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OLIVER MILES

Chartered Surveyors
Estate Agents



High Street Swanage BH19 2PA £450,000

Two terraced houses arranged in five flats as Housing Association accommodation. Fine views over town to hills and sea. uPVC double glazed windows and gas central heating.



Accommodation on 4 Floors -- 5 Flats -- 1 and 2 Bedrooms

LOCATION & DESCRIPTION

Rosslyn House comprises two early 20th century terraced houses with Purbeck Stone elevations under a slate roof. It is situated only a short walk from Swanage town centre and seafront and enjoys fine views over the town to the Purbeck Hills and sea in the distance.

It is presently arranged as 5 flats and used as Housing Association accommodation and has the benefit of uPVC double glazed windows and gas fired heating with radiators.

Subject to the necessary permissions being obtained it is considered suitable for conversion to self-contained flats or back to two spacious town houses.

We have in the office plans but they are an overall guide and do not portray the existing layouts. Overall the building provides approximately 302 sq.m (3,250 sq.ft) of accommodation.

NOTE:

The basement accommodation has some damp penetration and a report is available for inspection at our offices.

BASEMENT (With two separate entrances)

FLAT 1

Entrance Hall
Walk in store
Sitting Room (N)
Kitchen (N & E) - gas fired boiler.
Bedroom (S)
Bathroom (N & W)

OUTSIDE

Decked area.

OTHER ROOMS

Communal Kitchen (N) - gas fired boiler. WC off Room (S)

GROUND FLOOR

Entrance Hall - meter cupboard.
Training Room/Office (S)

FLAT 2

Entrance Hall
Kitchen (N)
Living Room (N) with door to Balcony.
Bedroom (S)
Bathroom/WC (N)

FIRST FLOOR

FLAT 3

Kitchen
Living Room (S)
Bedroom (S)
Store Room
Bath/WC

FLAT 4

Kitchen (N) - Gas fired boiler
Living Room (N)
Bedroom (N) with En-Suite bath/wc.

SECOND FLOOR

FLAT 5

Kitchen (N)
Living Room (S)
2 Bedrooms (S & N)
Bath/WC

SERVICES

All mains services.

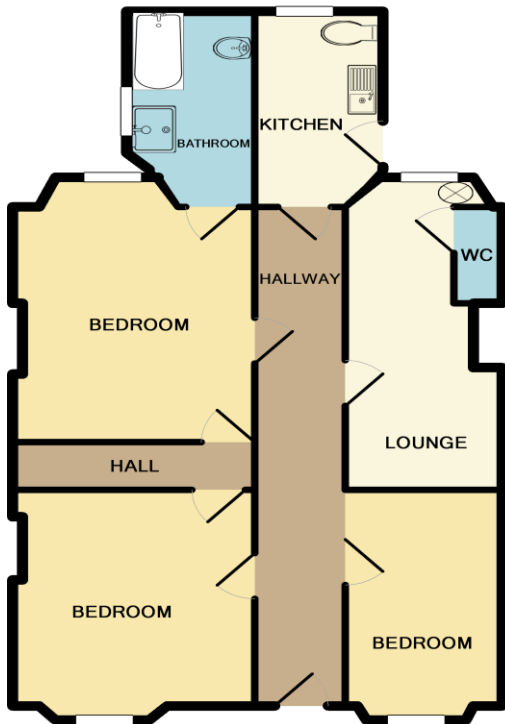
COUNCIL TAX

Flats 1,2,3,4 - Band 'A'
Flat 5 - Band 'B'
Rateable Value - £1,225.00 per annum.

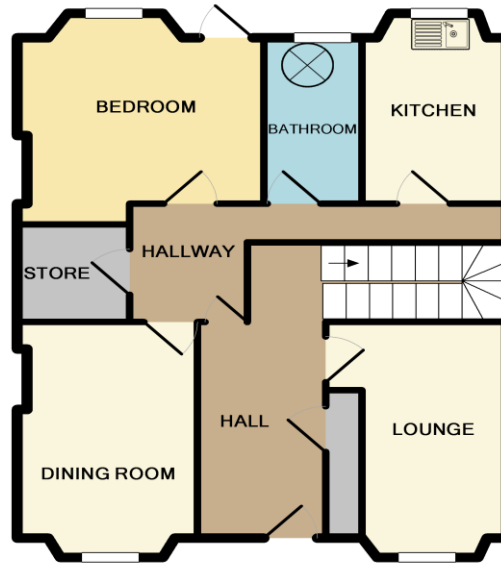
VIEWING

By appointment only through Agents, OLIVER MILES (01929 426655)

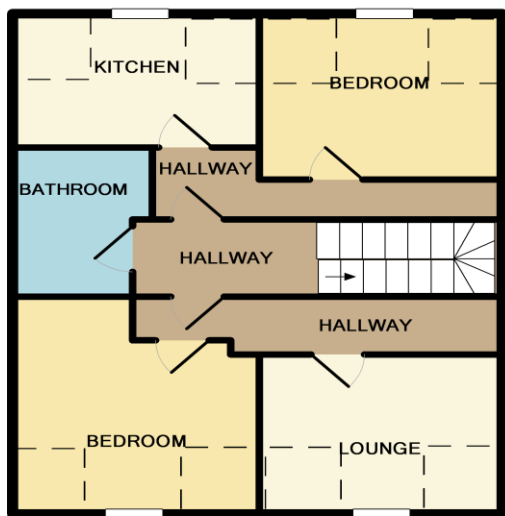




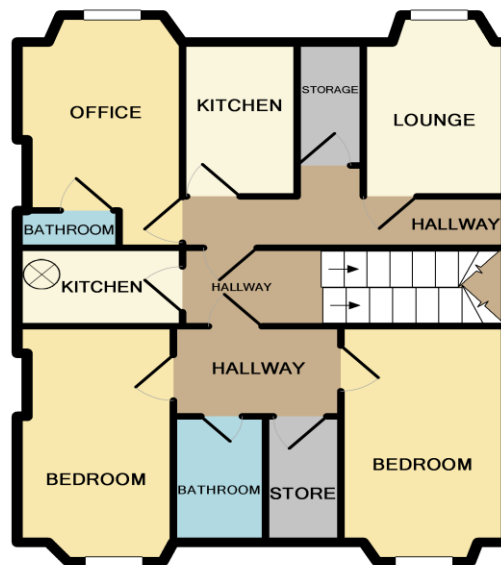
BASEMENT LEVEL



GROUND FLOOR



2ND FLOOR



1ST FLOOR

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