

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



Tel: 01929 423333
(24 hours)
Web: www.milesandson.co.uk
Email: property@milesandson.co.uk



Kings Road East, Swanage, Dorset BH19 1ER

End terraced town centre Grade II Listed character stone cottage recently and extensively refurbished. 3 bedrooms, lounge/diner, kitchen, utility room, ground floor shower room/W.C., 1st floor W.C., loft room with possible scope for conversion (subject to approvals), gas central heating, small paved courtyard garden areas.

- End terrace Grade II Listed Victorian stone house
- Through lounge/diner
- Utility room. Separate W.C.
- No forward chain
- Mainly refurbished
- Re-fitted kitchen
- Gas central heating
- 3 bedrooms
- Re-fitted shower room/W.C.
- Courtyard garden areas

Asking Price £349,950

Kings Road East, Swanage, Dorset BH19 1ER

SITUATION:

In a level position within the heart of Swanage town centre convenient for access to all the main amenities, beach and sea front.

DESCRIPTION:

An end of terrace Grade II Listed house, one of four in a terrace built for the Earl of Eldon in 1894 (via historicengland.org.uk) of Purbeck stone elevations under a clay tiled roof. The current owners have extensively refurbished the property although some further work may be required by any new purchaser. The property has paved courtyard garden areas to the south and west of the property and offers a wealth of character.

ACCOMODATION:

ENTRANCE HALL:

Part stained glass wooden front door, window with leaded lights and tiled sill, radiator, high level electric meter and fuse box.

LOUNGE/DINER (S & N):

24'11" x 12'5" (7.6 x 3.8)

25'9" (7.86m) x 12'5" (3.8m). Feature cast iron fireplace, TV aerial point, radiator, second recessed fireplace with part exposed brick, wooden mantle over, cupboards to alcove, under stairs storage cupboard. Door to:

KITCHEN: (E):

12'6" (3.8m) x 9'6" (2.9m). Inset sink and marble work surfaces with drawers, cupboards, slimline dishwasher and fitted fridge under, large range style cooker space with extractor hood over, radiator, door to rear courtyard. Door to:

UTILITY ROOM (N):

6'5" x 5'6" (1.96 x 1.69)

6'5" (1.96m) x 5'7" (1.69m). Vaillant gas boiler, space and plumbing for washing machine and separate dryer. Door to side yard.

SHOWER ROOM/W.C.:

Obscure glazed window, vanity wash basin with mixer tap, low level W.C., corner shower cubicle with mains shower, towel rail and radiator, marble effect panelling and part tiled walls

FIRST FLOOR:

LANDING (W):

Leaded light window.

W.C.:

Obscure glazed window

BEDROOM 3 (S&W):

10'2" x 9'8" (3.12 x 2.97)

10'2" (3.12m) plus alcove x 9'9" (2.97m). Radiator, leaded light window, plumbing for sink unit, alcove with space for a wardrobe.



BEDROOM 2

12'1" x 10'0" (3.69 x 3.05)

BEDROOM 2 (S): 12'1" (3.69m) x 10' (3.05m) into alcoves. Radiator, fireplace surround and mantle, plumbing for wash basin.

BEDROOM 1 (N):

16'5" x 13'8" (5.02 x 4.17)

16'5" (5.02m) into alcoves x 13'8" (4.17m). Radiator, one wall wood panelled, feature brick chimney breast.

2nd FLOOR ROOM:

19'3" x 16'7" (5.89 x 5.08)

2nd FLOOR LOFT ROOM: 19'4" (5.89m) x 16'8" (5.08m) max. South facing Velux window, feature brick and Purbeck stone gable end walls. Possible scope for conversion (subject to obtaining the necessary approvals).

OUTSIDE:

Small paved front garden, side and rear courtyard gardens bounded by Purbeck stone walls. Rear pedestrian access from Eldon Terrace.

SERVICES:

All main services are connected. N.B. Any services or Appliances mentioned above have not been tested by Miles & Son.

COUNCIL TAX:

Band C: £2171.51 payable for 2023/24 (excluding discounts).

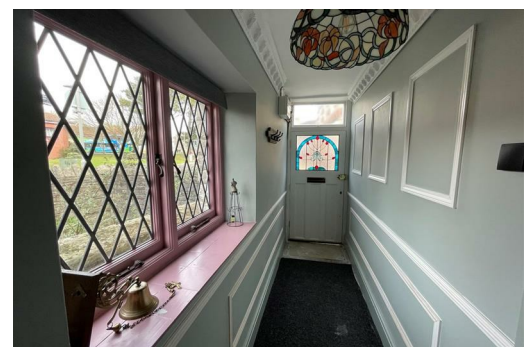
VIEWING:

By appointment only please, with the Agents MILES & SON. Our office is open Monday-Friday 9.00am-5.30 pm and Saturday 9.00am-3pm April-October inclusive, 9.00am-12.30 pm at other times. 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. An appointment to view should be made and all negotiations conducted through Miles & Son





All measurements are approximate and for display purposes only

