



5 DOWNLANDS, SEYMER ROAD, SWANAGE
£395,000 Shared Freehold

This attractive second floor apartment is located in a superb position on 'The Downs' with magnificent panoramic views over Swanage Bay to Ballard Down and Old Harry Rocks. The original property is thought to date back to the 19th Century although altered and substantially extended in more recent times. Downlands comprises 7 apartments in total and stands in its own landscaped grounds with a private driveway leading from Seymer Road, some one third of a mile from the seafront and town centre.

This fine apartment offers good sized accommodation with a large sun terrace giving outstanding views of Swanage Bay, the Pier and Ballard Down in the distance. It also has the considerable advantage of a dedicated parking space and visitors' parking.

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 cottage 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 SEY1724

Council Tax Band C



The entrance hall leads through to the generously sized, dual aspect living room, with sliding doors opening to the private sun terrace which enjoys views over Swanage Bay, the pier and Ballard Down in the distance. The kitchen is in need of updating and is currently fitted with a range of light units, contrasting worktops and breakfast bar. There is also access to the loft storage area by retractable ladder from the hallway.

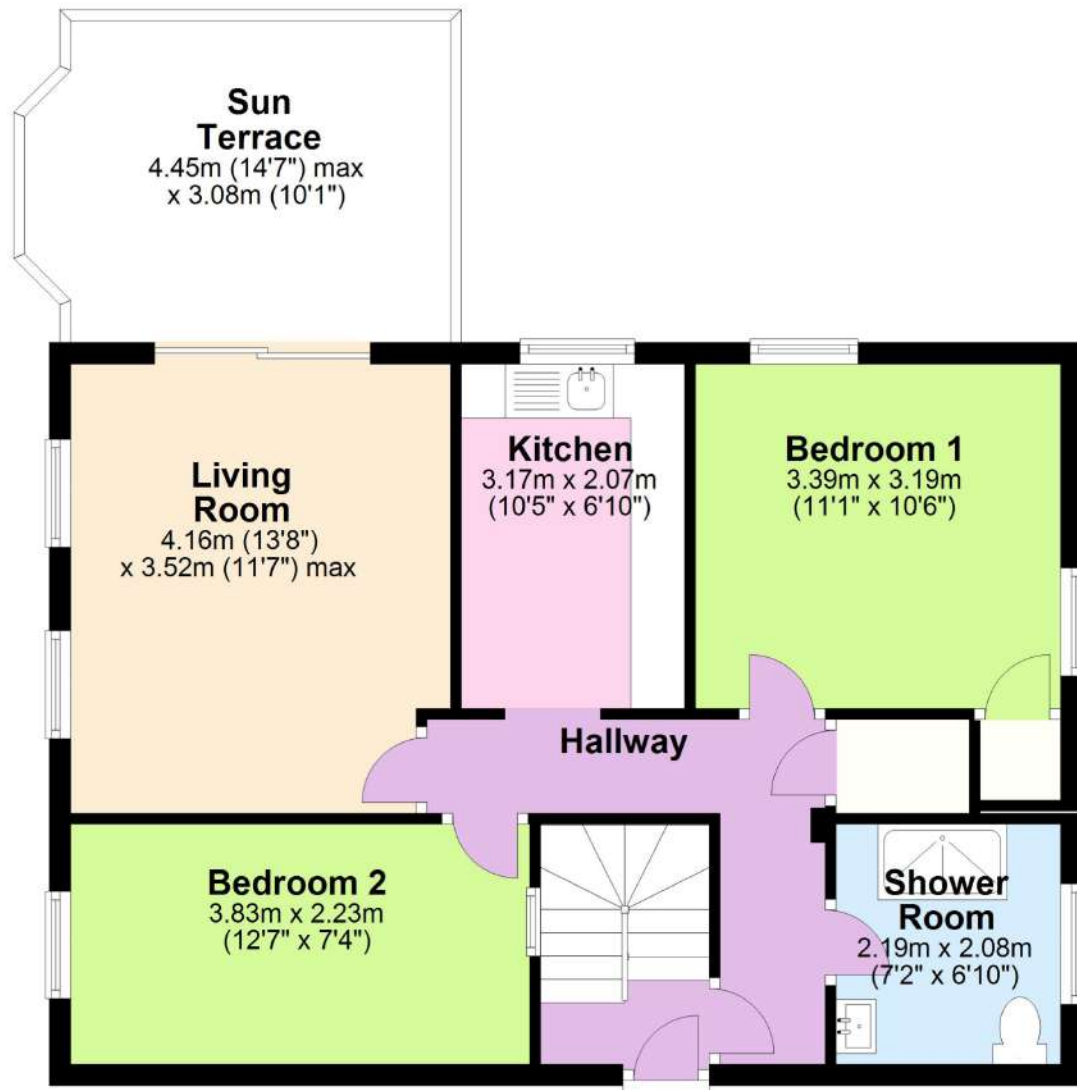
There are two bedrooms, the master is a dual aspect double with recessed wardrobe cupboards and is situated at the rear of the property. Bedroom two is a twin room and has similar views to the living room. The shower room is fitted with a large walk-in shower cubicle and completes the accommodation.

Outside, the extensive communal garden is lawned with mature trees and shrubs. There is also a dedicated parking space and ample visitors' parking within the grounds of the property.

TENURE Shared Freehold. 999 year lease from 1 March 2017. There is a shared maintenance liability, which currently amounts to £2,000 per annum. Lettings are not permitted, pets at the discretion of the Management Company.

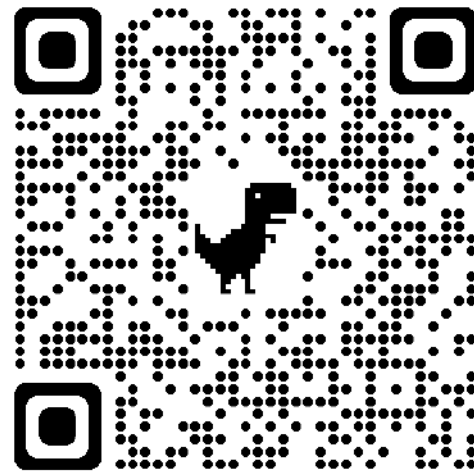
All viewings must be accompanied and these are strictly by appointment through the Sole Agents, **Corbens, 01929 422284**. The postcode is **BH19 2AH**.

Second Floor



Total Floor Area Approx 64m² (689 sq ft)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C	72	78
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			



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