



5 OSBORNE HOUSE, SEYMER ROAD, SWANAGE
£260,000 Shared Freehold

This well appointed apartment is situated on the third (top) floor of a detached property, believed to date back to the Georgian times and occupies a prime position adjacent to the Downs, approximately 100 metres from the seafront, Old Stone Quay and Swanage Pier. "Osborne House" has rendered external elevation under a slate roof and was converted into six apartments during the 1980s, with well maintained garden to the rear.

Flat 5 Osborne House is immaculately presented throughout and commands fine views across Swanage Bay to the Pier and Ballard Down in the distance. It is eminently suitable for the first time buyer or as an investment as all lettings are permitted and has the advantage of allocated parking.

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.

VIEWING By appointment only through the Sole Agents, Corbens, 01929 422284. The postcode for this property is **BH19 2AJ**.



The entrance hall welcomes you to this stylish top floor apartment and leads to the dual aspect, open plan living room/kitchen. The living area has a wide bay window which commands fine views across Swanage Bay, the Pier and Ballard Down. The kitchen area is fitted with a modern range of coloured units, contrasting worktops, integrated electric oven and hob.

The large double bedroom is West facing and has views across the town to the Purbeck Hills in the distance. The bathroom is fitted with a modern white suite including panelled bath, with shower over and completes the accommodation.

Outside, there is a communal garden which is mostly laid to lawn with mature flower and shrub borders. The apartment also has an allocated parking space which is a considerable advantage in the heart of the town.

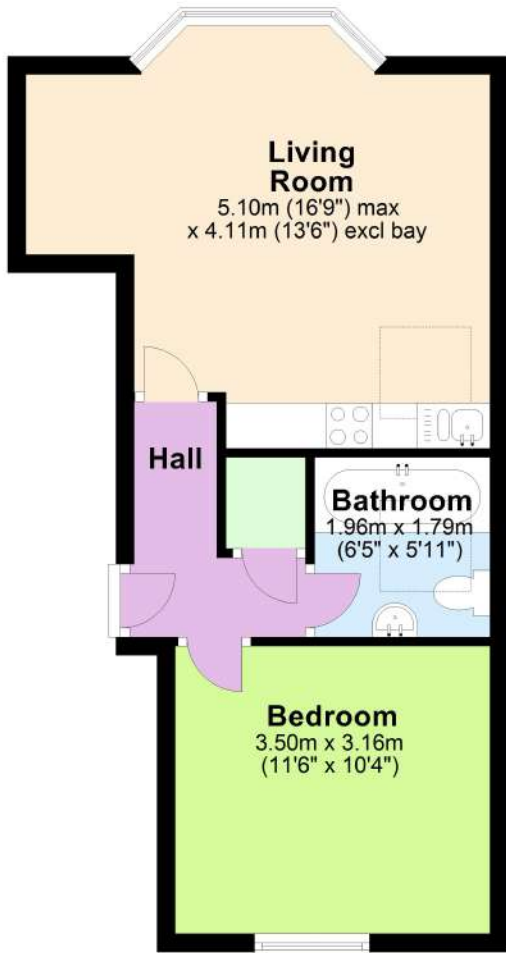
TENURE Shared Freehold. 199 year lease from 25 December 2007. Shared maintenance charge amounting to £1,977 to be paid Autumn 2024. Long lets and pets are permitted; holiday lets are permitted for a **maximum of 20 weeks per annum**.



Property Ref SEY1987

Council Tax Band B

Third Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(12 min)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	57	67
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			



Scan to View Video Tour

Total Floor Area Approx. 38m² (409 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.

