



4 HILLCREST, DURLSTON ROAD, SWANAGE
£495,000 Shared Freehold

This superior first floor apartment is situated in a highly sought after location in South Swanage adjoining Durlston Country Park and the World Heritage Jurassic Coastline and is approx half a mile from the town centre and beach. No: 4 Hillcrest is situated in a purpose built block of two which is part of a larger development of some 20 properties. It is thought to have been constructed during the 1970s and has external walls of natural Purbeck stone, part tile hung under a pitched roof covered with concrete tiles.

The apartment has the considerable advantage of a large South facing living room with balcony leading off which enjoys fine views across Durlston Bay and the landscaped communal grounds.

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.

Viewing is highly recommended by appointment through Sole Agents Corbens, 01929 422284. Postcode for SATNAV **BH19 2HS**.



Approached by its own personal entrance, the hall leads through to the spacious South facing living room with access to the semi-enclosed balcony offering fine views across Durlston Bay. The kitchen is fitted with a range of white units, contrasting worktops, integrated electric oven, hob and dishwasher.

The particularly spacious principal bedroom is South facing with access to the balcony and enjoys similar views to the living room. Bedroom two is also a good sized double, bedroom three is a single room which could be used as a home office if required. The family bathroom is fitted with a white suite and completes the accommodation.

Outside, to the side of the property is a personal, semi-enclosed courtyard with garden shed and dustbin area. Extensive landscaped communal grounds run down to the sea and adjoin Durlston Country Park. There is a single garage (no:7) situated to the rear of the building.

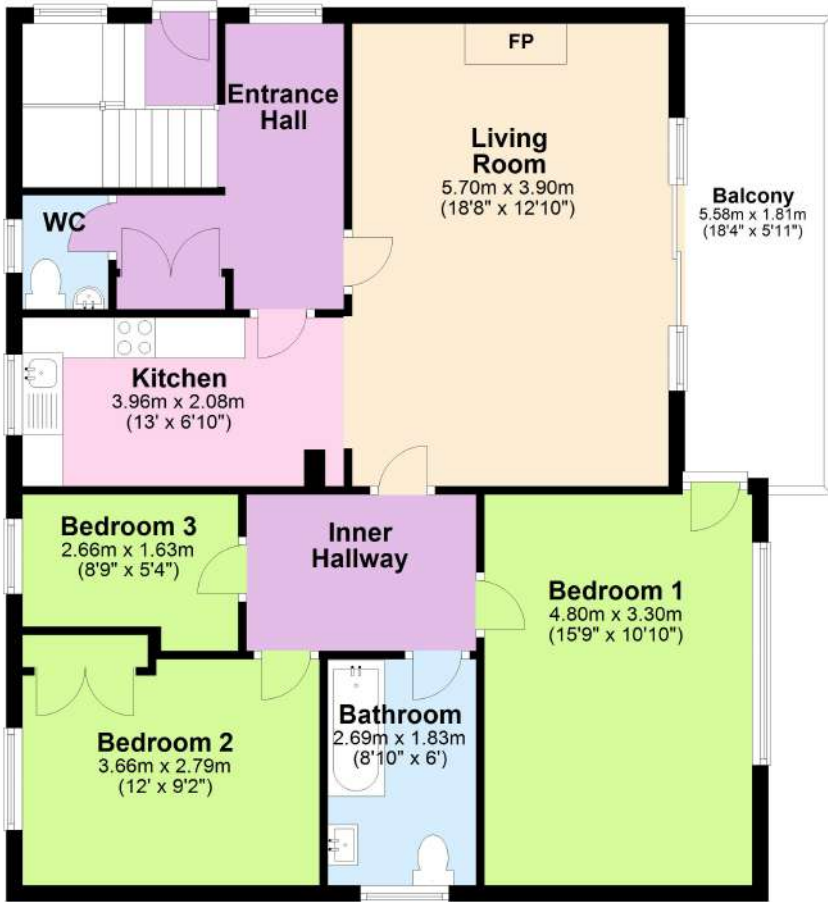
TENURE Shared Freehold. 999 year lease from 1 January 2009. Shared maintenance liability which amounts to £1,600pa. Long lets and pets are permitted, holiday lets are not.



