



APARTMENT 6 HIGHCLIFFE, 4 HIGHCLIFFE ROAD, SWANAGE
£895,000 Leasehold

This superb split-level first floor apartment has a unique frontline position with magnificent panoramic views of Swanage Bay, to the Pier and the Isle of Wight in the distance.

Without doubt, there is nothing ordinary about the design and layout of this apartment. It is immaculately presented, extremely spacious and impeccably styled to the highest quality and detail throughout providing the ultimate of luxury living. Amongst the impressive features are the uniquely designed open plan lounge with glazed balcony and feature semi-circular bay and dining room. The extensive accommodation comprises an impressive 119 sq metres (1,281 sq ft).

To enjoy the outstanding views you have a glazed balcony leading off the living room, landscaped communal grounds with a lower terrace, and a timber beach chalet on the foreshore. Highcliffe enjoys a private secure gated access with steps leading to the lower terrace and beach chalet, which is partly equipped with fitted kitchenette and fridge. There is a private shower/WC close by which is solely for the use of the beach chalet owners of Highcliffe. A water supply is virtually next to the beach chalet. In addition, the owners of Highcliffe own a section of private beach.

No 6 Highcliffe is located in an elevated clifftop position above 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.



Upon entering the apartment, you will be welcomed by the neutral décor throughout maximising the space and the easy spacious living style. At the Eastern end is the generously sized open plan lounge with glazed balcony and feature semi-circular bay area with magnificent panoramic views across Swanage Bay to the Isle of Wight and Peveril Point. There is a throughway to the South facing dining room. The kitchen faces North and has been designed to incorporate integrated appliances and there is a separate airing/drying cupboard, leading off the dining room, with tumble dryer.

The principal bedroom enjoys views over the town to the Purbeck Hills and the sea and is particularly light with triple aspects with a feature West facing bay window. There is an extensive range of fitted wardrobes and the shower room completes the suite. Bedroom 2 is also a generously sized double, facing South, with some views of the sea and fitted wardrobes. Bedroom 3 has views of the Hills and an en-suite shower room. The superbly fitted shower room, with large walk-in shower, completes the accommodation.

Outside, the communal gardens overlook the sea and enjoy sweeping views of the Bay to the Pier and the Isle of Wight. There is a paved terrace and steps lead down to the beach chalet below on the foreshore. There is one allocated parking space. There is a shared visitors parking space available for the owners of Apartments 3, 4, 5 and 6.

TENURE

Leasehold. Lease Term 125 Years

Commencement Date: March 2000

Maintenance charge March 2024-March 2025:
Apartment £1,200pa; Beach Hut £200pa.

Ground Rent: Apartment £150pa; Beach Hut £25pa.

Long lets and pets at the discretion of the management company.

Council Tax Band F

Property Ref: HIG1922









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Video Tour

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C	69	79	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			



Total Habitable Floor Area - Approx. 119 m² (1,281.4 sq ft)

VIEWINGS

Viewings are strictly by appointment through the **Sole Agents, Corbens, 01929 42284**. Postcode for SATNAV **BH20 1LW**.

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.




SITUATION & AMENITIES

6 Highcliffe 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 Peveril Point 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.

