



1a CORNWALL ROAD, SWANAGE
£165,000 Leasehold

This attractive first and second floor maisonette is situated on a cul-de-sac in the heart of the town centre. The former Edwardian house is thought to have originally been converted into two apartments in the 1980s and has been updated in recent years.

1a Cornwall Road offers characterful and well planned accommodation and is conveniently located only a short distance from Swanage Beach, the steam railway station and main shopping thoroughfare.

The seaside resort of 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. To the South is the Durlston Country Park renowned for being the gateway to the Jurassic Coast and World Heritage Coastline. The market town of Wareham which has main line rail link to London Waterloo (approx. 2.5 hours) is some 9 miles distant with the conurbation of Poole and Bournemouth being in easy reach via the Sandbanks ferry.

Property Ref COR2352 Council Tax Band A - £ 1878.71 for 2026/2027

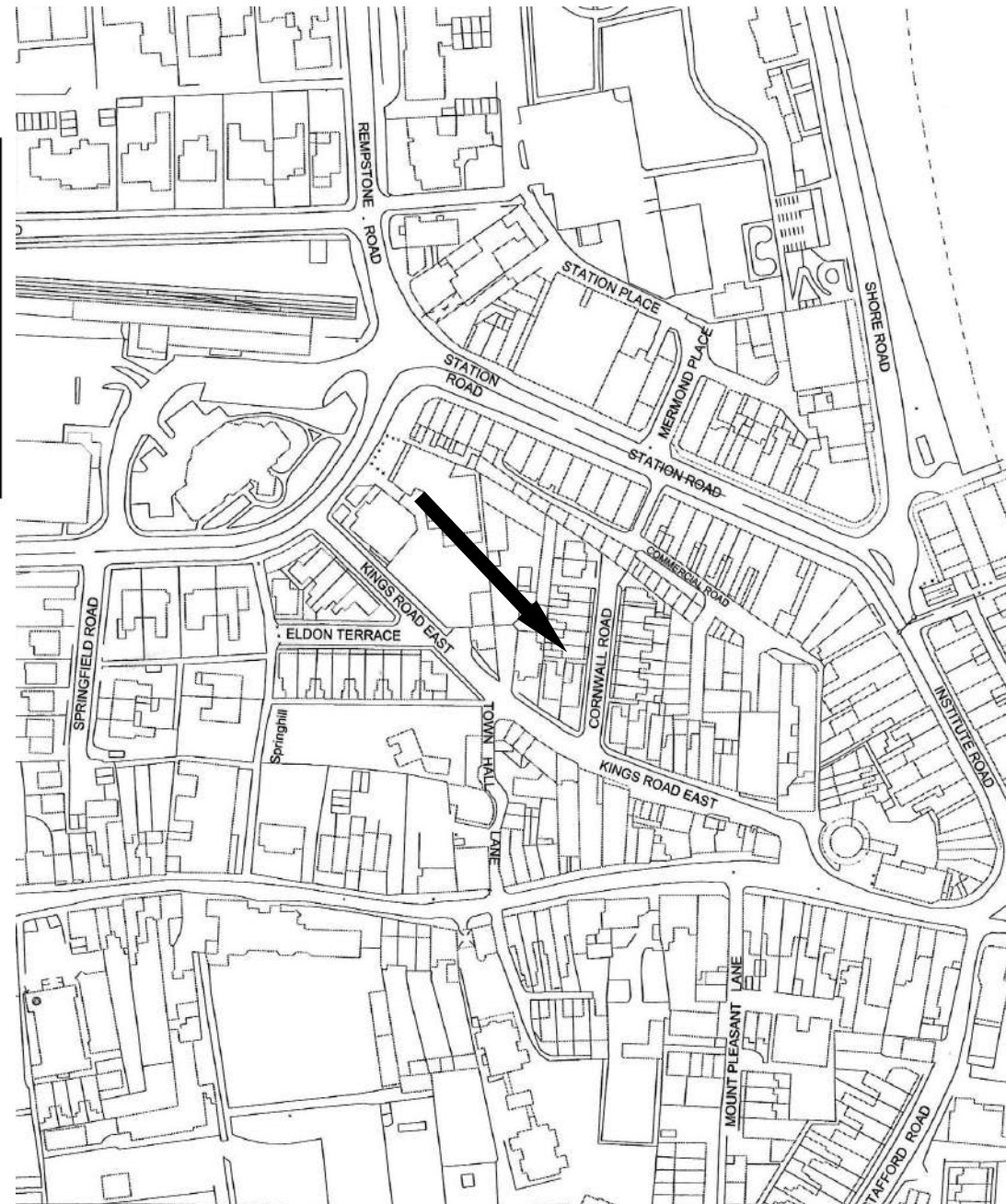
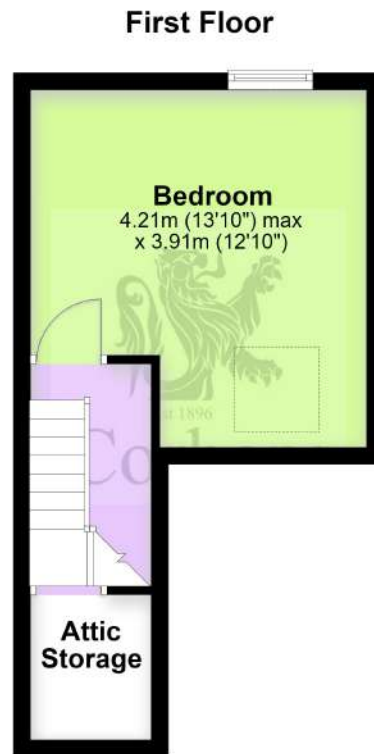
