



5 WILLOW BANK, RABLING ROAD, SWANAGE
£350,000 Leasehold

This quality town house style property which stands in an excellent residential area approximately 500 metres from the seafront and a similar distance to the town centre and Steam Railway. 'Willow Bank' is a purpose built block comprising 8 properties which was constructed to a high specification in 2009 with external elevations of brick with a Purbeck stone plinth under a tiled roof.

5 Willow Bank offers good sized, modern accommodation finished in neutral tones throughout and has the considerable advantage of its own personal entrance and garden, together with dedicated parking in the heart of the town.

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. To the South is Durlston Country Park renowned for being the gateway to the Jurassic Coast and World Heritage Coastline.

VIEWINGS Strictly by appointment through the Sole Agents, Corbens, 01929 422284. The postcode for SATNAV is **BH19 1EB**.



The entrance hall welcomes you to this modern town house style property. Double doors open to the spacious living room, which is an extremely light room with a bay window and attractive fireplace. The kitchen/dining room is fitted with an extensive range of white units, contrasting worktops and integrated appliances. There is also a small cloakroom on this level.

On the first floor there are two double bedrooms. The principal bedroom is dual aspect and has the advantage of an en-suite shower room. Bedroom two is equally spacious with a fitted wardrobe and ample space for three single beds. The family bathroom completes the accommodation.

Outside, the personal garden is laid to lawn with mature shrubs and timber garden shed. A rear service lane gives access to the brick paved parking area with dedicated double length parking space, and visitor parking space.

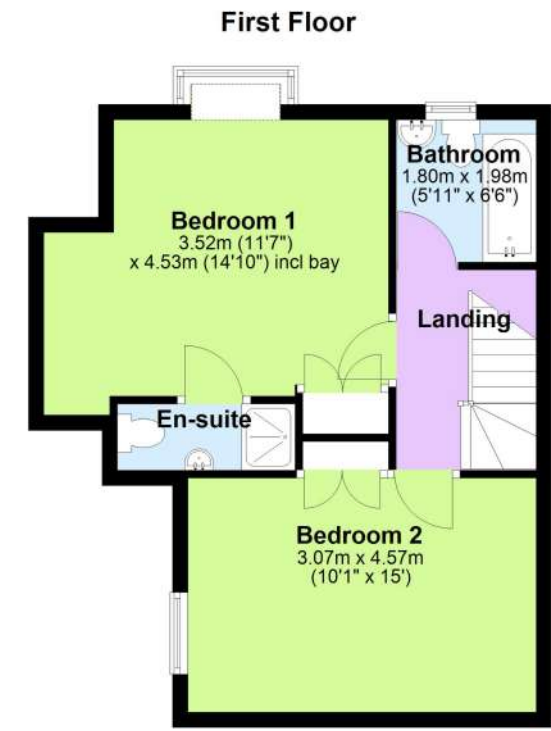
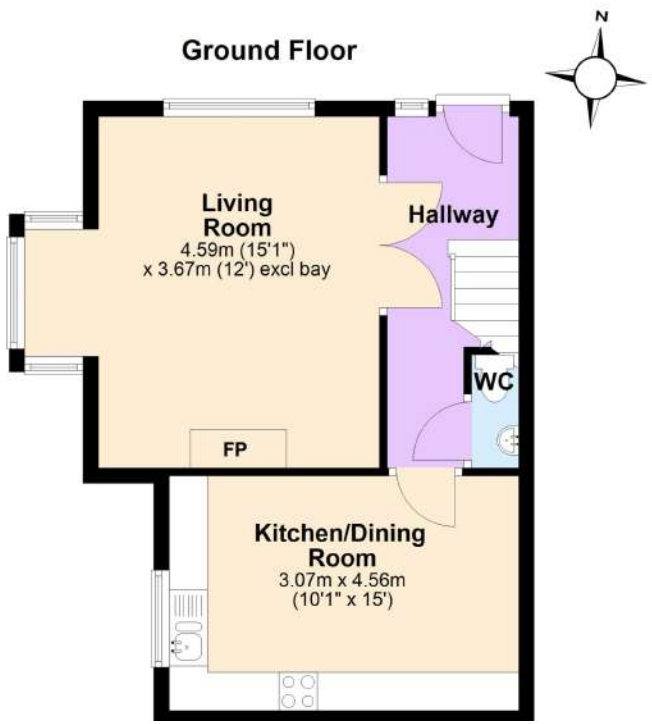
TENURE: 125 year lease from 25 March 2009. Ground Rent £250 per annum. Current maintenance charge £700 per annum. Long lets are permitted. Holiday lets are not. Pets at the discretion of the management company.



Swanage Beach - approx 500 metres

Property Ref RAB2118

Council Tax Band D - £2,689.44 for 2025/2026



Energy Efficiency Rating

Very energy efficient - lower running costs

Rating	Current	Potential
A (92 plus)		
B (81-91)		
C (69-80)	80	80
D (55-68)		
E (39-54)		
F (21-38)		
G (1-20)		

Not energy efficient - higher running costs

Total Floor Area
Approx. 86m² (926 sq ft)



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