



High Street

Swanage

BH19 2LN

**SPACIOUS 2 BEDROOM SECOND FLOOR APARTMENT IN CENTRAL
LOCATION WITH STUNNING SEA VIEWS ACROSS SWANAGE BAY CLOSE
TO THE BEACH & MANY LOCAL WALKS**

Guide Price £275,000

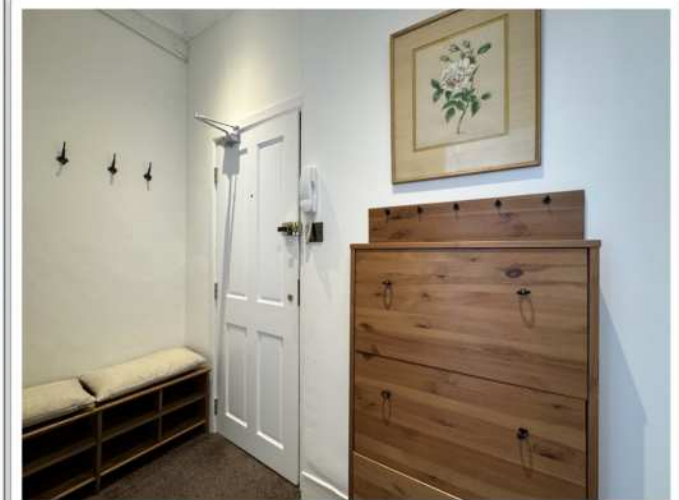
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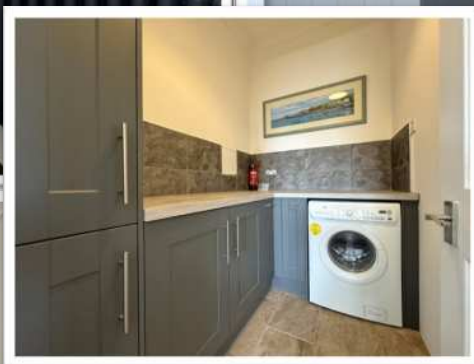
History - The central section of the Royal Victoria Apartments was built as a Great House by John Chapman, a stone merchant, in 1721 and was known as the Manor House. In the early 1820s, William Morton Pitt envisaged Swanage as a summer resort town and after the death of John Chapman, his extensive estates in Swanage were sold at a Chancery Sale in 1823 and William Pitt purchased the Manor House. The surrounding farm buildings were removed, and the Manor House was converted into a first-class hotel in 1827 and named the Manor House Hotel. At this time William Pitt built The Rookery, the old customs house, and a private quay, the Stone Quay in front of the hotel.

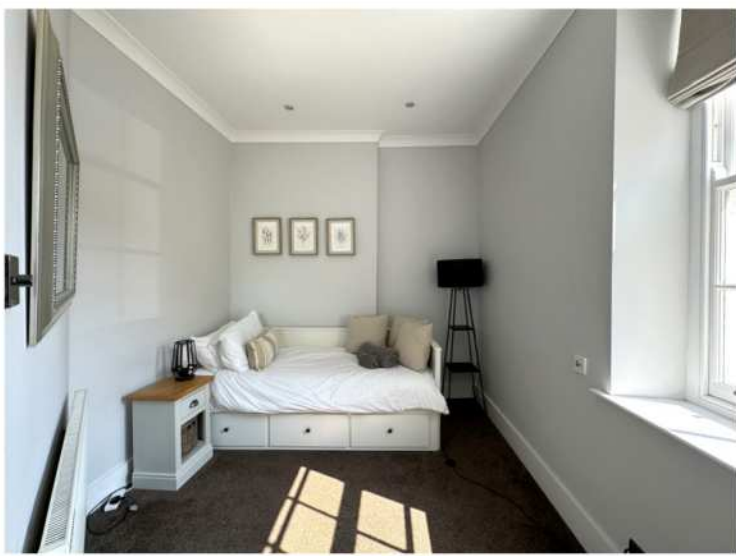
The most famous guest at the hotel visited on the 7th August 1833. The then, Princess Royal, to become Queen Victoria spent the night at the hotel during her royal tour of Devon and Dorset during July and August of 1833. After the visit the hotel was renamed the Victoria Hotel. William Pitt died in 1836 and the hotel was sold at a Chancery Sale in 1838, where the new owners renamed the hotel The Royal Victoria Hotel.

In 1952 the building was listed as grade II under English Heritage Building ID: 108198. The hotel closed its doors for the last time in 1981, when the building was converted into apartments.









