



38a HIGH STREET, SWANAGE  
£195,000 Leasehold

This first and second floor maisonette is conveniently located in the heart of Swanage town centre approximately 250 metres from the town square and sea front. It is in good decorative order throughout and is offered for sale with no forward chain. There is a private entrance at the rear from the Kings Road East.

No 38a is thought to have been built during the early part of the 20th Century and has brick elevations under a flat roof. The accommodation is arranged over three floors with a shop on the ground floor.

The seaside town of Swanage lies at the Eastern tip of the Isle of Purbeck, delightfully situated between the Purbeck Hills. It has a 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 the Durlston Country Park renowned for being the gateway to the Jurassic Coast and World Heritage Coastline. The market town of Wareham is some 9 miles away and has main line rail link to London Waterloo (about 2.5 hours).

Property Ref: HIG1848

Council Tax Band A



The personal entrance at the rear opens to a small courtyard with some space for storage. There is a WC on the ground floor of the building, and the first floor offers a spacious living room with bay window overlooking the High Street. At the rear there is a galley style kitchen with modern units in cream and wooden worktops, with space for washing machine and fridge/freezer. The generously sized bedroom is on the second floor and has a range of fitted wardrobes with similar southerly views to the living room. On this landing there is a large storage cupboard and the shower room at the rear completes the accommodation.

#### **Tenure**

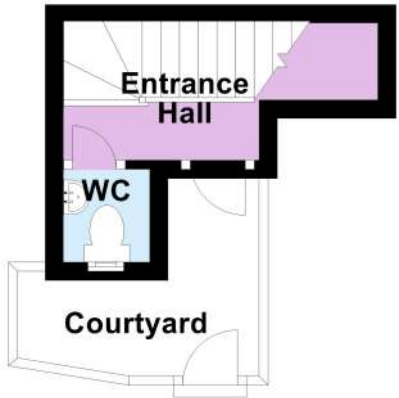
Leasehold. 999 Year Lease. Commencement date 24 June 2007.  
Shared Maintenance liability to be agreed on an as and when incurred basis.  
All lets and pets are permitted.

#### **Services**

Mains electricity, water and drainage, gas is available but not connected.

Viewing is highly recommended and strictly by appointment through the Sole Agents, **Corbens, 01929 422284**. The postcode for SatNav is BH19 2NX.

