

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



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Prospect Crescent, Swanage, BH19 1BD

Detached bungalow in a popular residential position. 2 bedrooms, 1 reception room, conservatory, kitchen, wet-room/W.C., gas central heating, double glazing, loft with scope for conversion (subject to necessary approvals), south facing rear garden front garden driveway parking, outbuilding. **NO CHAIN!**

- Detached bungalow - popular residential position
- Lounge. Conservatory
- Good sized loft space offering scope for conversion (subject to approvals)
- Being offered for sale with **NO FORWARD CHAIN!**
- South facing rear garden
- Kitchen
- Gas central heating. Double glazing
- 2 bedrooms
- Wet room/W.C.
- Front garden and driveway parking. Outbuilding/studio

Asking Price £450,000

Prospect Crescent, Swanage, BH19 1BD

SITUATION:

Towards the north-western outskirts of Swanage convenient for access to open country walks, within ¼ of a mile of the main town centre amenities, beach and sea front.

DESCRIPTION:

A detached bungalow built, we believe, in the 1960's of rendered elevations with Purbeck stone dressing under an interlocking tiled roof. The property has a south facing rear garden with a detached outbuilding which offers scope to provide a home office, studio or work/hobby room. A driveway provide off road parking, and the property has a good-sized loft space which offers conversion potential, subject to obtaining the necessary approvals. The property is being offered for sale with NO FORWARD CHAIN!

ACCOMMODATION:

Entrance porch with tiled floor, outside light.

ENTRANCE HALL:

Part glazed front door, radiator, telephone point, central heating thermostat, airing cupboard housing pre-lagged hot water cylinder, access to the loft space with retractable ladder, electric light and offering scope for conversion (subject to the necessary approvals).

BEDROOM 2 (N):

10'10" (3.31m) x 10'1" (3.07m). Radiator, telephone point.

WET ROOM/W.C.:

Obscure double-glazed window, fully tiled, radiator, low level w.c., shaver point, mains shower unit, extractor.

KITCHEN (S):

11'11" (3.64m) x 10'9" (3.28m). Single drainer sink unit with mixer tap and work surfaces with drawers, cupboards, space and plumbing for washing machine under, gas hob with extractor hood over, electric double oven, tiled splash backs, wall cupboards, cupboard housing Worcester boiler, integrated fridge and freezer, breakfast bar, radiator. Double glazed door to the garden.

LOUNGE (S):

15'4" (4.68m) x 12'2" (3.7m). Two radiators, Purbeck stone fireplace with log burner, polished stone hearth and mantle, TV point. Sliding double glazed doors to:

CONSERVATORY (S, W & E):

9'10" (3.01m) x 8'10" (2.7m). UPVC double glazed, tiled floor, radiator. Double glazed door to the garden.

BEDROOM 1 (N):

12'2" (3.71m) x 11'11" (3.64m). Radiator, TV point, telephone point.

OUTSIDE:

The front garden has a lawn, shrub beds and brick paved paths. Concrete driveway provides off road parking with double gates leading to the rear garden. The rear garden has a sunny, southerly aspect, paved patio, lawn, shingled area, flower and shrub beds, outside tap, lean-to greenhouse. DETACHED OUTBUILDING: 17' (5.18m) x 8' (2.44m). Block construction, obscure double-glazed windows and double-glazed door, electric light and power, translucent roofing.

ADDITIONAL INFORMATION

Property type: 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 payable for 2026/27 (excluding discounts).

VIEWING:

