

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



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### **Court Road, Swanage, Dorset BH19 1JE**

Detached stone built period house with character features and spacious accommodation. 4 bedrooms, 3 reception rooms, conservatory, kitchen, utility room and store, ground floor shower room/W.C., bath/shower room/W.C., gas central heating, double glazing, easily managed west facing rear garden, walled front garden, off road parking.

- Character detached house - convenient for the town centre
- Open plan kitchen & dining room
- Ground floor shower room/W.C.
- Off road car parking
- 4 bedrooms
- Conservatory
- Bath/shower room/W.C.
- 2 reception rooms
- Utility and store rooms
- Easily managed west facing rear garden. Walled front garden

**Asking Price £575,000**

# Court Road, Swanage, Dorset BH19 1JE

## SITUATION:

Conveniently located in an almost level position approximately half a mile to the west of the main town centre amenities, beach and sea front. There is also a convenience store nearby.

## DESCRIPTION:

A character detached house of Purbeck stone elevations under a stone roof. Although the date of original construction is unknown the property does appear on a Tithe Map dated 1840. The property is very well presented and has been used by the current owners for holiday letting purposes and their own second home, although the previous owners lived in the property full-time. The garden at the rear although not large has a sunny westerly aspect and there is off road parking.

## ACCOMMODATION:

### ENTRANCE HALL:

UPVC double glazed front door, flagstone floor, central heating thermostat.

### LOUNGE (E):

13'5" (4.1m) into bay x 13'5" (4.1m). Flagstone floor, brick fireplace with hearth, solid fuel burner and surround, part panelled walls, radiator, TV aerial point.

### SITTING ROOM (E):

13'1" (4m) into bay x 12'2" (3.72m) max. into shelved alcoves. Tiled fireplace with surround and mantle, radiator, wall light points, TV aerial point.

### SHOWER ROOM/W.C.:

Fully tiled walls, shower cubicle with Triton shower unit, low level w.c., vanity wash basin with mixer tap, extractor unit, strip-light/shaver point, towel radiator.

### DINING ROOM (W):

17'10" (5.44m) x 9'8" (2.97m). Brick fireplace with feature stove, mantle, surround and stone hearth, shelved cupboard, radiator, wall light points. Opening to:

### KITCHEN (N):

12'5" (3.79m) x 9'9" (2.98m). 1½ bowl single drainer sink unit with mixer tap, cupboards, space and plumbing for dishwasher under, work surfaces with drawers and cupboards under, fitted gas hob and double electric oven, extractor hood, integrated fridge, shelved cupboard, matching wall cupboards with concealed lighting, part tiled splash backs. Door to rear access.

### CONSERVATORY (S, W & N):

11'8" (3.57m) x 7'2" (2.2m). Rendered and UPVC double glazed construction, fitted blinds, doors to the rear garden, exposed stone wall with wall light. Door to:

### UTILITY ROOM (S):

23'6" (7.16m) plus store cupboard (locked on our inspection) x 6'3" (1.9m). Sloping ceiling with two south facing Velux windows, radiator, single drainer stainless steel sink unit with mixer tap and work surfaces with cupboards, space and plumbing for washing machine and further appliance space under, tiled splash backs, fluorescent light, extractor unit.

## FIRST FLOOR

### LANDING:

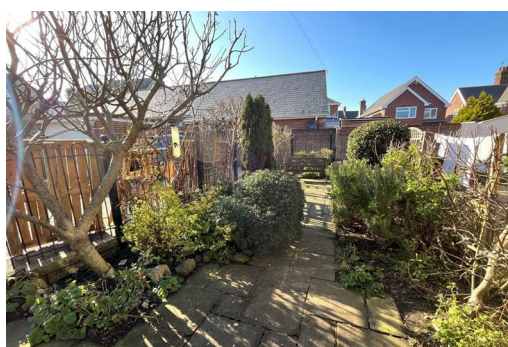
Access to large loft space, radiator.

### BEDROOM 1 (E):

15'3" (4.66m) x 13'2" (4.3m) into bay. Fireplace with polished stone hearth, picture rails, radiator.

### BEDROOM 2 (E):

13'2" (4.03m) into bay x 10'3" (3.13m) plus range of fitted mirrored wardrobes. Radiator, picture rails.



**BEDROOM 3 (N):**

10'10" (3.31m) x 9'9" (2.99m). Radiator, built-in wardrobes, dresser unit and drawers.

**BATH/SHOWER ROOM/W.C.:**

Fully tiled shower cubicle, vanity wash basin with cupboard under, concealed cistern low level W.C., towel radiator, corner bath with mixer tap/shower attachment, obscure UPVC double glazed windows, ½ tiled walls.