Property Ref DUR1746

Council Tax Band C

First Floor

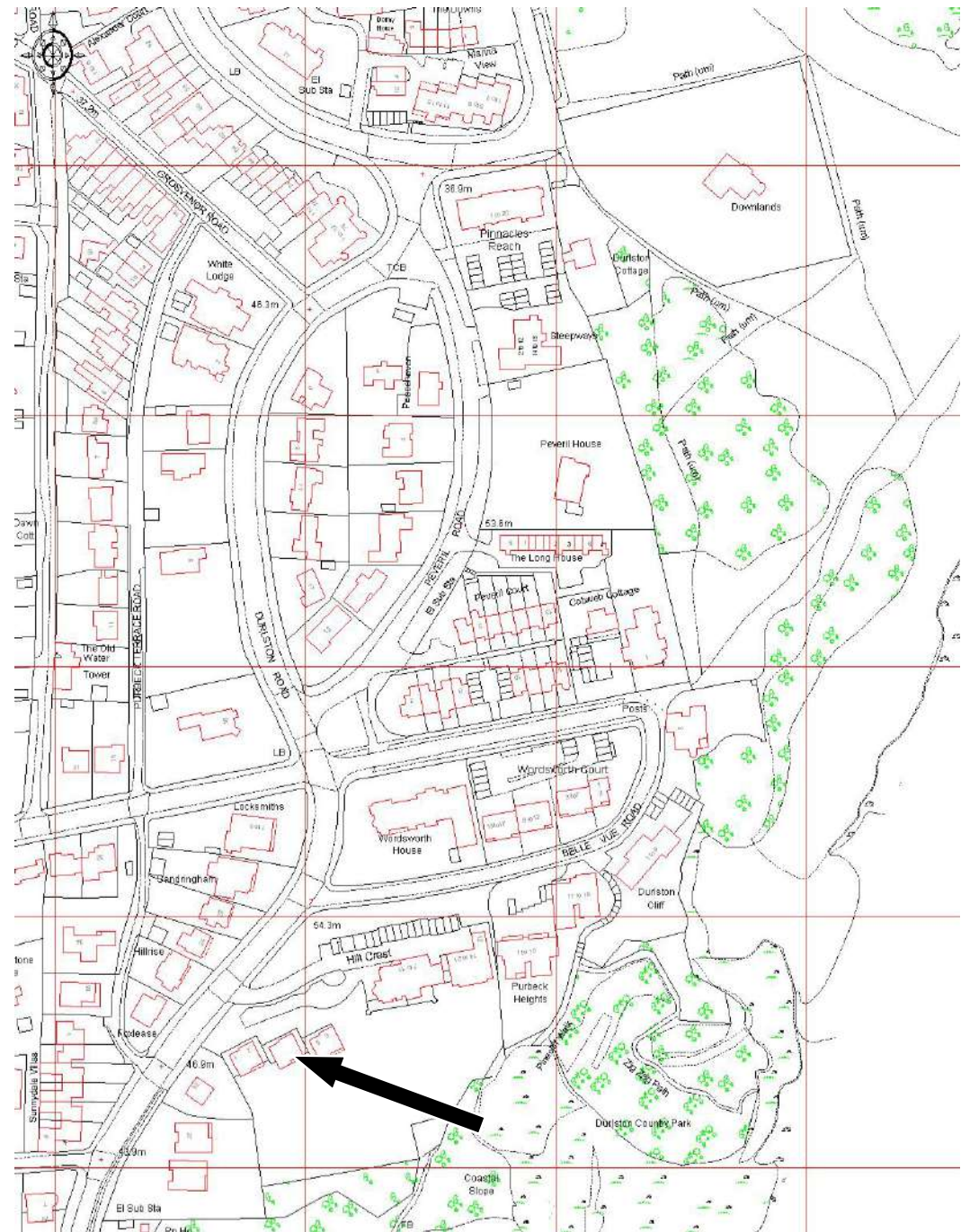


Total Floor Area Approx. 93m² (1,001 sq ft)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C	76	76
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			



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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.





