



# OLIVER MILES

Chartered Surveyors – Estate Agents

## **Peveril Road £345,000**

**Well Presented, South Facing and with Sea Views and Garage.  
Short Walk to Downlands & Coastal Pathways**



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# Peveril Road, Swanage, BH19 2DQ

- Converted First Floor Flat with Own Entrance
- Well Presented
- Large Loft Storage & Utility Room
- Sea Views
- Garage and Visitors' Parking
- Communal Gardens

## LOCATION & DESCRIPTION

The "Long House" is in an elevated and very peaceful location within approximately 20 yards of downland leading to coastal pathways. Swanage town centre is approximately one third of a mile distant. The "Long House" comprises 6 flats, converted in the 1960's.

Flat 4 is bright and well presented and enjoys a south aspect from the front. From the rear there are good views to Swanage Bay, the beach and Ballard Down. It has been tastefully modernised and is well maintained and presented and has the benefit of a single garage, separate utility room and use of well tended communal gardens. The specification includes gas fired central heating with radiators and uPVC double glazed windows and natural wood flooring.

Only an inspection will reveal the quality of this property.

## GROUND FLOOR

### ENTRANCE LOBBY

Cloaks recess. Stairs to first floor.

## FIRST FLOOR

### LANDING (E)

Door to:

### LOUNGE/DINER (S & E)

5.1m x 3.8m (16' 9" x 12' 6") L Shaped Overall measurements.

### KITCHEN (N & E)

2.7m x 1.7m (8' 10" x 5' 7")

Range of fitted worktops, cupboards and drawers. Villeroy & Boch ware sink. Induction hob and under oven, refrigerator. Tiled floor.

### INNER HALLWAY

Hatch to boarded loft with foldaway ladder.

### BEDROOM 1 (S)

4.8m x 2.8m (15' 9" x 9' 2")

### BEDROOM 2 (N)

3.1m x 2.7m (10' 2" x 8' 10")

Cupboard housing Worcester gas fired boiler serving heating radiators and hot water. Built in shelved cupboard.

### BATHROOM (N)

Modern white suite comprising shaped panelled bath, independent mains shower over and side screen. Wash basin with cupboard under and illuminated mirror over, WC. Electric heated towel rail.

## OUTSIDE

Single Integral Garage 5.5m x 2.6m internally (18' x 8' 6") plus recess and understairs storage, light and power. Visitors' Parking. Integral Utility Store with light, power and plumbing for washing machine. Communal landscaped Gardens, meter room with separate WC.

## TENURE

999 year lease from 1961. Ground rent £10 per annum. Maintenance charge approximately £1,620 per annum. Long lets permitted but no holiday lets. Pets permitted with consent of management company.

## SERVICES

All main services connected.

## COUNCIL TAX

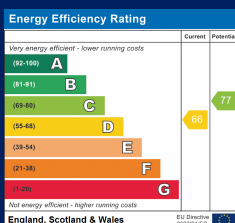
Band 'C' £2171.51

## VIEWING

Only through appointment with OLIVER MILES Estate Agents (01929 426655) or sales@olivermiles.co.uk



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You are advised to check the availability of this property before travelling any distance to view. The Agent had not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. References to the Tenure & Services of a Property are based on information supplied or confirmed by the Seller. The area of the building is given for guidance purposes only and must be verified by the purchaser's surveyor. A Buyer is advised to obtain verification of this information from their Solicitor and/or Surveyor. ALL MEASUREMENTS QUOTED ARE APPROXIMATE AND FOR GUIDANCE ONLY.

