

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



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### **Jubilee Road, Swanage, Dorset BH19 2SG**

Character terraced Purbeck stone cottage situated to the west of Swanage. 3 bedrooms, 2 reception rooms, kitchen, bathroom/W.C., gas central heating, double glazed windows, west facing rear garden, some hill and sea views. On street parking in nearby roads.

- Terraced character stone cottage
- Kitchen
- Small front garden
- 3 bedrooms
- Bathroom/W.C.
- Some sea and hill views
- 2 reception rooms
- West facing rear garden
- West of Swanage convenient for access to local amenities and open country walks

**Asking Price £350,000**

# Jubilee Road, Swanage, Dorset BH19 2SG

## SITUATION:

Within a small terrace of similar properties approximately one mile to the west of Swanage town centre, convenient for access to open country walks and local amenities at Herston which include schools and a small supermarket/sub-Post Office.

## DESCRIPTION:

A character, Victorian terraced cottage of Purbeck stone elevations under a slate roof. The property has accommodation on three floors with the rooms on the upper floors having some sea and hill views. There is a small front garden, and the rear garden has a sunny, westerly aspect. Although there is no parking with this property there is unrestricted parking in the nearby roads.

## ACCOMMODATION:

Entrance canopy.

## ENTRANCE HALL:

Part glazed wooden front door, cupboard housing fuse box and electric meter, quarry tiled floor, radiator.

## LOUNGE (E):

11'9" x 10'9" (3.6 x 3.3)

Stripped wood floor, two radiators, TV aerial point, stone fireplace with polished stone hearth, wooden mantle over, shelving to alcove.

## DINING ROOM (W):

14'3" x 10'9" (4.35 x 3.3)

Painted wood floor, radiator, understairs storage, alcove with fridge/freezer, cupboard to alcove.

## KITCHEN (W):

8'2" x 5'10" (2.49 x 1.8)

Single drainer sink unit with mixer tap and work surfaces with drawers and cupboards under, electric oven and gas hob, filter hood over, cupboards and shelving. Door to rear garden.

## FIRST FLOOR

### LANDING:

Radiator.

### BEDROOM 1 (E):

14'3" x 11'9" (4.35 x 3.6)

Polished wood floor, radiator, view to sea and hills, feature cast iron fireplace, shelving to alcove.

### BEDROOM 2 (W):

10'9" x 7'6" (3.3 x 2.3)

Feature cast iron fireplace with wooden surround, shelving to alcove, radiator, view to the Purbeck Hills.

## SECOND FLOOR

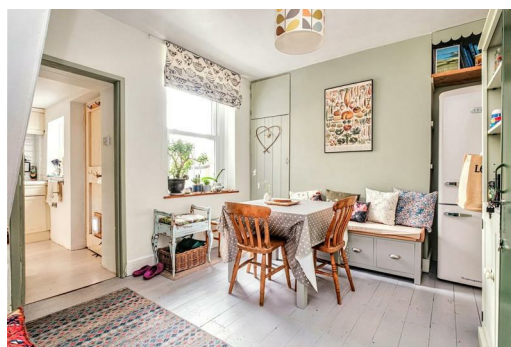
### BEDROOM 3 (W & E):

14'5" x 13'5" (4.4 x 4.1)

Velux windows with sea and hill views, fitted wardrobes.

## OUTSIDE:

Pedestrian path leading to the terrace of properties, small front garden with flower/shrub bed. The rear garden is a particular feature with a sunny, westerly aspect. Mature shrubs, flower bed and fruit trees, paved and stone paved patio. Small outbuilding with space and plumbing for washing machine.



**ADDITIONAL INFORMATION:**

Property type: Terraced. Construction: Standard. Electric supply: Mains. Water supply: Mains. Heating: Mains gas. 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 D: £2818.07 payable for 2026/27 (excluding discounts).

**VIEWING:**

By appointment only please, with the Agents MILES & SON. Our office is normally 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. 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) <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>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	