



**17 SPRINGHILL HOUSE, HIGH STREET, SWANAGE**  
**£225,000 SHARED FREEHOLD**



This spacious garden flat is situated on the ground floor of an attractive Victorian building, conveniently located approximately 300 metres from the Square and seafront. The accommodation is immaculately presented and has been maintained to a high standard throughout and the high ceilings are a particular feature of the flat. It also has the benefit of its own personal entrance, a private courtyard and a dedicated parking space in the nearby grounds of the Purbeck House Hotel.

Springhill House is believed to have been constructed during the latter part of the 19<sup>th</sup> Century, although sympathetically altered and converted into separate residential flats around 1998/1999. The building has external elevations of brick under a tiled roof.

The seaside town of Swanage lies at the Eastern tip of the Isle of Purbeck, delightfully situated between the Purbeck Hills. It has a 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 the Durlston Country Park renowned for being the gateway to the Jurassic Coast and World Heritage Coastline. The market town of Wareham is some 9 miles away and has main line rail link to London Waterloo (about 2.5 hours).

Viewing is highly recommended and strictly by appointment through the Sole Agents, **Corbens, 01929 422284**. The postcode for SatNav is BH19 2NY.



The personal courtyard garden welcomes you to this attractive garden flat. The entrance hall is central to the accommodation and the generously sized living room, with high ceilings and attractive cornicing, has a Westerly outlook over the personal garden. The kitchen is fitted with a range of modern light units with contrasting worktops, integrated gas hob and electric oven, with space for freestanding fridge and automatic washing machine. The bedroom is a good sized double located at the rear of the flat and has a fitted double wardrobe and small corner cupboard. Completing the accommodation is the bathroom fitted with a white suite comprising panelled bath with shower attachment, pedestal wash hand basin and WC, with part tiled walls.

Outside, the flat has the benefit of a personal West facing paved courtyard and there is a dedicated parking space in the grounds of the Purbeck House Hotel.

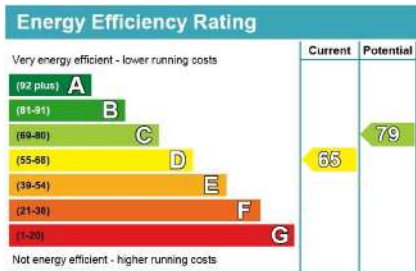
#### **Tenure**

Leasehold. 125 Year Lease. Commencement date 24 June 1999. Maintenance charge July 2023-June 2024 approx £2,000, paid in two equal instalments. All lets are permitted, pets are at the discretion of the management company.

Property Ref: HIG1962

Council Tax Band B



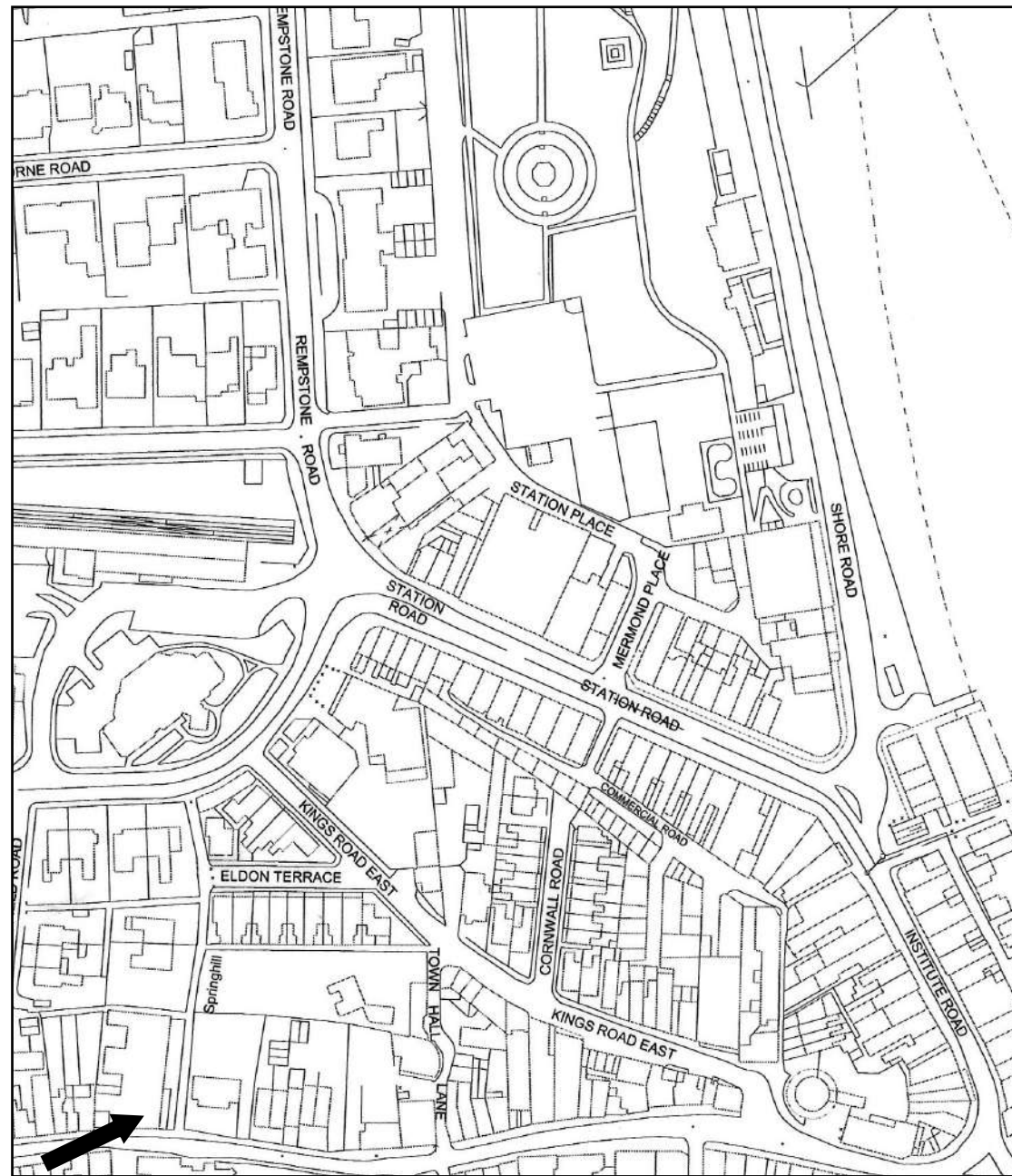


Total Approximate Floor Area  
48 m<sup>2</sup> (516.7 sq ft)



Scan to View  
Video Tour

### Ground Floor



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