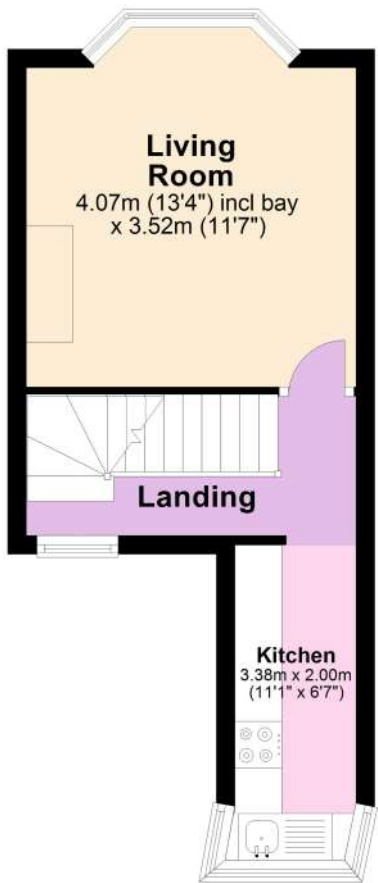
### Ground Floor



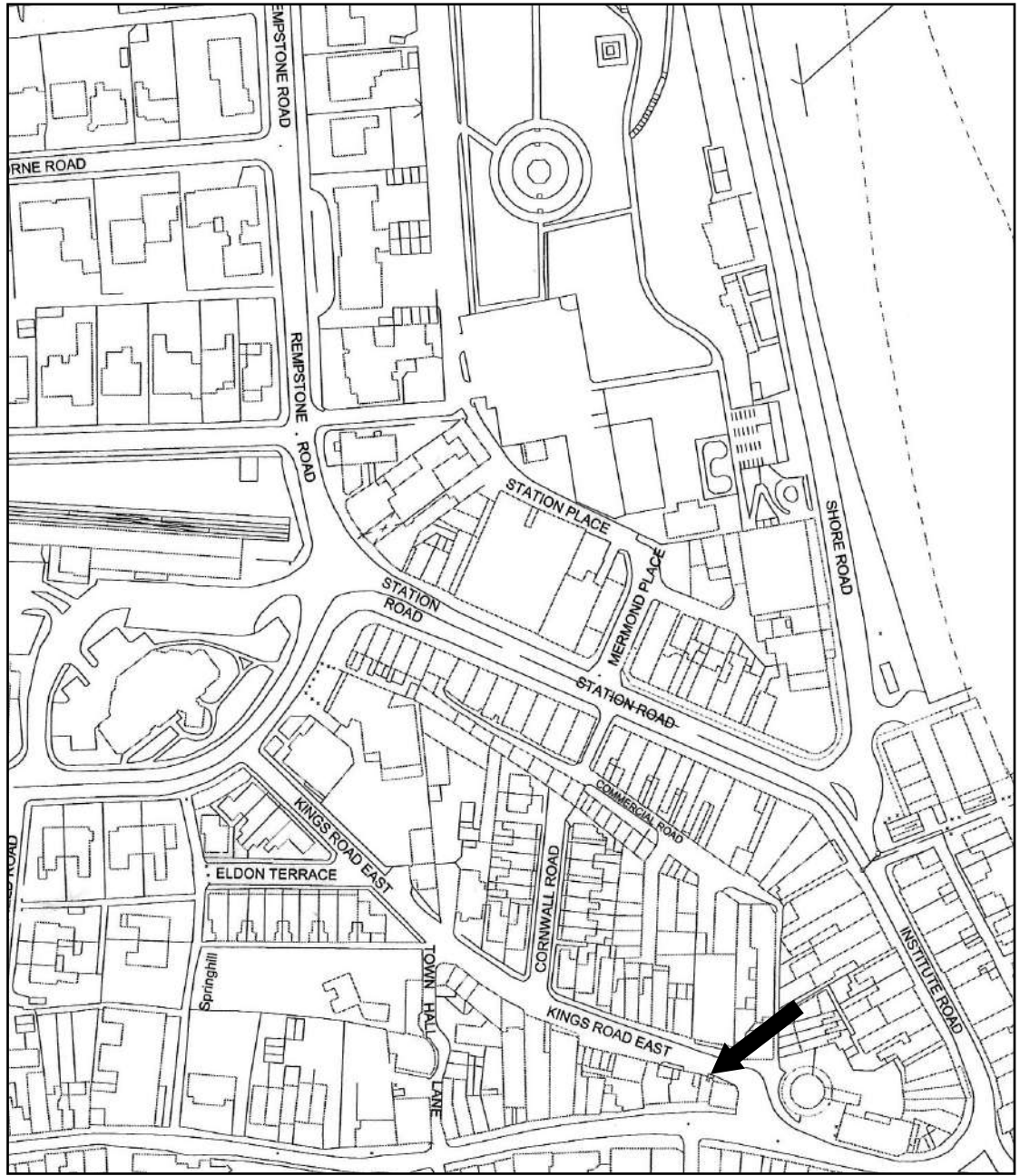
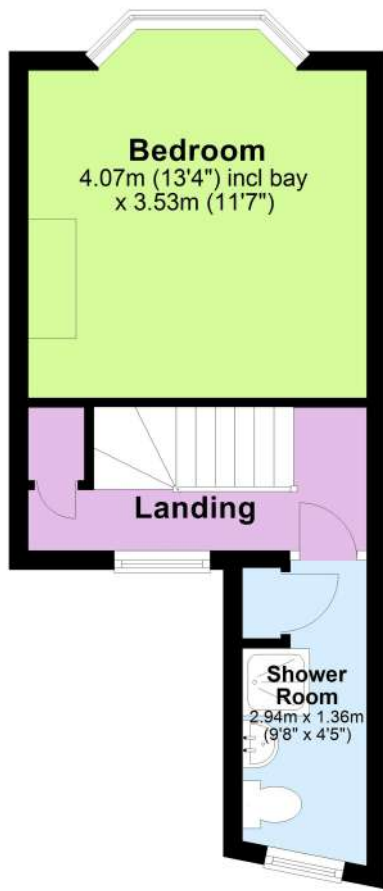
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	60	69
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			

Total Approximate Floor Area  
42 m<sup>2</sup> (452 sq ft)

### First Floor



### Second Floor



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.



Swanage Sea front

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