

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



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Burlington Road, Swanage, Dorset BH19 1LT

Substantial detached house retaining many character features. Approx. 0.2 acre plot in sought-after North Swanage. 6 bedrooms, 4 reception rooms, kitchen, store/scullery, utility room, bath/shower room/W.C., shower room/W.C., 2 separate W.C.'s, SOLAR PANELS, gas central heating, gardens, garage and driveway parking, hill views and some sea glimpses.

- Character detached house (income potential)
- 4 reception rooms and reception hall
- Gas central heating. Double glazing. Solar panels
- Garage and driveway parking
- Approx. 0.20 acre plot at North Swanage near Chine walk to beach
- Kitchen. Utility room. Store/scullery
- Some hill views and sea glimpses
- 6 bedrooms
- Bath/shower room. Shower room. 2 separate W.C.'s
- Front garden. Large rear garden

Asking Price £1,195,000

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SITUATION:

On a plot of approximately 0.2 of an acre, on the sought-after area to the north of Swanage centre, convenient for access to a Chine Walk to the beach and path leading to Ballard Down and the Jurassic Coast World Heritage site. The main town centre amenities are approximately $\frac{3}{4}$ of a mile.

DESCRIPTION:

A detached house, originally constructed, we believe, in the 1910's of Purbeck stone and pebbledash rendered elevations under a recently renewed interlocking tiled roof. The property is very well-presented and retains many character features. The current owners have installed a Solar Edge, solar panel system which not only supplements energy usage but is also income generating. The accommodation is spacious and has, in the past, been used to provide B&B income with three bedrooms being offered to guests. The gardens are of a good-size and well tended, and the property has some hill views and sea glimpses.

ACCOMMODATION:

ENTRANCE LOBBY:

Part glazed wooden front door, tiled floor. Part glazed door to:

RECEPTION HALL:

16'7" (5.06m) x 11' (3.36m). Parquet flooring, feature tiled fireplace with cast iron surround, radiator, large cloaks cupboard, under stairs storage.

W.C.

Half-tiled walls, tiled floor, wash basin, low level W.C., obscure double-glazed window.

SITTING ROOM (SE):

16'7" (5.06m) x 14'10" (4.51m). Feature recess, TV aerial point, 2 radiators.

LOUNGE (SE):

19'4" (5.89m) x 14'6" (4.43m). Feature tiled fireplace with wooden mantle and surround, TV aerial point, 2 radiators.

DINING ROOM (NW):

12'8" (3.85m) x 11'6" (3.51m) Feature cast iron fireplace, radiator.

INNER HALL:

Tiled floor.

UTILITY ROOM (SW):

11'10" (3.61m) x 5'10" (1.77m). Tiled floor, hot water cylinder, shelving, space & plumbing for washing machine, appliance space, single drainer sink unit with mixer tap, Worcester boiler, wall cupboards, fuse boxes, wall cupboards, tiled splash backs.

KITCHEN (SW):

13'4" (4.07m) x 8'2" (2.48m) Tiled floor, single drainer 1½ bowl sink unit with mixer tap and work surfaces with drawers, cupboards, space and plumbing for dishwasher under, electric oven and grill, 4 ring gas hob, ceramic electric hob, extractor unit, matching wall cupboards, tiled splash backs.

BREAKFAST ROOM (NE):

12'11" (3.93m) x 11'10" (3.61m). Feature fireplace recess, radiator. Door to:

STOREROOM (SE):

11'10" (3.61m) x 7'6" (2.27). Tiled floor, appliance spaces, shelving, UPVC double glazed door to garden.

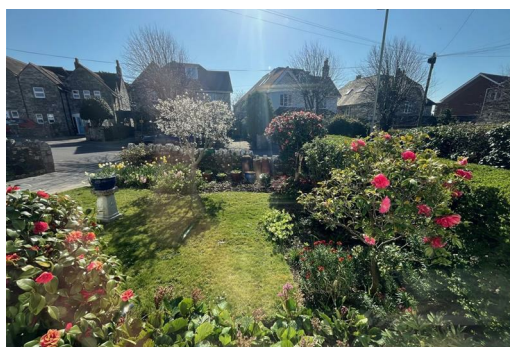
FIRST FLOOR

LANDING (NW):

Hill views, UPVC double glazed door (locked, and previously provided a first floor access with external stairs), radiator, high level display shelving.

BLUE BEDROOM 3 (NW):

11'6" (3.51) x 11'4" (3.45m). Feature cast iron fireplace, radiator, wash basin, TV aerial point, hill views.



PINK BEDROOM 4 (NE):

12'3" (3.73m) x 11'6" (3.51m). Feature cast iron fireplace, radiator, TV aerial point, wall lights, hill and sea glimpses.

BEDROOM 2 (SE):

14'2" (4.31m) x 14' (4.27m). Feature cast iron fireplace, fitted wardrobes and dresser units, sea glimpse.

