

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



Tel: 01929 423333  
(24 hours)  
Web: [www.milesandson.co.uk](http://www.milesandson.co.uk)  
Email: [property@milesandson.co.uk](mailto:property@milesandson.co.uk)



## **Priests Road, Swanage, Dorset BH19 2RW**

**DECEPTIVELY SPACIOUS, WELL-PRESENTED END OF TERRACE HOUSE – 5 BEDROOMS (1 EN-SUITE) – LOUNGE WITH LARGE BALCONY – VIEWS OVER THE TOWN TO THE SEA & PURBECK HILLS**

Through kitchen and dining room – Bathroom/W.C. – Shower room/W.C. – En-suite wet room/W.C. – Gas central heating – Double glazing – Small front garden – Terraced rear garden – Being offered with **NO FORWARD CHAIN!**

- Substantial semi-detached house
- Kitchen and dining room.
- Gas central heating. Double glazing
- Being sold with **NO FORWARD CHAIN!**
- 5 bedrooms (1 en-suite wetroom)
- Bathroom/W.C. Shower room/W.C.
- Landscaped rear garden
- Lounge with with sea views and access to large decked balcony
- Utility room
- Sea and hill views

**Asking Price £495,000**

# Priests Road, Swanage, Dorset BH19 2RW

## SITUATION:

In an elevated position approximately half a mile to the west of Swanage town centre, convenient for access to open country walks. The house has a southerly front aspect and although there is no off-road parking there is unrestricted on road parking in front of the terrace and in the nearby roads.

## DESCRIPTION:

A deceptively spacious end of terrace house with accommodation over four floors. The property was built in the early part of the 20th century and has been adapted and modernised in recent years. There are excellent views over Swanage to the sea and Purbeck hills and to take advantage of this the lounge has access to a good-sized timber balcony.

## ACCOMMODATION:

Entrance porch.

## ENTRANCE HALL:

Double glazed front door, high level electric meter and fuse box, radiator, Hive central heating thermostat, stairs to upper and lower floors.

## DINING ROOM (S):

13'4" x 10'5" (4.07 x 3.19)

Radiator, feature cast iron fireplace. Opening to:

## KITCHEN (E):

11'0" x 10'7" (3.37 x 3.23)

Tiled floor, ware sink with single drainer and work surfaces with drawers, cupboards and integrated dishwasher under, electric double oven, electric hob with extractor hood over, space for large fridge/freezer, wall cupboards.

## LOUNGE (N):

16'11" x 12'4" (5.17 x 3.77)

Radiator, fireplace, surround and mantle, TV point, sea and hill views. Double glazed door to: DECKED BALCONY: 17'6" (5.34m) x 7'8" (2.35m). Excellent views over the town to the sea and the Purbeck hills, outside light.

## LOWER GROUND FLOOR

### UTILITY ROOM:

9'6" x 9'6" (2.92 x 2.92)

Radiator, fitted cupboards, work surface with space and plumbing for washing machine and further appliance space under. Door to:

### HALL:

Work surface and cupboards, one housing Worcester gas boiler. Door to garden.

### SHOWER ROOM/W.C.:

Aqua boarded shower cubicle, extractor, wash basin, low level w.c., towel radiator, shelved cupboard.

### BEDROOM 4 (N):

10'3" x 8'1" (3.13 x 2.48)

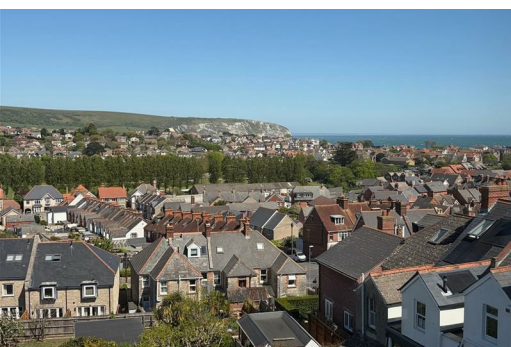
Hill views, radiator, wall cupboards.

## FIRST FLOOR

### LANDING:

### BATHROOM/W.C. (E):

Panelled bath with mixer tap/shower attachment, vanity wash basin, concealed cistern w.c., towel radiator, fully tiled walls.



**STUDY/BEDROOM 5 (S):**

10'6" x 6'3" (3.22 x 1.92)

Radiator, fitted cupboard to alcove, sea and hill views.

