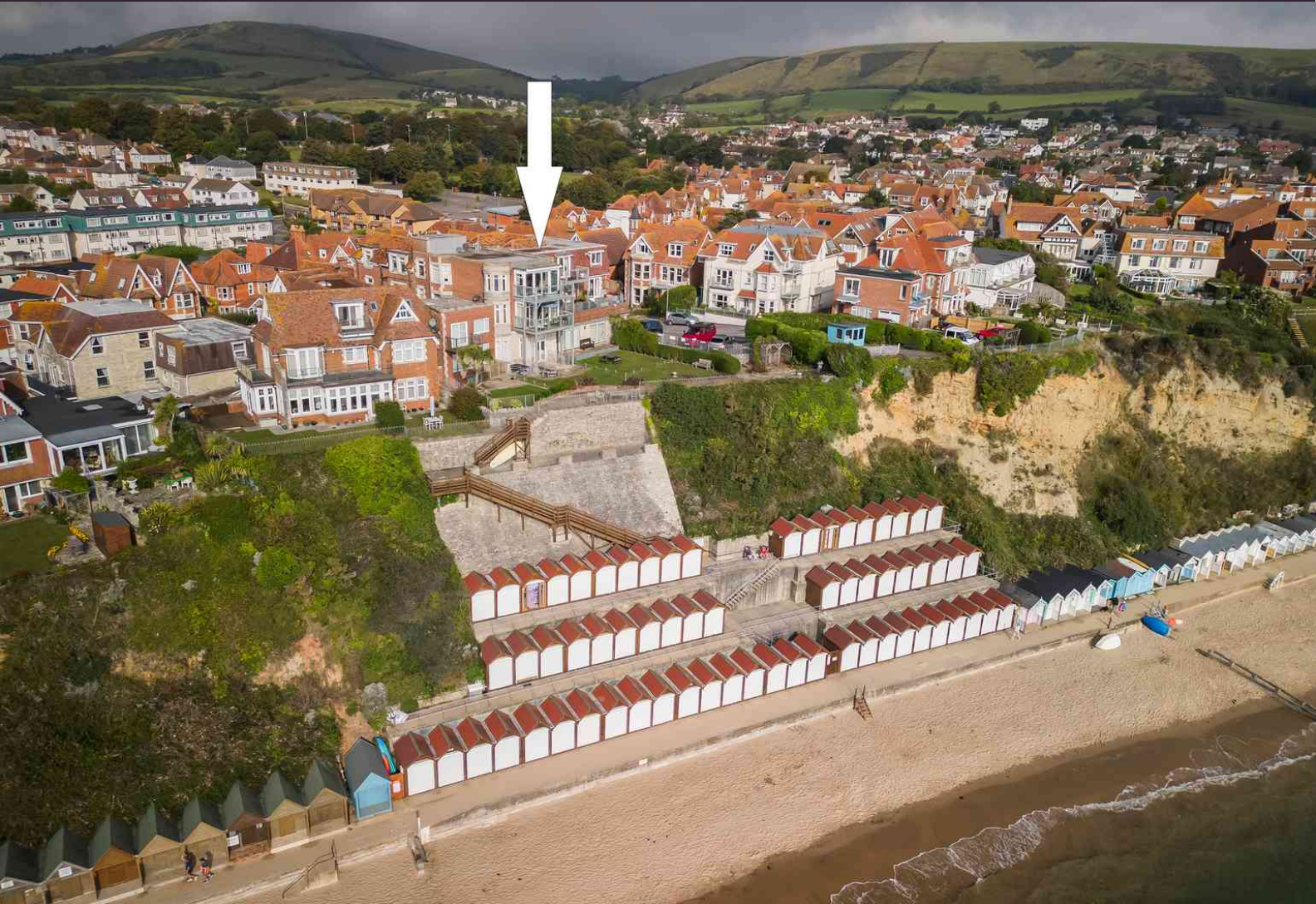


FOR SALE

Flat 6, 4 Highcliffe Road, Swanage,  
Dorset BH19 1LW



PHILIPPA SOLE



£995,000

—

Stunning elevated views across Swanage Bay

3/4 bedroom, 1st floor apartment

Exceptional presentation throughout

Private balcony plus communal grounds

Private beach hut

Private beach

Allocated off road parking

No pets or holiday lets allowed

Band F - £3145.54

[Click here for virtual tour](#)

## About this property

The best views in Swanage. A beautifully presented 3/4 bedroom first floor apartment positioned in a purpose built development. Offered with own beach hut which leads to a private beach. Off road parking for one vehicle.