BEDROOM 1 (SE):

14'6" (4.42m) x 14'2" (4.31m). Feature cast iron & tiled fireplace, fitted wardrobes and dresser units, wash basin, sea glimpse.

BATH/SHOWER ROOM:W.C.

Obscure double-glazed window, radiator, bidet, low level W.C., feature cast iron fireplace, Victoria style roll-edged claw foot bath, shower cubicle with mains shower unit, linen cupboard.

INNER LOBBY:

Fuse box, shelved linen cupboard.

W.C.:

Low level W.C., obscure double-glazed window.

SHOWER ROOM/W.C.:

Low level W.C., radiator, wash basin, bidet, obscure double-glazed window, shower cubicle with mains shower unit, shelved cupboard.

GREEN BEDROOM 5 (NW):

14'10" (4.27m) x 11'10" (3.61m). Feature cast iron fireplace, wash basin, TV point, hill views.

SECOND FLOOR**LANDING (NW):**

Hill views, walk-in box room/eaves storage housing solar panel controls.

BEDROOM 6 (NE):

17'4" (5.29m) x 14' (4.27m). View to Ballard Down, radiator, wall light. Door to walk-in loft space.

OUTSIDE:

The gardens are well tended with the front garden bounded by a Purbeck stone wall, lawn, flower and shrub beds, ornamental tree. Stone paved driveway provides off road parking and leads to the front door and: GARAGE (NW): 18'1" (5.51m) x 9'1" (2.77m). Detached, of pre-cast concrete construction under a pitched roof, up and over and personal doors, light and power. The rear garden is of a good-size and has various timber outbuildings (workshop, summerhouse, 2 sheds, and a greenhouse). The garden has lawn, shingled area, paved patio, stone paths, lawns, flowers, shrubs and ornamental trees, rhubarb bed, garden pond.

ADDITIONAL INFORMATION

Property type: Detached. Construction: Standard. Electric supply: Mains and solar power. Water supply: Mains. Heating: Mains gas. Broadband: FTTC (checker.ofcom.org.uk/). Mobile signal/coverage: Please see: checker.ofcom.org.uk/.

COUNCIL TAX:

Band G: £4482.40 payable for 2025/26 (excluding discounts).

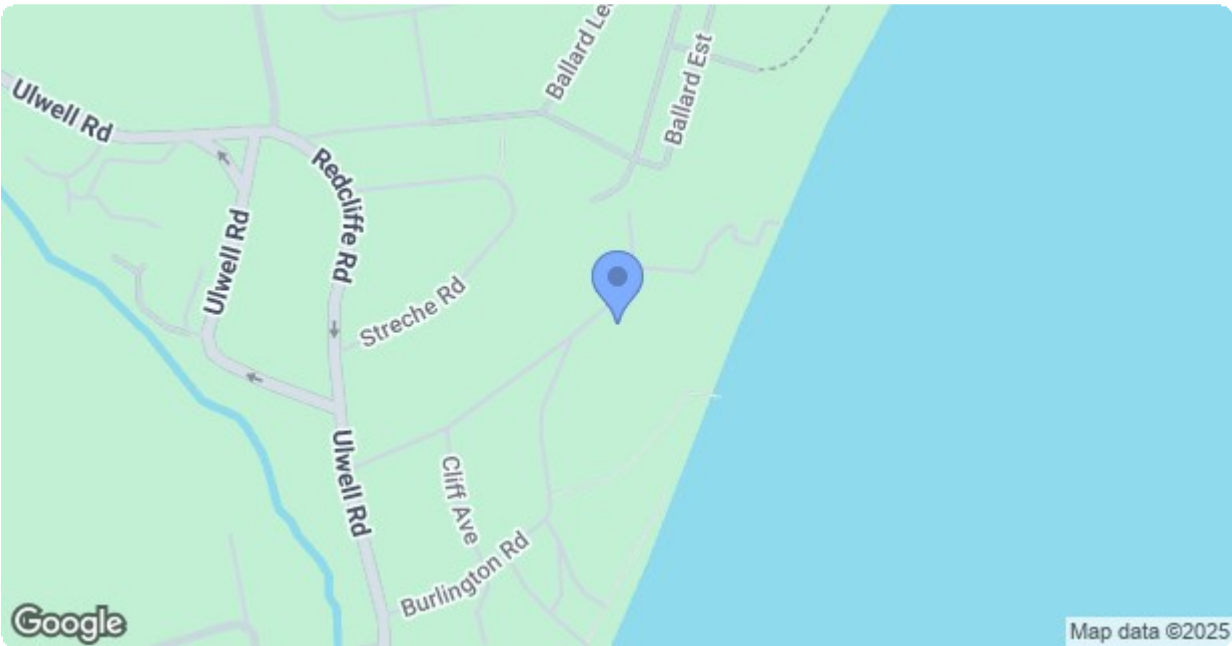
VIEWING:

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.





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 