

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



South Road, Swanage, Dorset BH19 2QR

Detached house with good-sized south facing rear garden. Residential cul-de-sac west of Swanage. 3 bedrooms, 2 reception rooms, kitchen, utility/cloakroom/W.C., wet-room/W.C., gas central heating, double glazed windows, scope for updating/refurb and loft conversion (subject to approval), garage, parking, some hill and sea views.

- Detached house within a residential cul-de-sac
- Utility room/cloakroom/W.C.
- Good-sized south facing rear garden
- Loft with scope to convert (subject to approvals). Potential to update/refurb.
- 3 bedrooms
- Bathroom/W.C.
- Garage and drive
- 2 reception rooms
- Gas central heating. Double glazing
- Some hill and sea views

Asking Price £525,000

South Road, Swanage, Dorset BH19 2QR

SITUATION:

Within a residential cul-de-sac on the south-western slopes of Swanage approximately half a mile from the main town centre amenities, beach and sea front. The rooms at the rear of the property and good-sized rear garden all have a southerly aspect.

DESCRIPTION:

A detached house built, we believe, in the 1930's of brick and part rendered elevations under a clay tile roof. Double-glazed windows have been installed during the current owners occupation along with a first floor wet room. The loft space is of a good size with possible potential to convert, subject to obtaining the necessary approvals.

ACCOMMODATION:

ENTRANCE HALL (N):

Double-glazed front door, telephone point, radiator, under-stairs storage.

UTILITY ROOM/W.C.:

6'11" x 5'1" (2.13 x 1.57)

7' (2.13m) x 5'2" (1.57m). Obscure double-glazed window, Vaillant gas boiler, low level W.C., wash basin with tiled splash back, space and plumbing for washing machine and further appliance space, radiator.

DINING ROOM (N):

13'5" x 11'10" (4.11 x 3.63)

DINING ROOM (N): 13'6" (4.11m) x 11'11" (3.63m). Bay window with view to the hills, radiator.

LOUNGE (S & W):

14'6" x 11'10" (4.42 x 3.63)

14'6" (4.42m) x 11'11" (3.63m). Purbeck stone fireplace with polished stone hearth, mantel and adjoining TV plinth, TV aerial point, radiator, double glazed doors to the rear garden.

KITCHEN/BREAKFAST ROOM (S):

15'10" x 9'1" (4.83 x 2.77)

15'10" (4.83m) x 9'1" (2.77m) max. Two obscure double-glazed windows to east elevation, radiator, breakfast bar, space for fridge/freezer, additional appliance space, stripped wood floor, single drainer 1½ bowl sink unit & work surfaces with drawers, cupboards, space & plumbing for dishwasher under, electric cooker space with filter hood over, matching wall cupboards, obscure double-glazed door to the garden.

FIRST FLOOR

LANDING (E):

Access to loft space with roof-light window, offering scope for conversion subject to obtaining the necessary approvals, radiator, shelved store cupboard.

BEDROOM 2 (N):

13'10" x 11'10" (4.22 x 3.63)

13'10" (4.22m) into bay x 11'11" (3.63m). Vanity wash basin with tiled splash back, mirror and strip-light/shaver point over, stripped wood floor, radiator, bay window with views of the hills and over the town to the sea beyond.

WET-ROOM/W.C.:

Fully tiled walls, two obscure UPVC double glazed windows, mains shower unit, wash basin with mixer tap, low level W.C., towel radiator.

BEDROOM 3 (S):

9'6" x 8'11" (2.92 x 2.74)

9' (2.92m) x 9' (2.74m). Radiator, fitted cupboard to alcove.



BEDROOM 1 (S):

14'11" x 11'10" (4.57 x 3.63)

15' (4.57m) x 11'11" (3.63m). Radiator.

OUTSIDE:

Small front garden with concrete paths, gravelled and shrub beds, side access. Driveway parking in front of: GARAGE: Single garage, double timber doors, double glazed personal rear door, light and power. The rear garden is of a good-sized and faces south. Lower paved patio, flower, shrub and gravelled beds, steps up to an area of lawn, clothes drying area and further flower/shrub beds.

