

17 Rabling Road

Swanage, BH19 1EB

2 2 1 B

£275,000 Leasehold - Share of Freehold

Hull Gregson Hull

17 Rabling Road

Swanage, BH19 1EB

- Spacious Two Bedroom First Floor Apartment
- Large Lounge/Diner with Feature Bay Window
- Well Proportioned
- Principal Bedroom with En-Suite
- Practical, Well Equipped Kitchen
- Allocated Car Parking Space
- Ample Visitor Parking
- Close to Local Coastal Walks
- Near to local Amenities and Beach Front
- Sought After Location











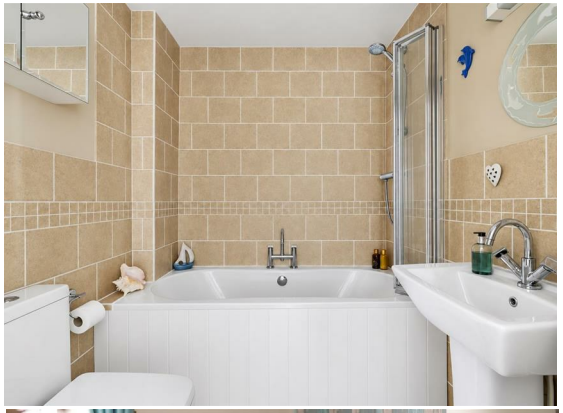






Situated within "Weyhill" on Rabling Road, Swanage, this attractive and spacious, two bedroom first floor apartment offers well proportioned accommodation, allocated parking for one vehicle, plenty of visitor parking and a share of the freehold.

Entering through the hallway, the apartment immediately feels spacious and well laid out, with access leading to the bedrooms, bathrooms, kitchen and main living space. Both bedrooms are generous double rooms, with ample room for double beds, freestanding wardrobes and additional furniture. The principal bedroom is particularly well proportioned and benefits from



an en suite shower room comprising W.C. shower and wash hand basin. Adjacent to bedroom two is the contemporary family bathroom which comprises a bath with shower over, W.C. and wash hand basin.

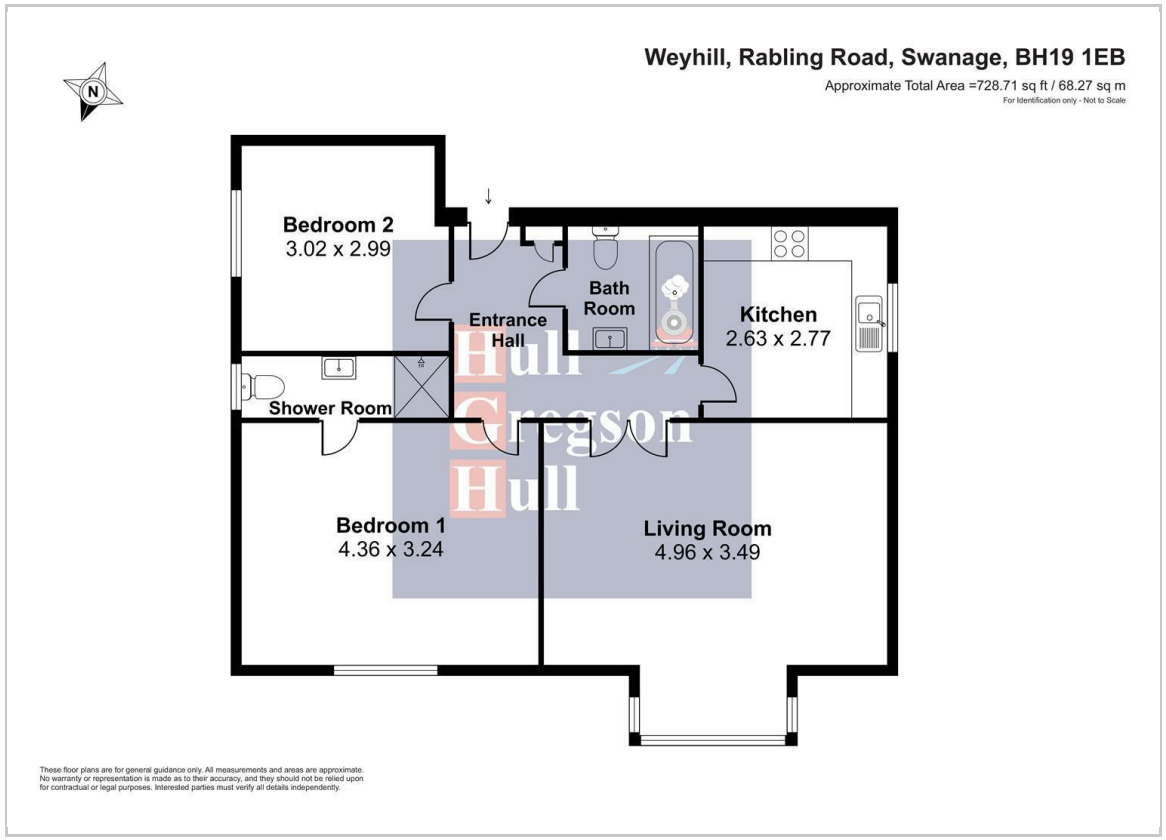
The kitchen is a practical and well-equipped space, with room for a freestanding washer dryer and fridge freezer, along with an integrated dishwasher, four-ring induction hob and oven. It provides everything needed for everyday living while making good use of the available space.

