



24 PEVERIL HEIGHTS, SENTRY ROAD, SWANAGE  
£325,000 Shared Freehold



24 Peveril Heights is a spacious ground floor apartment situated in a purpose built block in a popular position adjacent to 'The Downs' and approximately 300 metres from the seafront. Peveril Heights is a popular development of a mix of some 30 or so apartments, bungalows and duplex units constructed during the 1960s of cavity brick under a flat roof, and standing in their own well managed grounds with access from Sentry Road.

Whilst in need of updating throughout, the apartment offers well planned 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 two double bedrooms and a single garage.

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 SEN2142

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



The entrance hall is central to the accommodation and leads to the spacious 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 has similar views and is fitted a range of light wood effect units, contrasting worktops and has space for a washing machine and slimline dishwasher.

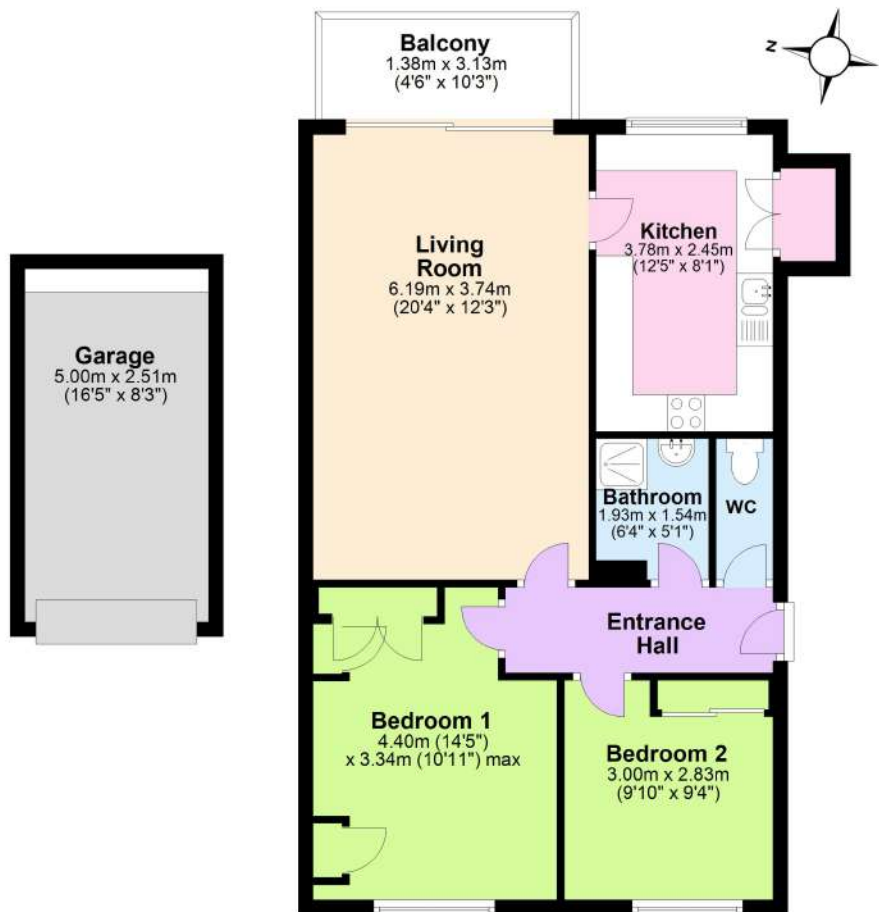
There are two double bedrooms, which are both at the rear and have views of the Purbeck Hills. The principal bedroom is particularly spacious and has a range of fitted bedroom furniture. Bedroom two also has the benefit of a built-in wardrobe with sliding doors. The shower room, fitted with a walk-in shower cubicle and vanity style wash basin, and a separate WC completes the accommodation.

Outside, the communal grounds are landscaped and mostly laid to lawn with rockery section and mature shrubs and trees. A single garage is situated in a nearby block within the grounds and there is a Tarmac courtyard with visitors parking.

**TENURE** Shared Freehold. 999 year lease from 29 September 1969. Shared maintenance liability which amounts to approx. £1,760 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 67m<sup>2</sup> (721 sq ft)



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