



**1 Rosslyn House  
High Street  
Swanage  
BH19 2PA**

**IMMACULATELY PRESENTED APARTMENT  
WITH TWO BEDROOMS AND PRIVATE  
TERRACE**

**Guide Price £285,000**

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1 Rosslyn House is a beautifully presented two-bedroom apartment located a short walk from Swanage's sandy beach, as well as the town's various eateries and amenities. Situated on the lower ground floor of the building, the property is for sale with no onward chain and is currently a successful holiday let. It offers high quality and comfortable accommodation for residents and visitors alike.

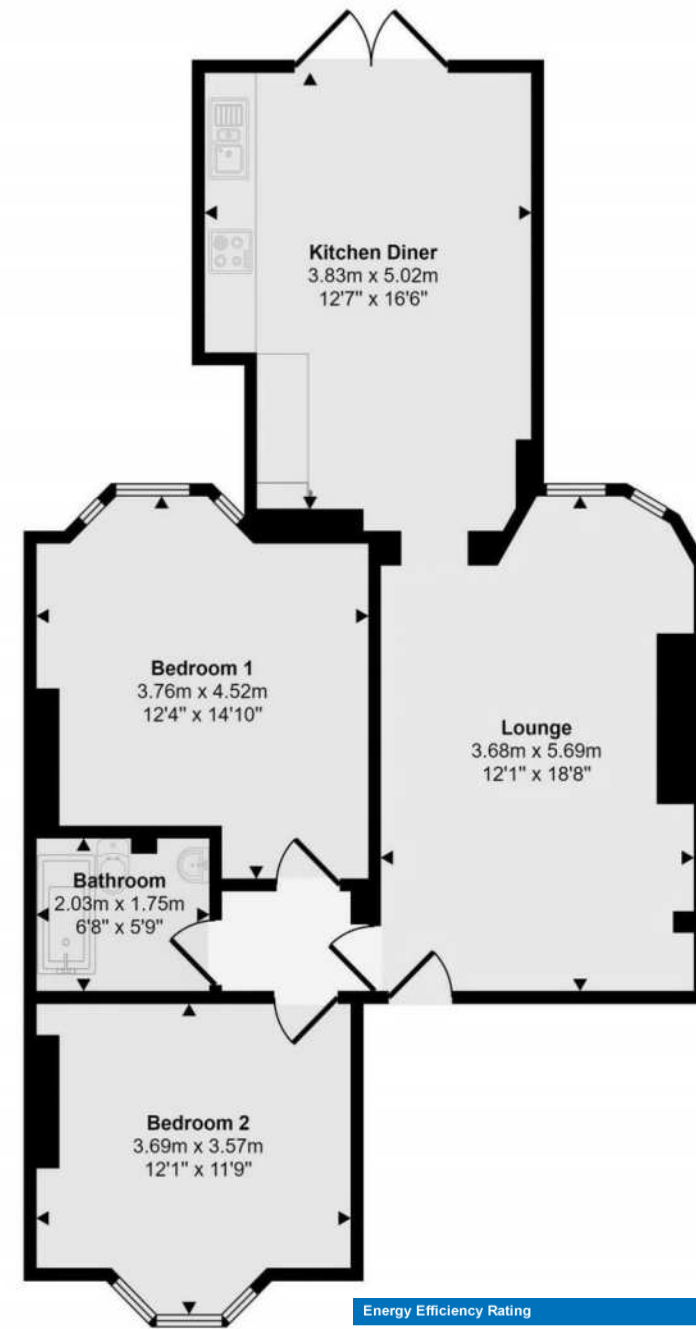
The kitchen diner has been fitted to a high specification, with attractive cupboards, wooden worktops and ample space for a large dining table. The adjoining living room is well sized, as are both double bedrooms. The whole apartment is tastefully decorated in warm and natural hues, and the modern family bathroom is fitted with a white suite.

1 Rosslyn House has a private decked sun terrace that is reached from the kitchen diner, enjoying stunning views across the seaside town to the Purbeck Hills beyond. This is an ideal area to dine al fresco, which space for the whole family to congregate.





- Tenure: Leasehold – 125 year lease from 01/09/2017
- AST & Holiday Lets Permitted
- Fully Double Glazed
- Gas Central Heating
- Service Charge - £600 per annum
- Ground Rent - £250 per annum



Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71   C	79   C
55-68	D		
39-54	E		
21-38	F		
1-20	G		





Viewing by appointment through sole agents:

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

**01929 66 00 00 [info@alburyandhall.co.uk](mailto:info@alburyandhall.co.uk) [www.alburyandhall.co.uk](http://www.alburyandhall.co.uk)**

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