

FOR SALE

Flat 1, Church Hill House, 1 Church
Hill, Swanage, Dorset BH19 1HX



PHILIPPA SOLE



£550,000

2 bedroom ground floor apartment

Stunning character conversion

Perfect as main or second home

A 27 foot lounge/dining room

Bespoke designed kitchen

Allocated parking

Private garden

Family bathroom plus en suite to principal bedroom

Band D - £2442.95

Maintenance - £1809.00

Share of Freehold

About this property

Built in the 18th century, this two bedroom, ground floor apartment with it's own private entrance is an absolute jewel in the heart of Swanage, and most definitely has to be viewed to appreciate all that it offers.

The wrought iron gate leads you into your own private garden of topiary and boxed hedging, with paved terrace for alfresco dining and a flavour of what's to come with the deep Mullion window framing the front of this property. There is so much to absorb when viewing. The entrance lobby with coat hanging space leads into the kitchen/breakfast room, with bespoke designed solid wood kitchen units, high end integrated appliances and stunning quartz work tops compliment this area. The breakfast area is highlighted by a delightful box bay window with cushioned seating and hidden storage below and classic regency style panelling to the walls. The lounge/dining room is breath taking with so many stunning features but the most commanding is the high ceiling with ornate detail and decorative coving. Bringing your eye level down, the regency style panelling flows round the room and the Chesney Fireplace with a log/flame effect gas fire is a central point to the living area. To the far end of this outstanding room is a 11'9" cushioned window seat, set into the Mullion stone bay window. The principal bedroom is fitted with floor to ceiling wardrobes providing ample storage, window seat with storage below and a stylish en suite shower room. The present owners have fitted the second bedroom as a walk in wardrobe, but could easily be re-instated as a bedroom. The family bathroom is extremely spacious, with corner bath, fitted vanity unit with ample storage and granite top. No pets or holiday lets permitted.

999 year lease.

Location

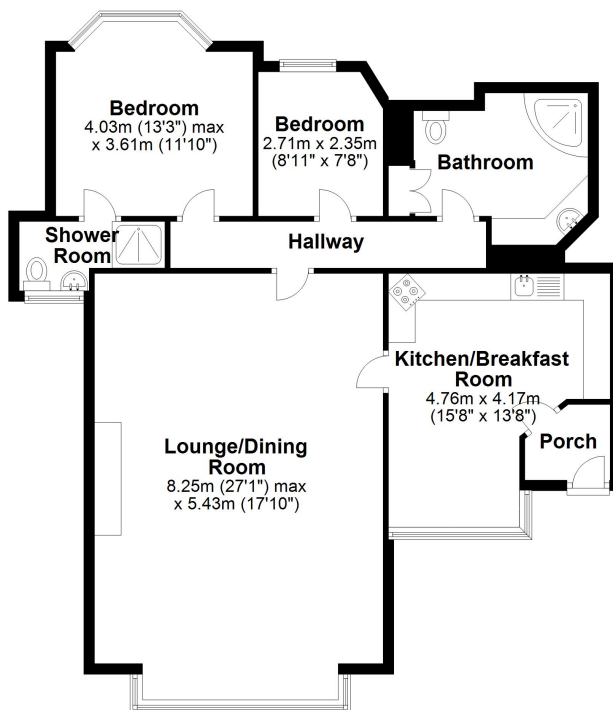
Everyday feels like a holiday when living in Swanage. This idyllic seaside town on Dorset's Isle of Purbeck, is the perfect place to live. With its iconic steam railway, a gorgeous beach in a sweeping bay, and plenty of challenging coastal walks, this location is all things to all people. From Swanage just a short drive to Sandbanks Ferry which links to Poole, Bournemouth and beyond. And from Wareham the mainline train to London Waterloo takes approximately 2.5 hours.





Ground Floor

Approx. 96.2 sq. metres (1035.7 sq. feet)



Total area: approx. 96.2 sq. metres (1035.7 sq. feet)

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 (Tel: 01202 556006)

Plan produced using PlanUp.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		76
(55-68)	D		
(39-54)	E	53	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			
		EU Directive 2002/91/EC	

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