



FLAT 4 ESMOND, 18 NORTHBROOK ROAD, SWANAGE
£145,000 Shared Freehold

This first floor flat is one of five in a substantial detached building standing some 500 metres from the town centre and beach. Esmond was converted into flats during the 1980s and is of brick construction with pebble-dash and tiled hung elevations and Purbeck stone dressings under a tiled roof.

Whilst in need of updating throughout, 4 Esmond has the advantage of a good sized living room and double bedroom. It is eminently suitable for a first-time buyer and has the benefit of a dedicated parking space.

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.

VIEWING By appointment only through the Sole Agents, Corbens, 01929 422284. The postcode for this property is **BH19 1PT**.



The entrance hall leads to the good sized living room with bay window overlooking the communal garden. Leading off, the kitchen is fitted with light units and worktops and has space for a gas cooker and washing machine.

The bedroom is a good sized double bedroom and has a sliding door to the bathroom which is fitted with a coloured suite including bath with shower over.

Outside, there are attractive communal grounds which are laid to lawn with flower borders and shrubs. An allocated parking space (in front of the garage) is accessed from the rear service lane.

TENURE Shared Freehold. 99 Year lease from 25 December 1985, although the sellers are in the process of extending the lease which, will be finalised prior to completion. Shared maintenance charge TBC. Lettings are not permitted, pets are allowed.

Property Ref NOR2131

Council Tax Band A - £1,792.96 for 2025/2026

First Floor



Total Floor Area Approx. 37m² (398 sq ft)



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