



**32a RABLING ROAD, SWANAGE**  
**£425,000 Shared Freehold**

This superior apartment comprises the entire ground floor in a block of 2 apartments, situated in a prestige residential area about 500 metres from the town centre and beach. The property was built around 2005 and is of traditional cavity construction, with external walls of part stone, the remainder being brick, under a pitched roof covered with concrete interlocking tiles.

32a Rabling Road offers particularly spacious accommodation with the considerable advantage of a pleasant southerly aspect, its own personal entrance, and a dual aspect living room. It also has the benefit of a personal garden with summerhouse, a single garage and off-road parking for 3 vehicles.

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.

**TENURE** Shared Freehold. 999 year lease from 1 January 2004. Shared maintenance payable on an as and when basis, split 50/50. Long lets and pets permitted, holiday lets are not.

Property Ref RAB2246

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



The entrance hall which benefits from ample storage provides a personal entrance and welcomes you to this spacious modern apartment. Glazed double doors open to the generous dual aspect living room fitted with an attractive fire surround and electric 'living flame' fire. Double doors lead to the South facing Sun Room which gives access to the paved patio. The kitchen/breakfast room is fitted with a range of light units, contrasting worktops, matching breakfast bar and integrated appliances including gas hob, double oven, dishwasher, washing machine and fridge/freezer.

The principal bedroom enjoys a pleasant southerly aspect and has the benefit of fitted wardrobes and a spacious en-suite shower room. Bedrooms two and three are also good sized doubles at the rear of the property; bedroom two is currently used as a dining room. The bathroom is fitted with a suite including panelled bath with shower over, and completes the accommodation.

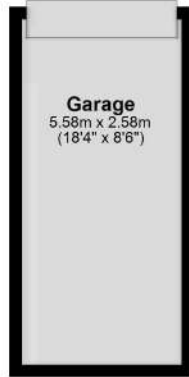
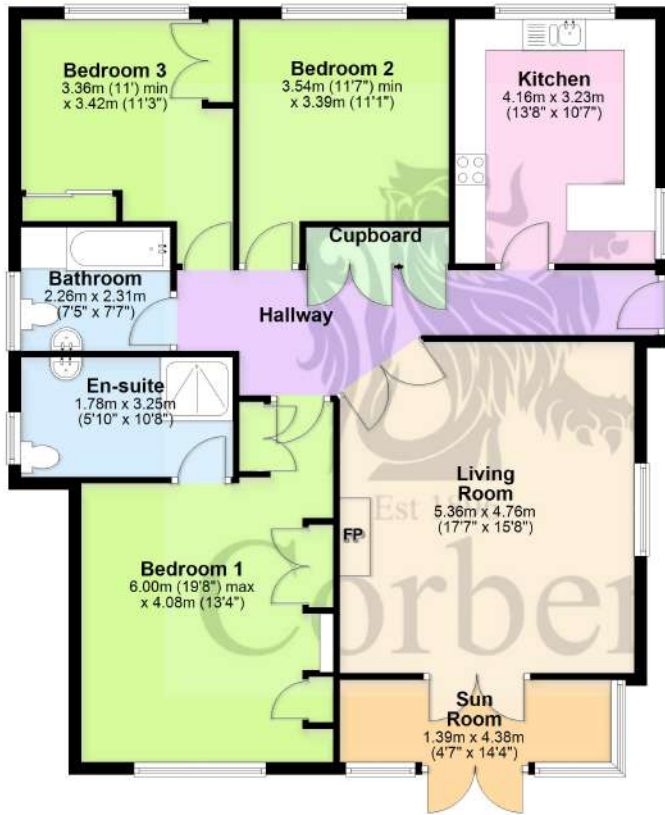
Outside, the easily maintained front garden has a paved patio area, artificial lawn section, flower beds and parking for 2 vehicles. There is also a personal rear garden which is partially lawned, with paved and gravelled sections, shrub and flower borders and a summerhouse. A single garage with parking in front is accessed by a rear service lane.

**VIEWING** By appointment only through the Sole Agents, Corbens, 01929 422284. The postcode for this property is **BH19 1EF**.



