

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 GROUND FLOOR - FLAT 1 - £495,,000 Swanage beach.

The properties are being built to a high standard by a reputable local builder Bedroom 1 complementing the local environment and are of Purbeck stone and brick En-Suite construction, under a tiled roof. Each of the apartments will have the benefit of a 10 Bedroom 2 year warranty, electric heating and allocated parking at the rear with EV charging Bathroom point.

Swanage lies at the eastern tip of the Isle of Purbeck delightfully situated between the Living Room/Kitchen 9.2m x 3.58m (30'2" x 11'9"), North & West, double glazed 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 Bedroom 1 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.

Shared Freehold. 999 year lease. Pets at the discretion of the Dressing Room 3.58m x 2.22m (11'9" x 7'3"), fitted wardrobe. **TENURE** Management Company.

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



residential area approximately half a mile level distance from the town centre and 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.

> 5.35m x 2.71m (17'7" x 8'11"). South. 2.71m x 0.95m (8'11" x 3'1"). East. 3.9m x 2.71m (12'10" x 8'11"), South.

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

## **GROUND FLOOR - FLAT 2 - £495,000**

casement doors to personal terrace. Kitchen area fitted with range of units and integrated appliances.

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.

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.

3.59m x 2m (11'9" x 6'7"). Storage 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. 3.61m x 2.68m (11'10" x 8'9"), North. Bedroom 2

**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.

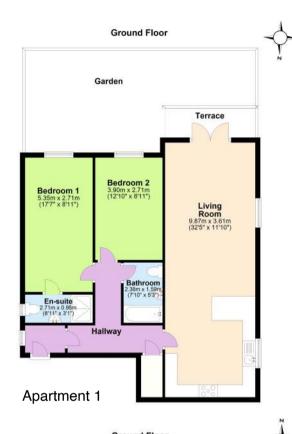
2.33m x 1.67m (7'8" x 5'6"). Bathroom

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.

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















Flat 1 - Ground Floor Flat



Flat 2 - Ground Floor Flat



Apartment 3 - Maisonette



Apartment 4 - Maisonette