Positioned in a little known cul-de-sac, this delightful purpose built development occupies a prime front line position. There are so many features worthy of note, the most important is the private beach hut with power which is offered solely with this apartment. Accessed via a locked gate from the grounds and steps down not only to the beach hut, but to a lockable shower and we, and further down to the private beach which runs from groyne to groyne. From here it's just a short walk to a local beach café.

Accessed via a well presented communal entrance lobby with the stairs to the first floor. The apartment offers spacious and versatile accommodation positioned over two floors. On the lower level, this room is used by the present owners as a study but with the attached en suite could definitely be used as a bedroom. Stairs take you to the rest of the apartment and the beginning of the stunning views which can be enjoyed from most of the principal rooms. The lounge is full of character with breath-taking sea views from every angle and direct access to the balcony perfect for taking in the sun. The kitchen is extensively fitted with a full range of floor and wall mounted shaker style units with integrated appliances and viewing archways to take in the views. There is a separate dining room which could be used as a fourth bedroom if desired, again with an archway to enjoy the sea views. The triple aspect principal bedroom is flooded with light, fitted with floor to ceiling wardrobes and an en suite shower room, bedroom two with mirror fronted wardrobes is serviced by the luxury fitted, fully tiled family shower room.

Outside there is one allocated parking space and within the communal grounds, many sunbathing areas at various levels.

## Location

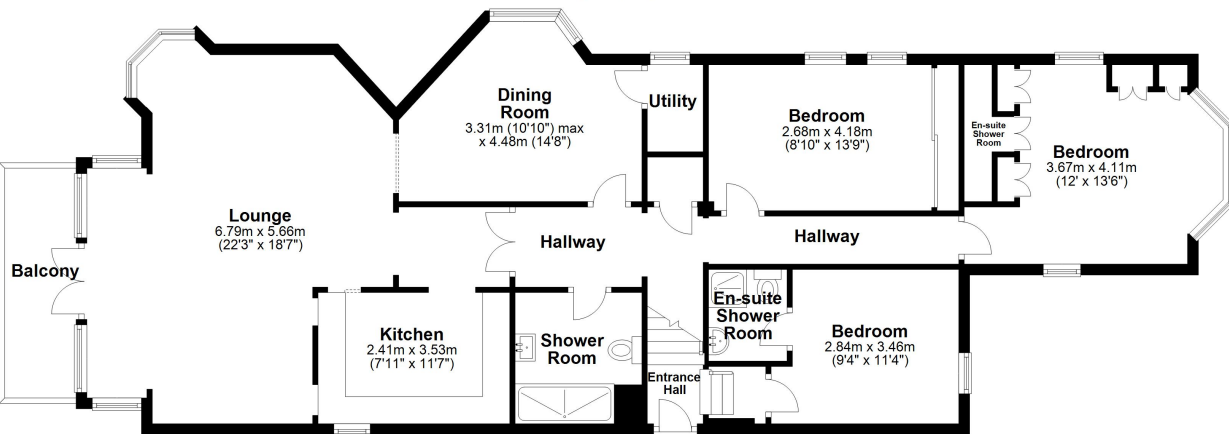
Swanage is an unspoilt coastal town, nearby are Ballard Down and Old Harry Rocks, with Studland Bay and Poole Harbour to the north. The town, originally a small port and fishing village, flourished in the Victorian era. Today the town remains a popular holiday resort, offering sandy beaches and many other attractions. Near by to this apartment is the Isle of Purbeck Golf Club which is known for challenging course and stunning views. Near by is the steam railway to Corf and Wareham which then joins the main line to London Waterloo





### First Floor Split Level

Main area: approx. 119.0 sq. metres (1281.4 sq. feet)  
 Plus balconies, approx. 6.0 sq. metres (64.2 sq. feet)



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Bournemouth Energy Floor Plans are provided for illustration/identification purposes only. Not drawn to scale, unless stated and accept no responsibility for any error, omission or mis-statement. Dimensions shown are to the nearest 7.5 cm / 3 inches. Total approx area shown on the plan may include any external terraces, balconies and other external areas. To find out more about Bournemouth Energy please visit [www.bournemouthenergy.co.uk](http://www.bournemouthenergy.co.uk) (Tel: 01202 556006)  
 Plan produced using PlanUp.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
		69	79
England, Scotland & Wales		EU Directive 2002/91/EC	

PHILIPPA SOLE

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