

RAILWAY HOUSE
2 REMPSTONE ROAD
SWANAGE
DORSET
BH19 1DW
Opposite the Steam Railway Station



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Priests Road, Swanage, Dorset BH19 2RQ

Detached bungalow in need of refurbishment on an approx. 0.13 acre plot with large south facing rear garden, some sea and hill views. 2 bedrooms, 2 reception rooms, kitchen, bathroom/W.C., office/store, utility room and W.C., conservatory, part double glazed, gas central heating, gardens, detached garage, detached workshop.

- Detached bungalow in need of refurbishment
- 2 reception room
- Office/store. Utility room with W.C.
- Being sold with no forward chain
- Approx. 0.13 acre plot with large south facing rear garden
- Kitchen. Conservatory
- Detached garage. Detached workshop
- 2 bedrooms
- Bathroom/W.C.
- Sea and hill views

Guide Price £425,000

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SITUATION:

In an elevated position on the south-western slopes of Swanage, approximately $\frac{3}{4}$ mile from the main town centre amenities, beach and seafront. Access to open country walks nearby which lead to Durlston Country Park and the coastal path which forms part of the Jurassic Coast World Heritage site.

DESCRIPTION:

A detached bungalow built, we understand, in 1920 of Purbeck stone elevations under a slate roof. Occupying a good-sized plot the property has a large south facing rear garden, detached garage, separate workshop, sea and hill views. Offering great potential to refurbish and extend (subject to obtaining the necessary approvals) the property is being sold with NO FORWARD CHAIN!

ACCOMMODATION:

Gate, path and steps lead up to the covered verandah and entrance.

ENTRANCE HALL:

Part glazed front door, loft access, radiator, central heating thermostat.

LOUNGE (N):

14'3" (4.35m) x 12' (3.66m). Bay window with sea and hill views, Purbeck stone fireplace with polished stone hearth and mantle, fitted cupboards and shelving, wall lights, radiator. Door to:

DINING ROOM (E & S):

12'3" (3.73m) x 12' (3.67m). Purbeck stone fireplace with polished stone hearth, cupboard housing pre-lagged hot water cylinder, telephone point. Opening to:

KITCHEN (S & E):

10'10" (3.31m) x 6'2" (1.88m). Single drainer stainless steel sink unit with mixer tap and work surfaces with drawers, cupboards and appliance spaces under, tiled splash backs, gas & electric cooker points, wall cupboards and shelving. Part glazed door to:

CONSERVATORY (S, E & W):

12'9" (3.91m) x 9'4" (2.85m) max. Timber construction, gas and electric meters, UPVC double glazed doors to the rear garden.

BEDROOM 1 (N):

15' (4.59m) x 11'10" (3.62m). Bay window with sea and hill views, radiator, fitted wardrobes, storage cupboards and bedside cabinets.

BEDROOM 2 (W):

11'11" (3.64m) x 8'2" (2.5m). Radiator, fitted wardrobes, storage cupboards drawers and shelving.

BATHROOM/W.C.:

Corner bath with mixer tap and mains shower unit over, wash basin with mixer tap, low level W.C., radiator, fully tiled walls.

STUDY/STORAGE AREA:

8'11" (2.73m) x 4'11" (1.5m). Radiator, fitted cupboards and desk. Sliding door to:

UTILITY ROOM (S & E):

10'9" (3.27m) x 5'8" (1.73m). Radiator, UPVC double glazed door to the rear garden, space and plumbing for washing machine. Sliding door to: W.C.: Low level W.C., wash basin with tiled splash back.

OUTSIDE:

To the front is a concrete and paved garden bounded on Priests Road by a Purbeck stone wall. Side accesses. The rear garden is of a good size and has a sunny southerly aspect. The lower garden has paved patios, with a lawned grassed area beyond that, flower and shrub beds, hardstanding for a greenhouse/shed, rear pedestrian access. WORKSHOP (N): 15'8" (4.79m) x 10' (3.05m). Block built under a corrugated roof, light, power and fuse box. Accessed via a rear service lane is: DETACHED GARAGE (N): 16'2" (4.95m) x 9'10" (3.01m). Pre-cast construction under a pitched corrugated roof, remote controlled electric up and over door.



SERVICES:

All main services are connected. N.B. Any services or appliances mentioned above have not been tested by Miles & Son.