Stone steps lead up to the main entrance, access to the apartment is along a hallway with stairs taking you to the second floor. The Front Door of the apartment opens into an Entrance Hallway with ample space for coats and shoe storage, the central heating boiler is also located here. An inner Hallway with high ceiling, coving and downlights provides access to all rooms. An archway leads through to the open plan Lounge/Diner/Kitchen, a dual aspect light and spacious room with fabulous, elevated views across Swanage Bay. A feature wall mounted electric fire compliments the central heating provided by twin cast iron tubular radiators. There is plenty of space for comfortable seating, dining table and chairs. The Kitchen sits in the L shape of the room and has recently been refitted with a good selection of stylish grey fronted base and wall units with inset stainless-steel sink and Bosch induction hob with extractor hood over. A separate integral Bosch oven and fridge freezer complete the appliances. Base units with work top separate the Kitchen from the Lounge making a very sociable family space. A separate Utility Room refitted with matching units provides extra storage and services for a washing machine.

The Master Bedroom is a spacious room with high ceilings and built in wardrobes and space for a study desk. Bedroom 2 is a good size with window overlooking the Bay and built in wardrobes. The Family Bathroom has been refitted to a high standard with partly tiled walls it comprises of P shaped Bath with shower screen, waterfall shower and hand shower attachment, wash basin with built in vanity unit, mirrored cabinet, w.c. with concealed cistern and vertical radiator.



Ground Floor

Approx. 64.6 sq. metres (694.9 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		70	78

Tenure: Share of Freehold

999 Year Lease

Service Charges: £1,501.32

Per annum

Council Tax: Band B

All mains services connected

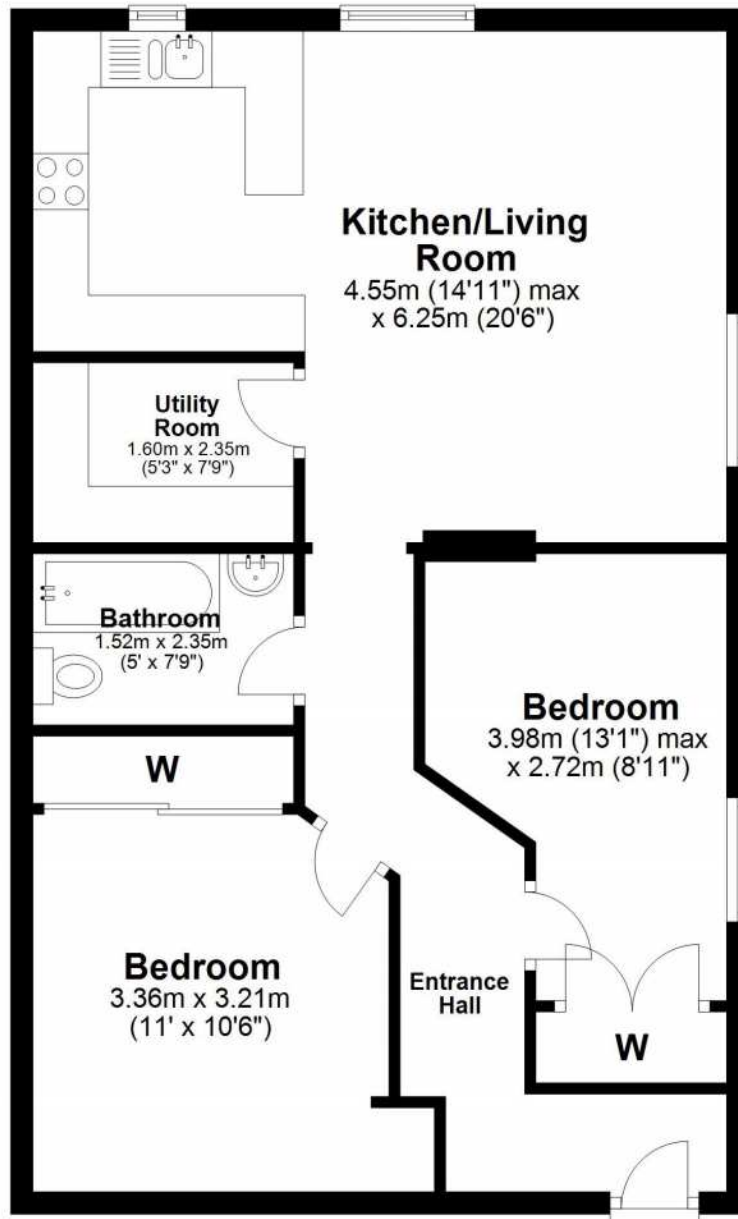
Gas fired Central Heating

Grade II Listed Building

AST Lets - Permitted

Holiday Lets - Permitted

Pets - Not Permitted



Total area: approx. 64.6 sq. metres (694.9 sq. feet)



Whilst every attempt has been made to ensure the accuracy of the floor plan, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for error omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Plan produced using PlanUp.



Viewing by appointment through sole agents:

Albury & Hall (Dorset) Ltd, 24 Station Road, Swanage. BH19 1AF

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