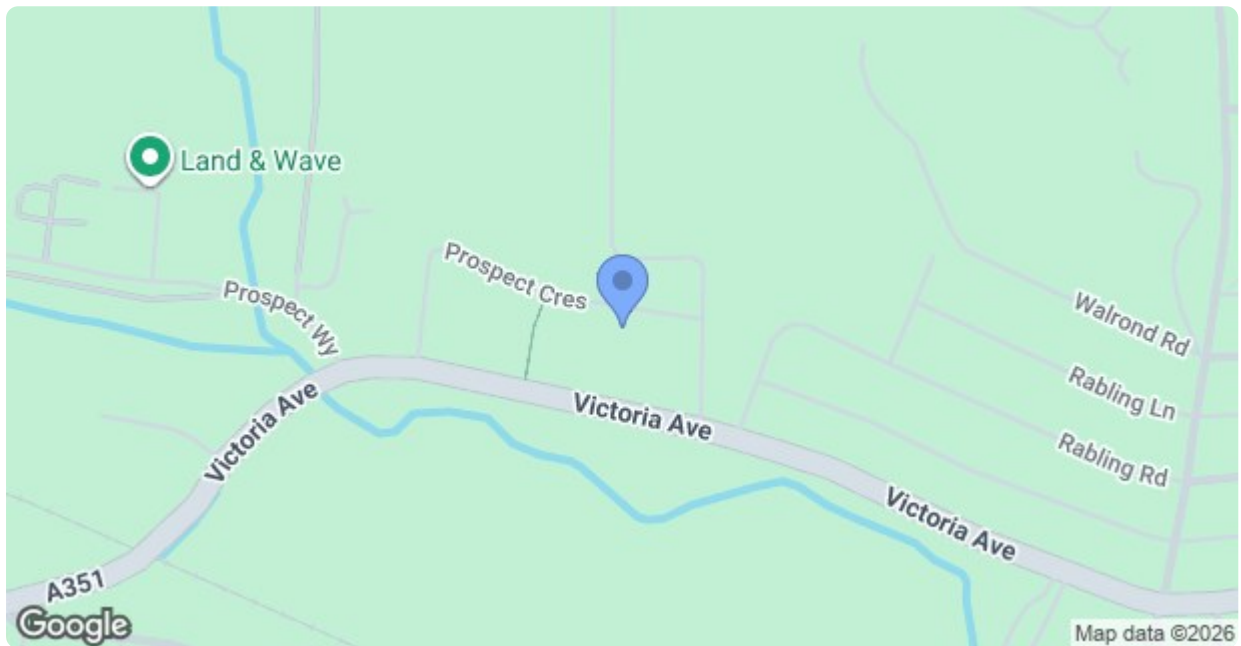
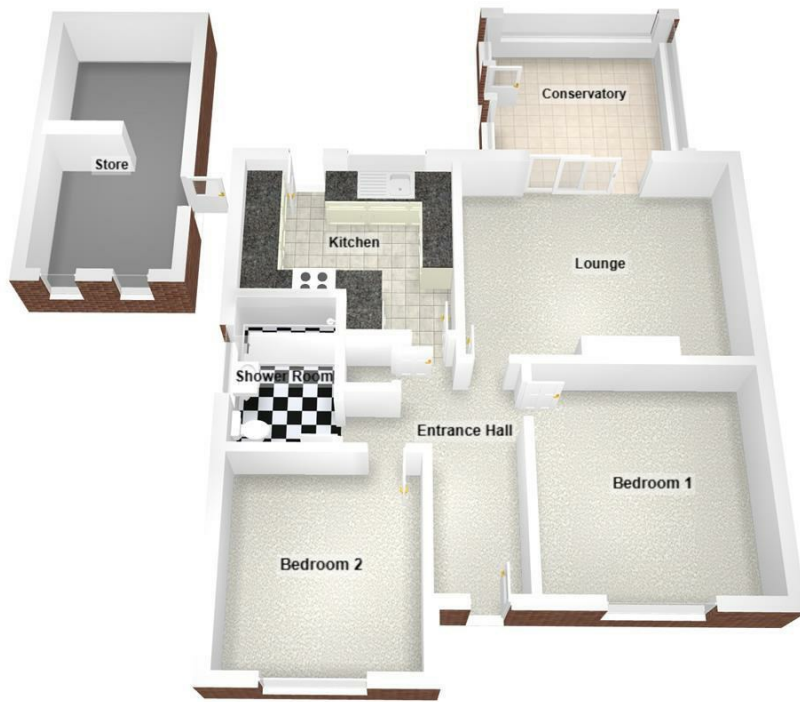
By prior appointment only please, through the Agents MILES & SON during normal office hours (lunchtimes included).

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