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# PIER HEAD

APARTMENTS

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THE WATERFRONT  
SWANAGE • DORSET  
BH19 2AW

ALBURY  
& HALL



  
**PIER  
HEAD**  
APARTMENTS

STUDLAND

SWANAGE BAY

DURLSTON BAY



## WELCOME TO PIER HEAD APARTMENTS

Purbeck is a district of Dorset that takes its name from the peninsula known locally as the 'Isle of Purbeck'. This sixty square mile chunk of land jutting into the English Channel is bordered on three sides by water and, although not actually an island, has an insular character which is largely due to its geography.

The rise of tourism during the Victorian era led to the growth of some of the small towns and villages in Purbeck, notably Swanage. Only ten kilometres south

of Poole, Swanage was a small port and fishing village until the Victorians developed it as a seaside resort. The 19th century wooden pier survives today and is home to sightseeing and angling boats. Swanage is also home to the six mile long Swanage Railway. This Historic Steam Railway originally opened in 1885 and runs past Corfe Castle to the hamlet of Norden.

Swanage and Studland are renowned for long sandy beaches and pretty coastline, being at the start of the World Heritage Jurassic Coastline. Swanage has

many shops, restaurants and public houses, this along with the safe, sandy beaches makes for an idyllic location. The development itself is within a 1 minute walk of Swanage beach, there are the most spectacular walks to Ballard Down, Old Harry Rocks and over the hill to Studland with the Bankes Arms and Pig on the Beach Country House Hotel or to the south, Durlston Country Park and Castle. With access to coastal and inland walks it offers everything for a family home or holiday home destination.

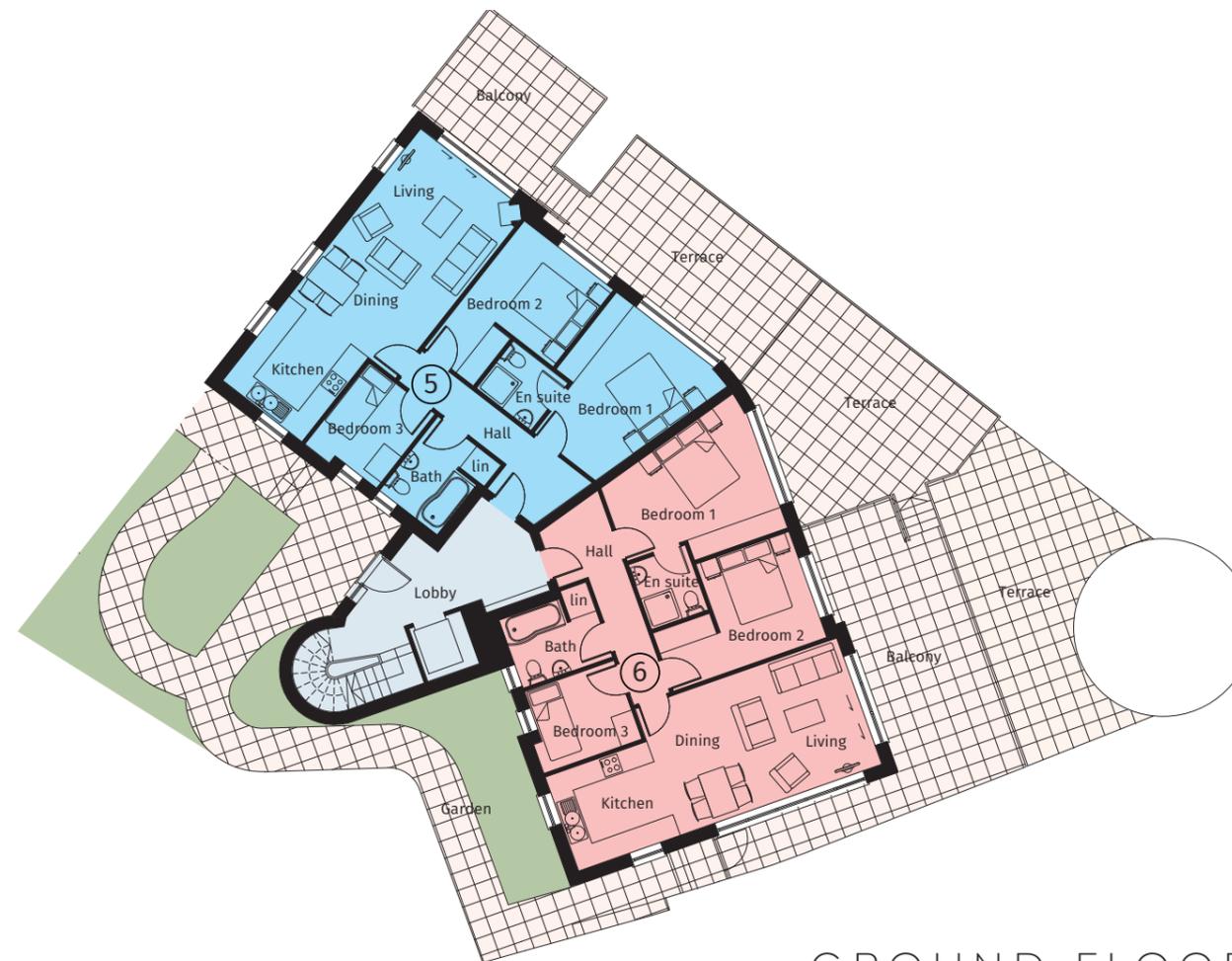
Pier Head Apartments is a stunning and unique new build development, situated in probably the finest position on Swanage sea front. Ten luxurious apartments, all with balconies and amazing sea views across Swanage & Poole Bay, have been designed in two wings comprising of six three bedroom apartments and four two bedroom apartments all with off road parking. The quality, design and location makes these apartments highly desirable as either a main residence or second home, as well as being eco-friendly with zinc and sedum roofs and electric car charging points.



