



6 RAILWAY HOUSE, REMPTON ROAD, SWANAGE
£325,000 Leasehold

This immaculately presented, substantial, apartment is enviably situated within 200 meters of the picturesque seafront. It conveniently occupies a prominent corner position in the centre of the charming coastal town of Swanage.

Accommodation comprises two well-appointed double bedrooms with steam railway views from the master bedroom and picturesque sea views from the second bedroom. The spacious main reception room and fully fitted kitchen boasts stunning panoramic sea views across Swanage Bay and recreation ground. The family bathroom is well proportioned and fully fitted. A single garage which is conveniently situated to the rear of the property is located within a block and has direct access to the heart of the town and local shops.

This historic building is thought to date back to the 20th Century and has been sympathetically converted to its current stature. It is of traditional cavity, red brick construction under a Mansard style roof retaining the original character of the property.

The impressive coastline of Swanage lies at the Eastern tip of the Isle of Purbeck, delightfully surrounded by the Purbeck Hills. The Durlston Country Park and historic castle is located to the South. The town itself is made up of an eclectic mix of character stone cottages alongside more modern architecture. The quintessentially English town is well known for being the gateway to the impressive Jurassic Coast which boasts World Heritage status.



The entrance hall, which is central to the accommodation, welcomes you to this well appointed apartment. The dual aspect living room enjoys excellent views across Swanage, Bay, Ballard Down, the recreation ground and popular steam railway. The kitchen/dining room also enjoys views of the coastline and is fitted with a generous range of cream units and contrasting worktops; integrated electric oven with gas hob above; there is space for a refrigerator and washing machine.

The master bedroom comprises built-in, fitted wardrobes with views overlooking the steam railway. Bedroom two is a double bedroom and enjoys sweeping sea views. The bathroom is fitted with a modern white suite including panelled bath with an overhead shower; wash basin with fitted cupboards beneath and a close coupled WC.

Outside there is a single garage situated in a block to the rear of the building.

TENURE Leasehold. Flat 6: 189 year lease from 29 September 1981. Current maintenance liability £2,250pa for 2025/26. Ground rent £25pa. Long lets and pets are permitted, holiday lets for a max of 6 weeks per annum. Garage 3: Lease term to be confirmed.

All viewings must be accompanied and these are strictly by appointment through Sole Agents, **Corbens**, **01929 422284**. The postcode for this property is BH19 1DW.



