

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



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Kings Road East, Swanage, Dorset BH19 1ES

Modern terraced south facing town house within a Courtyard development in a convenient town centre location. 3 bedrooms, open plan first floor living room and kitchen, shower room, bathroom, separate W.C., en-suite W.C, gas central heating, double glazed windows, south facing balcony, large integral garage with utility area, parking.

- Terraced town house
- 3 bedrooms
- Gas central heating
- Within courtyard development
- Large integral garage & parking
- Open plan kitchen & living room
- Double glazing
- South facing balcony
- Shower room/W.C..
Bathroom/W.C.
- Utility area. Separate W.C.

Asking Price £425,000

Kings Road East, Swanage, Dorset BH19 1ES

SITUATION:

In a level position in the heart of Swanage town centre within a courtyard development comprising three flats and four town houses convenient for all the main amenities, beach, and seafront.

DESCRIPTION:

A three-storey town house forming part of a courtyard development built between 2008 and 2010. The property is constructed of brick elevations under a mainly pitched slate effect roof and has a sunny south-west facing front aspect and balcony. There are facilities on each floor: a shower room/W.C. on the ground, W.C. on the first, and bath/shower room/W.C. to the second floor. The property has been successfully long let and is now being sold with VACANT POSSESSION & NO FORWARD CHAIN!

ACCOMMODATION

ENTRANCE HALL:

UPVC double glazed front door and side screen, radiator. Door to:

INTEGRAL GARAGE:

24'3" (7.4m) x 11'8" (3.56m), 15'2" (4.63m) into utility area. Electric up and over door, work surface with space and plumbing for washing machine.

SHOWER ROOM/W.C.:

Fully tiled walls and floor, shower cubicle, low level w.c., wash basin, extractor, strip light/shaver point.

FIRST FLOOR

LANDING:

Two Velux windows, under stairs storage, radiator.

SEPARATE W.C.:

Low level w.c., wash basin, extractor.

KITCHEN:

13'8" x 8'9" (4.19 x 2.67)

Velux window, radiator, built-in cupboard, breakfast bar, single drainer sink unit and work surfaces with drawers, cupboards, fridge, freezer and dishwasher under, fitted electric oven and hob, extractor over, wall cupboards, tiled splash backs. Opening to:

LOUNGE/DINER(SW):

18'9" x 15'7" (5.72 x 4.75)

Radiator, TV aerial point, telephone point. UPVC double glazed doors to: BALCONY: Wrought iron railings, decked floor.

SECOND FLOOR

BATHROOM/W.C.:

UPVC double glazed window, panelled bath, shelved recess, tiled shower cubicle, low level w.c., wash basin, extractor, tiled floor, part tiled walls, strip light/shaver point.

BEDROOM 1

BEDROOM 1 (SW): 10' (3.05m) x 9'11" (3.02m). Vaulted and beamed ceiling, mezzanine storage, radiator, wall lights, built in cupboard.

BEDROOM 2 (SW):

11'8" x 8'4" (3.56 x 2.55)

Vaulted & beamed ceiling, mezzanine storage, radiator.



BEDROOM 3 (NE):

9'6" x 8'8" (2.9 x 2.66)

Radiator, cupboard housing Worcester boiler.

OUTSIDE:

Communal driveway leading to the properties. In front of this properties garage is a hardstanding providing parking and a covered alcove housing the meter cupboards.

ADDITIONAL INFORMATION:

Property type: Terraced. Construction: Standard. Electric supply: Mains. Water supply: Mains. Heating: Mains gas. Broadband: Fttc (checker.ofcom.org.uk/). Mobile signal/coverage: Please see: checker.ofcom.org.uk/

COUNCIL TAX:

Band D. £2689.44 payable 2025/26 (excluding any discounts).