**BEDROOM 3 (N):**

11'0" x 11'0" (3.36 x 3.36)

Vanity wash basin with tiled splash back, radiator, sea and hill views.

**BEDROOM 2 (S):**

14'2" x 13'2" (4.33 x 4.03)

Bay window with sea glimpse, radiator.

**SECOND FLOOR****LANDING (N):**

Loft access, sea and hill views.

**BEDROOM 1 (S & N):**

16'10" x 10'2" (5.14 x 3.11)

Velux window, radiator, extensive range of fitted wardrobes and cupboards, sea and hill views. Door to: EN-SUITE WET ROOM: Concealed cistern w.c., wash basin with mixer tap, tiled floor, tiled shower cubicle with mains shower unit, obscure glazed Velux window, extractor.

**OUTSIDE:**

Small front garden with flowers and shrubs. The upper rear garden has a large, paved patio and seating area. Steps lead down to the lower garden which has a lawn, flowers, shrubs and fruit trees, gated side pedestrian access.

**ADDITIONAL INFORMATION:**

Property type: End terrace. Construction: Standard. Electric supply: Mains. Water supply: Mains. Heating: Mains gas.

Broadband: Ftp ([checker.ofcom.org.uk/](http://checker.ofcom.org.uk/)). Mobile signal/coverage: Please see: [checker.ofcom.org.uk/](http://checker.ofcom.org.uk/)

**COUNCIL TAX:**

Band C: £2504.96 payable for 2026/27 (excluding discounts).

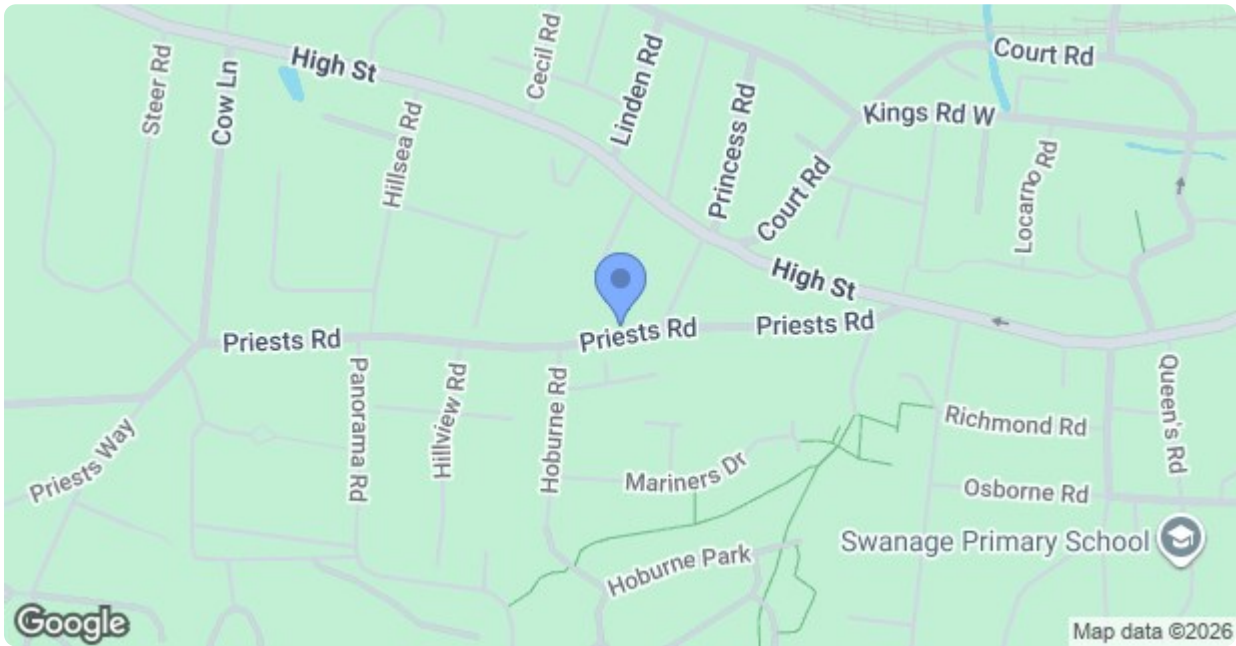
**VIEWING:**

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

**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. An appointment to view should be made and all negotiations conducted through Miles & Son.





**Energy Efficiency Rating**

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(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>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	