

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)



### High Street, Swanage, Dorset BH19 2NP

WELL-PRESENTED CHARACTER TERRACED COTTAGE – 1 BEDROOM – LOUNGE/DINER

Kitchen – Bathroom/W.C. – Part double glazed – Electric heating – Hill and rural views – South facing rear garden – On street parking in nearby roads – NO FORWARD CHAIN!

- Terraced Grade II Listed character cottage
- Bathroom/W.C. (ground floor)
- Electric heating. Part double glazed
- Being sold with NO FORWARD CHAIN!
- 1 bedroom
- Kitchen
- Enclosed south facing rear garden
- Lounge/diner
- First floor bedroom
- Rural views

**Asking Price £239,950**

# High Street, Swanage, Dorset BH19 2NP

## SITUATION:

To the west of Swanage convenient for access to open country walks and local amenities at Herston, which include a small supermarket/sub-Post Office. The main town centre amenities, beach and seafront are approximately one mile.

## DESCRIPTION:

A character Grade II Listed terraced stone cottage. According to the Historic England list entry the property was (probably) originally built in the eighteenth century. The property has had a later ground floor extension and has an enclosed south facing rear garden. The rooms to the front have hill and rural views. The property is offered for sale with NO FORWARD CHAIN!

## ACCOMMODATION:

Part glazed wooden front door to:

### LOUNGE/DINER (N):

13'9" x 11'1" (4.21 x 3.39)

Electric radiator, TV point, telephone point, Purbeck stone fireplace with polished stone hearth and wooden mantle., under stairs cupboard, dining space, beamed ceiling, hill and rural views.

### INNER LOBBY:

Obscure glazed window, airing cupboard housing pre-lagged hot water cylinder, electric radiator.

### BATHROOM/W.C.:

'L' shaped, panelled bath with mixer tap, Triton electric shower over, fully tiled surround, wash basin with mixer tap and tiled splash back, low level w.c., obscure glazed window, electric radiator, towel radiator.

### KITCHEN (S):

8'4" x 6'7" (2.55 x 2.01 )

Single drainer stainless steel sink unit with mixer tap and work surfaces with drawers, cupboards, space and plumbing for washing machine under, electric oven and hob, filter hood over, further work surface with drawer, storage baskets, integrated fridge and freezer under, wall cupboards. UPVC double glazed door to the garden.

## FIRST FLOOR

### BEDROOM (S & N):

13'8" x 10'7" (4.17 x 3.23)

Rural and hill views, one window secondary double glazed, 1 double glazed, electric radiator, fitted wardrobes, small loft hatch.

## OUTSIDE:

To the rear of the property is a fully enclosed garden which has a southerly aspect, lower paved patio, upper shingled area with flowers and shrubs. Although there is no allocated parking with this property there is unrestricted on road parking nearby.

## ADDITIONAL INFORMATION:

Property type: Terraced. Construction: Standard. Electric supply: Mains. Water supply: Mains. Heating: Electric. Broadband: Fttp ([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:

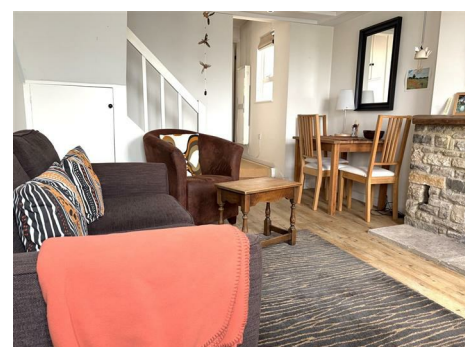
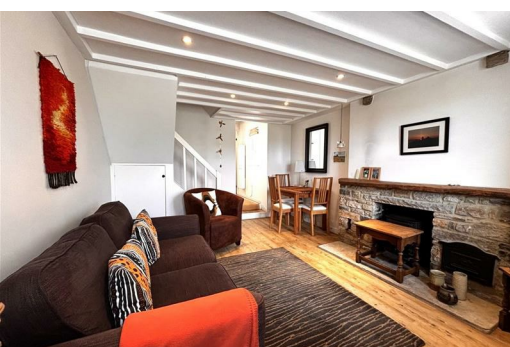
Band B: £2191.84 payable for 2026/27 (excluding discounts), or additional home premium.

