



16 PURBECK HEIGHTS, BELLE VUE ROAD, SWANAGE  
£345,000 Shared Freehold



This well appointed spacious first floor apartment is superbly positioned in a prominent position at South Swanage above Durlston Bay, a short distance from the entrance to Durlston Country Park, widely considered to be the gateway to the World Heritage Jurassic Coastline.

The apartment has the benefit of a large South facing balcony with excellent views of Durlston Bay, Country Park and the Isle of Wight, lift access, single garage and communal grounds. Whilst it is in need of some updating, it has a pleasant and spacious living space. Built during the 1970s, Purbeck Heights is of contemporary design with brick elevations under a flat roof covered with mineral felt or similar material.

Swanage lies at the south-eastern tip of the Isle of Purbeck. Much of the surrounding area is owned by the National Trust and is classified as being an Area of Outstanding Natural Beauty. The market town of Wareham is some 9 miles distant and has main line rail links to London Waterloo (some 2.5 hours). The popular conurbations of Poole and Bournemouth and the exclusive Sandbanks peninsula are also within easy reach via the Sandbanks toll ferry.

Viewing is highly recommended by appointment through Sole Agents Corbens, 01929 422284. Postcode for SATNAV **BH19 2HP**.

Property Ref BEL2196

Council Tax Band D - £2,689.44 for 2025/26



The spacious entrance hall is central to the apartment and leads through to the generously sized South facing living room which enjoys excellent views over the well tended communal grounds across Durlston Bay to the Castle in the distance. Double doors open onto the South facing part glazed balcony which spans the full width of the apartment and commands similar views. Leading off, the kitchen/dining room is fitted with a range of white units, contrasting worktops and integrated electric hob and double oven, with plumbing and space for a washing machine and freestanding fridge/freezer.

There are two good sized double bedrooms with fitted wardrobes. Bedroom 1 faces North and Bedroom 2 faces West. The shower room is fitted with a modern white suite with corner shower, wash basin with vanity cupboard under and WC. A separate WC completes the accommodation.

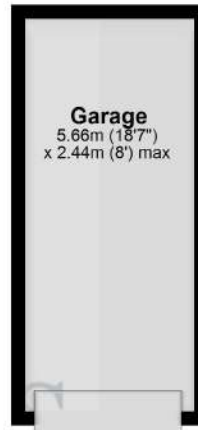
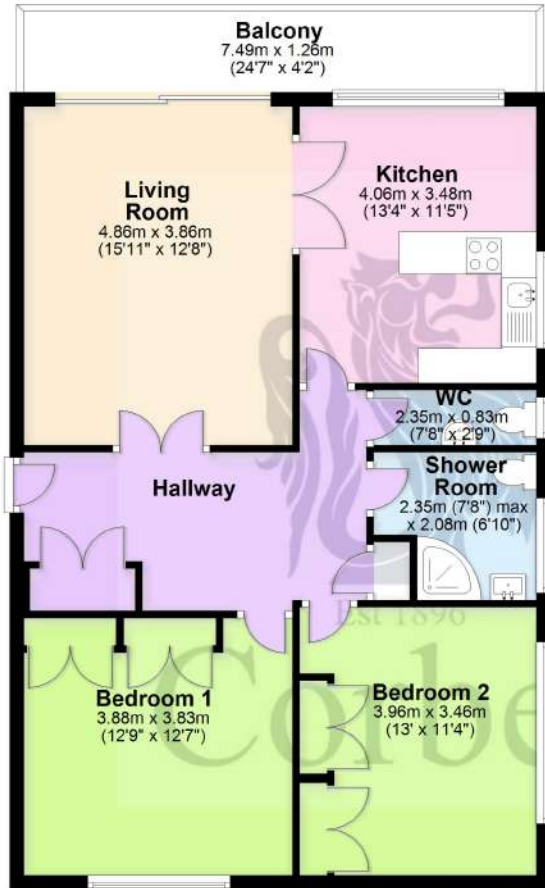
Outside, the landscaped communal grounds are well tended and mostly laid to lawn with mature shrubs and trees. There is a single garage in a nearby block and residents/visitor's parking.