The hallway leads through to the large lounge/dining room, which provides plenty of room for comfortable seating and a dining table. The attractive bay windows bring an abundance of natural light into the room, creating a bright and welcoming space that works equally well for relaxing or entertaining.



Outside to the rear of the property and accessed by a service lane, the property has the benefit of an allocated parking space, and use of landscaped communal gardens. There is some visitor parking.

Located on Rabling Road, the apartment is well placed for enjoying Swanage, with its sandy beach, seafront, independent shops, cafés and restaurants all close by. The surrounding countryside and Jurassic Coast are also within easy reach, making this a lovely opportunity to enjoy the best of coastal Dorset from a comfortable and well proportioned home.





Living Room
16'3" x 11'5" (4.96 x 3.49)

Kitchen
8'7" x 9'1" (2.63 x 2.77)

Bedroom One
14'3" x 10'7" (4.36 x 3.24)

En Suite Shower Room

Bedroom Two
9'10" x 9'9" (3.02 x 2.99)

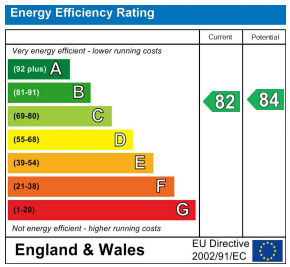
Family Bathroom

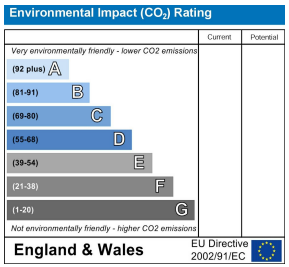
Parking Space

Additional Information.
The following details have been provided by the vendor, as required by Trading Standards. These details should be checked by your legal representative for accuracy.

Property type: First Floor Flat
Property construction: Standard
Tenure: We are advised that the property is leasehold with a share of freehold. 125 year lease from 2007. Both long term lets and holiday lets are permitted and pets are permitted with consent from the management company. The annual service charge is approximately £1,563.
Council Tax: Band C
Mains Electricity
Mains Water & Sewage: Supplied by Wessex Water
Heating Type: Gas
Broadband/Mobile signal/coverage: For further details please see the Ofcom Mobile Signal & Broadband checker.
checker.ofcom.org.uk/

Disclaimer.
These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. In some instance, virtual staging and virtual enhancements are used. Intending purchasers should not rely on any photos or descriptions as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. All measurements are approximate. Any details including (but not limited to): lease details, service charges, ground rents, property construction, services, & covenant information are provided by the vendor and you should consult with your legal advisor/ satisfy yourself before proceeding. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.





7 Institute Road, Swanage, BH19 1BT | 01929 42 66 55 | swanage@hgh.co.uk