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

MILES & SON
Est. 1873
Estate & Letting Agents
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Purbeck Terrace Road, Swanage, Dorset BH19 2DE

Well-presented semi-detached house situated to the south of Swanage centre. 3 bedrooms, 2 reception rooms, kitchen/diner, utility/shower room, cloakroom/W.C., bath/shower room, gas central heating, double glazing, ample off-road parking, rear garden and terrace, some hill views. Potential to convert loft (subject to approvals).

- Semi-detached house to the south of Swanage
- 3 bedrooms
- Lounge. Sun lounge
- Kitchen/diner
- Utility/shower room
- Cloakroom/W.C. Bath/shower room/W.C.
- Gas central heating. Double glazing
- Some hill views
- Front garden provides off road parking
- Enclosed rear garden

Asking Price £489,950

Purbeck Terrace Road, Swanage, Dorset BH19 2DE

SITUATION:
In a sought-after residential location approximately half a mile to the south of Swanage town centre, the beach and seafront. The property is convenient for access to 'The Downs', leading to clifftop walks and Durlston Country Park which form part of the Jurassic Coast World Heritage site.

DESCRIPTION:
An extended, and well-presented, semi-detached house built we understand in the mid 1980's of brick elevations under an interlocking tiled roof, with a later rendered extension providing the dining/sunroom and ground floor utility/shower room. Our records show that designs were created in 2013 to convert the loft space, and we believe there is potential for this, subject to obtaining the necessary approvals. The rear garden is enclosed and designed for ease of maintenance, with the front providing ample off-road parking.

ACCOMMODATION:

ENTRANCE PORCH (SE, SW, NE):
UPVC double glazed door and windows, tiled floor. Double glazed door to

HALL:
Engineered oak floor, under stairs storage alcove, radiator.

CLOAKROOM/W.C.:
Obscure double-glazed window, concealed cistern w.c., vanity wash basin with tiled splash back, tiled floor.

KITCHEN/DINER (SE):
17'4" (5.3m) x 10'5" (3.17m). Tiled floor, single drainer double bowl sink unit, with mixer tap and wooden work surfaces with drawers, cupboards and integrated dishwasher under, integrated fridge, under, electric double oven and hob with extractor hood over, wall cupboards, tiled splash backs, one housing Worcester boiler (fitted in 2025), dining space with radiator, display cupboard, space for fridge/freezer. Door to:

UTILITY/SHOWER ROOM:
8'10" (2.69m) x 8'6" (2.6m). Rooflight window, towel radiator, tiled floor, fully tiled corner shower cubicle with electric shower unit, extractor, work surface with space and plumbing for washing machine and dryer under, wall cupboards, UPVC double glazed door to car port. Door to:

DINING/SUNROOM (NW & NE):
14'1" (4.3m) x 13'7" (4.13m). Double glazed bifold doors to garden and patio, double glazed doors to terrace. Glass roof, tiled floor.

LOUNGE (NW):
17'11" (5.47m) x 11'5" (3.47m). Glimpse of the hills, engineered oak floor, TV point, two radiators, feature fireplace. Double glazed doors to: TERRACE: 17'11" (5.47m) x 5' (1.5m). Tiled floor

FIRST FLOOR

LANDING:
Loft access, airing cupboard.

BEDROOM 1 (NW):
15'11" (4.86m) x 11'4" (3.46m). Fitted wardrobes to one wall, further fitted wardrobes and dresser, radiator, hill views, TV point.

BEDROOM 3 (SW):
10'5" (3.19m) x 7'1" (2.15m). Radiator.

BEDROOM 2 (SE):
10'5" (3.19m) x 9'10" (3m). Radiator, corner cupboard, TV point.

BATH/SHOWER ROOM/W.C.:
Obscure double-glazed window, fully tiled walls and floor, vanity wash basin with mixer tap, shower cubicle with mains shower, concealed cistern w.c., towel radiator.

OUTSIDE:
The front is brick paved and provides ample off-road parking, car port, outside light. The rear garden is enclosed and designed for ease of maintenance, raised paved patio seating area, lower garden with brick paving, raised flower/shrub beds and timber shed.

