



1-4 HILL CROFT, 46a VICTORIA AVENUE, SWANAGE
From £495,000 Shared Freehold

'Hill Croft' is a small development of four brand new apartments situated in a popular residential area approximately half a mile level distance from the town centre and Swanage beach.

The properties are being built to a high standard by a reputable local builder complementing the local environment and are of Purbeck stone and brick construction, under a tiled roof. Each of the apartments will have the benefit of a 10 year warranty, electric heating and allocated parking at the rear with EV charging point.

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 mixture of old stone cottages and more modern properties all of which blend in well with the peaceful surroundings. To the South is the Durlston Country Park renowned for being the gateway to the Jurassic Coast and World Heritage Coastline.

Outside, the ground floor apartments benefit from their own personal gardens. There is parking for one vehicle per apartment at the rear of the building and accessed by a service lane.

TENURE Shared Freehold. 999 year lease. Pets at the discretion of the Management Company.

Viewing is strictly by appointment through the Sole Agents, Corbens, 01929 422284. Postcode for SATNAV **BH19 1AP**.



Swanage Beach nearby

GROUND FLOOR - FLAT 1 - £495,000

Living Room/Kitchen 9.87m x 3.61m (32'5" x 11'10"), South & West, double glazed casement doors to terrace and personal garden. Kitchen area fitted with range of units and integrated appliances.

Bedroom 1 5.35m x 2.71m (17'7" x 8'11"), South.

En-Suite 2.71m x 0.95m (8'11" x 3'1"), East.

Bedroom 2 3.9m x 2.71m (12'10" x 8'11"), South.

Bathroom 2.38m x 1.59m (7'10" x 5'3").

GROUND FLOOR - FLAT 2 - £495,000

Living Room/Kitchen 9.2m x 3.58m (30'2" x 11'9"), North & West, double glazed casement doors to personal terrace. Kitchen area fitted with range of units and integrated appliances.

Bedroom 1 3.97m x 2.71m (13' x 8'11"), North.

Bedroom 2 3.64m x 2.69m (11'11" x 8'10"), North.

En-Suite 2.69m x 0.95m (8'11" x 3'1"), West.

Bathroom 2.40m x 1.61m (7'10" x 5'3").

MAISONETTE - FLAT 3 - £625,000

Bedroom 1 4.87m x 3.58m (16' x 11'9"), South & West.

Dressing Room 3.58m x 2.22m (11'9" x 7'3"), fitted wardrobe.

En-Suite 2.63m x 2.12m (8'8" x 7'), West.

Bedroom 2 5.2m x 2.66m (17'1" x 8'9"), South.

En-Suite 2.66m x 1.03m (8'9" x 3'5"), East

Bedroom 3 3.96m x 2.69m (13' x 8'10"), South.

Bathroom 2.3m x 1.68m (7'7" x 5'6").

Living Room/Kitchen 7.82m max excl bay x 6.49m max (25'8" max excl bay x 21'4" max), South & East. Kitchen area fitted with range of units and integrated appliances.

Storage 3.59m x 2m (11'9" x 6'7").

Cloakroom 1.86m x 1.69m (6'1" x 5'6").

MAISONETTE - FLAT 4 - £575,000

Bedroom 1 4.17m x 3.57m (13'8" x 11'9"), North & West.

Dressing Room 3.57m x 2.21m (11'8" x 7'3"), fitted wardrobe.

En-Suite 2.61m x 2.11m (8'7" x 6'11"), West.

Bedroom 2 3.61m x 2.68m (11'10" x 8'9"), North.

En-Suite 2.68m x 0.92m (8'9" x 3') East.

Bedroom 3 4.06m x 2.66m (13'4" x 8'9"), North.

Bathroom 2.33m x 1.67m (7'8" x 5'6").

Living Room/Kitchen 7.88m max excl bay x 6.48m max (25'10" max excl bay x 21'3" max), North & East. Kitchen area fitted with range of units and integrated appliances.

Cloakroom 1.83m x 1.69m (6' x 5'6"), West.



