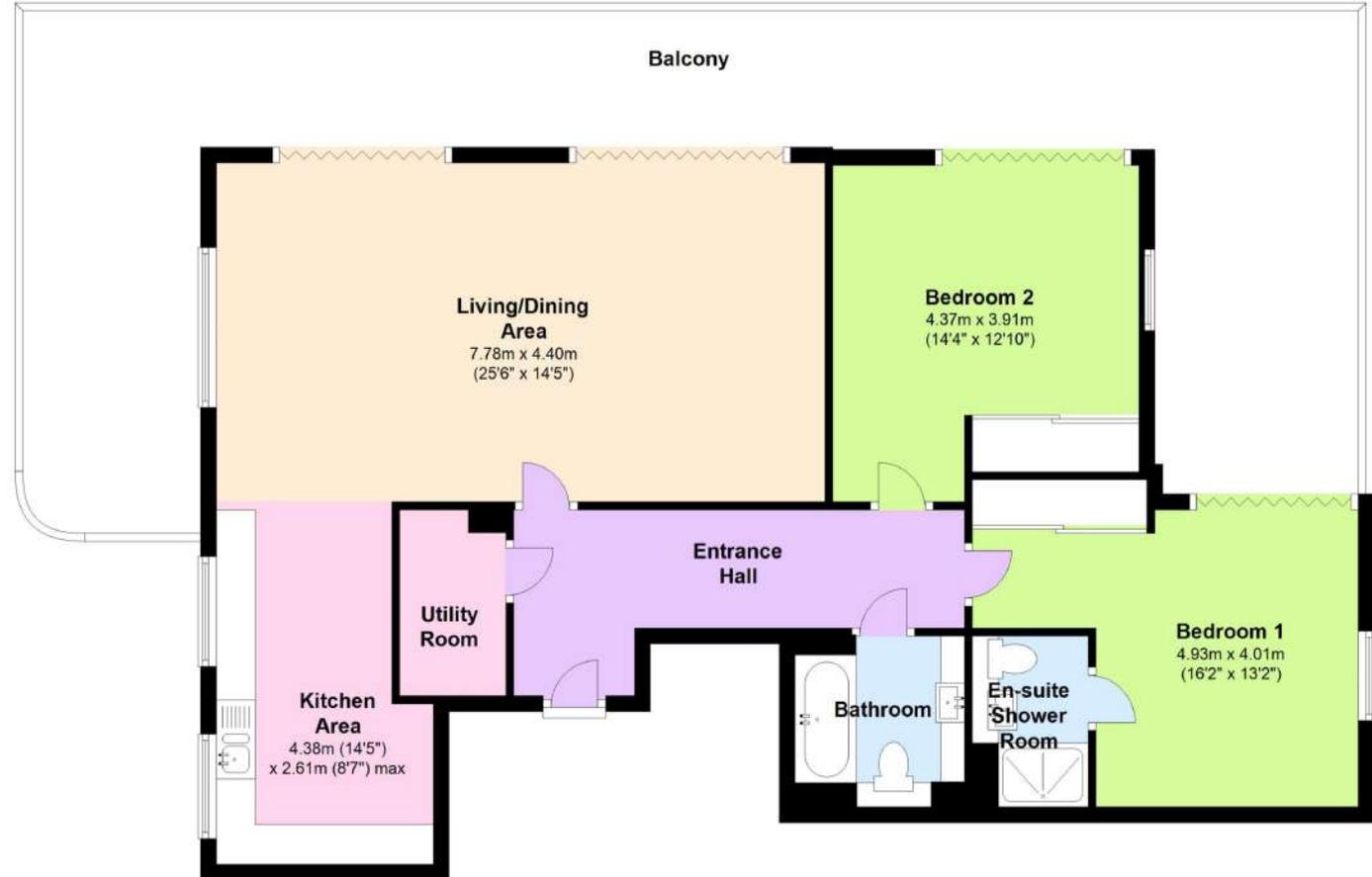
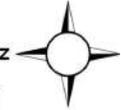


Swanage is a great place to call home. With safe award winning beaches, lined with pretty beach huts and an excellent range of cafes, Steam Railway and magnificent Wellington Clock Tower standing proud at the entrance to the harbour, the town is a unique blend of ancient history, 1950s seaside charm and 21st Century modernity. There are very good schools to choose from, all highly rated.

Offering some of the best outdoor activities, paddleboarding in the calm bays or coastering in the wilder coves at Durdle Door or Dancing Ledge. You can learn to sail, scuba-dive or discover the coast by kayak. Or simply swim. Away from the water, there is a spectacular 18 hole course at the Isle of Purbeck Golf Club, tennis at the Swanage Club and walking or cycling whichever way you turn.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C	79	79
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			

Second Floor



Accommodation

Living/Dining Area	7.78m x 4.4m (25'6" x 14'5")
Kitchen Area	4.38m x 2.61m (14'5" x 8'7")
Bedroom 1	4.93m x 4.01m (16'2" x 13'2")
En-suite Shower Room	2.17m x 1.48m (7'1" x 4'10")
Bedroom 2	4.37m x 3.91m (14'4" x 12'10")
Bathroom	2.17m x 2.17m (7'1" x 7'1")
Balcony	57'5" max x 23'1" max

Total Approximate Floor Area 104m² (1119.44 sq ft)

Property Ref: SHO1406

