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**OLIVER MILES**

Chartered Surveyors  
Estate Agents



## Durlston Road Swanage BH19 2DL £420,000

A very spacious first floor apartment with sea views. Favoured residential location. Gas c/h and double glazing.



- 4 Bedrooms (1 ensuite)
- Lounge/Diner
- Kitchen/Breakfast Room
- Fitted Carpets & Curtains

- Large Terrace
- Allocated Parking
- Utility Room
- NO FORWARD CHAIN

## **LOCATION & DESCRIPTION**

An exceptionally spacious first floor apartment within an Edwardian building converted and extended to provide 5 self contained flats. Netton Lodge was constructed and is situated in an elevated and favoured residential location on the south side of Swanage. It is about 1/3rd of a mile from the town centre and beaches but close to downlands, cliff top walks and the Durlston Country Park. It enjoys views over the bay to Ballard Down, Old Harry Rocks and the Dorset Hampshire coastline.

Apart from the spaciousness, the apartment enjoys many features including Edwardian character, large master bedroom with ensuite bathroom, large south and west facing terrace, gas fired c/h with radiators, replacement double glazed windows with leaded lights and off street parking.

## **ACCOMMODATION**

### **SPLIT LEVEL ENTRANCE HALL**

#### **LOUNGE/DINER (S & W)**

5.1m x 4.8m plus bay (16' 8" x 15' 8" plus bay) Purbeck stone open fire place. Doors to utility room.

#### **KITCHEN/BREAKFAST ROOM (N & W)**

5.5m x 3min & 3.6max plus bay (18' x 9' 10"min & 11' 9"max plus bay)  
Fitted range of cupboards, drawers and worktops with 1.5 bowl stainless steel sink unit. Dishwasher. Belling Countrychef 8 ring burner range cooker with filtration hood over.

### **INNER HALL**

Door to utility room. Fitted cupboard.

### **UTILITY ROOM (S & W)**

5.9m x 1.2m (19' 4" x 3' 11" )  
Gas fired boiler serving heating radiators and hot water. Plumbing for washing machine. Sliding patio door to:

### **TIMBER DECKED TERRACE (S & W)**

4.7m x 4.6m (15' 5" x 15' 1" )  
Storage cupboards. Fine views over town to Purbeck Hills.

### **MASTER BEDROOM (S & E)**

5.1m x 4.7m (16' 8" x 15' 5")  
Fitted wardrobes and high level storage cupboards.

### **ENSUITE BATHROOM (S)**

Modern white suite comprising shaped bath with independent electric shower over and side screen, pedestal basin and wc. Fully tiled walls and floor. Extractor fan

### **BEDROOM 2 (S)**

4.7m x 3.8m (15' 5" x 12' 5")

### **BEDROOM 3 (NE)**

3.8m x 3m plus bay (12' 5" x 9' 10" plus bay)  
Fitted wardrobe

### **BEDROOM 4 (N & E)**

Irregular shape 3.5m x 1.5m excluding 2 bays (11' 5" x 4' 11" excluding 6' 6" bays)

### **FAMILY BATHROOM (N)**

Modern white suite comprising panelled bath, large walk in shower, pedestal basin. Fully tiled walls and floor.

### **SEPERATE WC (N)**

White suite comprising wc and hand wash basin.

### **OUTSIDE**

Allocated **Parking Space** which is approached from the rear over Purbeck Terrace Road.

### **TENURE**

We have not seen a copy of the lease but understand from the seller it is for a period of 999 years from 1975. There is a shared maintenance liability and annual ground rent which amounted to TBA. Lettings and pets are permitted.

### **SERVICES**

All main services, gas fired c/h.

### **COUNCIL TAX**

Band 'D'- £1781.32 Payable 2015/16

### **VIEWING**

By appointment only through **OLIVER MILES** Estate Agents (01929 426655)





TOTAL APPROX. FLOOR AREA: 1974 SQ.FT. (183.4 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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