



3 BEACH HAVEN, RABLING ROAD, SWANAGE
£325,000 Leasehold

No 3 Beach Haven is an immaculately presented first floor apartment conveniently located in a popular residential area approximately 250 metres from the seafront and town centre. It offers good sized, modern accommodation finished in neutral tones throughout and has the considerable advantage of southerly views over the town.

This modern purpose built block was constructed to a high specification in 2005 with external elevations of brick with stone dressings under a tiled roof. It comprises 5 apartments and has dedicated parking at the rear.

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.

VIEWINGS Strictly by appointment through the Sole Agents, Corbens, 01929 422284. The postcode for SATNAV is **BH19 1ED**.



The entrance hall welcomes you to this modern apartment and leads through to the spacious open plan South facing living room/kitchen. This is an extremely light room with ample space for a dining table. The kitchen is fitted with a range of cream gloss units, contrasting worktops with a range of integrated appliances including refrigerator, freezer, washer/dryer, gas hob with electric oven under and extractor hood.

There are two good sized double bedrooms. Bedroom 1 is situated at the front and Bedroom 2 to the side. The bathroom is fitted with a white suite including bath with shower over and completes the accommodation.

Outside, the communal grounds are well tended. A rear service lane gives access to the brick paved parking area with dedicated parking space for each flat.

TENURE The flat is held on a 99 year lease from 2007 with a ground rent of £250 per annum and a current maintenance charge of £1,380 per annum. All lettings and pets are permitted.

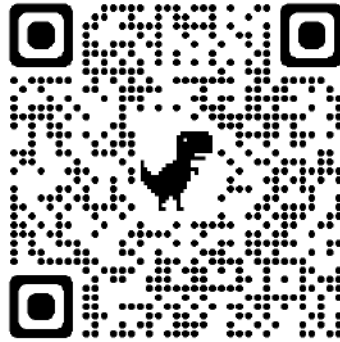


Property Ref RAB1855

Council Tax Band C

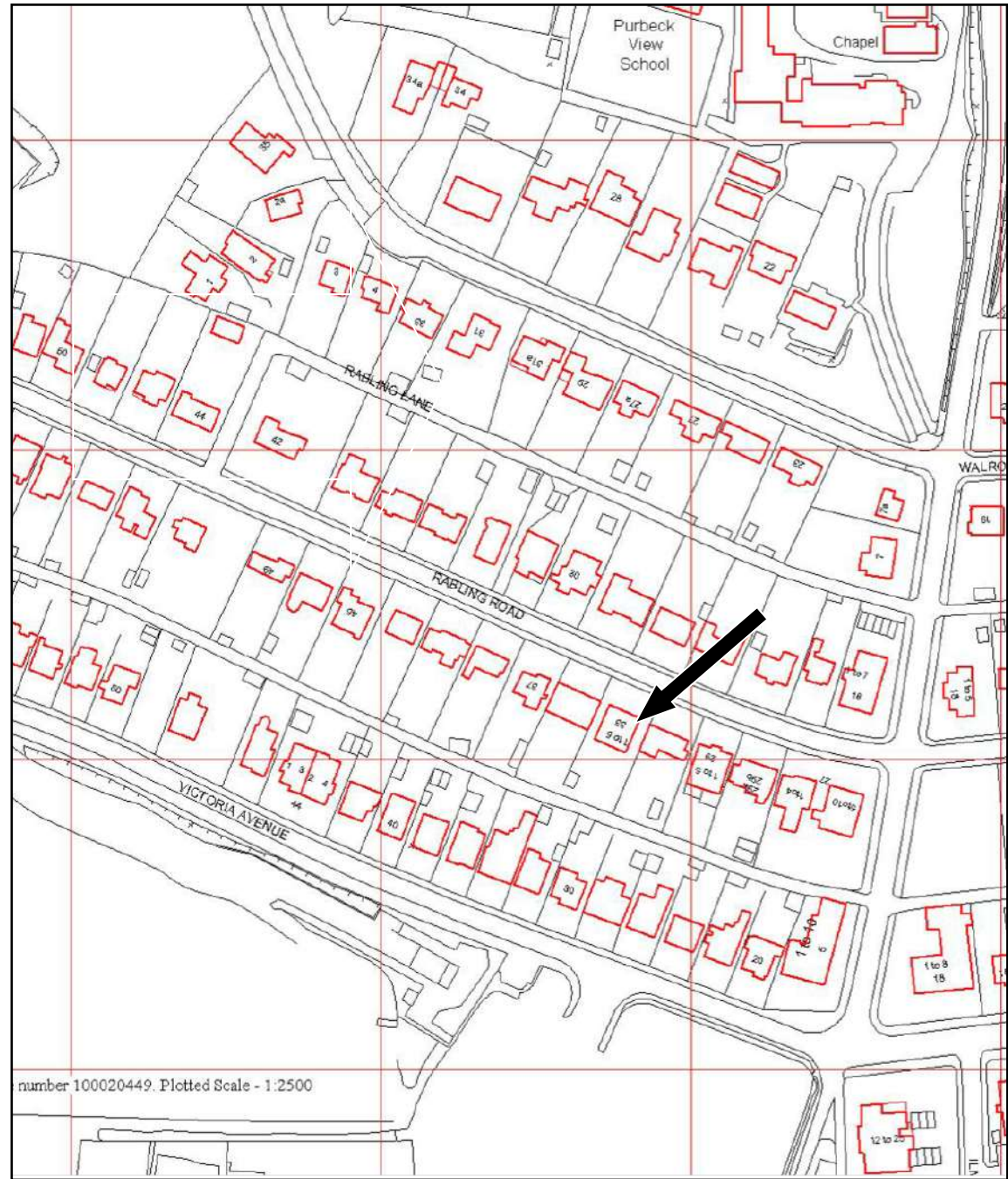
Total Floor Area Approx. 54m² (581.26 sq ft)

First Floor



Scan to View Video Tour

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		78	78
(55-68) D			
(39-54) E			
(21-58) F			
(1-20) G			
Not energy efficient - higher running costs			



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