



24 SWANBROOK MEWS, KINGS ROAD WEST, SWANAGE
£185,000 Shared Freehold

This purpose built first floor flat is situated in a modern block, which is conveniently located approximately one third of a mile level distance from the town centre and beach. Swanbrook Mews was built during the 1980s and is of traditional cavity brick construction with Purbeck stone quoins, under a mixed slate and clay tiled roof.

Whilst in need of updating, 24 Swanbrook Mews offers good sized accommodation with the considerable advantage of a large garage and visitor parking spaces. It is eminently suitable for a first time buyer or as an investment.

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. The market town of Wareham is some 9 miles distant, with main line rail link to London Waterloo (2.5 hours).

Property Ref KIN2043

Council Tax Band B £1,990.20 for 2024/2025



The entrance hall leads to the good sized living room with space for a breakfast table and chairs overlooking Swanage Steam Railway. The kitchen is fitted with a range of light units with contrasting worktops and has a free-standing electric cooker.

There is a good sized double bedroom with similar views to the living room and fitted wardrobe and cupboards over. The bathroom is fitted with a coloured suite including panelled bath with shower attachment over and completes the accommodation

Outside, there are communal grounds with drying area and visitor parking spaces. There is also a large garage (no: 24) measuring 8.96m x 2.51m (15'11" x 7'1"), visitors parking spaces and clothes drying area.

Tenure Shared Freehold. 999 year lease from 1st August 1987. There is a shared maintenance liability which amounts to approx. £1,000 per annum. Long lettings are permitted but holiday lets and pets are not.

All viewings must be accompanied and these are strictly by appointment through the **Sole Agents, Corbens, 01929 422284**. Postcode **BH19 1HR**.



Swanage Beach nearby

