



Redcliffe Road, Swanage BH19 1NE

£1,100 Per Calendar Month

**MOLLARO**  
DORSET & NEW FOREST ESTATE AGENTS



This delightful first and second floor maisonette is presented in excellent condition throughout and is set in a quiet position on the outskirts of Swanage town centre. The property occupies an elevated position with far reaching views across to the sea and surrounding hills. The main reception room provides an impressive open plan living space, with sizeable lounge, dining and kitchen areas. The modern kitchen has a generous array of base and eye level units and comes complete with integrated appliances. To the lounge area there are several useful cupboards and to the kitchen area there is a handy walk-in utility cupboard housing the freezer and washing machine and providing further storage space. Stairs raise to the second floor landing where two double bedrooms are found, each with a desk area providing an ideal space for those looking to study or work from home. The main bedroom also benefits from a large eaves storage area and the landlord can provide a double bed in the second bedroom rather than the current sofa bed, if preferred.. A modern bath/shower room completes the accommodation.

The shops, restaurants and facilities of Swanage's town centre, as well as the heritage railway line and beach are all just a short walk away. The property further benefits from gas central heating from a newly fitted combi boiler, allocated off road parking and a shared outdoor terrace area complete with a useful storage shed and rotary washing line. Further unrestricted on road parking is also available. Available to let on a long term, furnished basis. An ideal opportunity to experience coastal living and enjoy all that this property has to offer!



## KEY FEATURES

- Delightful First & Second Floor Maisonette
  - Two Double Bedrooms
  - Impressive Open Plan Living Space
- Modern Kitchen with Integrated Appliances
  - Modern Bath/Shower Room
- Gas Central Heating from New Combi Boiler
- Shared Outdoor Terrace with Storage Shed
  - Allocated Off Road Parking
- Short Walk to Beach, Train Station & Town Centre
- Available 12th May Long Term on a Furnished Basis

## ADDITIONAL INFORMATION

**Availability:** Available from 12th May 2025

**Rent:** £1,100 per calendar month

**Deposit:** £1,269

**Council Tax:** Band C (Dorset Council)

**Energy Performance Rating:** Band C (73)





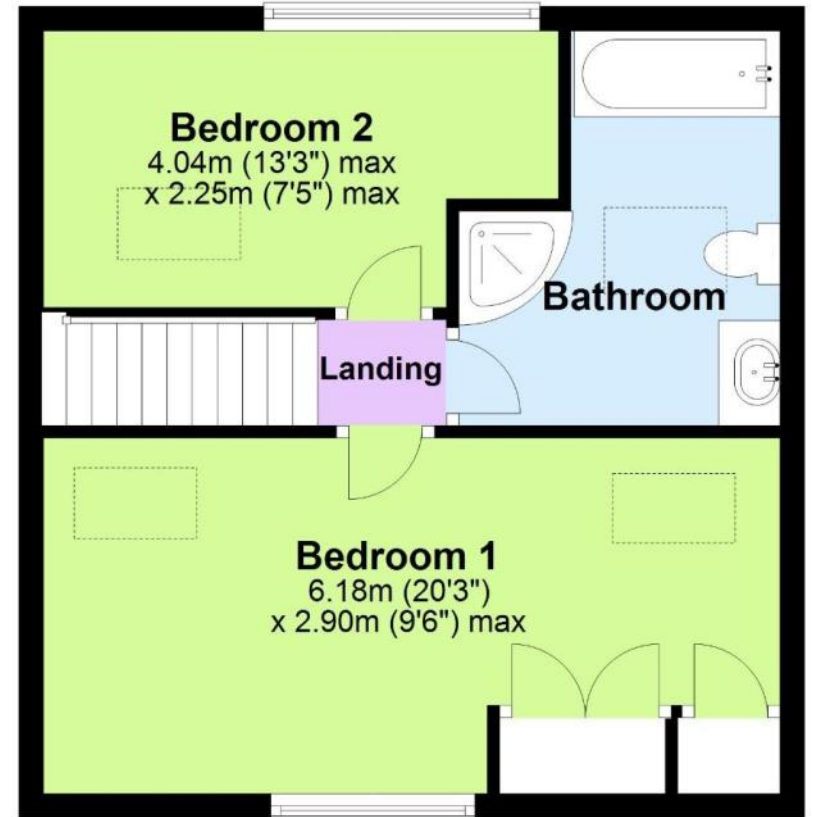


# FLOORPLAN

## First Floor



## Second Floor





## Viewing by Appointment Through the Landlord's Sole Agent

Mollaro Ltd ▪ Briggs House ▪ 26 Commercial Road ▪ Ashley Cross ▪ Poole ▪ BH14 0JR  
 01202 80 50 90 ▪ hello@mollaro.com

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>		73	78
(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			
England, Scotland & Wales		EU Directive 2002/91/EC	

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