



SUNNYDALE GARDENS, 27B DURLSTON ROAD, SWANAGE
OIRO £525,000 Shared Freehold

This superior maisonette is exceptionally spacious and is situated in a highly sought after location in South Swanage adjoining Durlston Country Park and the World Heritage Jurassic Coastline. Sunnysdale Gardens stands in immaculately maintained grounds, which surround the properties, and has good views of Durlston Bay. This exceptional development comprises 4 units within two separate buildings and is approached by a sweeping driveway with raised shrub borders to the front and enjoys views over the large lawns to the rear sea with shrub beds and mature boundaries of native trees to the sides.

The development constructed during the 1970s, has elevations of natural Purbeck stone and solar panels have been added for this maisonette in recent years yielding good income returns via the feed-in tariff. The maisonette has the benefit of a personal entrance with utility room and storage on the ground floor, formerly a garage and could be reverted if required, and on the first floor a superb living room and 3 bedrooms.

Swanage lies at the south-eastern tip of the Isle of Purbeck. Much of the surrounding area is owned by the National Trust and is classified as being an Area of Outstanding Natural Beauty. The market town of Wareham is some 9 miles distant and has main line rail links to London Waterloo (some 2.5 hours). The popular conurbations of Poole and Bournemouth and the exclusive Sandbanks peninsula are also within easy reach via the Sandbanks toll ferry.



The generously sized living room is on the first floor and has dual aspects with double glazed doors leading to the large roof terrace enjoying good views over the gardens below, Country Park and Durlston Bay. The kitchen is fitted with light oak cottage style units and contrasting worktops. The master bedroom has similar views to the living room and there is a further double bedroom and single bedroom. A shower room with a WC and a separate room with WC and wash hand basin completes the accommodation.

Tenure: 999 years from 18 December 1972. Maintenance is paid on an as and when incurred basis and is divided equally between the four flats (27 & 29 Durlston Road). This includes the driveway, but not the gardens as these are owned by the ground floor flats. The buildings insurance is separate for each block. The premium is split equally between 27a and 27b. Near end of November 2022 premium paid for 27b £209.20. Ground Rent £40, rising to £60 on the 18th December 2032. Lettings are not permitted.

Viewing is highly recommended by appointment through Sole Agents Corbens, 01929 422284. Postcode for SATNAV **BH19 2JA**.



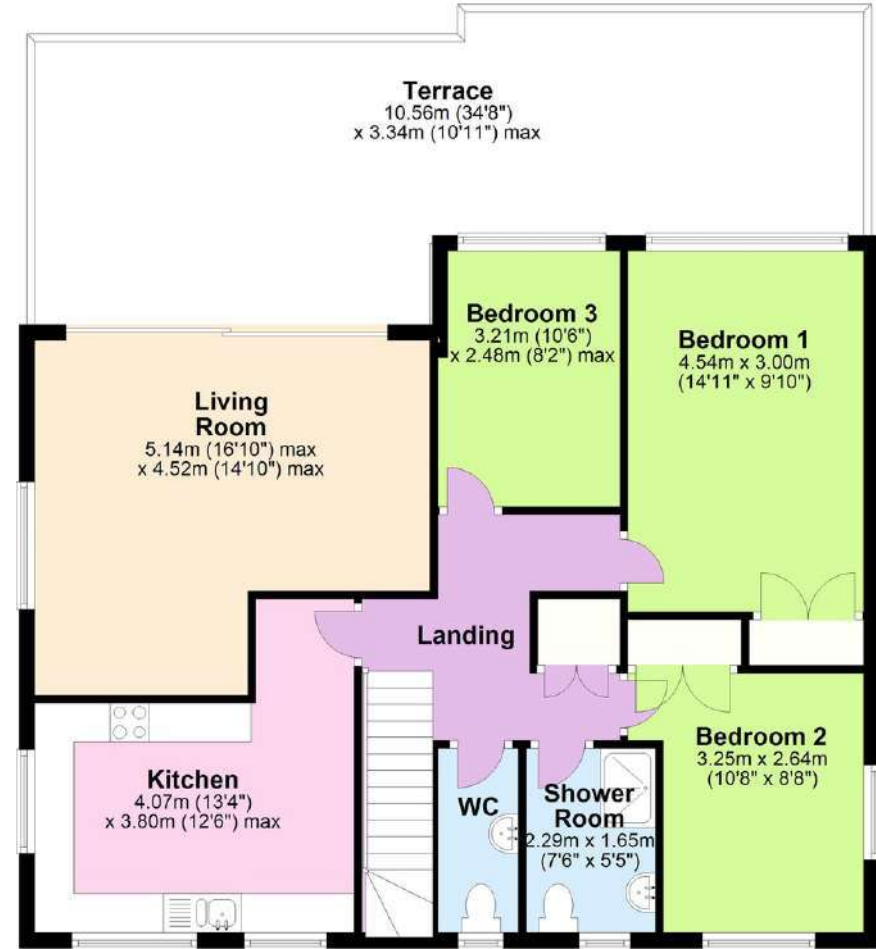


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		74	77
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			



Scan to view video tour

First Floor



Ground Floor



Total Floor Area Approx. 88m² (947.2 sq ft)

