

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



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Hillsea Road, Swanage, Dorset BH19 2QL

Detached house with project potential occupying a good sized plot in an elevated cul-de-sac position with good sea and hill views. 4 bedrooms, 2 reception rooms, kitchen, bathroom, 2 separate W.C.'s, gas central heating, mainly double glazed, gardens, garage and driveway parking. No forward chain.

- Detached house - good sized plot
- 2 reception rooms
- Mainly double glazed windows
- No forward chain
- Elevated position with sea and hill views
- Bathroom. 2 separate W.C.'s
- Front and rear gardens
- 4 bedrooms
- Gas central heating
- Garage and driveway parking

Guide Price £650,000

Hillsea Road, Swanage, Dorset BH19 2QL

SITUATION:

On a good-sized corner plot at the end of a residential cul-de-sac in an elevated position overlooking Swanage within $\frac{3}{4}$ of a mile of the main town centre amenities, beach and sea front. The property is convenient for access to open country walks.

DESCRIPTION:

A detached house built we believe, in the 1930's of pebbledash rendered elevations with brick trim under a tiled roof. The property offers great potential and is in need of updating throughout. The loft is large and subject to the necessary approvals, offers scope for conversion. All the main rooms have dual aspect with views of Swanage Bay and/or the Purbeck Hills, with the two reception rooms having a southerly aspect.

ACCOMMODATION:

Entrance porch with double-glazed front door, tiled floor. Part glazed door to:

ENTRANCE HALL:

Stained glass window, radiator, central heating thermostat, under stairs storage cupboard housing fuse box and electric meter, telephone point.

SITTING ROOM (S & W):

14'5" (4.39m) into bay x 11' (3.55m) max. Radiator, tiled fireplace, views of Nine Barrow Down.

KITCHEN (W & N):

19'9" (6.02m) overall x 10'10" (3.3m) narrowing to 6'3" (1.9m). Double bowl single drainer stainless steel sink unit with mixer tap and work surfaces with cupboards and appliance spaces under, tiled splash backs, wall cupboards, sea and hill views, sitting area with further work surfaces, drawers and cupboards under, radiator, cupboard housing pre-lagged hot water cylinder, Potterton boiler and programmer, window seat views of Nine Barrow Down. Door to:

REAR LOBBY:

Part tiled floor, obscure glazed windows, double glazed door to the garden.

CLOAKROOM/W.C.:

Obscure glazed window, w.c., wash basin with tiled splash back.

LOUNGE (S & N):

24'6" (7.47m) max. into bay window x 12'11" (3.94m). Views of Ballard Down and to Swanage Bay, two stained glass windows, gas point, two radiators, TV aerial point.

FIRST FLOOR

LANDING (S):

Access to loft space.

SEPARATE W.C.:

Obscure glazed window, low level w.c.

BATHROOM:

Obscure glazed window, radiator, wash basin, panelled bath with electric shower unit over, tiled surrounds.

BEDROOM 1 (E & N):

14' (4.27m) x 12'10" (3.91m). Radiator, views of Swanage Bay and Ballard Down.

BEDROOM 3 (W & N):

13'11" (3.24m) x 10'6" (3.2m). Radiator, vanity wash basin, views of Nine Barrow Down and to the sea.

BEDROOM 2 (S & W):

13'11" (4.24m) x 11' (3.35m). Radiator, views of Nine Barrow Down.



BEDROOM 4 (S & E):

12'9" (3.89m) x 7'7" (2.31m). Radiator, fitted wardrobe, view to Swanage Bay.

OUTSIDE:

Concrete driveway providing off road parking leads to: DETACHED GARAGE (not inspected), up and over and personal doors, longer than standard single. The front garden is lawned, flower and shrub beds, gated stone path leading to the front door. Access both sides of the property to the rear garden, laid mainly to lawn, flowers, shrubs and fruit tree, paved patio, gated pedestrian access from Priests Road.

