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

MILES & SON
Est. 1873
Estate & Letting Agents
www.milesandson.co.uk

Tel: 01929 423333
(24 hours)
Web: www.milesandson.co.uk
Email: property@milesandson.co.uk

Bay Crescent, Swanage, Dorset BH19 1RB

Detached house in a sought-after location on North Swanage outskirts. 4 bedrooms (1 en-suite), open plan lounge, dining room and kitchen, utility room, main shower room/W.C., cloakroom/W.C. (scope for shower), gas central heating, double glazing, west facing rear garden, front garden, sea and hill views, garage and lean-to store, driveway parking and EV charging point.

- Spacious detached house
- Open plan ground floor
- Twin garages
- Sea and hill views
- Utility room. Shower room/W.C. Cloakroom/W.C.
- Good sized west facing rear garden
- 4 bedrooms
- Gas central heating. Double glazing
- Driveway parking

Asking Price £795,000

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SITUATION:
On the northern outskirts of Swanage within a sought-after residential crescent convenient for access to the north beach and open country walks at Ballard Down which form part of the Jurassic Coast World Heritage Site. Swanage town centre, with its main amenities is approximately 1 mile.

DESCRIPTION:
A detached house originally built, we believe, in the 1950's of brick and rendered elevations under a tiled roof. The property has been updated and adapted by the current owners and offers a re-fitted kitchen with open plan living and dining space occupying the majority of the ground floor. To the first floor there are two shower rooms, one re-fitted, and the other is en-suite to the master bedroom. The property enjoys good natural light, with a sunny westerly rear aspect, hill and sea views.

ENTRANCE HALL (E):
Double glazed front door, radiator, under stairs storage.

CLOAKROOM/W.C.:
Offers provision for shower room, low level w.c., towel radiator, wash basin with mixer tap, extractor unit.

KITCHEN/LOUNGE/DINER (S, W,& E):
38'1" x 20'11" (11.63 x 6.38)
38'2" (11.63m) overall x 20'11" (6.38m) max. A light and airy open plan space with a re-fitted kitchen which has a central island with drawers, cupboards and breakfast bar, electric hob with extractor over, 1½ bowl sink unit with mixer tap and work surface with drawers, cupboards and integrated dishwasher under, double oven with adjacent cupboards, alcove with space for fridge/freezer, tiled floor. The lounge and dining spaces have double glazed doors to the garden, hill views and sea glimpse, 2 radiators and a corner wood burning stove.

UTILITY ROOM (W);
10009'10" x 4'5" (3051 x 1.35)
11'6" (3.51m) x 4'5" (1.35m). Single drainer sink unit with mixer tap, work surface, shelves and cupboards. Door to secondary space 6'5" (1.96m) x 4'5" (1.35m). Space and plumbing for washing machine, obscure double-glazed window.

FIRST FLOOR

LANDING:
Obscure double-glazed window. Cupboard with pre-lagged hot water cylinder and ladder staircase with restricted height to: Loft space, boarded, two Velux windows, west facing window, eaves access.

BEDROOM 4 (E):
9'0" x 7'8" (2.76 x 2.36)
9'1" (2.76m) x 7'9" (2.36m). Bay window with sea and hill views, radiator.

BEDROOM 2 (S, E):
11'11" x 11'4" (3.65 x 3.46)
12' (3.65m) x 11'4" (3.46m). Sea and hill views, radiator, wardrobe.

BEDROOM 3 (S):
12'0" x 7'8" (3.66 x 2.34)
12' (3.66m) x 7'8" (2.34m). Hill and sea views, radiator.

SHOWER ROOM/W.C.:
Re-fitted. Large shower cubicle with mains shower unit, wash basin with mixer tap, low level w.c., towel radiator.

BEDROOM 1 (W):
20'11" x 13'1" (6.38 x 4.01)
Two radiators, hill and rural views, fitted wardrobes and drawers. Door to: EN-SUITE SHOWER ROOM/W.C.: Fully tiled walls and floor, wash basin, low level w.c., corner shower cubicle with electric shower unit, extractor.

