



3 BEACH HAVEN, RABLING ROAD, SWANAGE  
£265,000 Leasehold

This immaculately presented first floor apartment is situated in an excellent residential position approximately 250 metres from the seafront and town centre, offering the perfect combination of coastal living and convenience. The apartment has been well maintained and is decorated in neutral tones throughout accentuating the light and spatial feeling. It has a pleasant southerly aspect with views over the town and offers good sized, modern accommodation. It has the considerable advantage of dedicated parking at the rear, accessed by a service lane, providing private off-street parking.

This superior purpose built block comprises 5 apartments and was constructed to a high specification in 2005 with external elevations of brick with stone dressings under a tiled roof.

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.

Property Ref RAB2170

Council Tax Band C - £2,390.61 for 2025/26



Welcoming you to this stylish apartment, the entrance hall leads through to the spacious open plan South facing living room/kitchen. This is an extremely light room with ample space for a dining table. The modern kitchen is fitted with a range of cream gloss units, contrasting worktops with a range of integrated appliances including refrigerator, freezer, washer/dryer, gas hob with electric oven under and extractor hood.

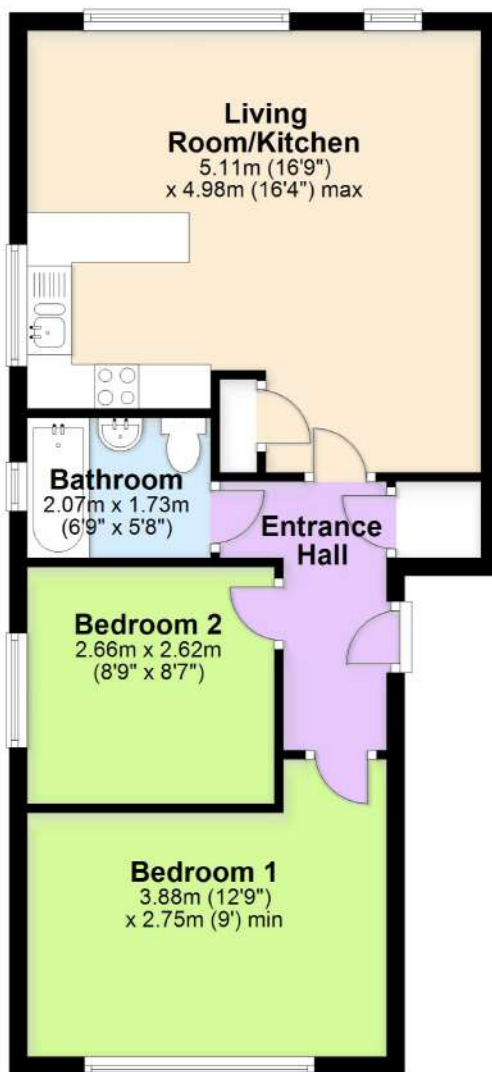
Both bedrooms are well proportioned doubles. Bedroom 1 is situated at the front and Bedroom 2 to the side. The contemporary bathroom is fitted with a white suite including bath with shower over and completes the accommodation.

Outside, the attractive communal grounds are well tended. A rear service lane gives access to the brick paved parking area with dedicated parking space for each flat.

**TENURE** The flat is held on a 99 year lease from 2007 at a ground rent of £250 per annum and a current maintenance charge of £1,662 per annum for the period Jan - Dec 2025 All lettings and pets are permitted.

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

## First Floor



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**Total Floor Area**  
Approx. 54m<sup>2</sup> (581.26 sq ft)



