



**FLAT 3 SEA COURT, TAUNTON ROAD, SWANAGE**  
**£295,000 Shared Freehold**

This attractive modern apartment is situated on the first floor of a small prestigious block of flats which is well located close to the centre of Swanage approximately 500 metres from the main shopping thoroughfare and seafront. It is thought that the original building dates back to the turn of the 20<sup>th</sup> Century and was architecturally converted in 2007 to a high specification, the external walls being of brick under a pitched roof covered with tiles.

3 Sea Court offers well presented spacious accommodation with high ceilings giving a bright and airy feel. It enjoys good views of Swanage Bay and also has the advantage of, a en-suite principal bedroom and allocated parking. The apartment has been successfully holiday let for a number of years and is suitable for either an investment or main residence.

The seaside resort of Swanage lies at the Eastern tip of the Isle of Purbeck, delightfully surrounded by the Purbeck Hills. It has a fine, safe, sandy beach and is an attractive mixture of old stone cottages and more modern properties. To the South is the Durlston Country Park renowned for being the gateway to the Jurassic Coast and World Heritage Coastline.

All viewings must be accompanied and these are strictly by appointment through the Sole Agents, **Corbens, 01929 422284**. The postcode for this property is BH19 2BG.

Property Ref TAU2267      Rateable Value £3,200 - Council Tax to be assessed



The spacious entrance hall, with a good sized storage cupboard, welcomes you to this well presented first floor apartment and leads through to the good sized living room with ample space for a table and chairs and a picture window giving views across Swanage Bay in the distance. Double doors open to the balcony which enjoys a similar view. The kitchen is fitted with coloured units granite worktops, and integrated appliances including ceramic hob, electric oven, dishwasher, washing machine and fridge/freezer.

There are two good sized double bedrooms, the principal bedroom is a particularly spacious room with bay window giving similar views to the living room. It also has the advantage of an en-suite shower room with a walk in shower cubicle, wash basin and WC. Bedroom 2 is South facing. The bathroom is fitted with a panelled bath, attached shower over head with bi-folding screen and wash basin.

Outside, there is communal grounds which are lawned with shrub borders and has the benefit of allocated parking space to the rear.

**TENURE** Shared Freehold. 999 year lease from 2 October 2017. Current maintenance liability £1,200 pa (Two Payments of £600). Long lets, holiday lets and pets are permitted.

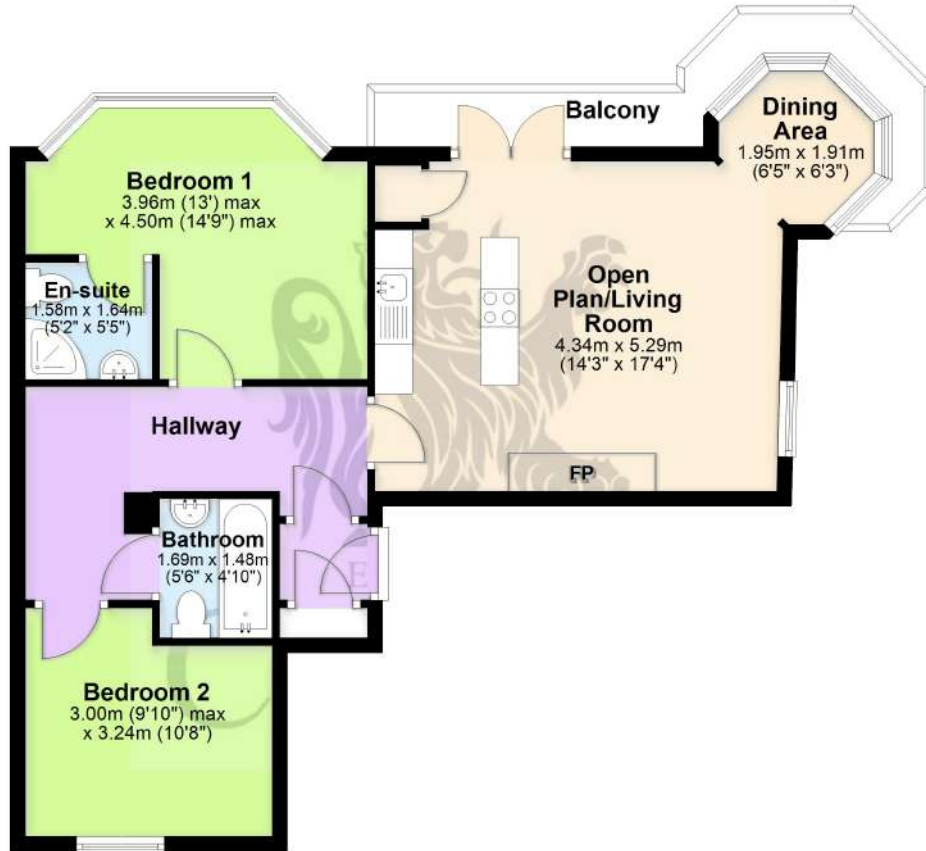
Please note: The balcony we understand does not comply with current building regulations due to the height of the railings.