**BEDROOM 4 (W):**

10'5" (3.17m) x 9'9" (2.98m). Radiator.

**OUTSIDE:**

The pretty walled front garden is stone paved, has flower/shrub beds, a climbing rose and stone bench. The paved rear garden, which offers ease of maintenance is west facing, has flower and shrub beds. A wrought iron gate leads to the concreted parking area with space for 1-2 cars.

**COUNCIL TAX:**

Band E: £3287.09 payable for 2025/26 (excluding discounts).

**VIEWING:**

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

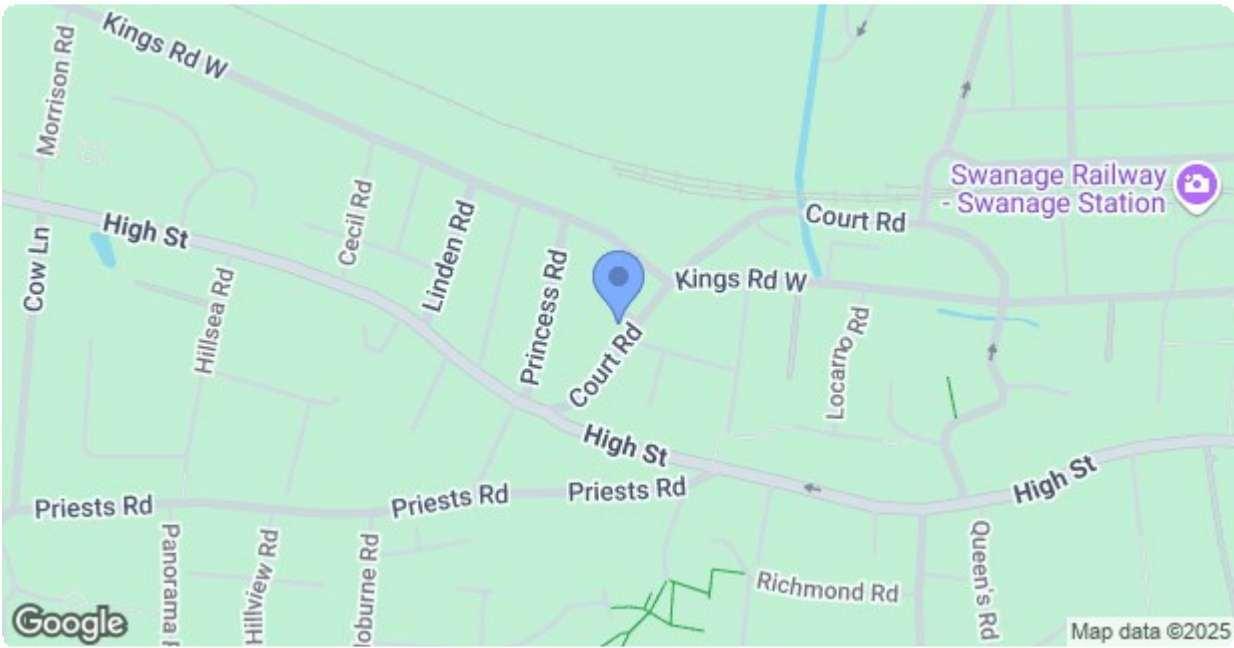
**THE PROPERTY MISDESCRIPTION ACT 1991:**

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.

**ADDITIONAL INFORMATION**

Property type: Detached. Construction: Standard. Electric supply: Mains. Water supply: Mains. Heating: Mains gas. Broadband: FTTP ([checker.ofcom.org.uk/](http://checker.ofcom.org.uk/)). Mobile signal/coverage: Please see: [checker.ofcom.org.uk/](http://checker.ofcom.org.uk/).





| Energy Efficiency Rating                    |         |                                                                                                                  |
|---------------------------------------------|---------|------------------------------------------------------------------------------------------------------------------|
|                                             | Current | Potential                                                                                                        |
| Very energy efficient - lower running costs |         |                                                                                                                  |
| (92 plus) <b>A</b>                          |         |                                                                                                                  |
| (81-91) <b>B</b>                            |         |                                                                                                                  |
| (69-80) <b>C</b>                            |         |                                                                                                                  |
| (55-68) <b>D</b>                            |         |                                                                                                                  |
| (39-54) <b>E</b>                            |         |                                                                                                                  |
| (21-38) <b>F</b>                            |         |                                                                                                                  |
| (1-20) <b>G</b>                             |         |                                                                                                                  |
| Not energy efficient - higher running costs |         |                                                                                                                  |
| England & Wales                             |         | EU Directive<br>2002/91/EC  |