



FLAT 4 WESSEX COURT, DE MOULHAM ROAD, SWANAGE
£850,000 Shared Freehold

This spacious apartment is situated on the top floor of a purpose built block which is located in a magnificent position, virtually on the foreshore, and commands panoramic views over Swanage Bay to the Isle of Wight and Ballard Down in the distance. Wessex Court was constructed in the 1970s and stands in its own well tended, landscaped grounds. The building is of traditional cavity construction, the upper elevations being cement rendered, the remainder being Purbeck stone.

4 Wessex Court offers spacious accommodation with panoramic views over Swanage Bay to the Purbeck Hills, Peveril Point and the Isle of Wight in the distance. It also has the advantage of two balconies and a single garage.

The seaside resort of 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 cottage and more modern properties. To the South is the Durlston Country Park renowned for being the gateway to the Jurassic Coast and World Heritage Coastline.

TENURE Shared Freehold. 999 year lease from 1 June 2013. Shared maintenance charge of £1,560 per annum. Long lettings and pets are permitted, holiday lettings are not.



The entrance hall is central to the accommodation and welcomes you to this spacious modern apartment. Leading off, the generous living room is dual aspect and has a large picture window and access to the balcony both enjoying uninterrupted panoramic views across Swanage Bay. The good sized kitchen is fitted with an extensive range of light wood effect units, contrasting worktops, integrated appliances and has ample room for a dining table and chairs.

There are two spacious double bedrooms, the principal bedroom has a large picture window which enjoys similar views to the living room. Bedroom two is also a good size and has access to the second balcony overlooking the Beach Gardens. The large bathroom is fitted with a white suite including panelled bath and separate shower cubicle. The separate WC completes the accommodation.

Outside, Wessex Court stands in its own landscaped grounds, which are mostly lawned to the rear overlooking the sea, shared storage facilities under the building. To the front is an 'in and out' driveway with visitor parking, flower borders and screened bin area. The apartment has the benefit of a single garage measuring 5.55m x 2.78m.

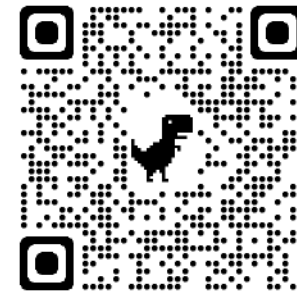
Viewings must be accompanied and these are strictly by appointment through the Sole Agents, **Corbens, 01929 422284**. The postcode is **BH19 1PX**.

Total Floor Area of Approx. 89m² (958 sq ft)

First Floor



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		76
(55-68)	D		
(39-54)	E	47	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			

Council Tax Band E
£3,127.44 for 2024/2025

Property Ref DEM2067