COUNCIL TAX:

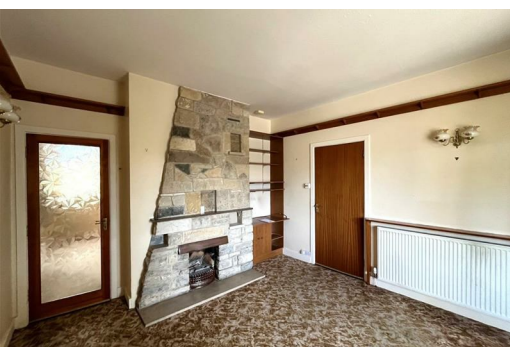
Band D: £2558.82 payable for 2024/25 (excluding discounts).

VIEWING:

By prior appointment only please, through the Agents MILES & SON during normal office hours (lunchtimes included).

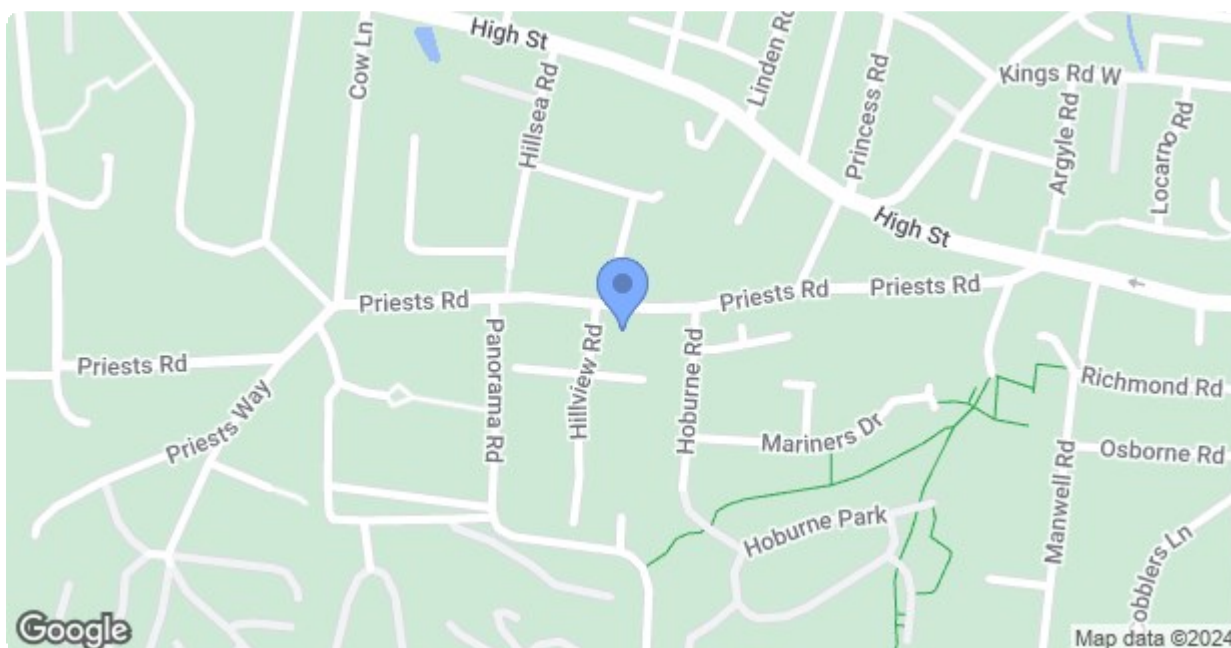
THE PROPERTY MISDESCRIPTION ACT 1991:

The Property Misdescription Act 1991. These particulars have been prepared to the best of our knowledge and belief in accordance with the Act and they shall not constitute an offer or the basis of any contract. Our inspection of the property was purely to prepare these particulars and no form of survey, structural or otherwise was carried out. Defects and/or other matters may be revealed on a survey carried out on your instructions. Internal measurements and site measurements, where given, are approximate and intended only as a guide as obstacles may well have prevented accuracy. Floor plans are not to scale and are for guidance only. You are advised to check the availability of this property before travelling to view. Any appointment to view should be made, and all negotiations conducted, through Miles & Son.





All measurements are approximate and for display purposes only



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) 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 & Wales		EU Directive 2002/91/EC 