#### TENURE

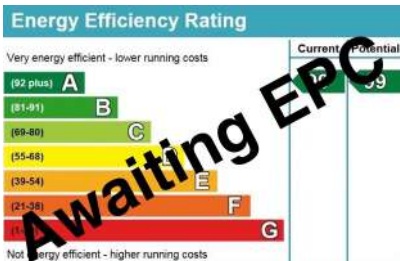
Shared Freehold. 999 year lease from 24 June 1975. Shared maintenance liability which amounts to £2,280 pa. Long lets are permitted, holiday lets are not. Pets are at the discretion of the management company.



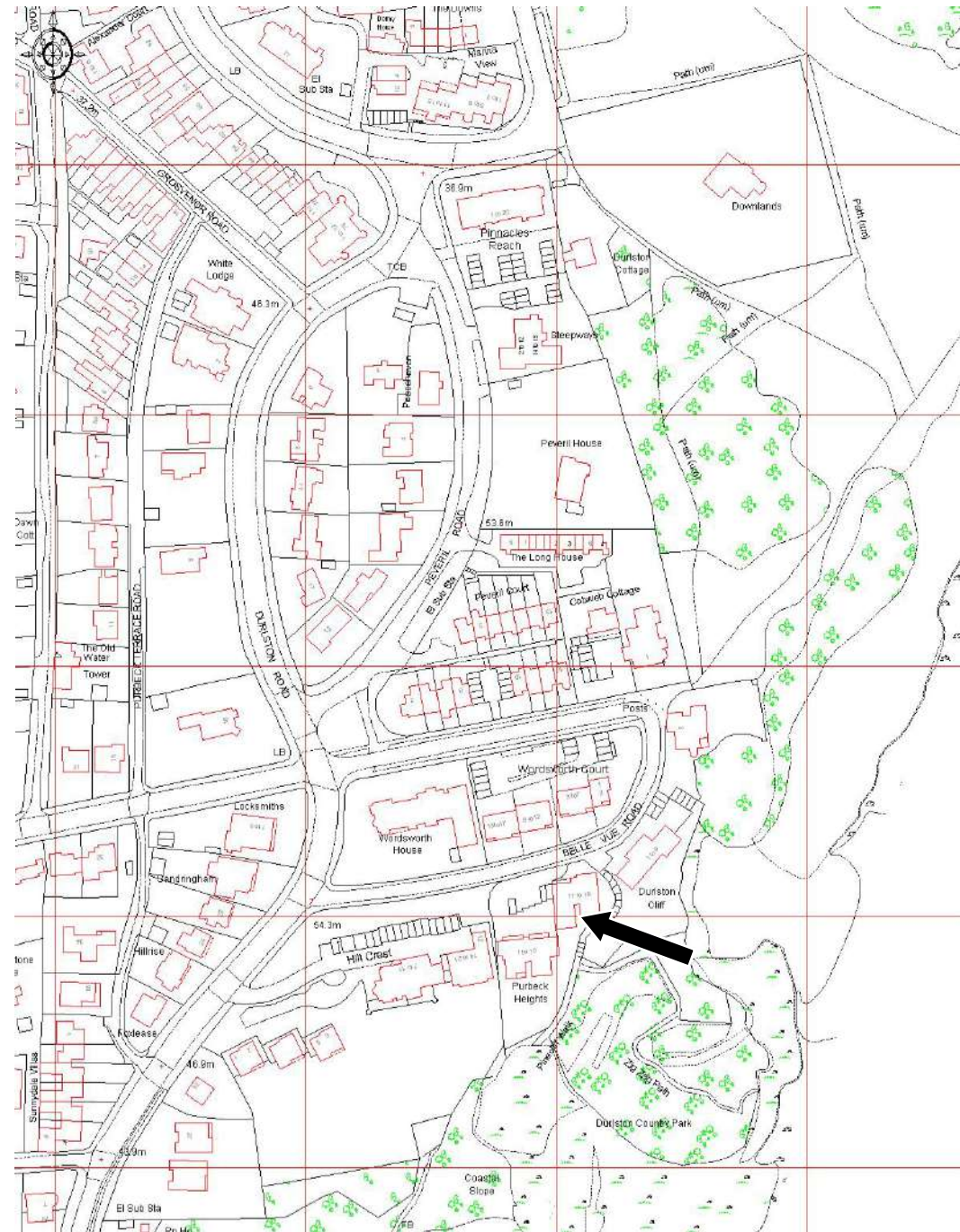
## First Floor



Total Floor Area Approx.  
TBCm<sup>2</sup> (sq ft)



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