



**7 SPRINGHILL HOUSE, HIGH STREET, SWANAGE**  
**£325,000 Shared Freehold**

This attractive split level apartment is situated on the ground floor of an imposing Victorian building, Springhill House, which was converted into flats around 1998/9 and is conveniently located about 300 metres from the town centre and slightly further from the seafront and beach.

7 Springhill House has been well maintained throughout and has the considerable advantage of high ceilings and attractive sash windows accentuating the light in abundance, a timber deck terrace and dedicated parking space.

The seaside resort of Swanage lies at the eastern tip of the Isle of Purbeck, delightfully surrounded by the Purbeck Hills. It has a fine, safe, sandy beach, and is an attractive mixture of old stone cottages 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.

**TENURE** Shared Freehold. 125 years from 24 June 1999. Shared maintenance liability, in the region of £3,100-£3,400 (to be confirmed at the management meeting in July. All lets permitted. Pets at the discretion of the management company.



The split level entrance hall welcomes you to this spacious apartment and leads through to the large living room with attractive sash windows and glazed door opening to the timber decked terrace which enjoys views over the town to Purbeck Hills. A wide opening leads to the good sized kitchen which is fitted with an extensive range of light wood effect units, contrasting worktops, and integrated gas hob and electric oven.

There are two large en-suite bedrooms. Bedroom one is an exceptionally spacious dual aspect room with the benefit of large en-suite bathroom fitted with a panelled bath and separate shower cubicle. Bedroom two is also a spacious double room with an en-suite bathroom fitted with a white suite, completing the accommodation.

Outside, large timber decked terrace with views over the town to Purbeck Hills which leads off the living room. A reserved parking space is situated within the nearby grounds of the Purbeck House Hotel.

All viewings are strictly by appointment through the Sole Agents, **Corbens**, **01929 422284**. The post code for SATNAV is **BH19 2NY**.

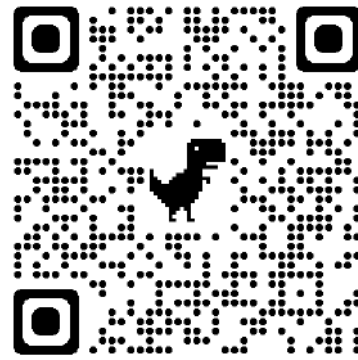
Property Ref **HIG1977**

Council Tax Band **C**

Ground Floor



Total Floor Area Approx. 91m<sup>2</sup> (980 sq ft)



Scan to View Video Tour

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>		72	76
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(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.