AN EXCLUSIVE COLLECTION OF JUST TEN APARTMENTS  
ENJOYING BREATHTAKING SEA VIEWS



## PIER HEAD APARTMENTS | FLOOR PLANS



GROUND FLOOR

### APARTMENT FIVE 80sq m

Living/Dining	5.85m x 3.70m	19.1ft x 12.1ft
Kitchen	2.95m x 2.75m	9.6ft x 9.0ft
Master Bedroom	4.45m* x 3.88m*	14.5ft x 12.7ft
En Suite	1.90m x 1.65m	6.2ft x 5.4ft
Bedroom Two	4.45m* x 3.10m	14.5ft x 10.1ft
Bedroom Three	2.85m* x 2.27m	9.3ft x 7.4ft
Bathroom	2.59m* x 2.00m	8.4ft x 6.5ft

\*Maximum dimension

### APARTMENT SIX 80sq m

Living/Dining	5.85m x 3.70m	19.1ft x 12.1ft
Kitchen	2.95m x 2.75m	9.6ft x 9.0ft
Master Bedroom	4.45m* x 3.88m*	14.5ft x 12.7ft
En Suite	1.90m x 1.65m	6.2ft x 5.4ft
Bedroom Two	4.45m* x 3.10m	14.5ft x 10.1ft
Bedroom Three	2.85m* x 2.27m	9.3ft x 7.4ft
Bathroom	2.59m* x 2.00m	8.4ft x 6.5ft

\*Maximum dimension



## FIRST FLOOR

### APARTMENT ONE 77sq m

Living/Dining	5.35m x 4.00m	17.5ft x 13.1ft
Kitchen	4.05m x 3.25m	13.2ft x 10.6ft
Master Bedroom	3.95m x 3.75m*	12.9ft x 12.3ft
En suite	2.83m x 2.24m	9.2ft x 7.3ft
Bedroom Two	3.70m x 2.90m	12.1ft x 9.5ft
Bathroom	2.88m x 1.89m	9.4ft x 6.2ft

\*Maximum dimension

### APARTMENT TWO 76sq m

Living/Dining	5.50m x 4.07m	18.0ft x 13.3ft
Kitchen	3.46m x 2.33m	11.3ft x 7.6ft
Master Bedroom	3.75m x 3.35m	12.3ft x 10.9ft
En suite	2.40m x 1.71m	7.8ft x 5.6ft
Bedroom Two	3.80m x 2.80m	12.4ft x 9.1ft
Bathroom	2.60m x 1.80m	8.5ft x 5.9ft