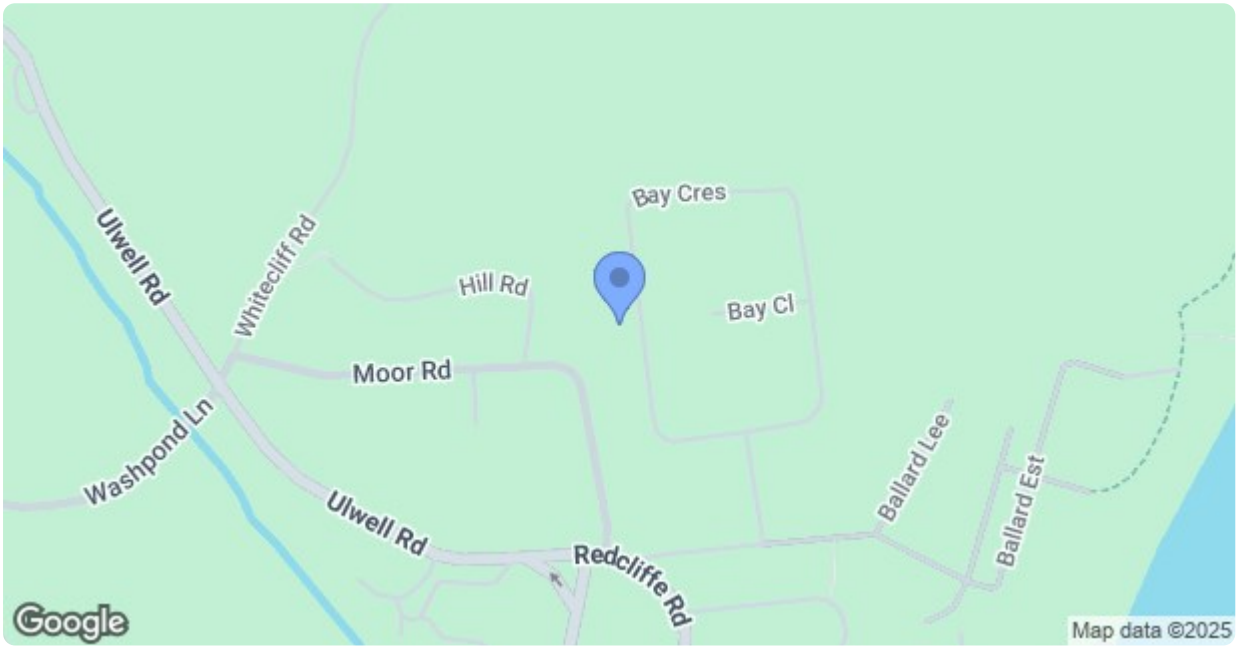
OUTSIDE:
OUTSIDE: Driveway offering ample off-road parking and EV Charging point. Leading to: GARAGE: 17'11" (5.48m) x 8'10" (2.7m). Concrete construction with double doors and flat roof, light and power. Adjoining timber framed lean-to store 18'5" (5.6m) x 9'9" (2.9m). Double doors, personal door to garden (this store is in poor condition). The front garden has grassed area, paved patios, flower and shrub beds. Side access to the rear garden which has a sunny, westerly aspect, large decked, mainly lawned, shingled barbecue area, raised beds, shrub beds, apple tree. Timber outbuilding with a corrugated roof.

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 F: £3884.75 payable for 2025/26 (excluding discounts, or additional home premium).

VIEWING:
By appointment only please, with the Agents MILES & SON. Our office is normally open Monday-Friday 9am-5pm and Saturday 9am-3pm April-October 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.


Bay Cres
Ulwell Rd
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Hill Rd
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Moor Rd
Washpond Ln
Ulwell Rd
Redcliffe Rd
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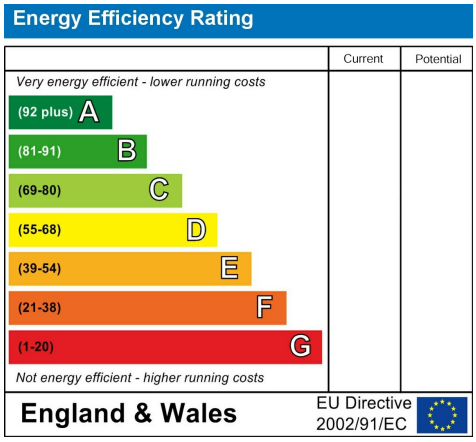
Energy Efficiency Rating
Current
Potential
Very energy efficient - lower running costs
(92 plus) A
(81-91) B
(69-80) C
(55-68) D
(39-54) E
(21-38) F
(1-20) G
Not energy efficient - higher running costs
England & Wales
EU Directive 2002/91/EC