

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



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### **Stafford Road, Swanage, BH19 2BQ**

Substantial, well-presented character terraced Victorian house. 5 bedrooms, through lounge and dining rooms, kitchen/breakfast room, ground floor w.c., shower room/W.C., bath/shower room/W.C., gas central heating, part double glazed, enclosed courtyard style rear garden, some sea and hill views.

- Character, terraced Victorian house
- Through lounge and dining rooms
- Shower room/W.C. Bath/shower room/W.C.
- Some sea and hill views
- Conveniently situated just south of Swanage centre
- Kitchen/breakfast room
- Gas central heating. Part double glazed
- 5 bedrooms
- Ground floor W.C.
- Enclosed west facing rear courtyard style garden

**Asking Price £575,000**

# Stafford Road, Swanage, BH19 2BQ

## SITUATION:

In a convenient position on rising ground just south of the centre of Swanage. The main town centre amenities and numerous restaurants are within ¼ mile, as well as access to the seafront and beach.

## DESCRIPTION:

DESCRIPTION: A substantial three-storey terraced villa style Victorian house of Purbeck stone elevations with brick dressing under a clay tiled roof. The property is well presented and retains many character features. The lounge & dining room have been opened up to become a through room and there is a good-sized kitchen/breakfast room with a gas fired range. There are sea and hill views from the garden seating area and the property. An internal viewing is thoroughly recommended.

## ACCOMMODATION:

### ENTRANCE HALL(S):

Part glazed front door, quarry tiled floor, two radiators, fuse box and electric meter, under stairs cupboard.

### LOUNGE & DINING ROOM (E &W):

25'9" x 13'1" (7.85 x 4.01)

Two radiators, double doors to the garden, two cast iron and marble fireplaces, TV aerial point, bay window with glimpse of the sea over the rooftops.

### UNDER STAIRS W.C.:

Low level w.c., wash basin, quarry tiled floor.

### KITCHEN/BREAKFAST ROOM (S, N &E):

26'10" x 10'5" (8.2 x 3.2)

The breakfast area has a door to the garden, breakfast bar, cupboard housing Worcester gas boiler, work surface with drawers and cupboards under, radiator. Stoves gas fired range with tiled splash back, further work surface with drawers, cupboards and wine cooler under, space for large fridge/freezer, work surface with space and plumbing for washing machine and dryer under, radiator, single drainer 1½ bowl sink unit with mixer tap, and adjacent work surfaces with drawers, cupboards, space and plumbing for dishwasher under, splash backs, view to the sea and hills, part vaulted and beamed ceiling with south facing Velux window.

## FIRST FLOOR:

### LANDING:

Radiator, cupboard housing pressurized hot water cylinder, loft access.

### SHOWER ROOM/W.C.:

Obscure glazed window, radiator, tiled shower cubicle with mains shower, extractor, wash basin, low level w.c., tiled floor, part tiled walls.

### BEDROOM 3(W):

12'7" x 10'4" (3.86 x 3.17)

Feature brick fireplace, radiator, wash basin, TV aerial point, view to the hills, part sloping ceiling.

### BEDROOM 2 (W):

12'9" x 10'4" (3.91 x 3.17)

Radiator, wash basin, feature cast iron and marble fireplace, view to the hills and sea glimpse.

### BEDROOM 1(E):

17'7" x 11'5" (5.38 x 3.5)

Bay window with view of the sea over the rooftops, radiator, wash basin, feature cast iron and marble fireplace, TV aerial point.

## SECONF FLOOR:



**LANDING(W):**

Radiator, hill views, loft access.

**BATH/SHOWER ROOM/W.C.(W):**

BATH/SHOWER ROOM/W.C. (W): Wash basin, strip light/shaver point, radiator, hill views and sea glimpse, low level w.c., roll edges freestanding bath with mixer tap/shower attachment, tiled shower cubicle, wall light, feature cast iron fireplace, part sloping ceiling.

**BEDROOM 4(E):**

15'9" x 8'5" (4.82 x 2.59)

Feature arch with seating area, feature cast iron fireplace, radiator, view to the sea, part sloping ceiling.