\*Maximum dimension

### APARTMENT SEVEN 80sq m

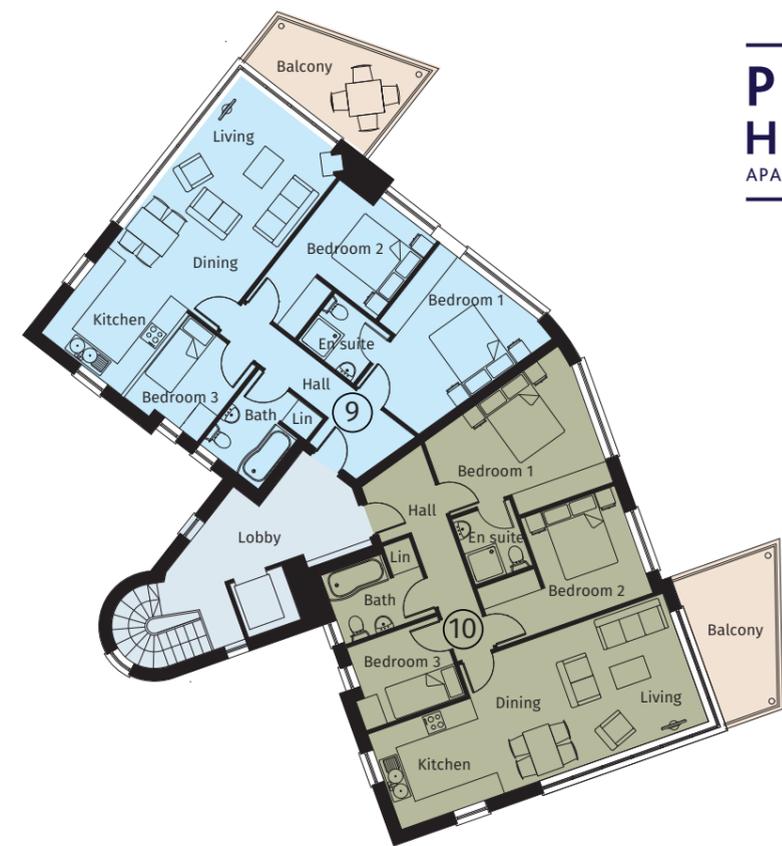
Living/Dining	5.85m x 3.70m	19.1ft x 12.1ft
Kitchen	2.95m x 2.75m	9.6ft x 9.0ft
Master Bedroom	4.45m* x 3.88m*	14.5ft x 12.7ft
En Suite	1.90m x 1.65m	6.2ft x 5.4ft
Bedroom Two	4.45m* x 3.10m	14.5ft x 10.1ft
Bedroom Three	2.85m* x 2.27m	9.3ft x 7.4ft
Bathroom	2.59m* x 2.00m	8.4ft x 6.5ft

\*Maximum dimension

### APARTMENT EIGHT 80sq m

Living/Dining	5.85m x 3.70m	19.1ft x 12.1ft
Kitchen	2.95m x 2.75m	9.6ft x 9.0ft
Master Bedroom	4.45m* x 3.88m*	14.5ft x 12.7ft
En Suite	1.90m x 1.65m	6.2ft x 5.4ft
Bedroom Two	4.45m* x 3.10m	14.5ft x 10.1ft
Bedroom Three	2.85m* x 2.27m	9.3ft x 7.4ft
Bathroom	2.59m* x 2.00m	8.4ft x 6.5ft

\*Maximum dimension



## SECOND FLOOR

### APARTMENT THREE 77sq m

Living/Dining	5.35m x 4.00m	17.5ft x 13.1ft
Kitchen	4.05m x 3.25m	13.2ft x 10.6ft
Master Bedroom	3.95m x 3.75m*	12.9ft x 12.3ft
En suite	2.83m x 2.24m	9.2ft x 7.3ft
Bedroom Two	3.70m x 2.90m	12.1ft x 9.5ft
Bathroom	2.88m x 1.89m	9.4ft x 6.2ft