ADDITIONAL INFORMATION

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

COUNCIL TAX:

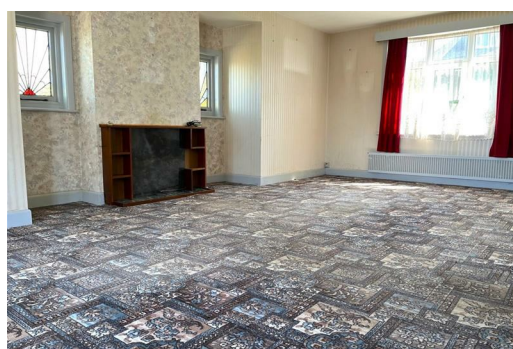
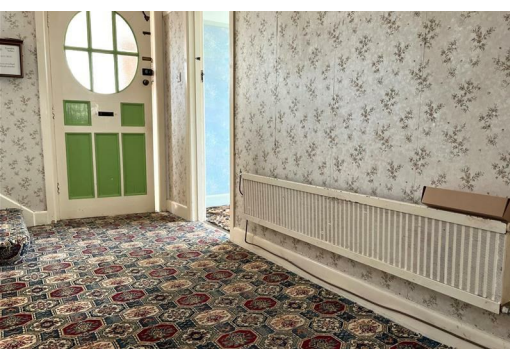
Band E: £3287.09 payable for 2025/26 (excluding discounts).

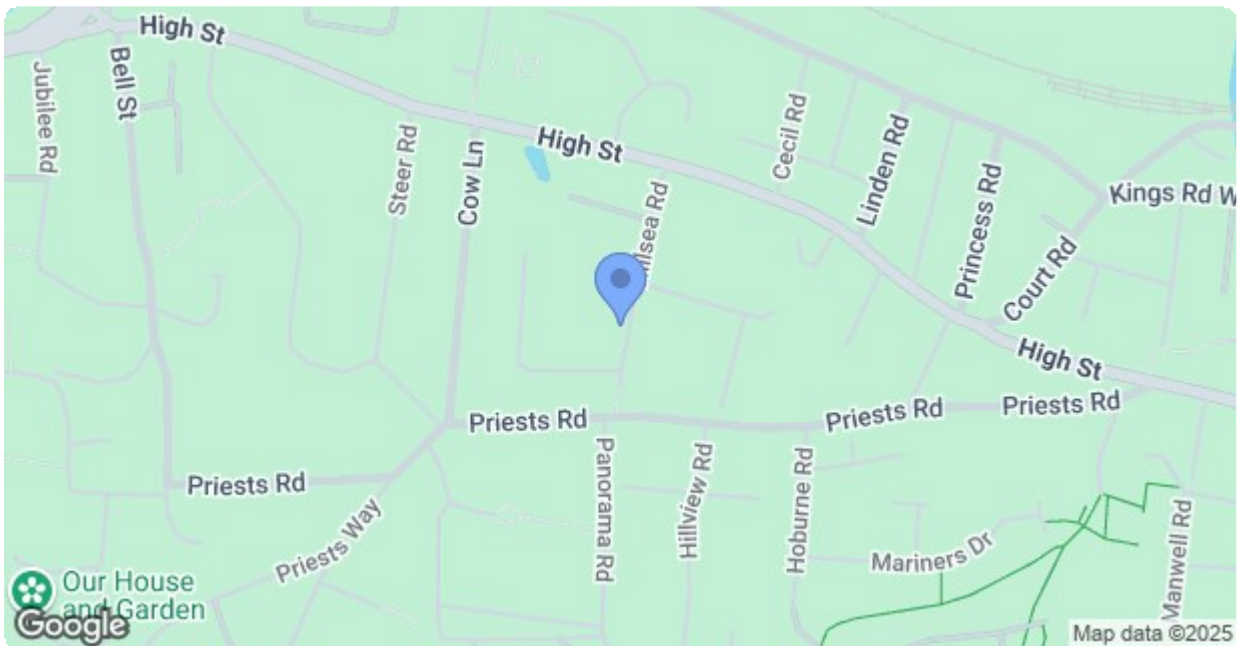
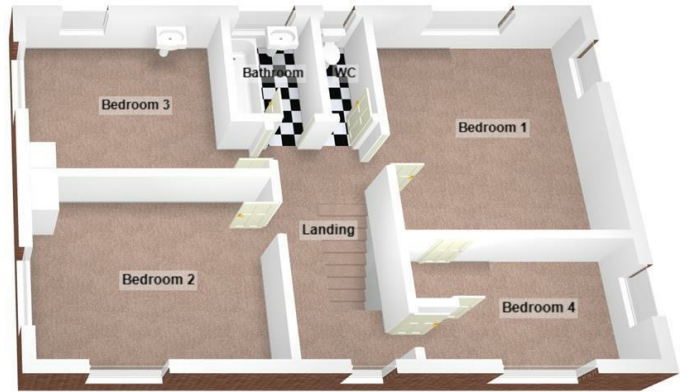
VIEWING:

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.





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 