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;

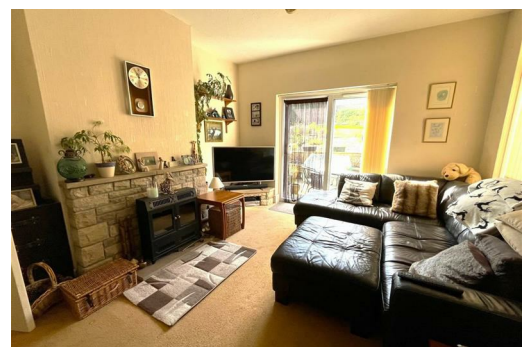
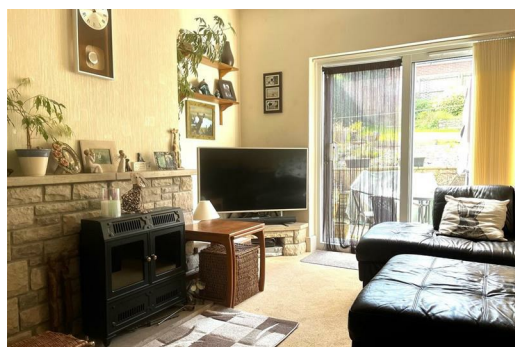
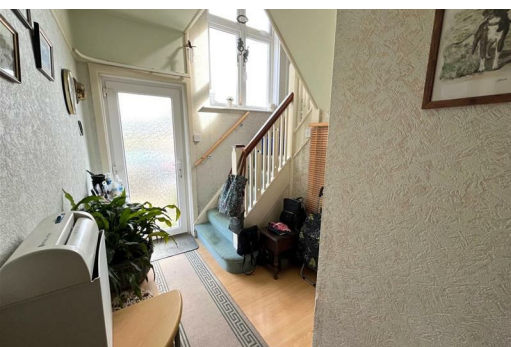
Band E: £3287.09 payable for 2025/26 (excluding discounts).

