

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



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Kings Road West, Swanage, Dorset BH19 1HJ

End of terrace house retaining character features. Convenient level position. 3 bedrooms, 3 reception rooms, kitchen, bathroom, separate W.C., outbuilding with W.C., gas central heating, part double glazed, south facing rear garden. In need of updating.

- End of terrace house with character features
- 3 reception rooms
- Part double glazed
- Being sold with no forward chain
- Convenient level position
- Bathroom. Separate W.C.
- South facing rear garden
- 3 bedrooms
- Gas central heating
- Outbuilding with W.C.

Asking Price £365,000

Kings Road West, Swanage, Dorset BH19 1HJ

SITUATION:

In a convenient level position approximately half a mile to the west of Swanage town centre and seafront with a local convenience store situated nearby.

DESCRIPTION:

An end of terrace house built we believe, around 1920 of Purbeck stone, brick and pebbledash rendered elevations under a slate roof. The property retains many character features but would benefit from some updating. To the rear of the property is an enclosed south facing garden with an outbuilding/W.C.

ACCOMMODATION:

ENTRANCE HALL:

Part glazed wooden front door, radiator, telephone point, under stairs storage.

LOUNGE (N):

14'1" (4.31m) into bay x 12'11" (3.96m) max. Tiled fireplace, radiator, ceiling cornicing and picture rail.

DINING ROOM (S):

10'11" (3.34m) x 10'5" (3.19m) max. Tiled fireplace, radiator, picture rail, UPVC double glazed window, cupboards to alcove.

SITTING ROOM (E):

13'10" (4.23m) x 9'5" (2.88m). Worcester boiler, UPVC double glazed window and door to garden, central heating thermostat, tiled fireplace, fitted cupboards and dresser unit to alcoves, TV point. Door to:

KITCHEN (S):

7' (2.14m) x 5'8" (1.73m). Single drainer stainless steel sink unit and work surfaces with drawers and cupboards under, space for fridge/freezer, gas cooker point, part tiled walls, tiled floor, UPVC double glazed window, wall cupboards.

FIRST FLOOR

LANDING:

Fitted cupboard.

SEPARATE W.C.:

Obscure double-glazed window, low level w.c.

BEDROOM 3 (S):

10'2" (3.12m) x 9'6" (2.89m). Radiator, UPVC double glazed window, loft access.

BEDROOM 2 (S):

11' (3.37m) x 10'9" (3.29m). Radiator, UPVC double glazed window, fitted cupboard.

BEDROOM 1 (N):

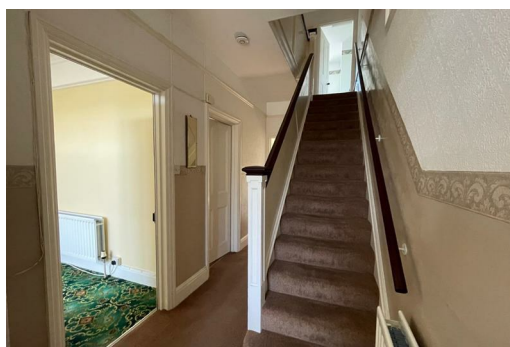
13'9" (4.21m) into bay x 10'9" (3.3m) max. Picture rail.

BATHROOM:

Panelled bath with tiled splash backs, wash basin with tiled splash back, radiator.

OUTSIDE:

Small walled front garden. The rear garden has a sunny, southerly aspect and is mainly paved, flower and shrub beds and timber shed. Gate to rear pedestrian access. OUTBUILDING: Rendered and brick construction, corrugated roof. Door to: W.C.: Low level w.c., obscure glazed window.



ADDITIONAL INFORMATION

Property type: End of terrace. Construction: Standard. Electric supply: Mains. Water supply: Mains. Heating: Mains gas. Broadband: FTTC (checker.ofcom.org.uk/). Mobile signal/coverage: Please see: checker.ofcom.org.uk/.

COUNCIL TAX:

Band C: £2390.61 payable for 2025/26 (excluding discounts).

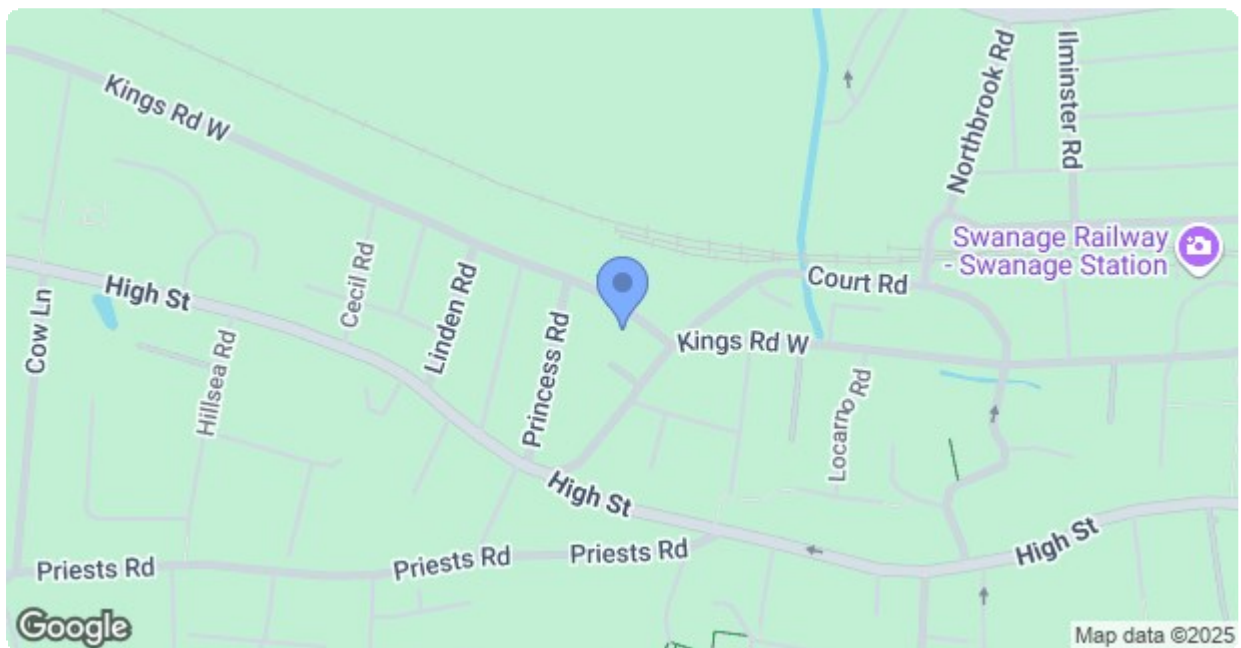
VIEWING:

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 