



5 THE LONG HOUSE, PEVERIL ROAD, SWANAGE
£265,000 Shared Freehold

5 The Long House is situated on the ground floor of a small detached, two storey block, which stands in a superb sheltered position on the Southern slopes of Swanage. Originally Victorian stables, the property was converted into six individual apartments in the 1950s with direct access from the private gardens to 'The Downs' and only a short distance from Durlston Country Park, the Townsend Nature Reserve and the town. The Long House is thought to be of brick construction, externally cement rendered under a slate roof.

Whilst in need of some updating the apartment has the considerable advantage of its own personal entrance, a pleasant southerly aspect, and an integral garage.

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.

All viewings must be accompanied and are by appointment through the Sole Agents, **Corbens, 01929 422284**. The postcode for this property is **BH19 2DQ**.

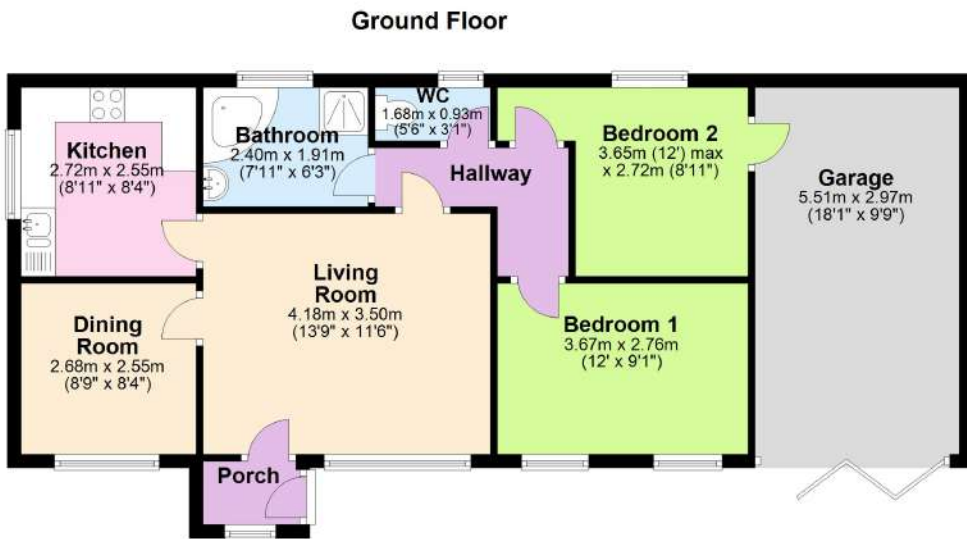


You are welcomed to this ground floor apartment by its own personal entrance. The porch opens to the good sized living room which enjoys a pleasant southerly aspect. Leading off, the dining room is also South facing and could be used as third bedroom or home office if required. The separate kitchen is fitted with a range of wooden fronted units, contrasting worktops, integrated electric oven and gas hob and space for a washing machine.

There are two bedrooms. The principal bedroom is a particularly spacious double with a southerly aspect. Bedroom two is a good sized single and has a personal door to the integral garage. The bathroom, fitted with a corner bath and separate walk-in shower cubicle, and a cloakroom completes the accommodation.

Outside, there are well tended communal grounds, which are mostly laid to lawn with shrubs and surrounded by Purbeck stone walls and includes a shared parking area. There is an integral garage measuring 5.51m x 2.97m (18'1" x 9'9"), with electric light and power and a timber roller door.

TENURE Shared Freehold. 999 year lease from 1961. Shared maintenance liability approx. £1,620pa. Long lets and pets at the discretion of the freeholder, holiday lets are not permitted.



Total Habitable Floor Area Approx. 59m² (635 sq ft)



Scan to View Video Tour

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		66	74

Council Tax Band C



Property Ref PEV1942

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.



'The Downs' Nearby