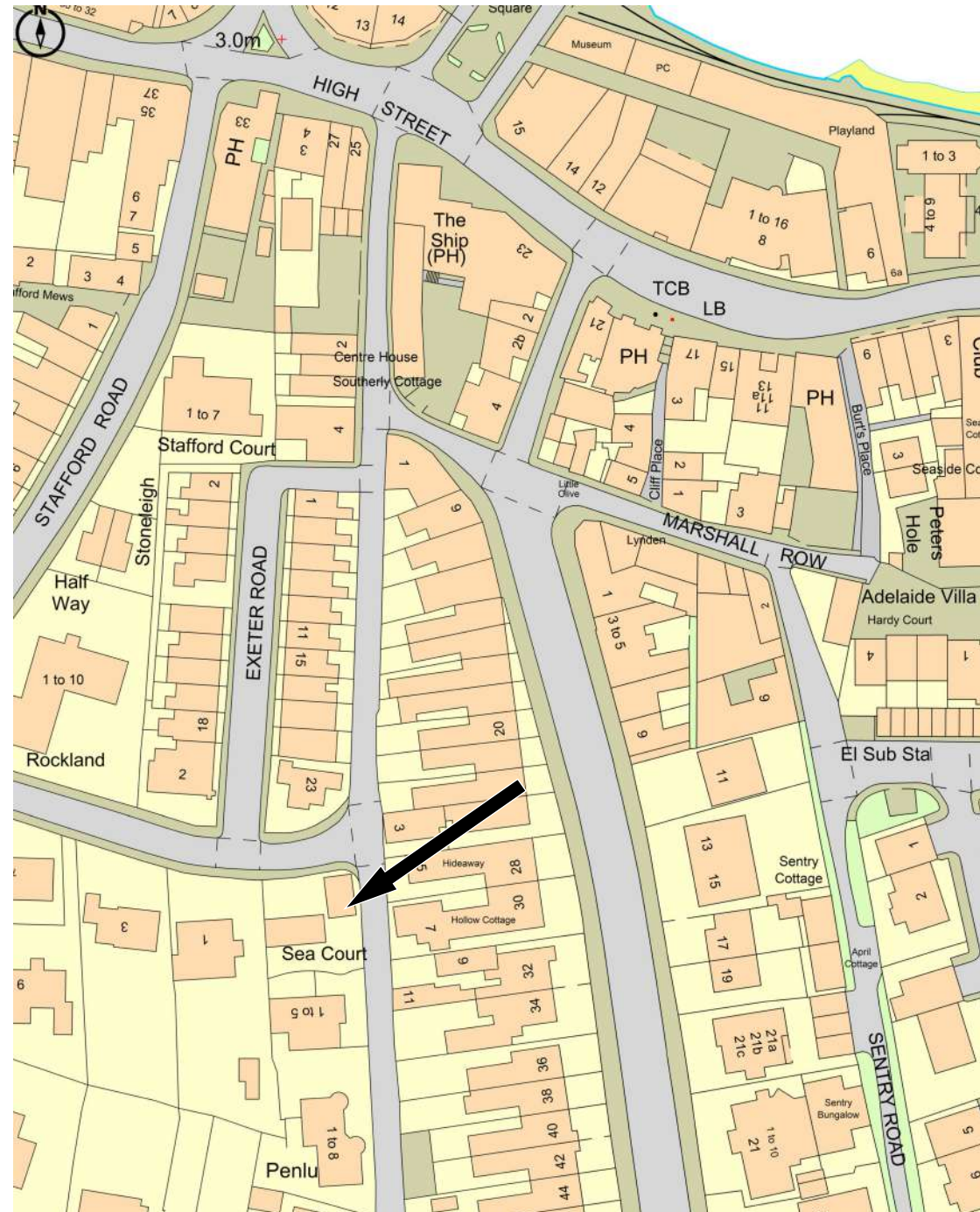
Video Tour Link



First Floor



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



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 Surveyor. FLOOR PLANS The floor plans supplied are for guidance purposes only and should not be used for measuring. Small recesses, cupboards & sloping ceilings may not appear on the plans. LOCATION PLAN The location plans supplied are for identification purposes only and are reproduced from the Ordnance Survey Map with permission of the Controller of H.M. Stationery Office. Crown Copyright reserved.

