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

MILES & SON
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Victoria Avenue, Swanage, Dorset BH19 1AP

Substantial detached house with a southerly front aspect. Convenient level position. Adaptable accommodation. 4-5 bedrooms, 3-4 reception rooms, conservatory, kitchen, utility room/W.C., en-suite shower room, bath/shower room/W.C., gas central heating, double glazing, double garage, off road parking, gardens. NO CHAIN!

- Well-presented detached house - NO CHAIN!
- 4/5 bedrooms
- 3/4 reception rooms
- Open plan kitchen and dining room
- Conservatory. Utility room
- Bath/shower room/W.C. En-suite shower room/W.C.
- Gas central heating. Double glazing
- Front garden. Rear garden
- Double garage and parking
- Large loft offering potential for conversion (subject to approvals)

Asking Price £725,000

Victoria Avenue, Swanage, Dorset BH19 1AP

SITUATION:
In a convenient level position within half a mile of the main town centre amenities, beach and seafront. The property has a southerly front aspect.

DESCRIPTION:
A well-presented detached house of rendered elevations under a slate roof with a rear extension under a flat roof. The property has been extensively refurbished and re-roofed during the current owners occupation. The accommodation is adaptable with two south facing reception rooms one of which could provide an additional bedroom, and a kitchen with an opening into a dining room, and a snug. The first floor bedrooms are all double rooms, one of which has an en-suite shower room, and there is a large loft space offering potential to convert, subject to obtaining the necessary approvals. Outside there are front and rear garden, and a double garage with hardstanding car parking in front.

ACCOMMODATION:
Entrance porch. Double glazed front door to:

HALL:
Radiator, central heating thermostat, small under stairs cupboard.

LOUNGE(S):
13'6" x 12'9" (4.14 x 3.89)
Three radiators, telephone point, TV aerial point, fireplace with fitted electric fire.

RECEPTION ROOM 2 (S)
14'0" x 12'2" (4.28 x 3.72)
RECEPTION ROOM 2 (S): 14’1” (4.28m) x 12’2” (3.72m). Radiator, parquet floor, fireplace with fitted gas fire, cupboards and shelving to alcove.

UTILITY ROOM/W.C.:
Obscure double-glazed window, tiled floor, storage cupboards, space and plumbing for washing machine, low level w.c., vanity wash basin, radiator, Vaillant gas boiler and programmer.

KITCHEN(W):
17'4" x 7'6" (5.3 x 2.31)
1½ bowl single drainer sink unit and work surfaces with drawers, cupboards, integral dishwasher, and recycling/bin cupboard, electric double oven, integrated microwave, induction hob with extractor hood over, integral fridge and freezer, radiator. Opening to:

DINING ROOM (E&N):
19'9" x 12'3" (6.03 x 3.75)
Two radiators, telephone point, double doors to the garden. Opening to:

SNUG(E):
12'2" x 11'10" (3.72 x 3.62)
Shelving to alcoves, feature fireplace, radiator, TV aerial point. Return door to the kitchen.

CONSERVATORY (W&N):
11'0" x 7'10" (3.36 x 2.4)
Door from the dining room, tiled floor, translucent roofing. Double doors to the garden.

FIRST FLOOR:

LANDING(W):
Radiator, access to boarded loft space, retractable ladder and electric light. The loft is large and offers potential to convert, subject to obtaining the necessary approvals.





BATH/SHOWER ROOM/W.C.:
Two obscure double-glazed windows, vanity wash basin, shower cubicle with mains shower unit, low level w.c., panelled bath with mixer tap/shower attachment, towel radiator, fully tiled walls.

BEDROOM 2(N):
20'11" x 9'8" (6.4 x 2.97)
Fitted wardrobes and drawers, vanity wash basin with drawers and cupboards under, tiled splash back, strip light/shaver point, radiator

BEDROOM 4(N):
12'1" x 12'0" (3.7 x 3.67)
Vanity wash basin with drawers and cupboards under, tiled splash back, strip light/shaver point, wall lights, radiator, feature cast iron and tiled fireplace, fitted wardrobe.

BEDROOM 3 (S):
14'4" x 12'1" (4.38 x 3.7)
Fitted wardrobe, radiator.

BEDROOM 1(S):
14'2" x 12'10" (4.33 x 3.93)
Fitted wardrobes, drawers, cupboards and bedside cabinets. EN-SUITE SHOWER ROOM: Fully tiled, shelved airing cupboard housing pre-lagged hot water cylinder, shower cubicle with electric shower unit, low level w.c., vanity wash basin, towel radiator, illuminated cabinet with shaver point.

OUTSIDE:
The front garden faces south and is laid mainly to lawn, flower and shrub beds. Gated side access to: Rear garden with lower paved patio and seating area, lawn, flower and shrub beds, upper patio, pedestrian gate. POTTING SHED/GARDEN STORE: 13'11" (4.24m) x 4'11" (1.5m). UPVC windows and doors, electric light. Personal door to: DOUBLE GARAGE: 18'7" (5.66m) x 16'2" (4.93m). Twin up and over doors, light and power. Hardstanding in front providing further off-road parking.

