



APARTMENT 11, SHORE HOUSE, SHORE ROAD, SWANAGE
£750,000

This impressive modern luxury second floor apartment is situated in an outstanding position facing the sea commanding panoramic views over Swanage Bay to the Pier and the Isle of Wight in the distance.

The apartment has been designed using intelligent use of space with stylish interior design incorporating luxury fixtures and fittings throughout complementing the contemporary spacious living style. One of the finest features of the apartment is the stunning sea views, which can be appreciated from all principal rooms. Other features include the stylish reception hall and open plan living/dining room, under floor heating system, South facing balcony, video entry system, secure gated entrance to residents covered parking, lift access and well maintained landscaped communal grounds.

Shore House is a prestigious development of twenty two superb apartments built in 2016 by Ortus Homes exclusively for the over 55s who specialise in luxury developments in enviable locations in the UK.

Swanage is a great place to live. With safe award winning beaches, lined with pretty beach huts and an excellent range of cafes, Steam Railway and magnificent Wellington Clock Tower standing proud at the entrance to the harbour, the town is a unique blend of ancient history, 1950s seaside charm and 21st Century modernity. Shore House stands in an enviable position on the shore line.

Property Reference SHO1853

Council Tax Band F



First impressions are that the apartment offers a modern, stylish decor throughout. Situated on the South side of the block, there is lift access to the second floor. The spacious entrance hall leads into the open plan living room/dining room with breathtaking views of Swanage Bay and door to personal balcony harmoniously extending the indoor/outdoor living space. Leading off is the kitchen fitted with a luxury range of cream gloss units incorporating Neff integrated appliances.

The hallway continues to lead to two double bedrooms. The master bedroom has an en-suite dressing room and bathroom. Bedroom 2 has fitted wardrobes and is served by a separate shower room. Both bathrooms are fitted with quality Roca suites. The utility room fitted with washing machine and tumble dryer and separate storage cupboard complete the accommodation.

To the outside of the apartment are the landscaped communal grounds with attractive flower beds, shrubbery and paved seating areas. The apartment comes with an undercroft parking space as well as visitors spaces.

Tenure: Leasehold. 999 year lease from 2016. Initial Ground Rent of £200pa. Maintenance charge £438.27 pcm which includes all the heating and water. Qualifying long lets are permitted but holiday lets are not. Pets are at the discretion of the management company.

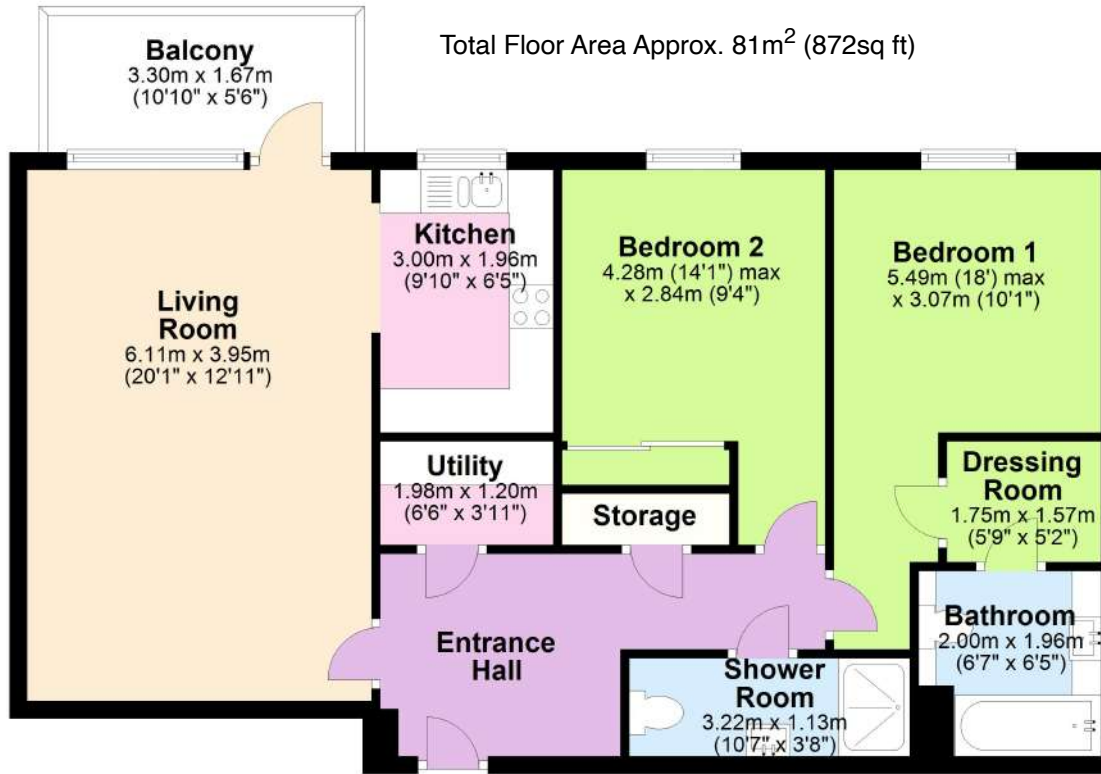
This is a rare opportunity to acquire an apartment on the sea front with unrivalled sea views and a viewing is highly recommended to appreciate. Viewings must be accompanied and are strictly by appointment through Corbens, 01929 422284.



Scan to view Video Tour

Second Floor

Total Floor Area Approx. 81m² (872sq ft)







SITUATION & AMENITIES

Shore House is situated in a premier residential location, overlooking Swanage Bay and about 100 metres from the Blue Flag beach. The town centre is a short distance and offers historic buildings and Victorian Pier, museums, the famous Swanage Steam Railway, Durlston Country Park and Nature Reserve.

Swanage lies at the south-eastern tip of the Isle of Purbeck. Much of the surrounding area is owned by the National Trust and is classified as being an Area of Outstanding Natural Beauty. The market town of Wareham is some 9 miles distant and has main line rail links to London Waterloo (some 2.5 hours). The popular conurbations of Poole and Bournemouth and the exclusive Sandbanks peninsula are also within easy reach via the Sandbanks toll ferry.

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 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.

