



1-4 SCOTT'S HOUSE, 50 PROSPECT CRESCENT, SWANAGE
From £295,000 Shared Freehold

Scott's House is a small development of four brand new apartments situated in a popular residential area approximately three quarters of a mile level distance from the town centre and Swanage beach.

The properties are currently under construction and are being built to a high standard by a reputable local builder and will have the benefit of a 10 year warranty, timber framed triple glazed windows and French doors to ground floor, under floor heating and hybrid electric and air source heat pump boilers. The style of the apartments complement the local environment and are of Purbeck stone construction, under a slate tiled roof.

The seaside resort of 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 cottage and more modern properties. To the South is the Durlston Country Park renowned for being the gateway to the Jurassic Coast and World Heritage Coastline. The market town of Wareham which has main line rail link to London Waterloo (approx. 2.5 hours) is some 9 miles distant with the conurbation of Poole and Bournemouth being in easy reach via the Sandbanks ferry.

Viewing is strictly by appointment through the Sole Agents, Corbens, 01929 422284. Postcode for SATNAV **BH19 1BE**.



Garden Area

GROUND FLOOR - FLAT 1 - £355,000

Living Room 4.4m x 3.5m (14'4" x 11'2"), South East, triple glazed French doors to personal garden.
 Kitchen 3.3m x 2.7m (10'10" x 8'10"), West, choice of units - £5,000 allowance.
 Bedroom 1 3.9m x 3.4m (12'10" x 11'2"), South, triple glazed French doors to personal garden.
 Bedroom 2 3.3m x 3m (10'10" x 9'10"), East.
 Bathroom 2.8m x 1.5m (9'2" x 4'11"), choice of suite - £2,500 allowance.
 Outside Enclosed patio, dedicated parking space with EV charging point.

GROUND FLOOR - FLAT 2 - £345,000

Living Room 4.4m x 3.5m (14'4" x 11'2"), North East, triple glazed French doors to personal garden.
 Kitchen 3.3m x 2.7m (10'10" x 8'10"), West, choice of units - £5,000 allowance.
 Bedroom 1 3.9m x 3.4m (12'10" x 11'2"), North, triple glazed French doors to personal garden.
 Bedroom 2 3.3m x 3m (10'10" x 9'10"), East.
 Bathroom 2.8m x 1.5m (9'2" x 4'11"), choice of suite - £2,500 allowance.
 Outside Patio and good sized garden, dedicated parking space with EV charging point.

FIRST FLOOR - FLAT 3 - £325,000 - SALE AGREED

Living Room 4.4m x 3.5m (14'4" x 11'2"), South East.
 Kitchen 3.3m x 2.7m (10'10" x 8'10"), West, choice of units - £5,000 allowance.
 Bedroom 1 3.9m x 3.4m (12'10" x 11'2"), South.
 Bedroom 2 3.3m x 3m (10'10" x 9'10"), East.
 Bathroom 2.8m x 1.5m (9'2" x 4'11"), choice of suite - £2,500 allowance.
 Outside Patio and small garden, dedicated parking space with EV charging point.

FIRST FLOOR - FLAT 4 - £295,000

Living Room 4.4m x 3.5m (14'4" x 11'2"), North East.
 Kitchen 3.3m x 2.7m (10'10" x 8'10"), West, range of grey fitted units.
 Bedroom 1 3.9m x 3.4m (12'10" x 11'2"), North.
 Bedroom 2 3.3m x 3m (10'10" x 9'10"), East.
 Bathroom 2.8m x 1.5m (9'2" x 4'11"), choice of suite - £2,500 allowance.
 Outside Dedicated parking space with EV charging point.

TENURE Shared Freehold. 999 year lease. Pets at the discretion of the Management Company.

Ground Floor



First Floor



Ground Floor



First Floor



Ordnance Survey (c) Crown Copyright 2021. All rights reserved. Licence number 100022432

Please Note: These particulars show the floor plan, measurements and CGIs taken from plans.

Anticipated Completion Spring 2024.

Property Ref PRO1687

Council Tax - To be Assessed

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.

