



FLAT 2 BAY LODGE, DE MOULHAM ROAD, SWANAGE
£250,000 Shared Freehold

Spacious ground floor apartment conveniently located within easy reach of sea front and town centre. The original property was constructed around the turn of the 20th Century of brick with stone quoins, under a clay tiled roof and was extended and converted into residential apartments during the early 1970s.

2 Bay Lodge has the benefit of it's own personal garden, allocated parking and front and rear access. It also enjoys excellent views over Swanage Bay to the Isle of Wight in the distance.

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.

Tenure Shared Freehold. The lessees are currently in the process of extending the lease to 999 years. Ground rent £110 per annum paid in half-yearly instalments. Shared maintenance is paid as and when it is needed. Long lets are permitted but holiday lets and pets are not.



The entrance hall welcomes you to the property and leads to the spacious living room with an ornamental fireplace and large bay window giving views of Swanage Bay to the Isle of Wight in the distance. The kitchen is fitted with a range of white units, light worktops and freestanding cooker. Leading off, the utility room has space for a washing machine under a light worktop with cupboards over and access to the rear of the property.

The good sized double bedroom is North facing has a built in wardrobe. The bathroom fitted with bath with shower over, WC, wash basin and towel rail completes the accommodation.

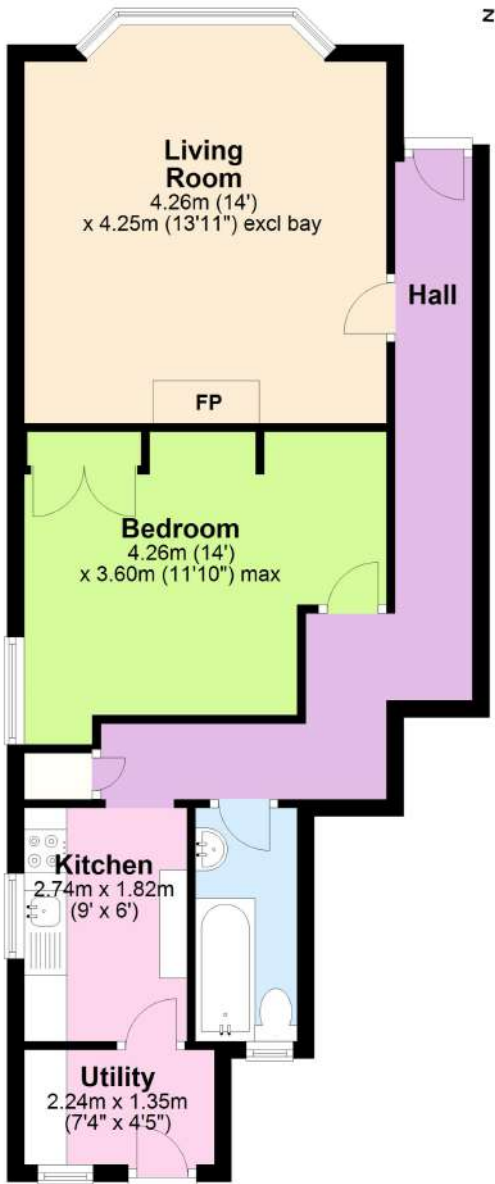
Outside, the apartment has a personal front garden with views of the sea and its own allocated parking space which is accessed via Rabling Lane.

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

Property Ref: DEM2058

Council Tax Band C £2,274.51 for 2024/2025

Ground Floor



Total Floor Area Approx.
tbc m² (tbc sq ft)

Energy Efficiency Rating	
Very energy efficient - lower running costs	Current Potential
(92 plus) A	99
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	

Awaiting EPC

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.

