

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



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### **Hillsea Road, Swanage, Dorset BH19 2QN**

Deceptively spacious and well-presented detached chalet style house. Residential cul-de-sac location. 4 bedrooms (3 ground floor), large lounge/diner, extended kitchen, ground floor shower room/W.C., bathroom/W.C., gas central heating, double glazing, west facing rear garden, off road parking.

- Well-presented and extended detached chalet style house
- Extended kitchen
- Double glazing
- Residential cul-de-sac
- 4 bedrooms (3 ground floor)
- Ground floor shower room/W.C. Bathroom/W.C.
- West facing rear garden
- Large lounge/diner
- Gas central heating
- Off road parking

**Asking Price £575,000**

# Hillsea Road, Swanage, Dorset BH19 2QN

## SITUATION:

In a residential cul-de-sac to the west of Swanage within ¼ mile of the main town centre amenities, beach and seafront. The rear of the property and garden has a sunny westerly aspect.

## DESCRIPTION:

A detached chalet bungalow with rendered elevations under a clay tiled roof. The current owners have extensively refurbished and extended the property to provide adaptable accommodation with 3 bedrooms and a shower room on the ground floor. Externally the property has been redecorated, new guttering has been installed and the west facing rear garden has been landscaped to provide easier maintenance. The front garden has a dropped pavement and provides off road parking.

## ACCOMMODATION:

Paved pathway and step leads to:

### ENTRANCE LOBBY:

Double glazed front door. Opening to:

### HALLWAY:

Radiator, under stairs recess.

### BEDROOM 2 (E & N):

17' (5.23m) x 11'1" (3.4m) plus recess with fitted mirror fronted wardrobes. Radiator, TV aerial point, view to the hills.

### BEDROOM 3 (E):

11'3" (3.45m) x 11'3" (3.45m). Radiator, hill glimpse.

### BEDROOM 4/OFFICE (S):

8'3" (2.53m) x 7'5" (2.26m). Radiator.

### SHOWER ROOM/W.C.:

Obscure double-glazed window, vanity wash basin with mixer tap and concealed cistern w.c., tiled splash backs, towel radiator, tiled shower cubicle with mains shower, wall cupboard and shelving.

### LOUNGE (N & W):

25'2" (7.69m) x 13'4" (4.07m). Two radiators, TV housing and surround with shelving, westerly aspect with view to the hills, one secondary double-glazed window.

### KITCHEN (W):

21'3" (6.49m) x 8'3" (2.52m). Large rooflight window, double doors to the deck and garden, inset single drainer sink unit with mixer tap and work surfaces with drawers, cupboards, integrated dishwasher under, gas hob with extractor over, further work surfaces with cupboards under and over, double electric oven, drawers and cupboards to one wall, one housing fuse box, space and plumbing for washing machine, space for large fridge/freezer. Double glazed door to side access.

## FIRST FLOOR

### LANDING (S):

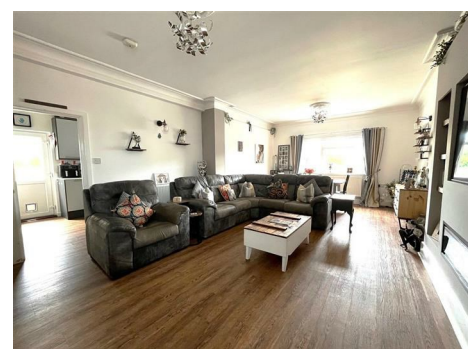
Velux window, radiator, eaves storage.

### BEDROOM 1 (S & N):

19'3" (5.87m) max. x 12'4" (3.76m) max. South facing Velux window, hill views and sea glimpse, TV aerial point, radiator, eaves storage, fitted wardrobes to one wall.

### BATHROOM/W.C. (S):

Velux window, panelled bath with mixer tap/shower attachment, twin vanity wash basins with mixer taps, shaver point, two fitted drawers and cupboard units, towel radiator. Door to walk in loft space housing the gas boiler.





**OUTSIDE:**

The front garden is laid mainly to hardstanding to provide off road parking, shrub bed. The rear garden is of a good size and has been landscaped to provide ease of maintenance. Directly outside the property is a large timber decked seating area with steps leading down to an area of lawn and split-level stone paved areas, flower and shrub beds, timber shed.