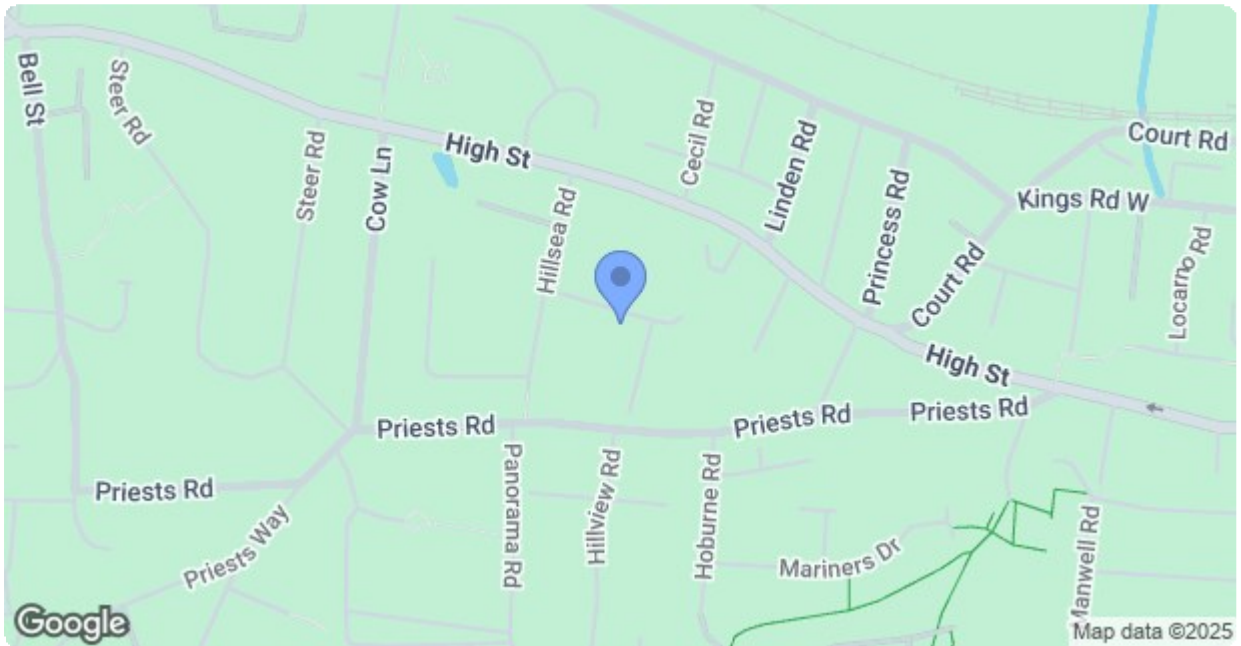
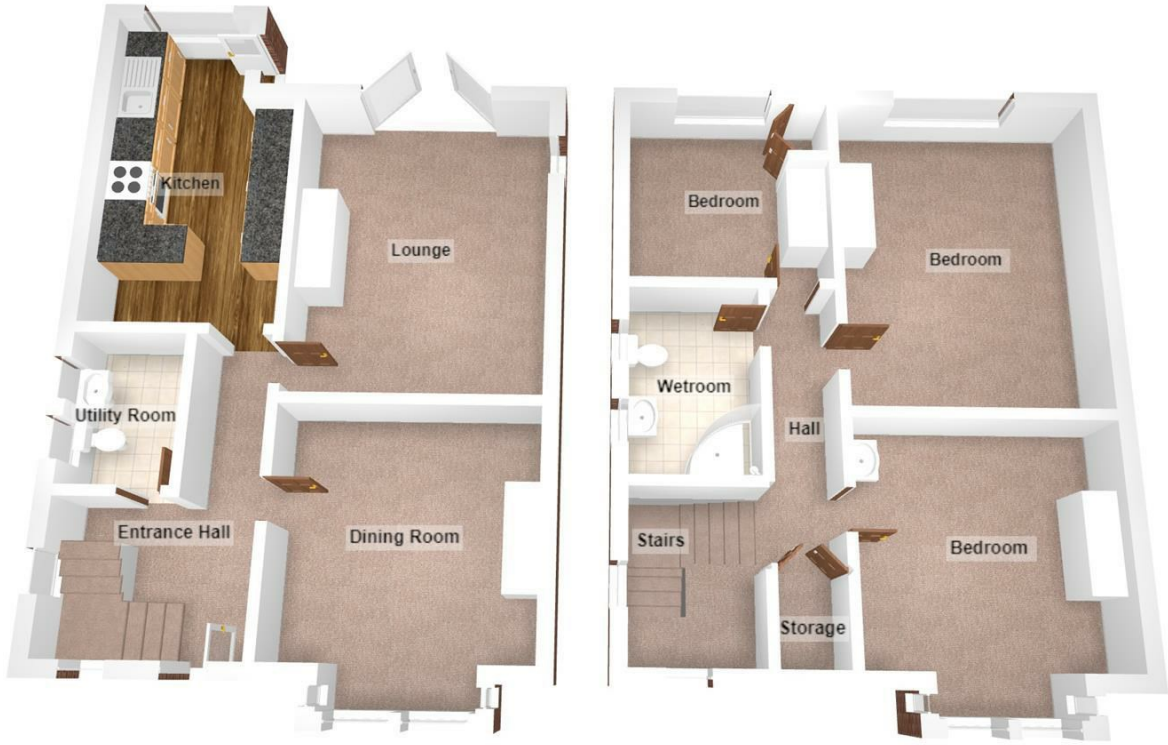
VIEWING:

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.

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 |
| <i>Very energy efficient - lower running costs</i> | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| <i>Not energy efficient - higher running costs</i> | | |
| England & Wales | EU Directive 2002/91/EC | |