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

MILES & SON
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Higher Days Road, Swanage, BH19 2LB

Detached bungalow with Purbeck Stone elevations convenient for access to the Priests Way and open country walks. 3 bedrooms, 1 reception room, kitchen, shower room, separate w.c., gas central heating, double glazing, enclosed rear garden, detached garage, driveway parking, some hill views. NO FORWARD CHAIN!

- Detached bungalow - Purbeck stone elevations
- 3 bedrooms
- 1 reception room
- Kitchen
- Shower room. Separate W.C.
- Gas central heating
- Double glazing
- Enclosed rear garden. Front garden
- Garage and driveway parking
- Some hill views

Asking Price £425,000

Higher Days Road, Swanage, BH19 2LB

SITUATION:
In an elevated position on the western slopes of Swanage approximately one mile from the main town centre, beach and seafront. Local schools are nearby, and the property is conveniently located for access to open country walks which lead to the Coastal Path, forming part of the Jurassic Coast World Heritage site.

DESCRIPTION:
A detached bungalow, built, we understand in the 1980's of Purbeck stone elevations under a tiled roof. The property has an enclosed rear garden, longer than standard garage, driveway offering additional parking, and is being offered for sale with NO FORWARD CHAIN!

ACCOMMODATION:

ENTRANCE LOBBY:
Tiled floor, UPVC double glazed front door, and obscure UPVC double glazed windows. Double glazed door to:

HALL:
Radiator, high level cupboard housing fuse box, loft access, central heating thermostat, airing cupboard housing Glow worm boiler and slatted shelving.

KITCHEN (W):
11'3" x 9'3" (3.44 x 2.84)
Tiled floor, 1½ bowl single drainers sink unit with mixer tap and work surfaces with drawers, cupboards, space and plumbing for washing machine and dishwasher under, electric double oven, electric hob with filter hood over, tiled splash backs, wall cupboards. UPVC double glazed door to the garden.

LOUNGE (W):
15'5" x 14'7" (4.72 x 4.47)
Radiator, Purbeck stone fireplace with polished stone shelving, TV point, telephone point.

SEPARATE W.C.:
Fully tiled, low level w.c., wash basin, obscure double-glazed window.

SHOWER ROOM:
Fully tiled, towel radiator, radiator, wash basin, shower cubicle with mains shower, obscure double-glazed window.

BEDROOM 2 (W):
9'7" x 9'3" (2.93 x 2.84)
Radiator, view to the hills.

BEDROOM 1 (E):
14'7" x 9'7" (4.47 x 2.93)
Radiator, fitted wardrobes and store cupboards, telephone point.

BEDROOM 3 (E):
11'5" x 7'7" (3.49 x 2.32)
Radiator, fitted wardrobe, cupboard and desk, telephone point.

OUTSIDE :
OUTSIDE: Open plan lawned front garden. Driveway providing off road parking leading to: GARAGE: 23'7" (7.2m) x 8'3" (2.32m) Electric up and over door, personal door, light and power. Side access to the rear garden laid mainly to lawn, stone terrace, shrub beds, outside light.

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:
Band E: £3444.30 for 2026/27 (excluding discounts, or additional home premium).

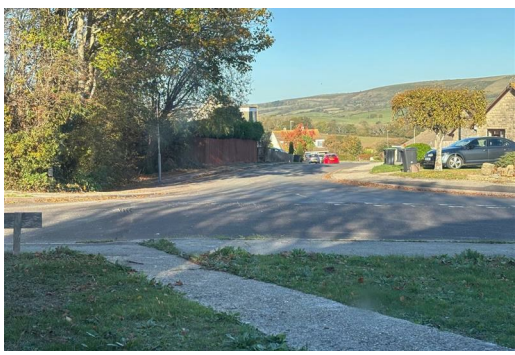
VIEWING:
By appointment only please, with the Agents MILES & SON. Our office is normally open Monday-Friday 9am-5pm and Saturday 9am-3pm April-September inclusive, 9am-12.30 pm at other times. Lunchtimes included.

EPC TO BE ADDED (commisssioned)

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.









Total Area: 96.1 m² ... 1035 ft²

All measurements are approximate and for display purposes only