**ADDITIONAL INFORMATION**

Property type: Detached. 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:**

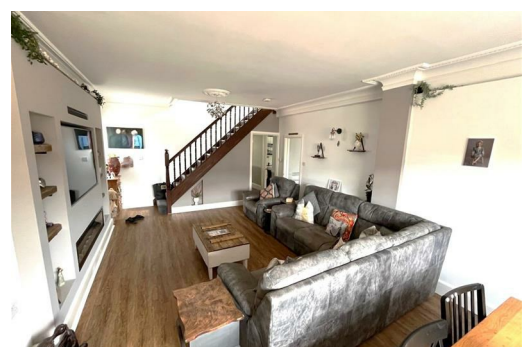
Band D: £2689.44 payable for 2025/26 (excluding discounts).

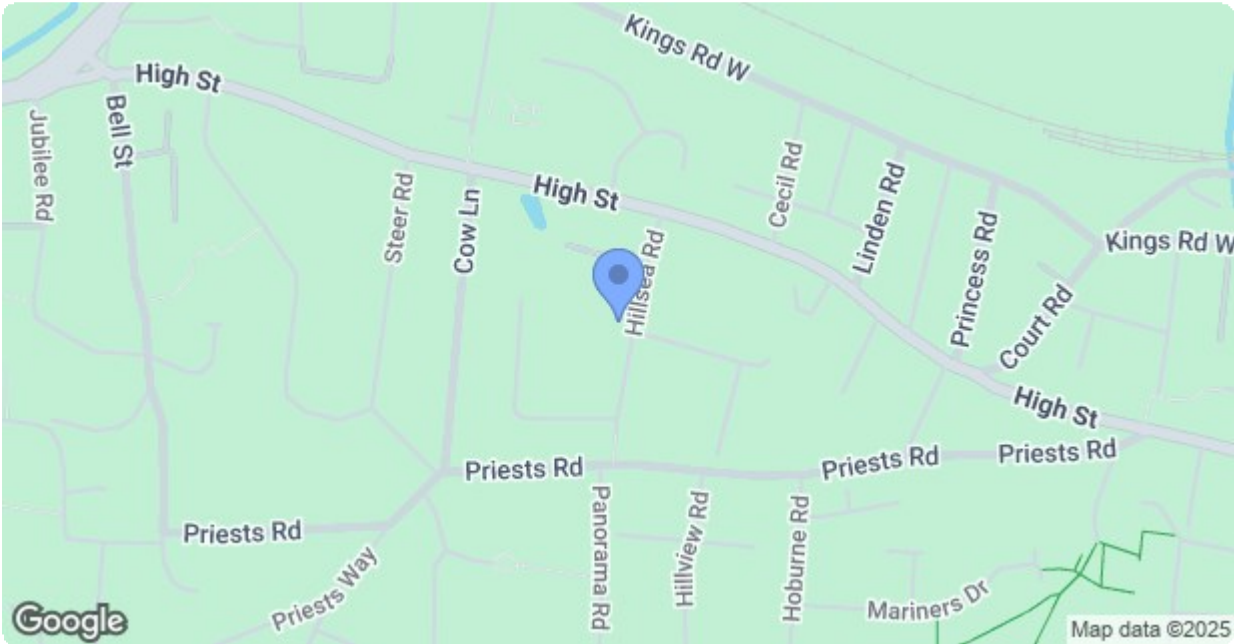
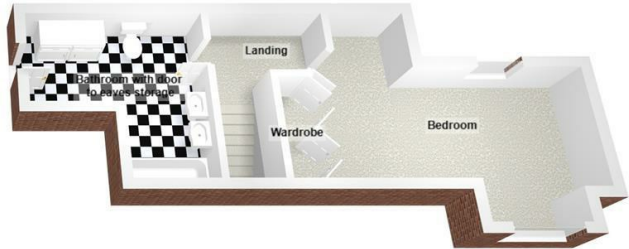
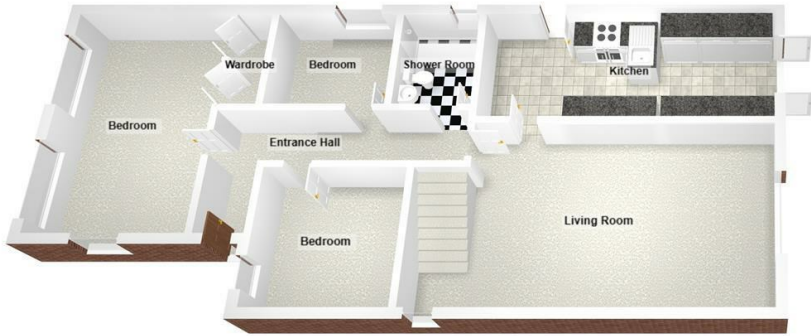
**VIEWING:**

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.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(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>		
Not energy efficient - higher running costs		
	71	80
England & Wales	EU Directive 2002/91/EC 