



**55b KINGS ROAD WEST, SWANAGE**  
**£349,000 Leasehold**



This spacious maisonette is conveniently situated approximately 500 metres from the town centre, close to the Parish Church. It is thought to date back to the 1930s and is of brick construction, the upper elevations being cement rendered under a pitched roof covered with tiles and newly re-felted flat roof to the rear.

The property has been recently renovated to a high standard throughout including new windows and gas boiler. It also has the considerable advantage of its own personal entrance at the rear and offers good sized, well presented accommodation with a private, easily maintained garden and dedicated parking space.

The sellers own the freehold of the entire building which is divided into two units. The ground floor flat is held on a 999 year lease with a shared maintenance liability paid on an as and when basis. The maisonette will be offered with a new lease on similar terms. All lets and pets are permitted.

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.

Property Ref KIN1930

Council Tax Band B



The shared ground floor entrance leads to a staircase to the upper floor maisonette. The good sized living room is at the front of the property and has a wide bay window, and fitted cupboards and shelving. The kitchen has recently been refitted with a stylish range of dark units, contrasting light worktops and integrated appliances. Sliding doors provide access to the rear terrace and lower garden. Bedroom one is South facing and has the benefit of fitted wardrobes. The family bathroom is fitted with a white suite including bath with shower over and completes the accommodation on this level.

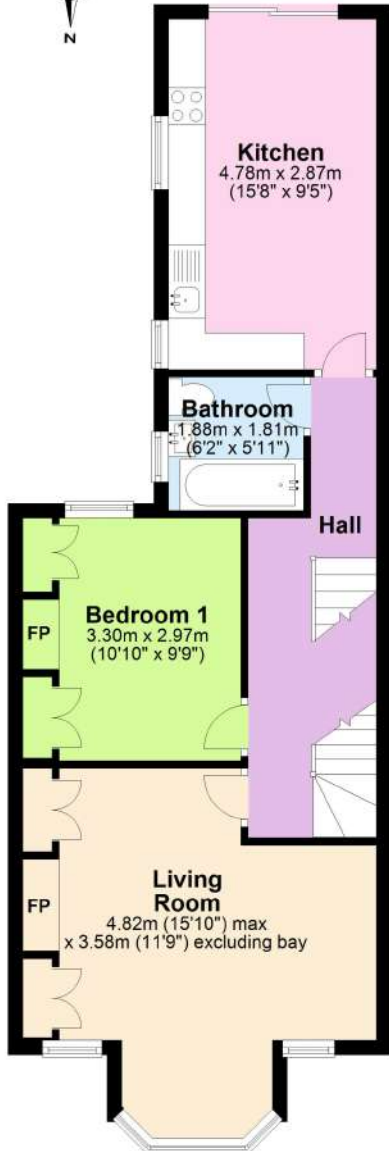
On the second floor, there are two further good sized double bedrooms. Bedroom two is at the front of the property and has an additional area which can be used as a dressing room or nursery. Bedroom three is South facing and has views across to the Parish Church and Mill Pond.

Outside, there is a private timber terrace with steps to the lower garden which is partially paved, the remainder being lawned with flower and shrub borders, and a parking space which is accessed via a rear service lane. The ground floor flat has a right of access over the lower garden.

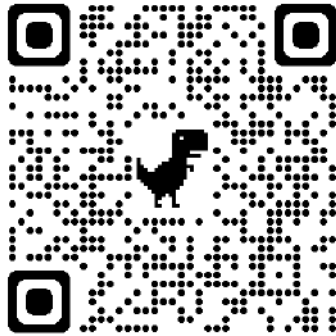
Viewings are strictly by appointment through the Sole Agents, Corbens, 01929 422284. The postcode for SATNAV is **BH19 1HG**.



