

FLAT 5 LYONS HOUSE, STATION PLACE, SWANAGE
£345,000 Leasehold

This stylish top floor apartment is situated in a development of 6 apartments above commercial premises in the heart of the town approximately 100 metres from the seafront and beach and a short distance from the Steam Railway station and main shopping thoroughfare. The original property comprised a three storey detached building constructed of brick in 1948, and a fourth storey was added in 2017 creating 2 further apartments designed by award winning architects Munden Robinson.

Flat 5 Lyons House offers stylish, spacious accommodation with views over the recreation ground to the sea in the distance, and also has the benefit of allocated parking, South facing balcony, a new 150 year lease and BLP warranty.

The seaside resort of Swanage lies at the eastern tip of the Isle of Purbeck, delightfully situated between the Purbeck Hills. It has fine, safe, sandy beach, and is an attractive mixture of old stone cottages 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.



The entrance hall leads through to the exceptionally spacious, open plan living room/kitchen which spans the entire depth of the building. The living area enjoys views across the recreation ground to Swanage Bay and Ballard Down in the distance. The kitchen area is fitted with a range of light grey units, complementing worktops, integrated appliances and sliding doors to the South facing balcony with views of Swanage Steam Railway.

The two double bedrooms are both South facing, bedroom two has sliding doors giving access to the balcony. The stylish bathroom is fitted with a white suit including bath with shower over and completes the accommodation.

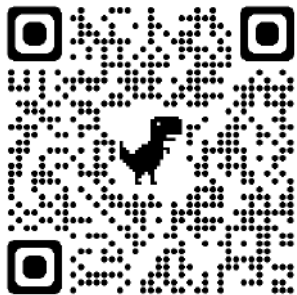
Outside, the apartment has the benefit of an allocated parking space.

Tenure Leasehold. New 150 year lease. Ground Rent, Nil. Share maintenance liability estimated May 2023-May 2024 £1,500 plus buildings insurance contribution of £350. All lettings permitted, pets at the discretion of the Management Company.

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

Property Ref STA1760b

Council Tax Band - To be Assessed



Scan to View Video Tour

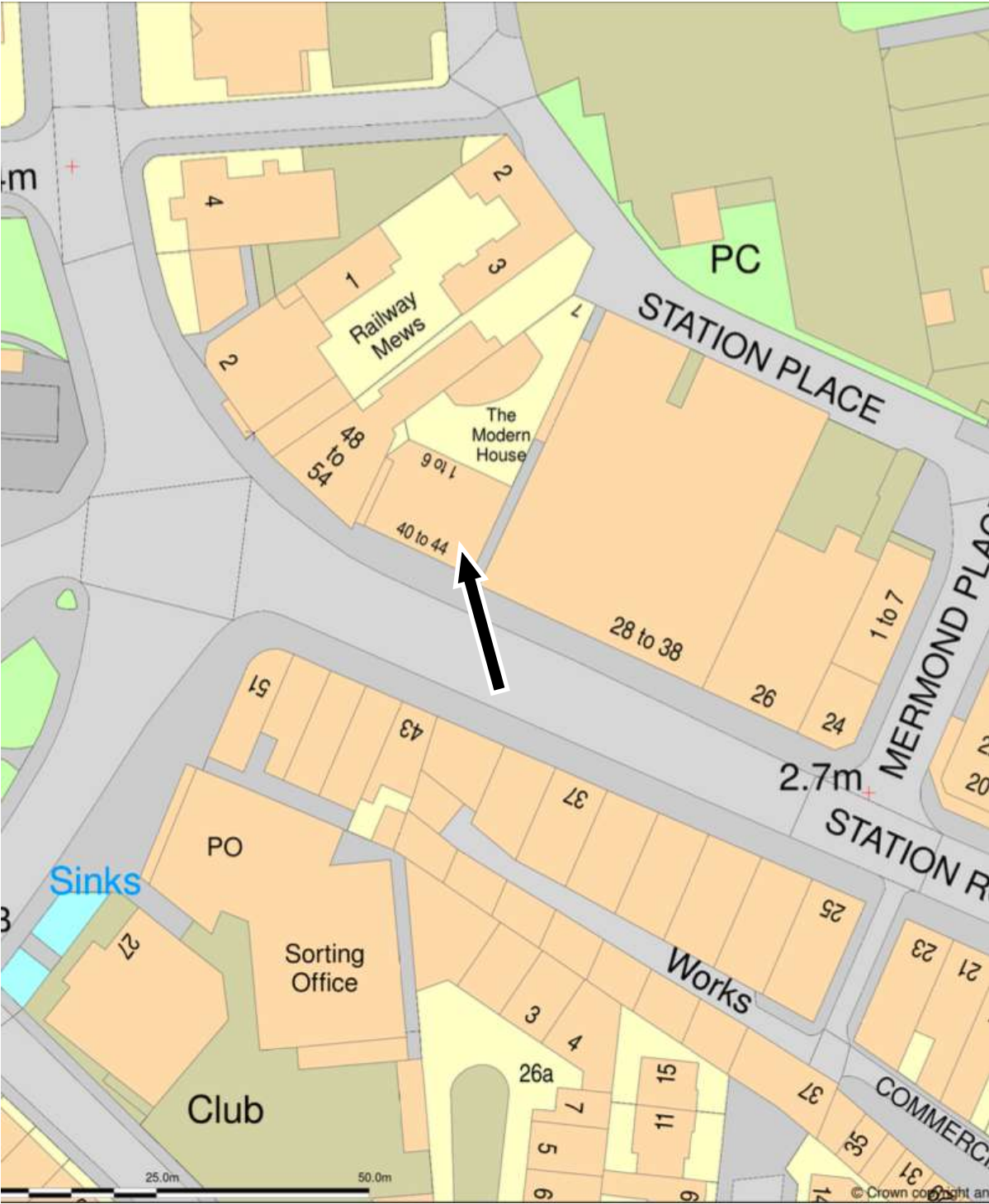


Third Floor



Total Floor Area Approx. 62m² (667 sq ft)

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Swanage Beach Nearby