\*Maximum dimension

### APARTMENT FOUR 76sq m

Living/Dining	5.50m x 4.07m	18.0ft x 13.3ft
Kitchen	3.46m x 2.33m	11.3ft x 7.6ft
Master Bedroom	3.75m x 3.35m	12.3ft x 10.9ft
En suite	2.40m x 1.71m	7.8ft x 5.6ft
Bedroom Two	3.80m x 2.80m	12.4ft x 9.1ft
Bathroom	2.60m x 1.80m	8.5ft x 5.9ft

\*Maximum dimension

### APARTMENT NINE 80sq m

Living/Dining	5.85m x 3.70m	19.1ft x 12.1ft
Kitchen	2.95m x 2.75m	9.6ft x 9.0ft
Master Bedroom	4.45m* x 3.88m*	14.5ft x 12.7ft
En Suite	1.90m x 1.65m	6.2ft x 5.4ft
Bedroom Two	4.45m* x 3.10m	14.5ft x 10.1ft
Bedroom Three	2.85m* x 2.27m	9.3ft x 7.4ft
Bathroom	2.59m* x 2.00m	8.4ft x 6.5ft

\*Maximum dimension

### APARTMENT TEN 80sq m

Living/Dining	5.85m x 3.70m	19.1ft x 12.1ft
Kitchen	2.95m x 2.75m	9.6ft x 9.0ft
Master Bedroom	4.45m* x 3.88m*	14.5ft x 12.7ft
En Suite	1.90m x 1.65m	6.2ft x 5.4ft
Bedroom Two	4.45m* x 3.10m	14.5ft x 10.1ft
Bedroom Three	2.85m* x 2.27m	9.3ft x 7.4ft
Bathroom	2.59m* x 2.00m	8.4ft x 6.5ft

\*Maximum dimension



BALLARD POINT & BOATS IN SWANAGE BAY



## SITE PLAN





**PIER HEAD**  
APARTMENTS

Journey times by car \*  
from Swanage to -

Poole	40 mins
Weymouth	46 mins
Bournemouth	55 mins
Christchurch	67 mins
New Forest	80 mins
Southampton	89 mins

\*via Swanage ferry

# SPECIFICATION

The items within this specification are for guidance only and may be substituted at any time. Please check with a sales executive for the latest information.

## GENERAL

- Highly efficient gas boilers
- Karndean flooring to living/dining room and entrance hall
- Luxury fitted carpet to bedrooms
- Reynaers triplex marine-grade powder coated aluminium windows
- 10 year Premier structural defects insurance / warranty policy
- Outstanding internal design and finish
- Underfloor heating
- Lift to all floors
- Zinc and sedum eco roof
- Purbeck stone features including inset ammonite fossils

## KITCHEN

- Kitchen Elegance bespoke designed kitchens with soft close doors and drawers
- High quality quartz worktops and upstands
- Fitted Neff kitchen appliances featuring oven, hob, fridge/freezer, washer/dryer and dishwasher
- Stainless steel 1 ½ bowl undermount sink and chrome tap

## BATHROOMS

- High quality tiles to all bathrooms and en suites
- High quality sanitaryware
- Vanity units to all bathrooms and en suites
- Heated chrome ladder towel rails
- Thermostatic shower valves
- Glazed shower screens

## ELECTRIC

- Brushed chrome double sockets to all areas
- Shaver sockets to all bathrooms and en-suites
- LED downlights
- Mains operated smoke and heat alarms

## FINISHES

- Square edge skirting and architrave
- Luxury internal doors
- Polished chrome ironmongery

## EXTERNAL

- Spacious sea view terraces to ground floor apartments
- Sea view balconies to first and second floor apartments
- Landscaped grounds
- Private car park spaces
- Electric car charging points
- Covered bike storage

## MEET THE AGENT

Albury & Hall are the only family run independent estate agents covering all sides of Poole Harbour, as well as having a London presence in the heart of Mayfair.

They are specialists in rural and seaside properties in both sales, lettings and development opportunities.

Each of their four local offices are run by experienced professionals with an outstanding history in each of their locations. They are ideally placed to help you sell or buy your perfect property.

The information within this document is indicative and is intended to act as a guide only as to the finished product. These particulars should not be relied upon as statements of fact or representation and applicants must satisfy themselves by inspection or otherwise as to their correctness. Any areas, measurements or distances are approximate. The dimensions given on plans are subject to variation and are not intended to be used for carpet sizes, appliance sizes or items of furniture.



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