# First Floor

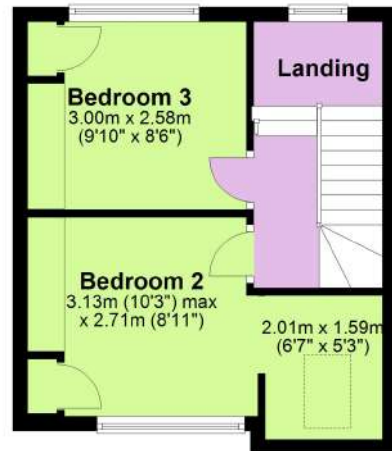


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	59	75
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			

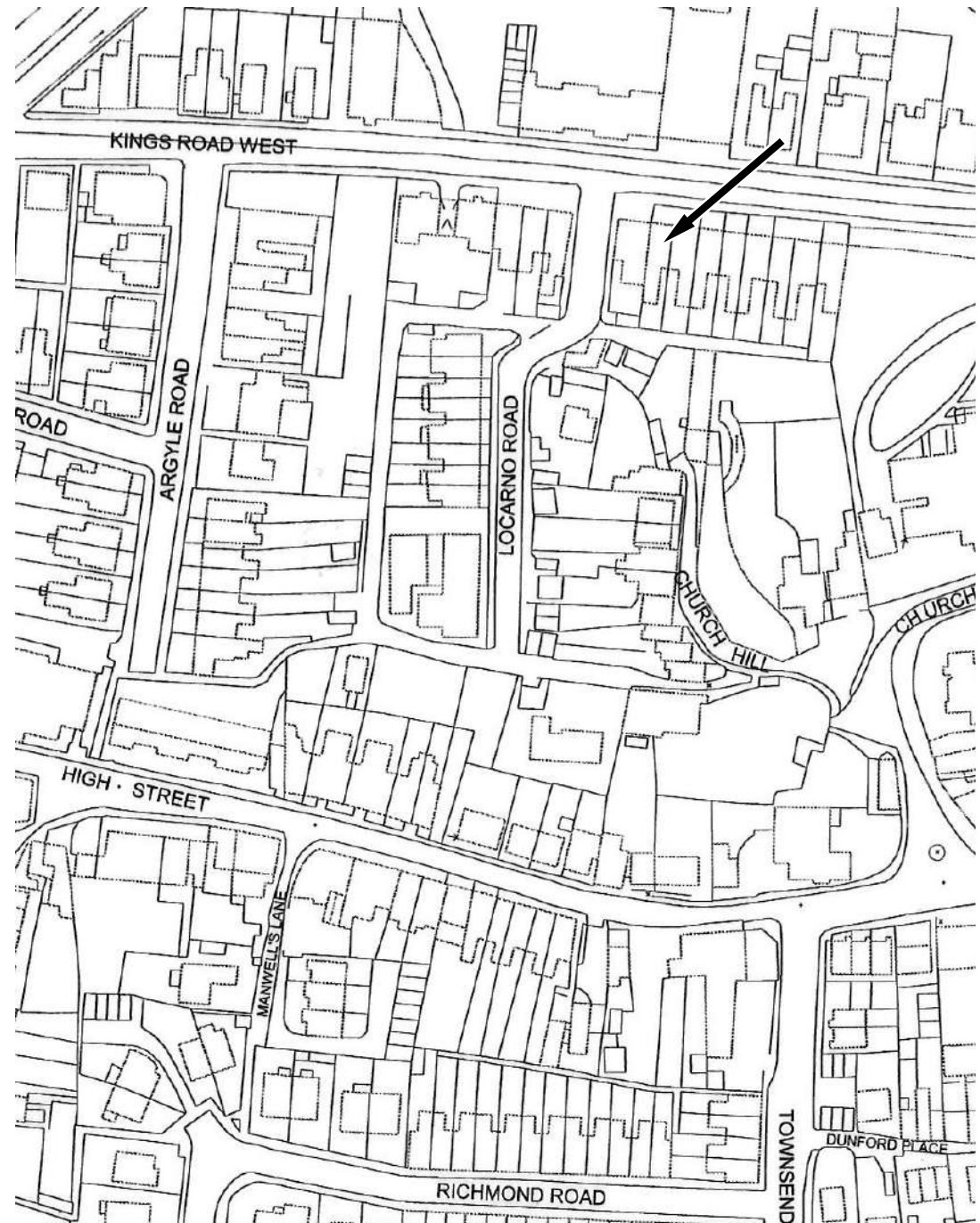


Scan to View Video Tour

# Second Floor



Total Floor Area  
Approximately 84m<sup>2</sup> (904 sq ft)



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.