**BEDROOM 5(E):**

11'11" x 8'5" (3.65 x 2.59)

View to the sea, part sloping ceiling, radiator.

**OUTSIDE:**

Flower/shrub bed to the front of the property. The rear garden is mainly tiled, has a rear pedestrian access, store, and seating area with view over the town to the sea and Ballard Down. Although the property has no parking of its own there is on street parking available on one side of this road and others nearby.

**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/BUSINESS RATES:**

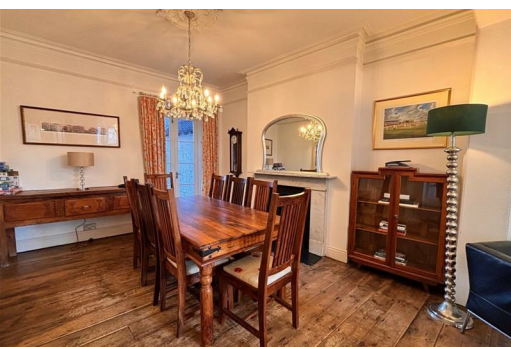
(Previously rated) Band D: £2689.44 payable for 2025/26 (excluding discounts, or additional home premium). The property is currently business rated with a Rateable Value of £4,100 from April 2026 (interested applicants should check with Dorset Council to ascertain the annual amount payable).

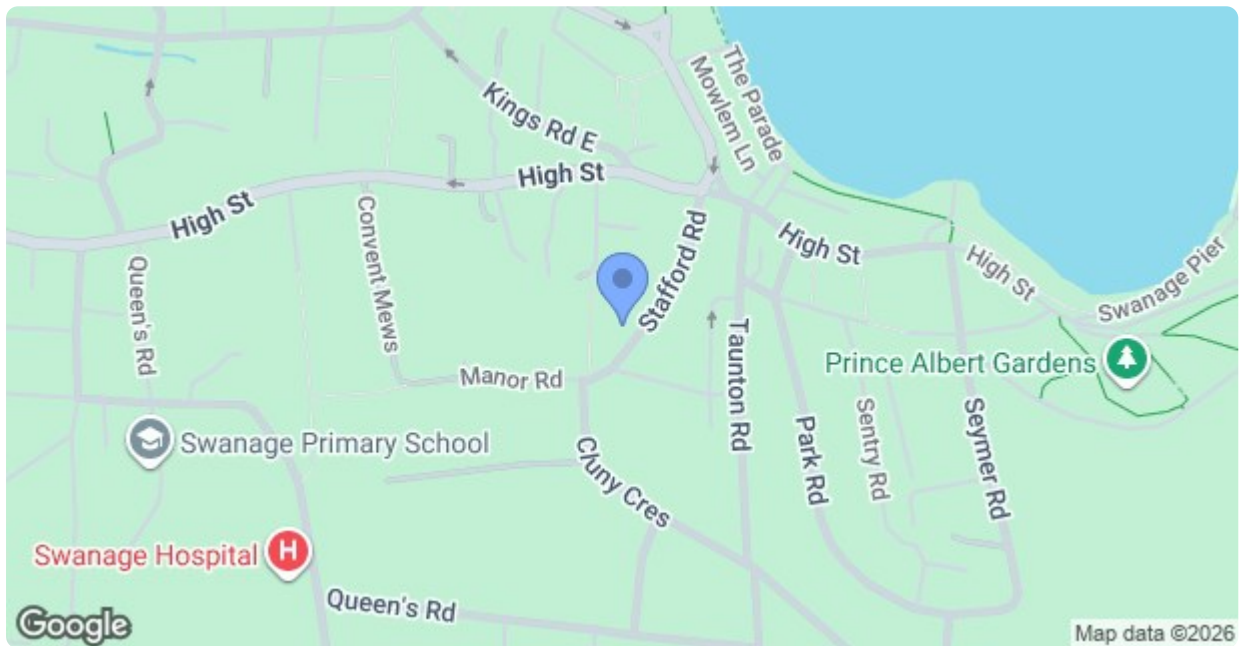
**VIEWING:**

By appointment only please, with the Agents MILES & SON. Our office is 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	