



**FLAT 2 BAY LODGE, DE MOULHAM ROAD, SWANAGE**  
**£250,000 Shared Freehold**

Spacious ground floor apartment conveniently located within easy reach of sea front and town centre. The original property was constructed around the turn of the 20<sup>th</sup> Century of brick with stone quoins, under a clay tiled roof and was extended and converted into residential apartments during the early 1970s.

2 Bay Lodge has the benefit of it's own personal garden, allocated parking and front and rear access. It also enjoys excellent views over Swanage Bay to the Isle of Wight in the distance.

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.

**Tenure** Shared Freehold. The lessees are currently in the process of extending the lease to 999 years. Ground rent £110 per annum paid in half-yearly instalments. Shared maintenance is paid as and when it is needed. Long lets are permitted but holiday lets and pets are not.



The entrance hall welcomes you to the property and leads to the spacious living room with an ornamental fireplace and large bay window giving views of Swanage Bay to the Isle of Wight in the distance. The kitchen is fitted with a range of white units, light worktops and freestanding cooker. Leading off, the utility room has space for a washing machine under a light worktop with cupboards over and access to the rear of the property.

The good sized double bedroom is North facing has a built in wardrobe. The bathroom fitted with bath with shower over, WC, wash basin and towel rail completes the accommodation.

Outside, the apartment has a personal front garden with views of the sea and its own allocated parking space which is accessed via Rabling Lane.

All viewings must be accompanied and these are strictly by appointment through the **Sole Agents, Corbens, 01929 422284**. Postcode **BH19 1NR**.

Property Ref: DEM2058

Council Tax Band C £2,274.51 for 2024/2025



