



18 PEVERIL HEIGHTS, SENTRY ROAD, SWANAGE
£375,000 Shared Freehold

This superior ground floor apartment is situated in a purpose built block located in a fine position approximately 300 metres from the sea front and adjacent to 'The Downs'. Whilst in need of updating throughout, it has spacious, well maintained accommodation with a private balcony and good views of Swanage Bay, the Pier and Ballard Down in the distance. It also has the advantage of a garage and visitor's parking.

Peveril Heights is a popular development of a mix of some 30 or so apartments, bungalows and duplex units and stands in its own well maintained grounds with access from Sentry Road. The development is screened by high Purbeck stone walling and is some 500metres from the town square.

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.

Property Ref: SEN2037

Council Tax Band D - £2,558.83 for 2024/2025



The entrance hall leads through to the generously sized living room, which has ample space for a dining area and sliding doors opening to the private balcony to enjoy the good views over Swanage Bay, the Pier and Ballard Down in the distance. Leading off, the kitchen has similar views and is fitted with a range of units with contrasting worktops, space for electric cooker, washing machine and fridge and gas fired central heating boiler.

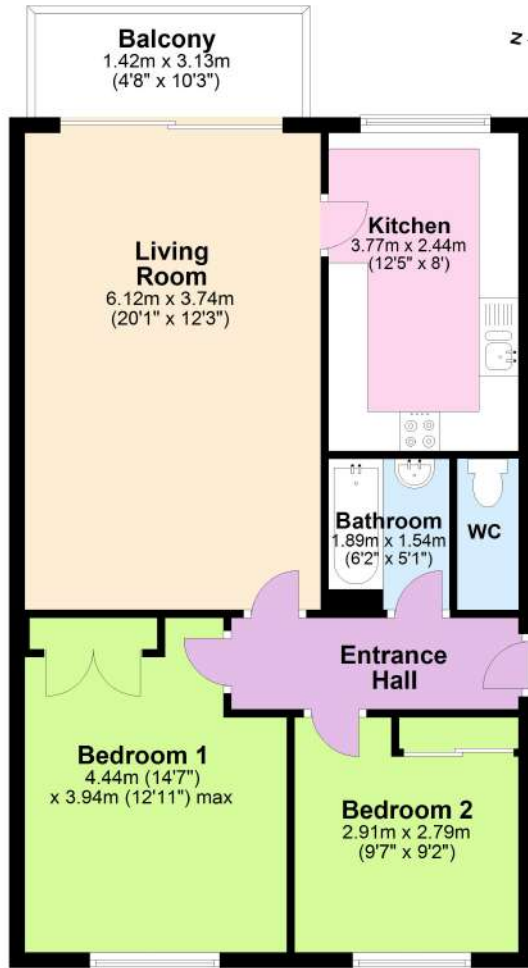
There are two double bedrooms, both at the rear of the property facing West. The principal bedroom is particularly spacious and has fitted wardrobes. Bedroom 2 is also a good sized double with fitted wardrobes. The bathroom suite comprises a panelled bath with shower over and wash hand basin. A separate WC completes the accommodation.

Outside, the communal grounds are landscaped and mostly laid to lawn with rockery section and mature shrubs and trees. A single garage is situated in nearby block within the grounds and there is a Tarmac courtyard with visitors parking.

TENURE Shared Freehold. 999 year lease from 1969, with a nominal ground rent. Current Maintenance £1,764 per annum. Long lets and pets are permitted, holiday lettings are not.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs.			
(92-101) A			
(81-91) B			
(69-80) C		73	78
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs.			

Ground Floor



Total Floor Area Approx 68m² (732sq ft)



All viewings must be accompanied and these are strictly by appointment through the Sole Agents, **Corbens, 01929 422284**. The postcode is **BH19 2AZ**.

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.