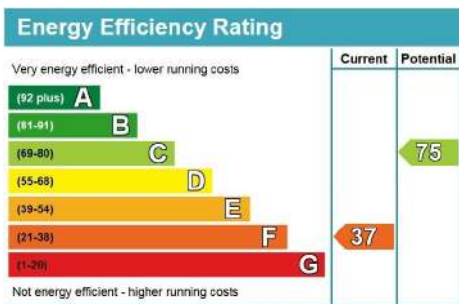
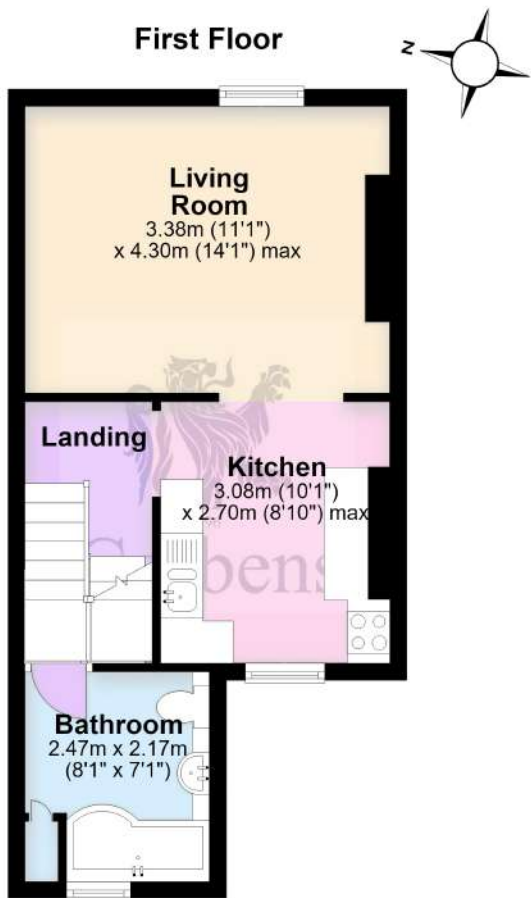


The second floor personal entrance leads you to the first floor and the large open-plan living room/kitchen. The living area features an attractive living flame electric fire and modern surround. The kitchen is fitted with a range of grey units, contrasting light worktops, an integrated electric hob and oven, and space for a washing machine and fridge/freezer. Completing the accommodation on this level is a well-appointed bathroom fitted with white suite including panelled bath with shower over.

On the second floor, the good-sized double bedroom is dual-aspect, with the east and west-facing Velux window set into sloping ceilings, and offering views towards the Purbeck Hills in the distance.

Tenure, Leasehold, 189 year lease from 5 January 1979, ground rent £180 pa. Maintenance 50% of any charges on an 'as and when basis'.

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 1EU**.



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.

