



2 BEACH HAVEN, RABLING ROAD, SWANAGE
£335,000 Leasehold

This well presented flat is situated on the ground floor of a modern purpose built block, pleasantly situated in a popular residential area approximately 350 metres from the town centre and beach. Beach Haven was constructed in 2007 and has attractive elevations of brick with stone dressings under a tiled roof.

No: 2 Beach Haven offers well planned accommodation and is an ideal retirement/investment property. It also has the considerable advantage of a private south facing patio and allocated parking.

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 open plan living area is at the rear of the building with twin windows enjoying a pleasant southerly aspect and double doors providing access to the private rear patio. The kitchen area is fitted with a range of light units, contrasting worktops and integrated oven and gas hob with filtration hood over.

The master bedroom is at the front of the property and has a large North facing bay window. Bedroom two is also a double room with a westerly aspect. The bathroom is fitted with a white suite including panelled 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 at a ground rent of £250 per annum and a current maintenance charge of £1,762 per annum. All lettings and pets are permitted.

Property Ref RAB1868

Rateable value £1,950 Council Tax TBA

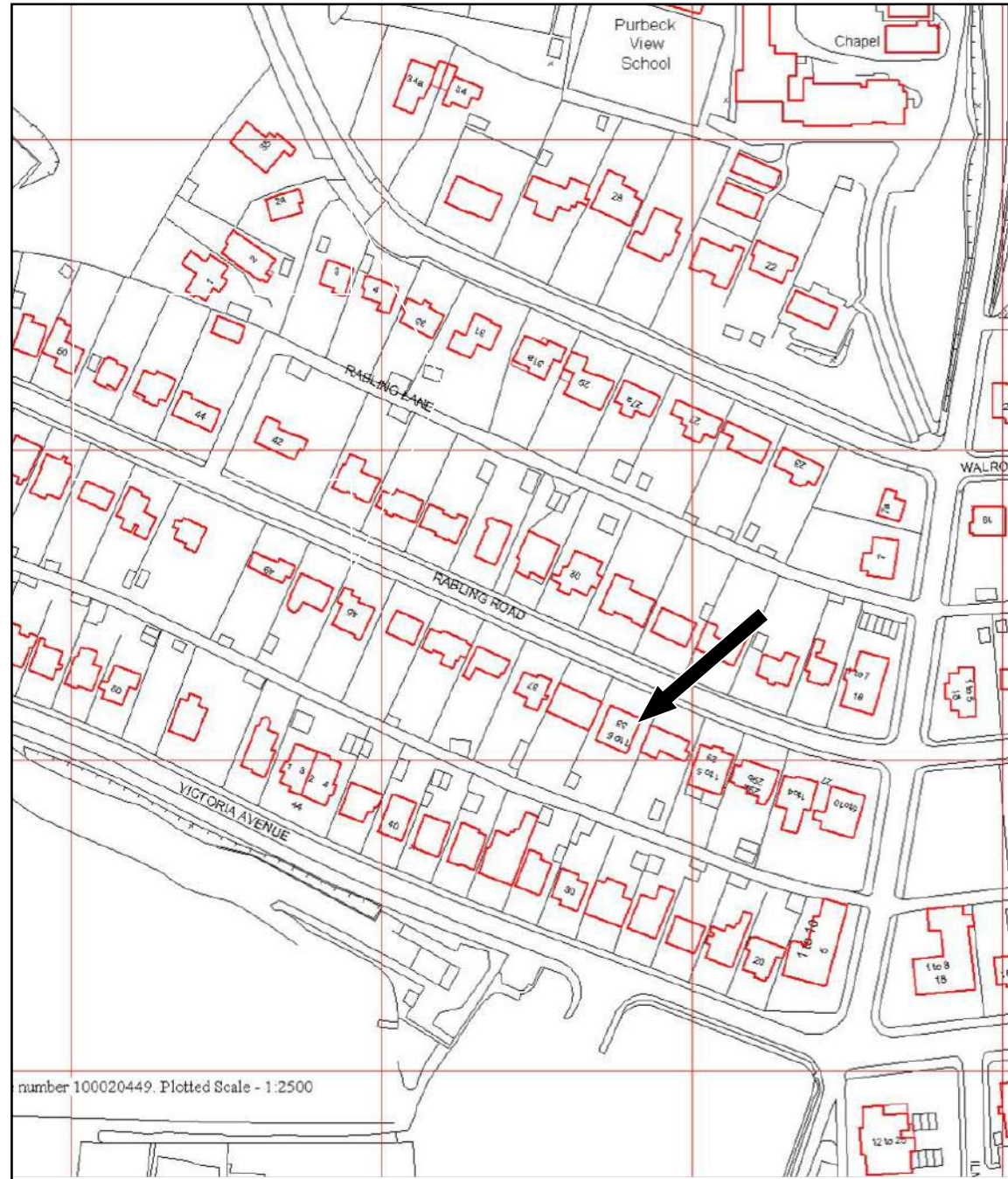
Total Floor Area Approx. 59m² (635 sq ft)

Ground 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		75	77
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
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.

