



3 OCEAN BAY, 2 ULWELL ROAD, SWANAGE
£1,400,000 SHARED FREEHOLD

This is an extraordinarily rare opportunity to acquire a luxury coastal residence with magnificent panoramic views of Swanage Bay, to the Pier and the Isle of Wight in the distance. Properties on the foreshore seldom become available. The outstanding design offers most impressive contemporary spacious living over three floors with glazed and paved balconies on the first and second floors and a jacuzzi room on the ground floor. The architectural features accentuate the clean lines with a focus on luxury and functionality. Amongst the striking features are the vaulted curved glazed high ceilings and bi-folding glazed floor to ceiling doors which frame the views and flood the apartment with natural light to all principal rooms. No 3 Ocean Bay has been impeccably styled to the highest quality specification and detail throughout providing the ultimate of luxury living. The extensive overall accommodation comprises an impressive 260 sq metres (2,800 sq ft).

Ocean Bay is located directly on the foreshore towards the North end of Swanage beach. The town centre is approximately half a mile and offers historic buildings and Victorian Pier, Museums, the famous Swanage Steam Railway, Durlston Country Park and Nature Reserve.

The elegant reception welcomes you to the expansive principal open plan living dining area. Bi-folding doors open onto the glazed balcony and terrace which spans the full width of the apartment and the breathtaking views of the Bay are enjoyed from all principal rooms on this level. Opportunities are afforded for entertaining on an extensive scale.

Leading off is the superbly appointed kitchen/breakfast room designed to incorporate the highest quality of units and integrated appliances. Beach access is provided by way of a personal door and steps from the kitchen. Completing the accommodation on this level is a bedroom and shower room. Both the kitchen/breakfast room and bedroom have sets of bi-folding doors opening onto the balcony.

A feature spiral staircase leads to the upper floor formal sitting room and master bedroom suite. Both rooms have balconies and the bedroom enjoys the magnificent sea views. The generously proportioned master suite has a dressing area and luxury en-suite bathroom.

With ample space to relax, on the lower floor there is a jacuzzi, family shower room and utility room.

There are two allocated parking spaces opposite the property.

TENURE

Shared Freehold. Lease Term 999 Years.
Commencement Date March 1990.
Current Maintenance charge £1,600pa
All lets and pets permitted.

VIEWINGS

Viewings are strictly by appointment through the Joint **Sole Agents, Corbens, 01929 422284**. Postcode for SATNAV **BH20 1LH**.

Council Tax Band D

Property Ref: ULW1795





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	75 C	75 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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.



Scan to view Video Tour

Total Habitable Floor Area - Approx. 260 m² (2,800 sq ft)







Corbens






SITUATION & AMENITIES

3 Ocean Bay is situated in Swanage on the stunning Dorset coastline directly overlooking the sea at the Northern end of Swanage Beach. The apartment enjoys East and South aspects with unrivalled sea views from Old Harry Rocks, across Swanage Bay to the Downs and to the Isle of Wight in the distance.

The town centre is approximately half a mile and offers historic buildings and Victorian Pier, museums, the famous Swanage Steam Railway, Durlston Country Park and the Townsend Nature Reserve.

Throughout the year the town hosts a number of music festivals, which include jazz, blues, and folk, summer carnival, fish festival and lifeboat fundraising week.

 There are numerous sporting and recreational activities in the area including Kimmeridge Bay which is known as the safest snorkelling site in Dorset, sailing, power boating, water skiing and other water sports and excellent golf courses at The Isle of Purbeck Golf Club and Wareham Golf Club. Walkers and cyclists can enjoy the South West Coast Path, taking in the UNESCO World Heritage site of the Jurassic Coast.