



**FLAT 4 SEASCAPES, 7 HIGHCLIFFE ROAD, SWANAGE**  
**£465,000 Shared Freehold**

This first floor apartment is one of a prestigious modern development of seven apartments which are situated at the top of a small cul-de-sac in a prominent position on the Jurassic Coast. Seascapes is well situated approximately 400 metres from Swanage Beach and about one mile from the town centre. It was built in 2008 and is thought to be of traditional cavity construction with cement rendered elevations under a tiled roof.

Apartment 4 offers well presented, spacious accommodation and has panoramic views of Swanage Bay from the South facing balcony; the large roof terrace has good views of the Purbeck Hills and enjoys the evening sun. The apartment has been successfully holiday let and has the considerable advantage of lift access and dedicated parking.

The seaside resort of Swanage lies at the eastern tip of the Isle of Purbeck, delightfully situated between the Purbeck Hills. 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 which has main line rail link to London Waterloo (approx. 2.5 hours) is some 9 miles distant, with the conurbation of Poole and Bournemouth in easy reach via the Sandbanks ferry.

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



The open plan living room/kitchen enjoys a pleasant Southerly aspect with superb views across Swanage Bay. The well-designed layout also provides space for dining room table and chairs. The contemporary kitchen is fully fitted with a stylish range of units, contrasting units and integrated appliances including gas hob, oven, fridge, freezer. The South facing balcony is accessed from this room and enjoys panoramic views across the bay.

The apartment has three bedrooms. The principal bedroom is particularly spacious with views of the Purbeck Hills and has the benefit of an en-suite shower room. Bedroom two is also a double with similar view the to main bedroom and has access to a large roof terrace. Bedroom three is a single. The family bathroom is fitted with a white suite and completes the accommodation.

Outside there are communal grounds and an allocated parking space for one vehicle.

**TENURE** Shared Freehold. 125 years from 1 January 2008. Shared maintenance charge approx. £1,800pa. All lettings permitted. Pets at the discretion of the Management Company.

Property Ref HIG2036

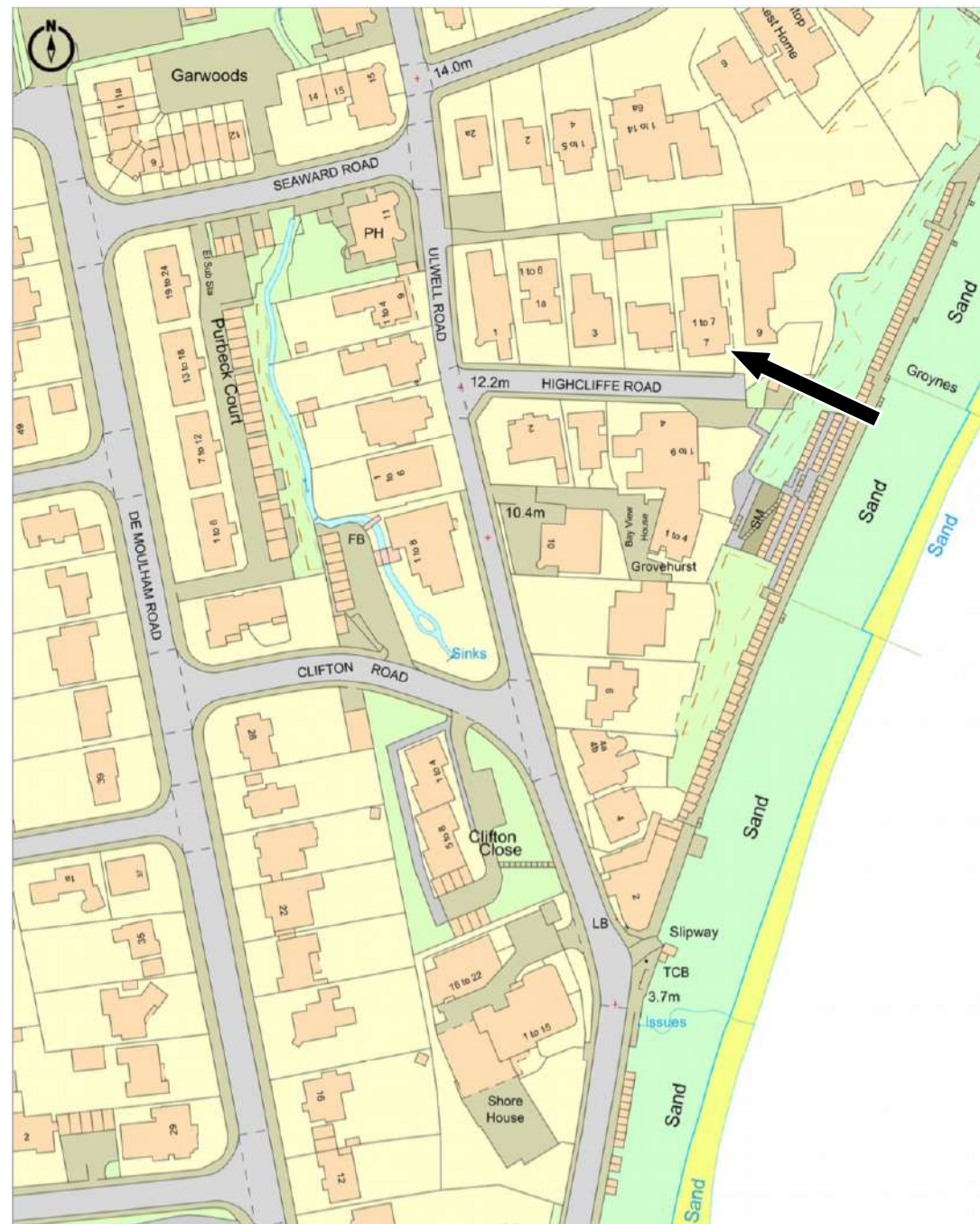
Council Tax Band E - £3.127.44 for 2024/2025



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

**Total Floor Area**  
Approx. 70m<sup>2</sup> (753 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.

