



Est 1896

Corbens



2 HAYCRAFTS HOUSE, GILBERT ROAD, SWANAGE
£380,000 Shared Freehold

This purpose built apartment is situated on the ground floor of a modern block, overlooking Swanage Steam Railway Station and is conveniently located approximately 200 metres from the town centre and Swanage beach. It was constructed in 2014 by a reputable local builder and has attractive external elevations of Purbeck stone under a tiled roof.

Haycrafts House offers well-planned, spacious accommodation finished in neutral tones throughout and has the benefit of views of the steam railway and a dedicated parking space.

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, all of which blend in well with the peaceful surroundings. To the south is Durlston Country Park renowned for being the gateway to the Jurassic Coast and World Heritage Coastline.

Viewings are strictly by appointment through the Sole Agents, Corbens, 01929 422284. The postcode for SATNAV is **BH19 1DY**.

Property Ref GIL1739

Council Tax Band D



The spacious dual aspect living room faces South and East with good views over the Swanage Steam Railway Station and feature bay window providing a light and airy environment. The kitchen is fitted with an extensive range of cream units with contrasting worktops and quality integrated appliances including fridge/freezer, washing machine, double oven and gas hob with filtration hood over.

There are two double bedrooms, the master is particularly spacious and has the benefit of an en-suite shower room. Bedroom two enjoys two double fitted wardrobes. The family bathroom is fitted with a modern suite in white including bath with shower over.

To the outside, there are well tended communal grounds which are mostly laid to lawn with flower and shrub beds. There is allocated parking at the rear of the building, which is accessed by a rear service lane.

TENURE Whilst technically held on an 125 year lease from 2014, the lessees have acquired the freehold of the building and formed a Management Company to administer the day to day running of the block. There is a shared maintenance liability which amounts to £1,000 per annum. Long lets are permitted, holiday lets and pets are not.



Total Floor Area
Approx. 69m² (742 sq ft)

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



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.



Location - Approx. 200m from Swanage Beach

