



73B HIGH STREET, SWANAGE
£185,000 Leasehold

This well planned ground floor flat is situated in the heart of Swanage virtually opposite the Town Hall and close to the sea front and main shopping thoroughfare. The property offers well presented accommodation with private entrance and has the benefit of a South facing personal garden terrace. It is eminently suitable for the first time buyer or as an investment as all lets are permitted within the lease.

The original building was constructed around the turn of the 20th Century of brick and stone under a tiled roof.

The seaside town of Swanage is located at the Eastern tip of the Isle of Purbeck, delightfully situated between the Purbeck Hills. It has a safe, sandy beach and walkers and cyclists can enjoy the South West Coast Path as well as access to The Durlston Country Park. Swanage is some 10 miles from the market town of Wareham, which has main line rail links to London Waterloo (approx 2.5 hours). Much of the area surrounding the town is classified as being of Outstanding Natural Beauty incorporating the Jurassic Coast, which is part of the World Heritage Coastline.



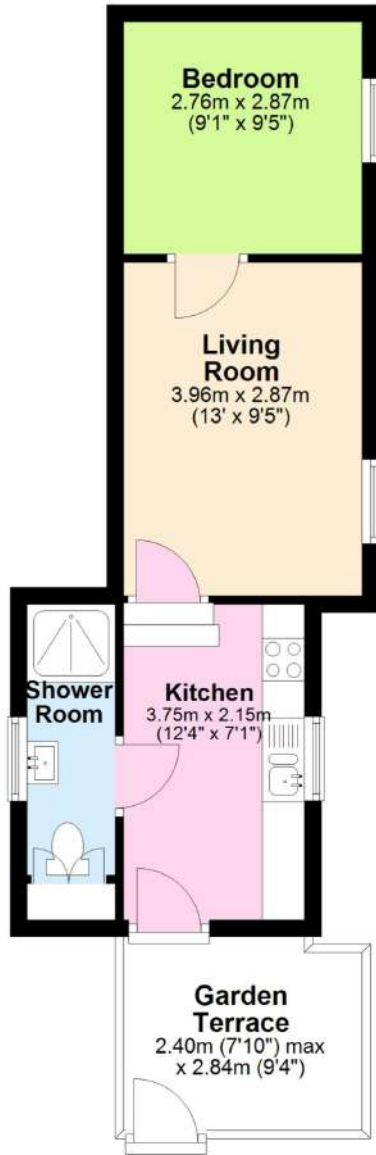
Accessed by a rear service lane off the High Street, the personal South facing garden terrace welcomes you to this attractive flat in the heart of the town centre. The deck leads you directly to the well planned kitchen which has a stable door and is fitted with a range of cream units with wood effect worktops and has an integrated electric hob and oven. There is also space and plumbing for an automatic washing machine. A small flight of steps take you to the generously sized living room, beyond which is the good sized double bedroom overlooking the High Street. The shower room is fitted with a modern suite and completes the accommodation.

Tenure: Leasehold. Term 99 years Commencement date 1 January 2004. (78 years remaining). Maintenance charges as and when incurred. Buildings insurance contribution 2024 £60. Ground Rent £50pa. All lettings are permitted within the lease. Pets at discretion with the freeholder.

VIEWING By appointment only through Corbens, 01929 422284. The postcode for this property is **BH19 2LY**.

Property Ref: HIG2115 Council Tax Band A - £1,792.96 for 2025/2026

Ground Floor

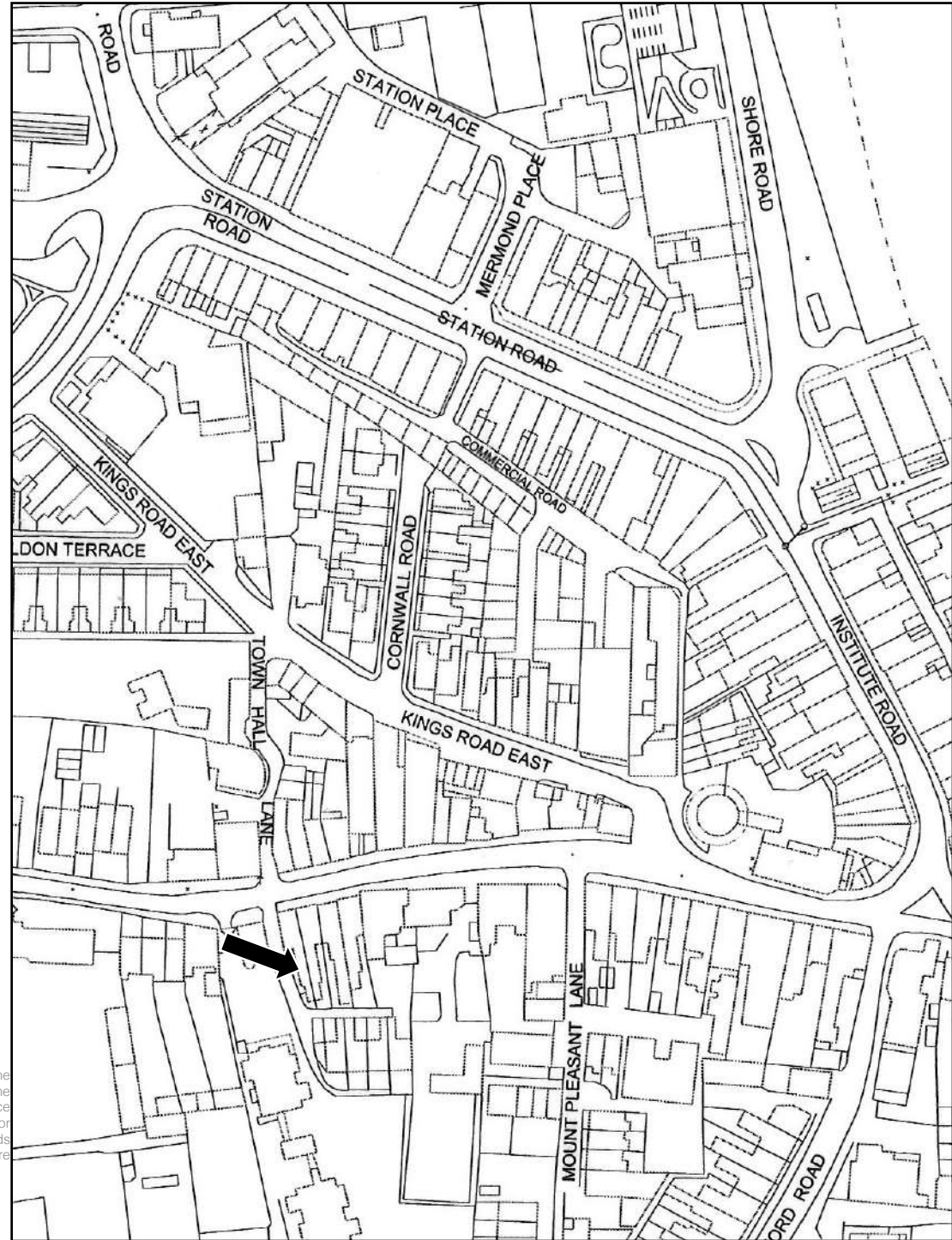


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	60	65
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			

Total Floor Area Approx.
27 sq metres (290 sq ft)



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