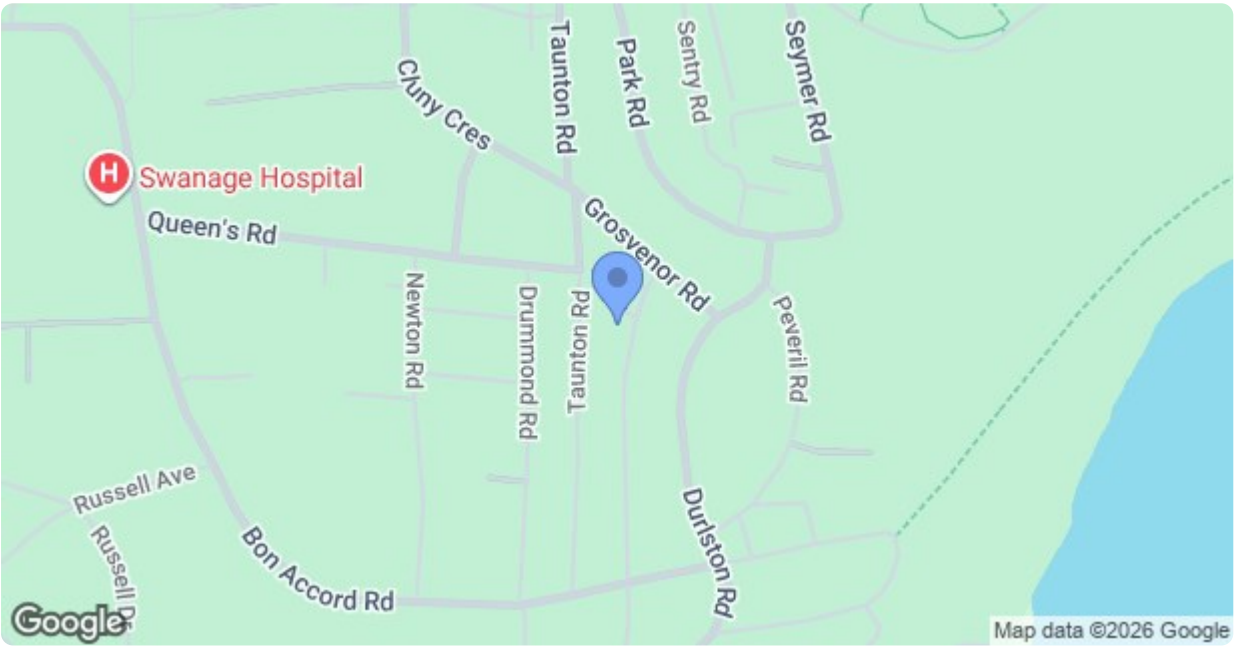
ADDITIONAL INFORMATION:
Property type: Semi-detached. Construction: Standard. Electric supply: Mains. Water supply: Mains. Heating: Mains gas. Broadband: Fttp (checker.ofcom.org.uk/). Mobile signal/coverage: Please see: checker.ofcom.org.uk/

COUNCIL TAX:
Band D: £2818.07 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.

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.

Terrace
Sun Room
Lounge
Bedroom 1
Utility Room
Bedroom 3
Landing
Entrance Hall
Kitchen / Diner
A/C
Bedroom 2
WC
Bathroom
Porch


Swanage Hospital
Queen's Rd
Cluny Cres
Taunton Rd
Park Rd
Sentry Rd
Seymer Rd
Grosvenor Rd
Newton Rd
Drummond Rd
Taunton Rd
Peveril Rd
Russell Ave
Russell Dr
Bon Accord Rd
Durlston Rd
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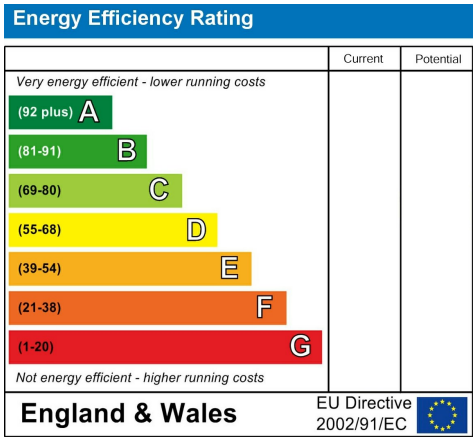
Energy Efficiency Rating
Current
Potential
Very energy efficient - lower running costs
(92 plus) A
(81-91) B
(69-80) C
(55-68) D
(39-54) E
(21-38) F
(1-20) G
Not energy efficient - higher running costs
England & Wales
EU Directive 2002/91/EC