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

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Purbeck Terrace Road, Swanage, Dorset BH19 2DE

Detached chalet house in a sought after location near Durlston with an annexe currently used for Air BnB. Approx. 013 acre plot. 4 bedrooms, 3 reception rooms, kitchen/sun room, kitchen, 3 bath/shower rooms, utility room, gas central heating, double glazing, 2 balconies, west facing rear garden, ample off road parking, EV CHARGING POINT, some sea and hill views.

- Detached chalet house with income generating ANNEXE
- Approx. 0.13 acre plot with west facing rear garden
- Main: 3 bedrooms. Annexe: 1 bedroom
- Main: 2 reception rooms. Annexe: 1 reception room
- Main: Kitchen and sunroom. Utility room. Annexe: Kitchen
- Main: Bathroom/W.C. En-suite shower room. Annexe: Shower room/W.C.
- Gas central heating. Double glazing
- Two balconies. Some sea and hill views
- Ample off road parking. EV CHARGING POINT
- Vacant possession at end of summer season

Asking Price £875,000

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SITUATION:
To the south of Swanage on an unmade road in a sought-after location convenient for access to open country and cliff-top walks which lead to Durlston Country Park and the Jurassic Coast World Heritage Site. Swanage town centre, the beach and seafront are approximately half a mile.

DESCRIPTION;
A very well-presented detached chalet house built originally, we believe in the 1950's, extensively refurbished and extended during the current ownership. The property sits on a plot of approximately 0.13 acre with a good-sized and sunny west facing rear garden. A purpose-built two storey annexe has been added and provides the current owners with holiday letting, alternatively it could easily be incorporated into the main home or provide separate accommodation for a family member.

N.B.:
The annexe currently provides the owners with an income from Air BnB and bookings have been taken for the coming season, therefore vacant possession will need to be after vacation of the last booking.

MAIN HOME:

ACCOMMODATION:

ENTRANCE LOBBY:
Part glazed front door, tiled floor, store cupboard. Part glazed door to:

HALLWAY:
Radiator, under stairs storage, central heating thermostat.

CLOAKROOM/W.C.:
Obscure double-glazed window, concealed cistern w.c., wash basin with mixer tap.

LOUNGE (W, E & N):
26'7" (8.12m) overall x 13'11" (4.24m) max. Double glazed doors to the rear garden, 2 radiators, brick fireplace with polished stone hearth and wooden mantle, wood burner, TV aerial point, sea and hill glimpses. Opening to:

KITCHEN and SUN ROOM (S & W):
18'11" (5.78m) overall x 8'3" (2.51m). Sunroom with vaulted and beamed ceiling, double glazed doors to the rear garden. Central breakfast bar with drawers and cupboards under, radiator, butler sink and wooden work surface with drawers, cupboards, integrated dishwasher under, space for gas range cooker, extractor hood and splash back, wall cupboards, larder cupboard, TV aerial point. Door to:

UTILITY ROOM (E):
8'10" (2.71m) x 7'2" (2.18m). Space for fridge/freezer, space and plumbing for washing machine, single drainer sink unit with mixer tap and work surfaces with cupboards under, wall cupboard, Vaillant gas boiler, radiator, extractor. Door to front garden.

BATHROOM/W.C.:
Wash basin with mixer tap, low level W.C., panelled bath with mixer tap, mains shower unit over, fully tiled surround, radiator, obscure double-glazed window.

BEDROOM 2 (W):
10'6" (3.2m) x 9'10" (3.01m). Radiator, view to the hills.

SITTING ROOM/BEDROOM 3 (E):
13'3" (4.05m) x 10'1" (3.05m). Radiator, TV aerial point, glimpse of the sea, door to annexe.

FIRST FLOOR

LANDING (W):
Split level, cupboard with eaves access. Door to: BALCONY: Timber and glazed surrounds, westerly aspect with hill views.







BEDROOM 1 (E):
14'3" (4.34m) into bay x 11'1" (3.38m). Built-in cupboard, radiator, TV aerial point, loft access, part sloping ceilings, glimpses of the sea. Door to: EN-SUITE SHOWER ROOM: Shower cubicle with electric shower unit, low level W.C., towel radiator, twin wash basins, cupboards under, shaver point, west facing Velux window.

BEDROOM 3 (E):
13'5" (4.09m) a 9'1" (2.78m) plus under eaves storage. Radiator, Velux window, shelving and cupboards built into eaves, glimpse of the sea.

ANNEXE

LOUNGE (E):
14'10" (4.52m) x 11'11" (3.65m) plus stairwell and under stairs storage. UPVC double glazed front door, cupboard housing electric meter and fuse box, door to main home, central heating thermostat, radiator, TV aerial point, sea and hill glimpses. Opening to:

KITCHEN (W):
10'11" (3.34m) x 6' (1.83m). Radiator, breakfast bar, single drainer sink unit with mixer tap and work surfaces with cupboards and fridge/freezer under, electric oven and hob, extractor hood, tiled splash backs, wall cupboards. Door to enclosed patio garden.

FIRST FLOOR

LANDING (S):
Vaulted and beamed ceiling with Velux window.

SHOWER ROOM/W.C.
Vaulted and beamed ceiling, obscure double-glazed window, shower cubicle with mains shower unit, vanity wash basin with mixer tap, mirror and light over, low level W.C., towel radiator, extractor.

BEDROOM (E):
14'4" (4.39m) x 11'1" (3.38m). Vaulted and beamed ceiling, radiator, sea and hill views, double glazed gable end with door to: BALCONY: 12'10" (3.91m) x 3'7" (1.09m). Timber deck and railings, sea and hill views, outside light.

OUTSIDE:
To the front of both the main house and annexe there are hardstanding's and shingled areas providing off road parking for multiple vehicles, paved patio flower and shrub beds, outside light, tap and EV charging point. The rear garden is of a good size and has sunny, westerly aspect. It is laid mainly to lawn, flower shrub, fruit and vegetable beds, woodstore and garden storage chalet, raised deck with views to the sea, timber shed, paved and shingled patio area with seating, outside light. Gate and steps lead to an additional hardstanding parking space and access on to Taunton Road.

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).

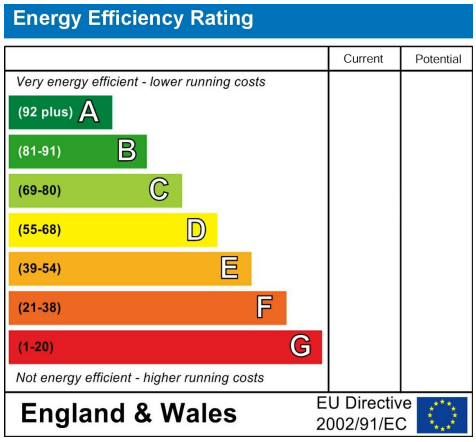
THE PROPERTY MISDESCRIPTION ACT 1991:
The Property Misdescription Act 1991. These particulars have been prepared to the best of our knowledge and belief in accordance with the Act and they shall not constitute an offer or the basis of any contract. Our inspection of the property was purely to prepare 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.






Kitchen
Bedroom
Kitchen/Sun Room
Hall
Lounge / Diner
Utility Room
Lounge
Sitting Room/Bedroom
Shower Room
Balcony
Landing
Bedroom
Bedroom
Ensuite
Bedroom
Balcony


Swanage Hospital
Queen's Rd
Grosvenor Rd
Newton Rd
Drummond Rd
Taunton Rd
Peveril Rd
Russell Ave
Bon Accord Rd
Durlston Rd
Russell Dr
S Cliff Rd
W Durlston Ln
Sunnydale 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