

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



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South Road, Swanage, Dorset BH19 2QR

PROJECT POTENTIAL. Detached chalet bungalow situated on a good-sized plot in a residential cul-de-sac. The property needs extensive refurbishment and planning approval (since lapsed) has been granted in the past for the erection of a detached property in the grounds to the east. **FULL DETAILS ON REQUEST!**

- Detached chalet house on a good-sized plot
- 1/2 reception rooms
- Gas central heating
- Planning approval (since lapsed) had been granted for the erection of a detached property in the grounds
- Extensive refurbishment required
- Box room. Separate W.C.
- Front garden. Small rear garden
- 2/3 bedrooms
- Ground floor wet room
- Sea and hill views

Asking Price £525,000

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SITUATION:

Situated on a good-sized plot at the end of a residential cul-de-sac on the western slopes of the town approximately half a mile to the west of the main amenities and beach. Access to open country walks can be accessed nearby.

DESCRIPTION:

A detached chalet bungalow constructed we understand, in the 1950's of rendered and brick elevations with stone quoins under a tiled roof. The property is in need of refurbishment throughout and has potential for extension to either the front or the rear with good sized gardens situated to both the west and east of the house itself. Planning permission was granted on 3rd October 2017 to erect a detached three-bedroom property in the garden to the east of the property. That approval has subsequently lapsed but the original plans can still be viewed online. The property has a garage and parking area with access from Priests Road, and some hill and sea views.

ACCOMMODATION:

ENTRANCE HALL (S):

Part glazed front and rear doors, radiator, under stairs storage cupboard, central heating thermostat.

W.C.:

Obscure glazed window, low level suite.

WET-ROOM:

Obscure glazed window, electric shower unit, radiator, towel radiator, wash basin, mirror with strip-light over, wall cupboard.

KITCHEN/DINER (E):

10'11" x 10'10" (3.35 x 3.32)

10'11" (3.35m) x 10'10" (3.32m) max. Double drainer stainless steel sink unit with mixer tap, and work surfaces with drawers and cupboards under, space and plumbing for washing machine, gas cooker point, tiled splash backs, wall cupboards, 'Xpelair' extractor, space for fridge/freezer, radiator, airing cupboard, 'Glowworm' gas boiler.

LOUNGE (W&N):

17'1" x 10'10" (5.23 x 3.32)

17'2" (5.23m) into bay x 10'10" (3.32m). Hill views, tiled open fireplace, two radiators, shelving to alcoves.

RECEPTION ROOM 2/BEDROOM 3 (W):

13'7" x 9'10" (4.16 x 3.02)

13'7" (4.16m) into bay x 9'10" (3.02m). Radiator, TV aerial point, hill views.

FIRST FLOOR:

LANDING:

Eaves access

BEDROOM 2 (W):

10'7" x 9'4" (3.25 x 2.87)

10'8" (3.25m) x 8'10" (2.87m) plus range of built-in wardrobes. Hill views, radiator, sink unit, strip-light/shaver point.

BEDROOM 1 (E):

11'3" x 8'9" (3.43 x 2.69)

11'3" (3.43m) x 8'9" (2.69m) plus built-in wardrobes. Sea and hill views, radiator, wash basin, access to eaves and loft space.

W.C.:

Low level suite.



BOX ROOM (N):

7'5" x 4'10" (2.28 x 1.48)

7'5" (2.28m) x 4'10" (1.48m) plus recess. Sea and hill views. N.B.: This room and the W.C. were formerly one room and could revert to this layout, overall measurements of 7'6" (2.29m) x 6'8" (2.03m), providing either a 3rd first floor single bedroom, or to convert to a bathroom.

OUTSIDE:

The front garden, to the west, is lawned and has mature shrubs and fruit trees. A path leads to the entrance door, and beyond to the rear garden which has lawns, flower and shrub beds, lean-to store/garden room, grapevine, concrete patio and greenhouse, gated access on to Priests Road. The area of garden to the south of the property provides space for garden sheds. GARAGE: (not inspected) with up and over door and personal door to the garden with hardstanding parking in front.

