

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



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Rabling Lane, Swanage, Dorset BH19 1PD

Detached single garage with up and over door and pitched roof. Hardstanding car parking in front. Convenient and sought after location to the north of the town centre close within half a mile of town and beach.

- Freehold detached single garage
- Up and over door
- Pitched roof
- Hardstanding parking in front

Asking Price £50,000

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SITUATION: In a service road running parallel to Walrond Road, a sought after almost level location around half a mile to the north-west of the town centre and convenient for access to the beach and sea front.

DESCRIPTION: A detached single garage of rendered block elevations under a felted, pitched roof. In front of the garage is a hardstanding providing parking opportunity with a length of 13'8" (4.16m). Parking on this hardstanding is not to overhang or hinder the adjoining pedestrian path/gated access to the east.

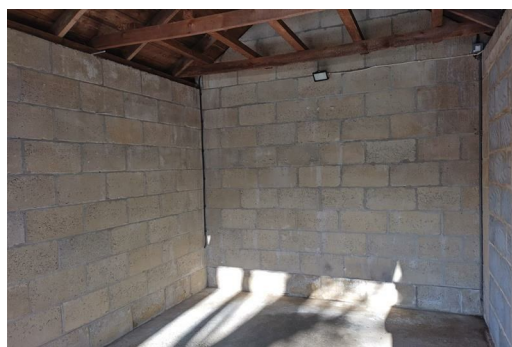
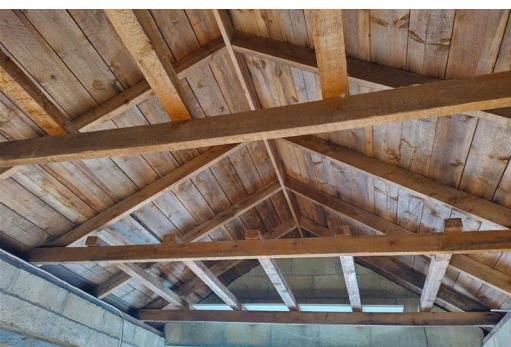
GARAGE: 14'5" (4.39m) x 9'4" (2.86m) and a door width of 6'11" (2.13m).

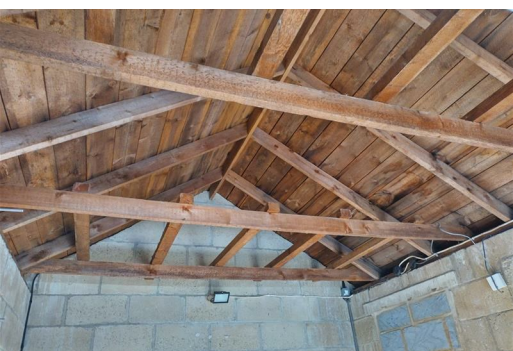
SERVICES: No services connected.

TENURE: Freehold.

VIEWING: By appointment only please, with the Agents MILES & SON. Office open Monday-Friday 9am-5/5.30 pm and Saturday 9am-3pm April-October inclusive, 9am-12.30pm at other times.

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		
(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		