



2 ISLAND VIEW, REMPSTONE ROAD, SWANAGE
£450,000 Shared Freehold

This immaculately presented ground floor apartment is situated in the centre of Swanage approximately 150 metres from the sea front and main shopping thoroughfare. The apartment has been stylishly updated throughout by the current owners to a high standard, including a luxury kitchen, shower room suites and windows. It has the considerable advantage of a paved personal walled courtyard garden and an allocated parking space at the rear.

Island View is a small superior development of seven apartments and was built around 2004 of traditional cavity brick under a tiled roof.

The seaside town of Swanage is located at the Eastern tip of the Isle of Purbeck, delightfully situated between the Purbeck Hills. It has a safe, sandy beach and walkers and cyclists can enjoy the South West Coast Path as well as access to The Durlston Country Park. Swanage is some 10 miles from the market town of Wareham, which has main line rail links to London Waterloo (approx 2.5 hours). Much of the area surrounding the town is classified as being of Outstanding Natural Beauty incorporating the Jurassic Coast, which is part of the World Heritage Coastline.

All viewings are strictly by appointment through the Sole Agents, **Corbens, 01929 422284**. The postcode for this property is **BH19 1DL**.



The entrance hall welcomes you to this spacious modern apartment and leads to the good sized living room with large bay window and door leading to the personal walled courtyard garden. The contemporary kitchen has been re-fitted with an extensive range of stylish units, contrasting worktops with an integrated hob and space for fridge/freezer.

There are two double bedrooms; the principal bedroom is particularly spacious complemented by a large bay window and has the benefit of fitted wardrobes and a recently fitted stylish en-suite shower room. Bedroom two is also a good sized double with storage cupboard. The family shower room has also been re-fitted with a stylish suite in white and space and plumbing for automatic washing machine.

At the rear the personal walled paved courtyard garden harmoniously blends indoor/outdoor living and has ample space for seating and dining. Steps lead to a dedicated car parking space, which is accessed via Horsecliffe Lane.

TENURE Shared Freehold. 125 year lease from 1 January 2004. Shared maintenance liability £1,786.21. Long lets permitted, holiday lets and pets are not.

Property Ref REM2237

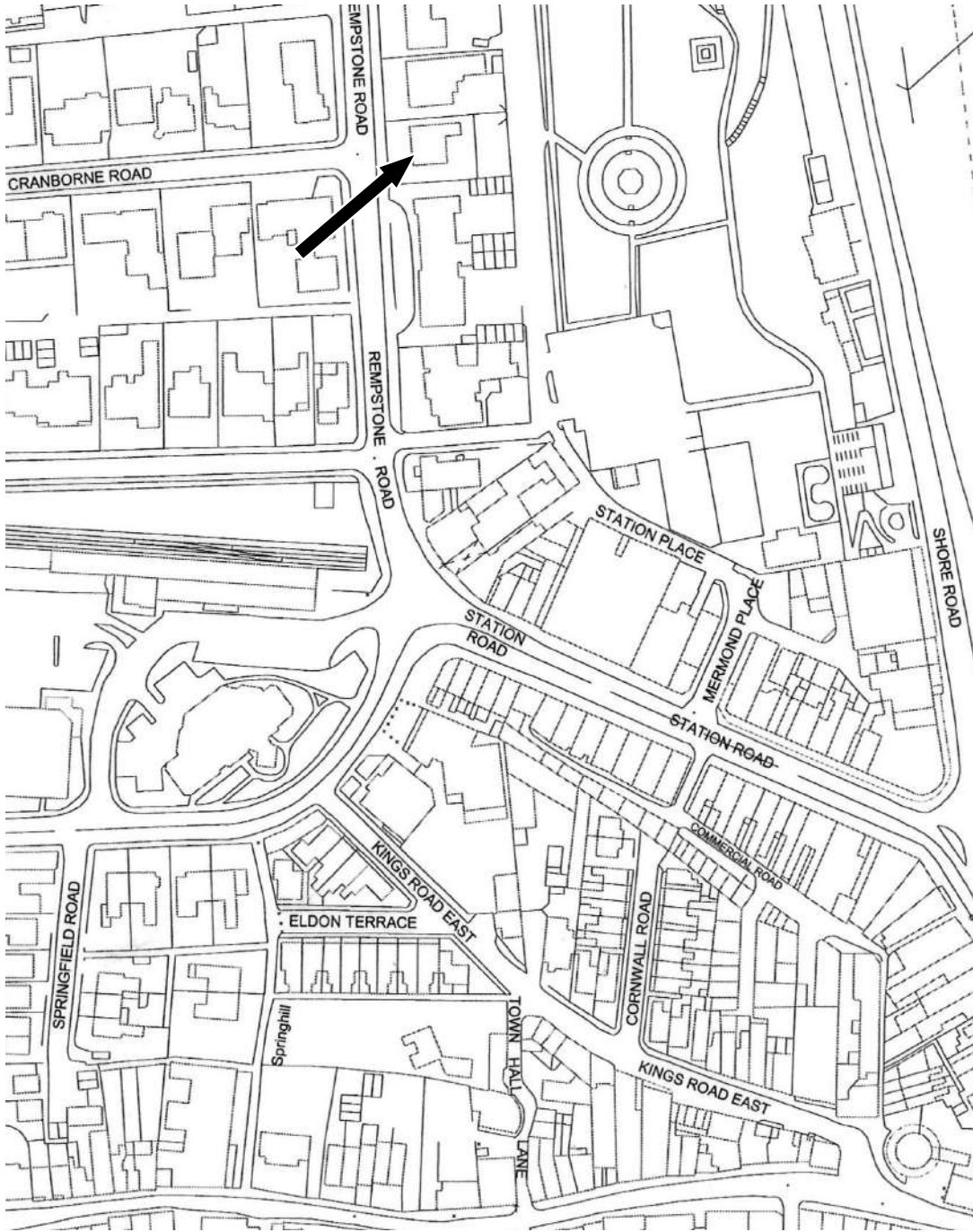
Council Tax Band E - 3,287.09 for 2025/2026

Energy Efficiency Rating		
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Current	Potential	
77	78	

Total Floor Area Approx.
67m² (721 sq ft)



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Video Tour



THE PROPERTY MISDESCRIPTION ACT 1991 You are advised to check the availability of this property before travelling any distance to view. The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. References to the Tenure of a Property are based on information supplied by the Seller. The area of the building is given for guidance purposes only and must be verified by the purchasers surveyor. A Buyer is advised to obtain verification of this information from their Solicitor and/or



Location View

