

FLAT 5, SENTRYFIELDS, 27 PARK ROAD, SWANAGE

£350,000 Leasehold

This spacious first floor apartment is situated on the southern slopes of the town, a short distance from the town square. It is close to the centre of Swanage, approximately 200 metres from the Pier and seafront. The original property is thought to date back to the turn of the 20th Century although subsequently converted into separate apartments in more recent times. The building is constructed of natural Purbeck stone under a conventional tiled roof.

The flat is well presented throughout and has recently undergone a full refurbishment including a contemporary kitchen and new bathroom suite. The principal bedroom is particularly spacious with large bay window commanding excellent views over the town to Swanage Bay and Ballard Down in the distance.

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, sandy beach and is an attractive mix 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. 2.5hrs) is some 9 miles distant with the conurbation of Poole and Bournemouth being in easy reach via the Sandbanks Ferry.

Property Ref PAR2374 Council Tax Band A - £1,878.71or 2026/2027





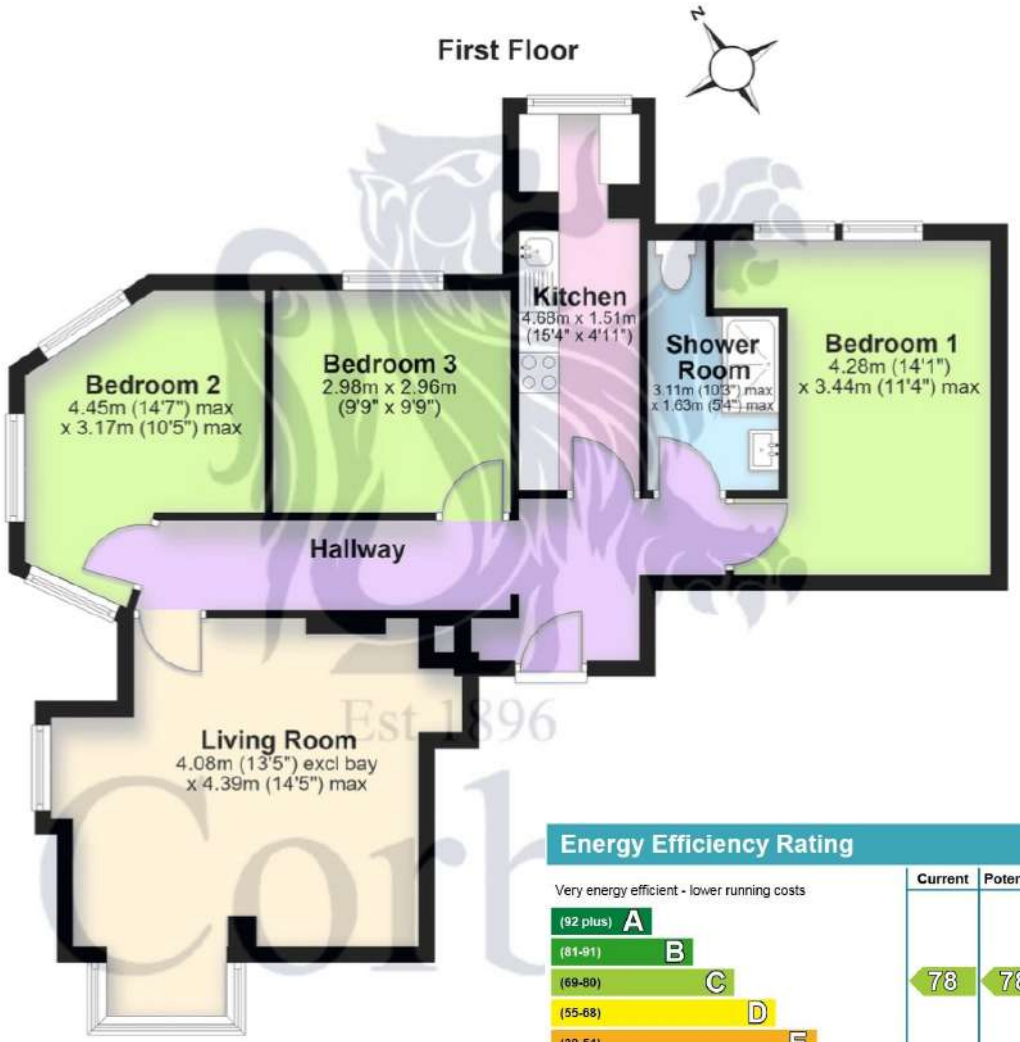
The spacious entrance hall welcomes you to this first floor apartment with access to all rooms. The living room has a pleasant dual aspect and views to the Purbeck Hills and sea. The kitchen has been refitted with a contemporary range of units, contrasting worktops and integrated appliances including gas hob, electric oven, fridge, dishwasher and washing machine. A new gas central heating boiler has also been installed.

The principal bedroom is a good sized double with views of the sea. Bedroom 2 is also generously sized and has a large feature bay window commanding good views over the town to the sea and Purbeck Hills. Bedroom 3 is a small double. The shower room has been refitted with a stylish suite and serves all bedrooms.

There are communal grounds at the front with established shrub borders.

TENURE Leasehold. 125 Year Lease from 27 February 2026. Maintenance Charge £760.37 pa. Peppercorn Ground Rent. Lets are permitted, subject to conditions. Pets at discretion of Management Company.

All viewings are strictly by appointment through the Sole Agents, **Corbens, 01929 422284**. The postcode for this property is **BH19 2AA**.



Total Habitable Floor Area
Approx. 87m² (936.5 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.





Est 1896
Corbens



