



FLAT 3, 12 GILBERT ROAD, SWANAGE
£299,950 Leasehold

This second floor flat occupies an excellent position approximately 200 metres from the town centre and slightly further from the beach. It is situated in a substantial detached property originally constructed around the turn of the 20th Century and extended and converted into residential flats during the 1980s. The building has brick elevations with Purbeck stone dressings under a concrete interlocking tiled roof.

Having the considerable advantage of overlooking the Swanage Steam Railway, the apartment offers well presented accommodation with allocated parking. The property is currently a successful holiday let, the furniture and business are also available.

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.

VIEWING By appointment only through Corbens, 01929 422284. The postcode for this property is **BH19 1DU**.



The split-level landing leads to the spacious open plan living room/kitchen with large South facing bay window overlooking the Steam Railway Station and providing access to the large loft hatch. The kitchen is fitted with a modern range of light units, contrasting worktops and integrated electric hob and oven.

There are two double bedrooms, both enjoying views over the town to the Purbeck Hills. Bedroom two has some glimpses of the bay. A good size modern bathroom including bath with shower over. A separate utility room completes the accommodation.

Outside, there are communal grounds which are mostly laid to lawn with flower borders. There is also a reserved parking space at the rear of the building and accessed via a service lane.

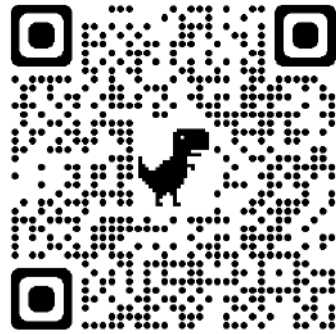
TENURE 189 year lease from January 1998. Shared maintenance liability which amounts to approx £600 per annum including ground rent. Long lets are permitted, pets are at the discretion of the freeholder. Holiday lets are not permitted within the lease. However, the the current owners have a year by year agreement with the freeholder to allow holiday lets. This however, is unlikely to be acceptable to mortgage lenders.

Property Ref GIL1841

Council Tax Band B



Total Habitable Floor Area Approx.
88m² (947 sq ft)



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