## 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.

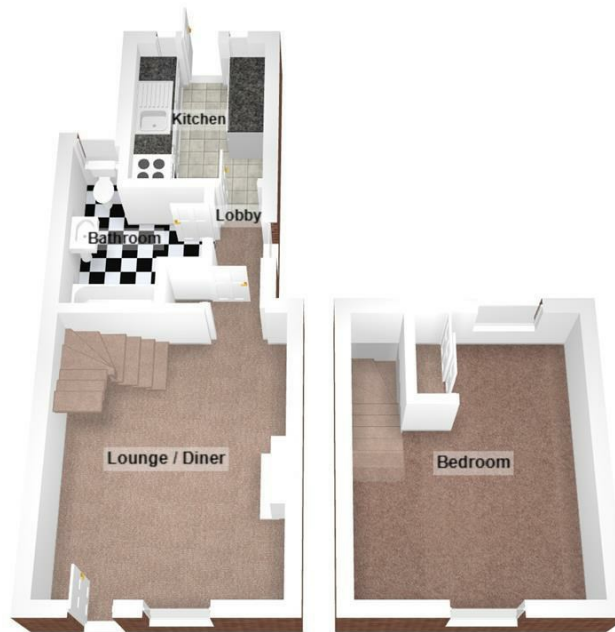
## The Property Misdescription Act 1991.

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



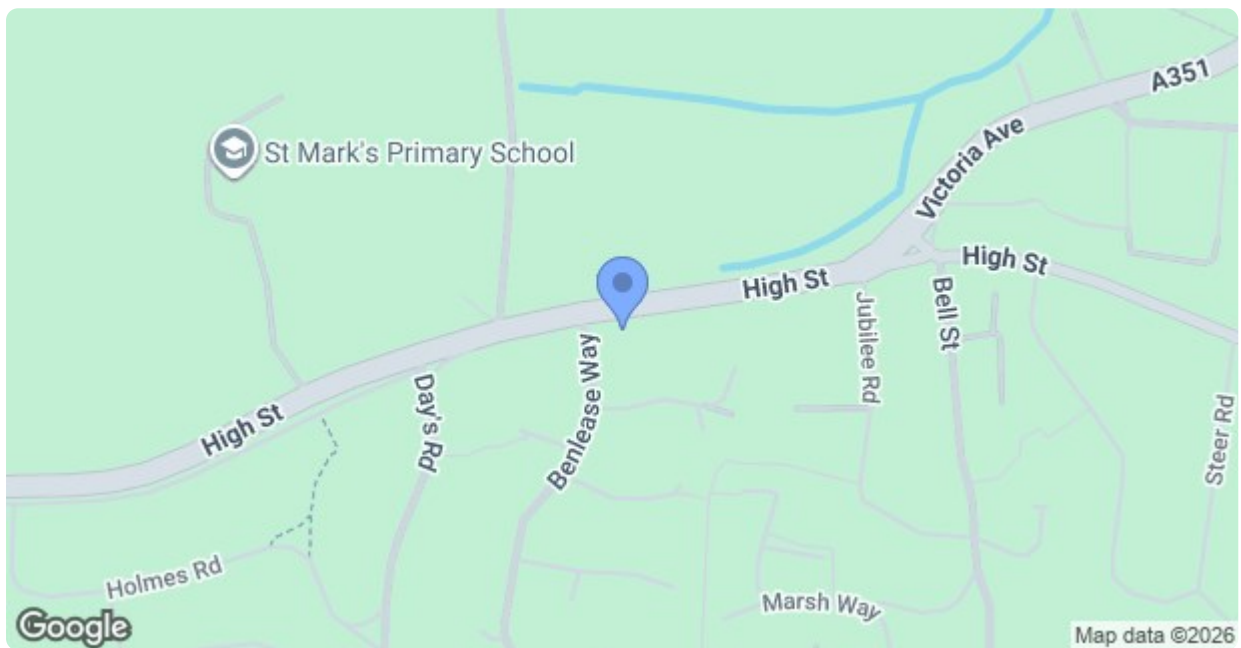
instructions. Internal measurements and site measurements where given are approximate and intended only as a guide as obstacles may well have prevented accuracy. Floor plans are not to scale and are for guidance only. You are advised to check the availability of this property before travelling to view. An appointment to view should be made and all negotiations conducted through Miles & Son.





Ground Floor

First Floor



| Energy Efficiency Rating                    |         |                            |
|---------------------------------------------|---------|----------------------------|
|                                             | Current | Potential                  |
| Very energy efficient - lower running costs |         |                            |
| (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>                             |         |                            |
| Not energy efficient - higher running costs |         |                            |
| England & Wales                             |         | EU Directive<br>2002/91/EC |