



**2 THE LONG HOUSE, PEVERIL ROAD, SWANAGE**  
**£285,000 Shared Freehold**



This apartment is situated on the first floor of a small detached, two storey block, which stands in a superb sheltered position on the Southern slopes of Swanage with direct access from the private gardens to 'The Downs' and only a short distance from Durlston Country Park, the Townsend Nature Reserve and the town. Originally Victorian stables, the property was converted into six individual apartments in the 1950s. The Long House is thought to be of brick construction with external cement rendered elevations under a slate roof.

Immaculately presented and finished throughout with a stylish neutral decor, the apartment has the advantage of its own personal entrance, a pleasant southerly aspect, open plan living room/kitchen and an integral garage.

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.

All viewings must be accompanied and are by appointment through the Sole Agents, **Corbens, 01929 422284**. The postcode for this property is **BH19 2DQ**.



Approached by its own private entrance this stylish first floor apartment enjoys a pleasant southerly aspect and has attractive wooden flooring throughout. The living room and kitchen are open plan with the kitchen area fitted with a range of contemporary units, contrasting worktops and integrated electric oven and induction hob.

There are two bedrooms, the master is particularly spacious double whilst bedroom two is a good sized single and has been fitted with a range of furniture including day bed. The bathroom, with modern suite and linen cupboard with plumbing for washing machine, and separate WC completes the accommodation.

Outside, there are well tended communal grounds, including shared parking area, which are mostly laid to lawn with shrubs and are surrounded by Purbeck stone walls. There is an integral garage measuring 5.51m x 2.83m (18' x 9'3"), with electric light and power and a timber roller door.

**TENURE** Shared Freehold. 999 year lease from 1961. Ground Rent of £10pa. Shared maintenance liability approx. £1,350pa. Long lets and pets at the discretion of the freeholder, holiday lets are not permitted.

Property Ref PEV1674

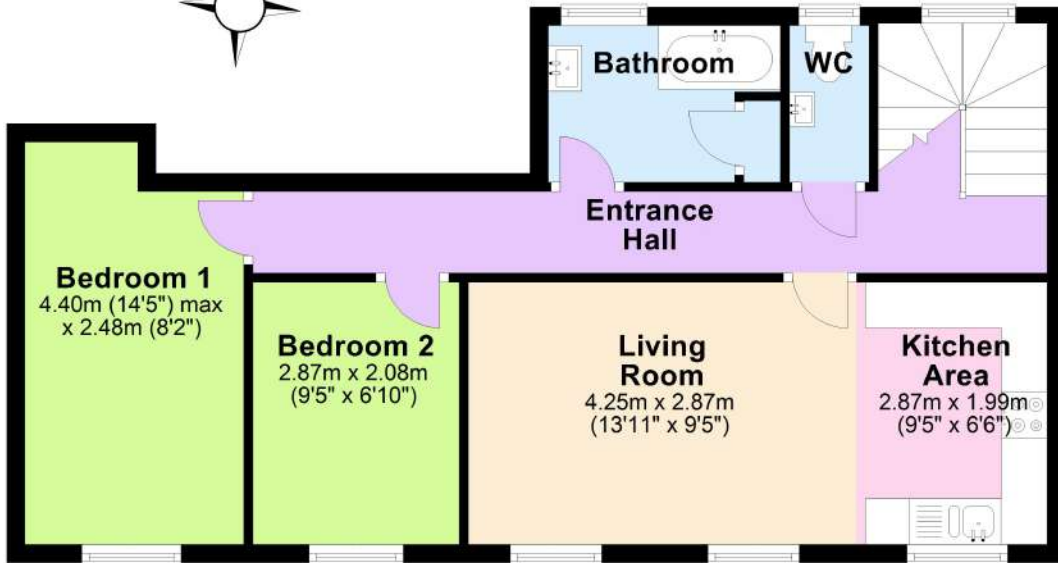
Council Tax Band B





Total Floor Area Approx. 62m<sup>2</sup> (667 sq ft)

**First Floor**



'The Downs'



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		68
(39-54)	<b>E</b>		
(21-38)	<b>F</b>	32	
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			

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.



