



**APARTMENT 4, CHURCH HILL HOUSE, CHURCH HILL, SWANAGE
£330,000 SHARED FREEHOLD**

This immaculately presented character apartment is situated on the first floor of a fine detached Georgian building which dates back to the mid 18th Century, although extended and converted into separate flats around the year 2000. There are many fine features including the high ceilings accentuating the light and spatial feeling, attractive feature window in the living room and many original character features all of which result in an exceptionally fine home. It has the advantage of a personal tiered courtyard garden and parking.

Church Hill House is well located in one of the oldest parts of Swanage close to the Parish Church and Mill Pond and approximately one quarter of a mile from the town centre and beach. It is constructed of part stone, the remainder being cement rendered under a pitched roof covered with a mix of stone tiles and slate.

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. 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.

Tenure: Shared Freehold. 125 year lease from 2002. Current maintenance charge £1,824 pa. Ground Rent £100pa. Long lets are permitted, holiday lets and pets are not permitted. The owner is in the process of acquiring a 999 year lease.



Upon entering the apartment from your own personal entrance, a staircase leads you to your apartment on the first floor. The generously sized living room is at the front of the building and is particularly light with an attractive bay window and fitted seat to enjoy views of Church Hill and the High Street. The dual aspect South and West facing kitchen/dining room is fully fitted with white units and integrated appliances and wooden flooring.

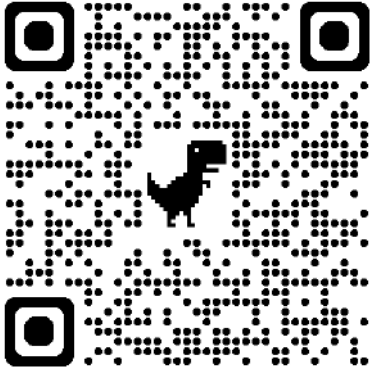
There are two good sized double bedrooms. The principal bedroom faces the front and has the benefit of an en-suite shower room. Bedroom 2 faces South. The family bathroom suite completes the accommodation; both suites have been fitted with quality fittings.

Outside there is an attractive landscaped personal courtyard garden which has some views of the Purbeck Hills and is mostly paved with Purbeck stone, raised stone beds with shrubs and timber decked patio. There is a single dedicated parking space within a communal gated, gravelled courtyard at the rear.

This is a rare opportunity to acquire a luxury garden apartment and a viewing is highly recommended to appreciate. Viewing is strictly by appointment through the Sole Agents, **Corbens, 01929 422284**. Post Code for SATNAV is **BH19 2NY**.

Property Ref: HIG2028

Council Tax 2024/25 £1,990.20 pa Band B



Scan to view video

Second Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		55	71
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			

Total Floor Area
Approx. 101m² (1,087 sq ft)

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