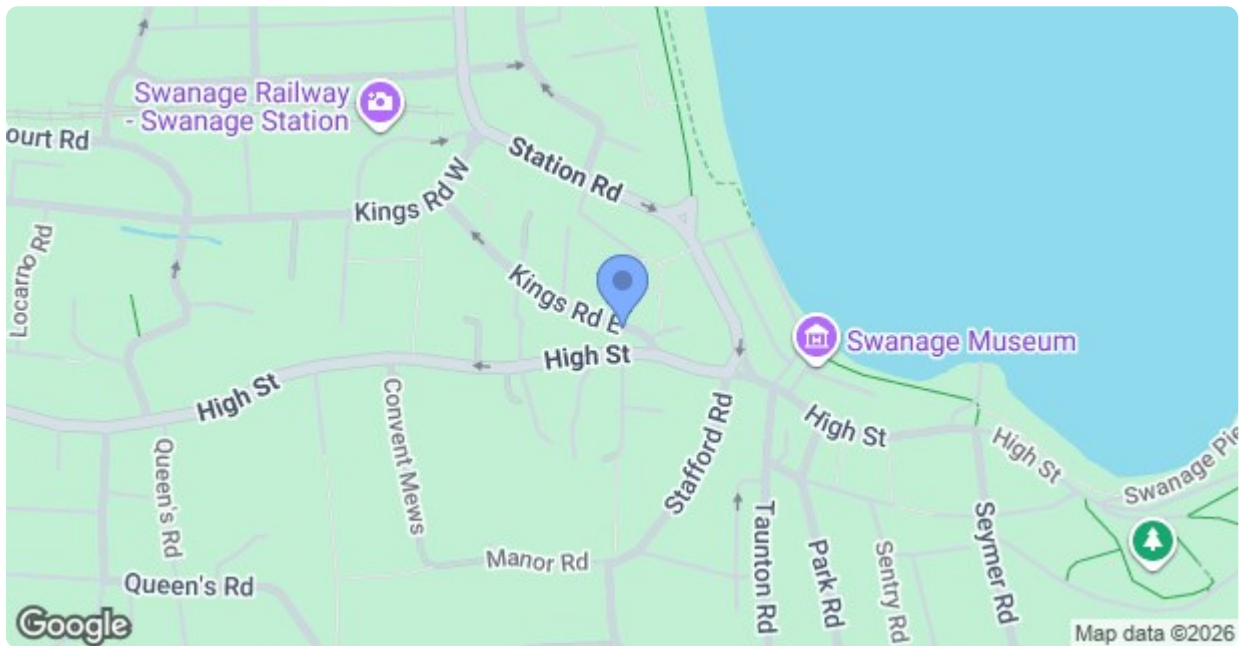
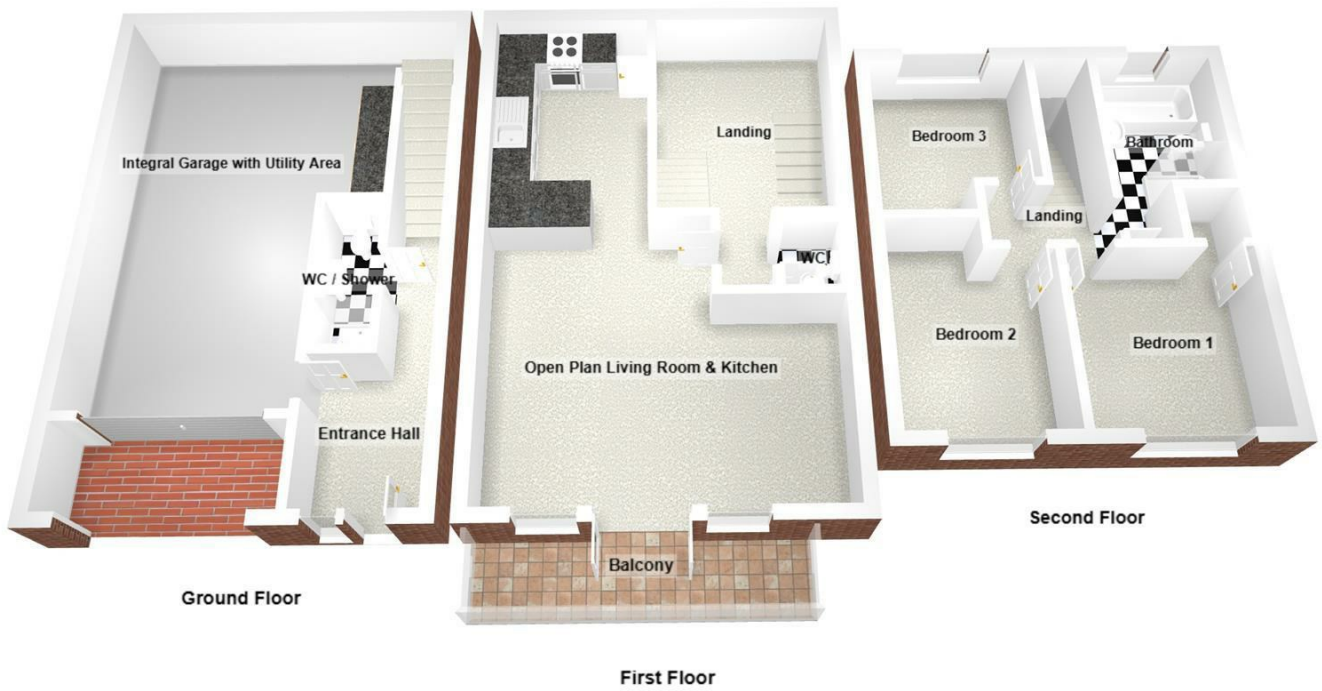
VIEWINGS:

Strictly by appointment only please with the Agents Miles and Son. Our office is open Monday to Friday 9am to 5pm, and Saturday 9am to 3pm April to September inclusive, 9am to 12.30pm on Saturdays at other times. Open throughout lunch times.

FLOOR PLANS 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. 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) 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	