SERVICES:

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

COUNCIL TAX:

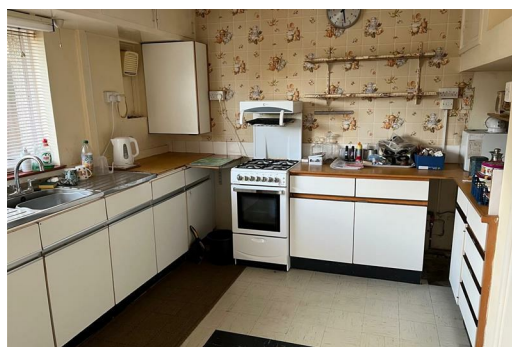
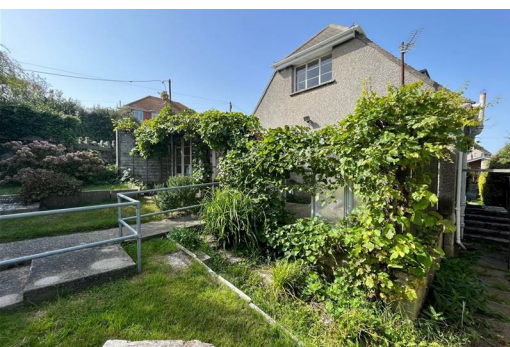
Band D: £2442.95 payable for 2023/24 (excluding discounts).

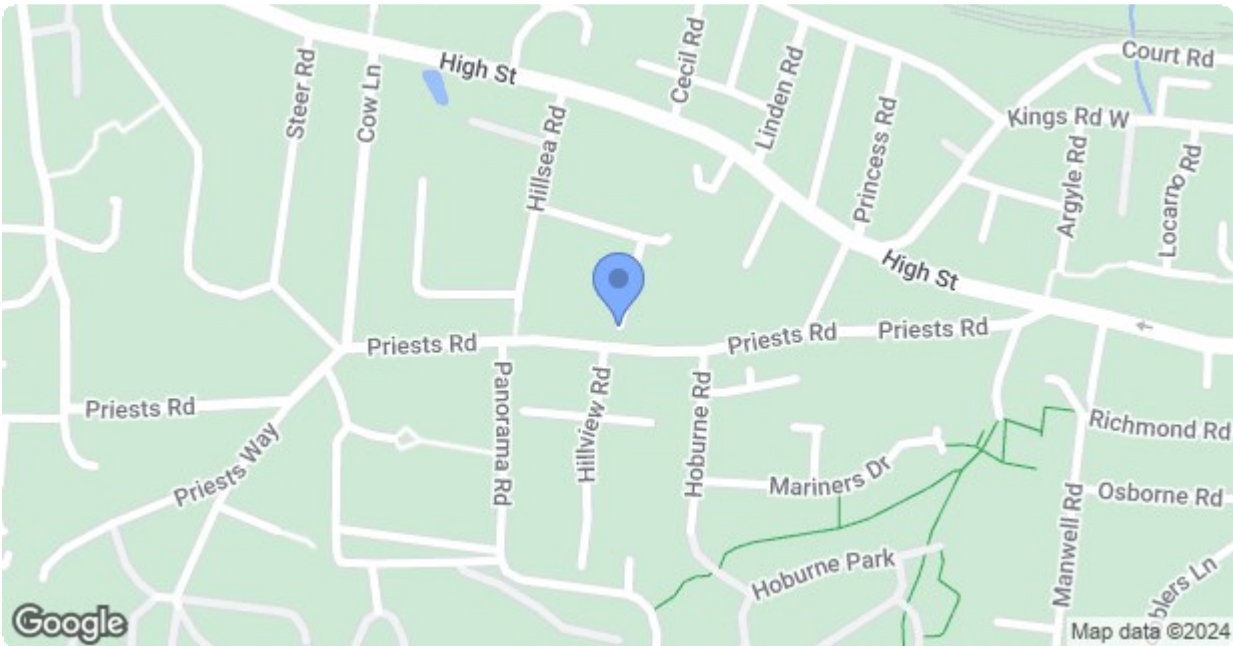
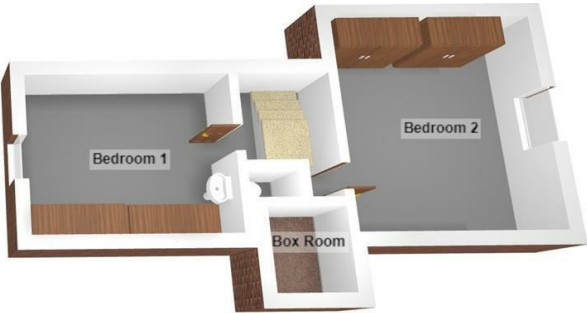
VIEWING;

By appointment only please, with the Agents MILES & SON. Our office is normally open Monday-Friday 9.00am-5/5.30pm and Saturday 9.00am-3pm April-October inclusive, 9.00am-12.30 pm at other times. Lunchtimes included.

EPC to be added**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.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		84
(69-80) C		
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 