ADDITIONAL INFORMATION:
Property type: Detached. Construction: Standard. Electric supply: Mains. Water supply: Mains. Heating: Mains gas. Broadband: Fttp (checker.ofcom.org.uk/). Mobile signal/coverage: Please see: checker.ofcom.org.uk/.

COUNCIL TAX/RATES:
Band F: £4,070.55 payable for 2026/27 (excluding discounts or additional home premium).

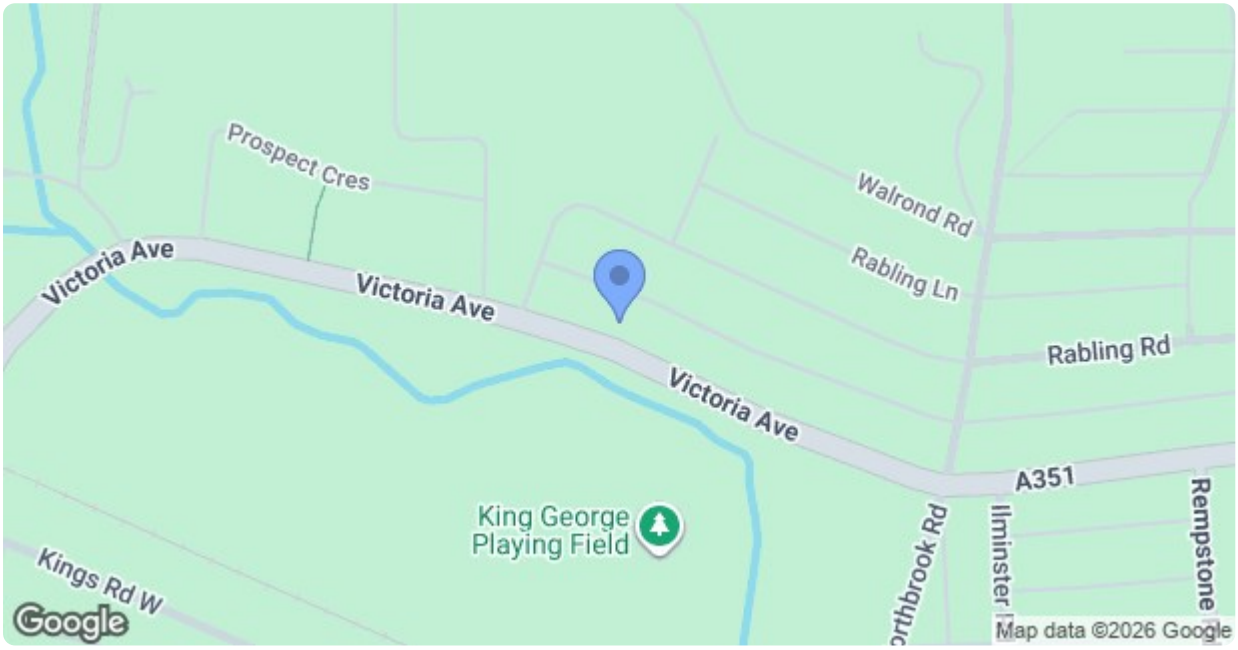
DMCC Act 2024
These particulars are prepared for guidance only and do not constitute part of an offer or contract. All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given without responsibility, and any intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. In accordance with the DMCC Act 2024 we have taken all reasonable steps to verify material information. However, prospective buyers should make their own enquiries regarding service charges, lease lengths, structural alterations, or any other matters material to their decision to buy.

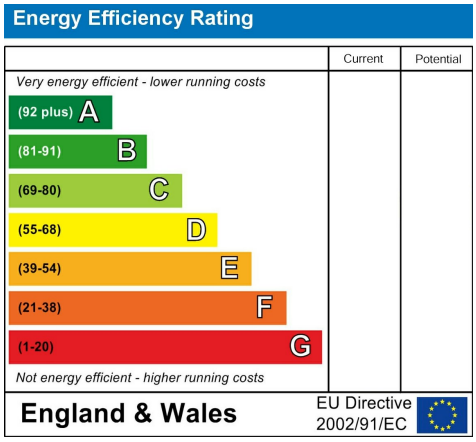
N.B.:
Please note that the sellers have advised that on agreement and acceptance of any offer exchange of contracts will be required within 42 days – the sellers reserve the right to re-market the property if this timescale isn't adhered to.






Conservatory
Dining Area
Kitchen
Snug
Utility Room
Entrance Hall
Lounge
Reception Room 2
Ground Floor
Bedroom 2
Bathroom
Landing
Bedroom 4
Bedroom 1
Ensuite
Bedroom 3
First Floor
Double Garage
Garage


Prospect Cres
Victoria Ave
Victoria Ave
Victoria Ave
Walrond Rd
Rabling Ln
Rabling Rd
A351
King George
Playing Field
Kings Rd W
Google
Map data ©2026 Google


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