

View from private balcony



27 PEVERIL HEIGHTS, SENTRY ROAD, SWANAGE
£365,000 Shared Freehold

27 Peveril Heights is situated on the ground floor of a purpose built block located in a good position approximately 300 metres from the sea front and adjacent to 'The Downs'. Peveril Heights is a popular development of a mix of some 30 or so apartments, bungalows and duplex units, constructed during the 1970s standing in their own well managed grounds with access from Sentry Road.

Whilst in need of updating, the apartment offers spacious accommodation with a private balcony giving good views of Swanage Bay, the Pier and Ballard Down in the distance. It also has the considerable advantage of a garage and visitors' parking.

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. The market town of Wareham which has main line rail link to London Waterloo (approx. 2.5 hours) is some 9 miles distant with the conurbation of Poole and Bournemouth being in easy reach via the Sandbanks ferry.

Property Ref SEN2053

Council Tax Band D



The entrance hall leads through to the generously sized living room, with sliding doors opening to the private balcony which enjoys views over Swanage Bay, the Pier and Ballard Down in the distance. Leading off, the kitchen benefits from similar views and is fitted with a range of units, contrasting worktops and space and plumbing for washing machine.

There are two double bedrooms, both at the rear of the building. The principal is particularly spacious and Bedroom 2 is a double with fitted wardrobes. The bathroom is fitted with a white suite including bath with shower over and a separate WC completes the accommodation.

Outside, the communal grounds are landscaped and mostly laid to lawn with a 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.

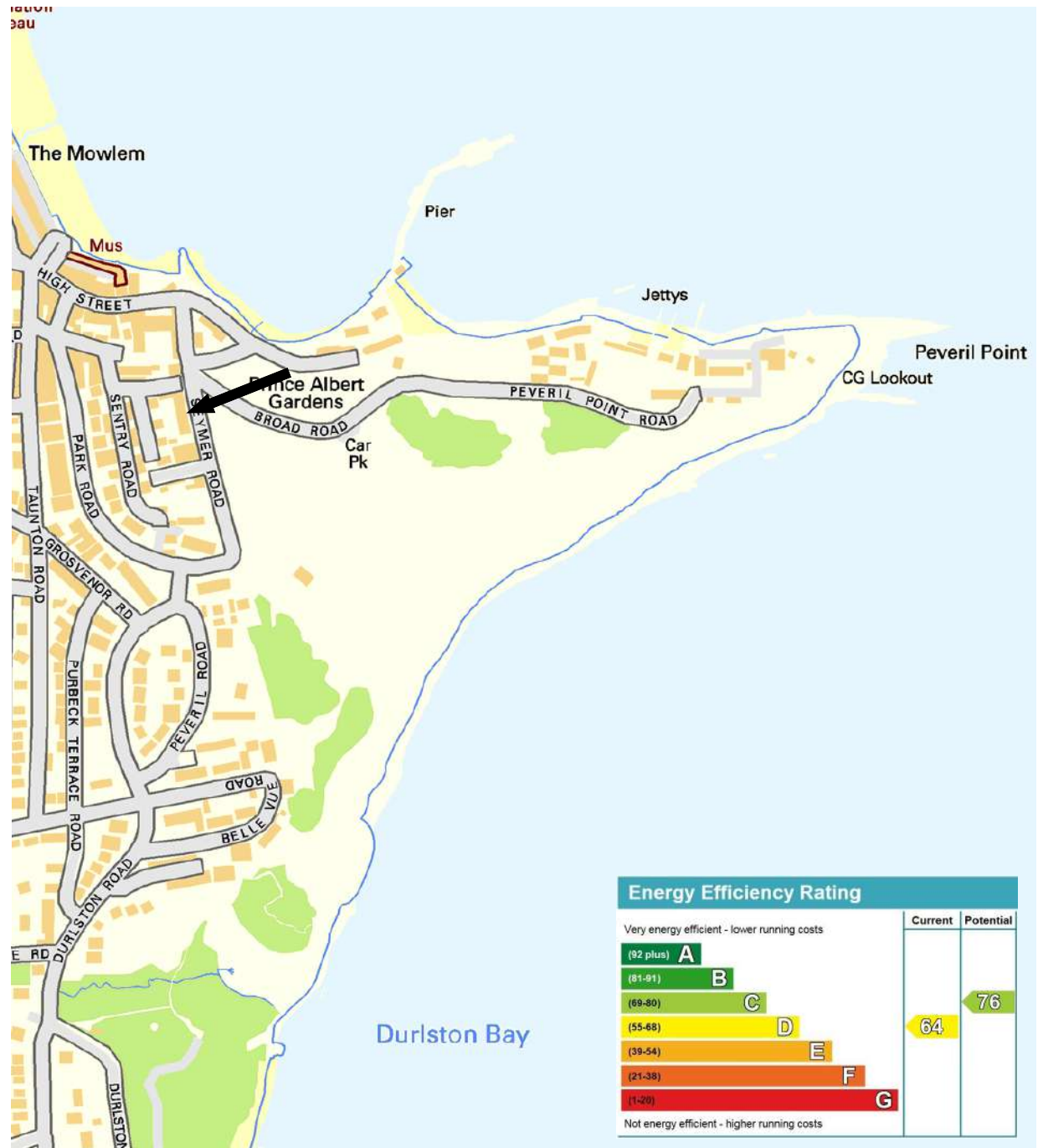
TENURE Shared Freehold. 999 year lease from 1969 with a nominal ground rent. Current maintenance £1,764 per annum. Long lets and pets are permitted, holiday lettings are not.

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

Ground Floor



Total Floor Area Approx 69m² (743 sq ft)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	64	76
(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.