Total Floor Area Approx. 121m<sup>2</sup> (1,302 sq ft)

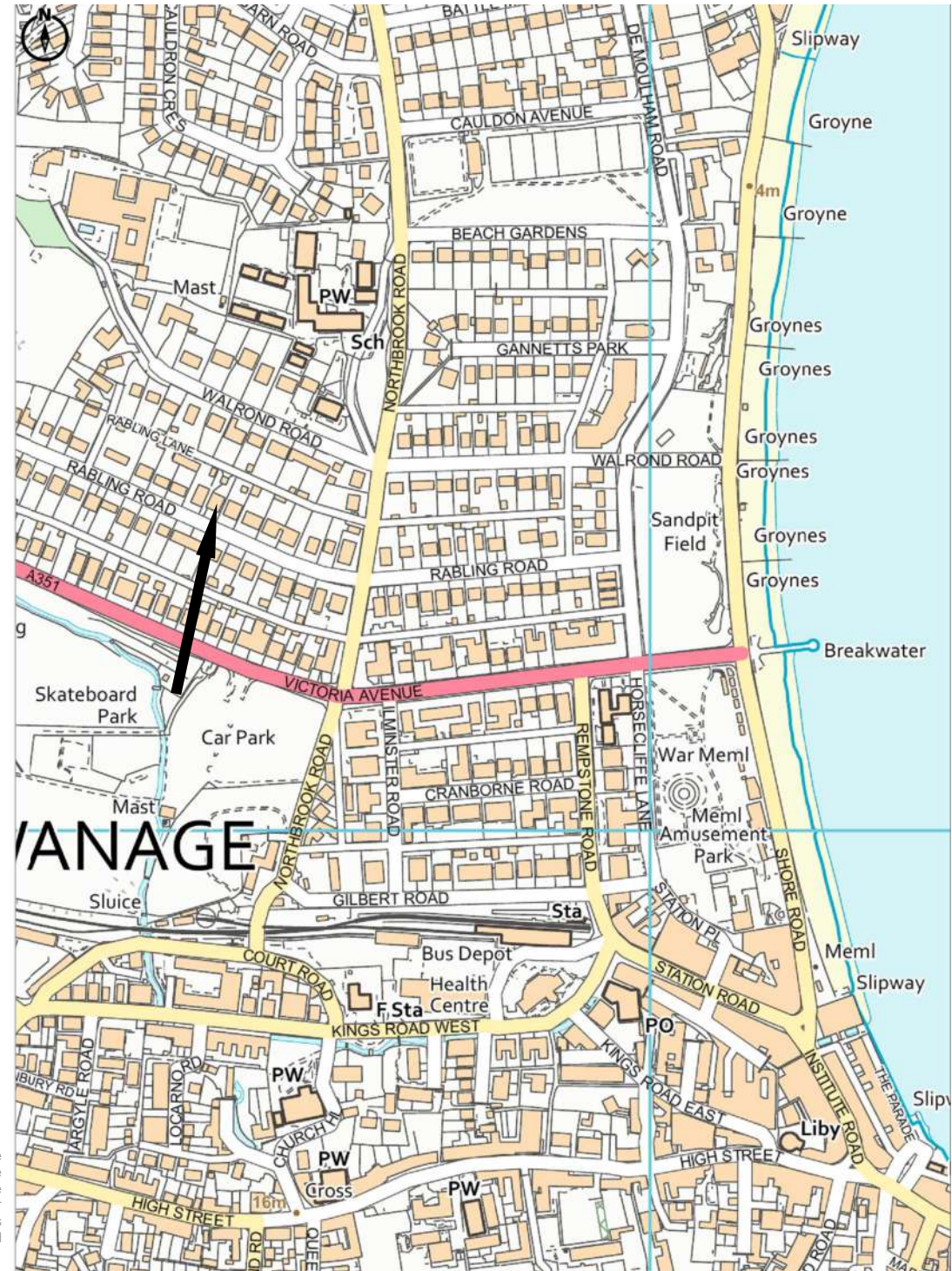
Ground Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C		80	80
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			



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