

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



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High Street, Swanage, Dorset BH19 3HA

Detached (1920/30's) chalet bungalow in a Village location. Good-sized south facing rear garden. In need of updating. 3 bedrooms (1st floor), lounge, kitchen/diner, utility room, conservatory, ground floor shower room/W.C., gas central heating, double glazing, front garden, some rural/hill views. No chain!

- Detached chalet bungalow in need of updating
- Lounge
- Shower room/W.C.
- No forward chain
- Village location - some rural and hill views
- Kitchen/diner. Utility room
- Gas central heating. Double glazing
- 3 bedrooms (1 first floor)
- Conservatory
- Good-size south facing rear garden. Front garden

Asking Price £425,000

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SITUATION:

Within Langton Matravers, with a sunny southerly rear aspect close to the heart of the Village, convenient for access to open country walks leading to The Priests Way, Spyway, Dancing Ledge and the Coastal Path which forms part of the Jurassic Coast World Heritage site. Langton Matravers is within 3 miles of Swanage.

DESCRIPTION:

A detached chalet house built we understand, in 1922 of rendered elevations on a Purbeck stone plinth under a tiled roof. The property occupies a good-sized plot with a front garden, and rear garden with rural and hill views. The property is in need of updating/refurbishing and offers potential to extend.

ACCOMMODATION:

Steps and path lead up to:

ENTRANCE HALL:

Part glazed front door, electric meter, fuse box, under stair storage, radiator, central heating thermostat.

LOUNGE (E & N):

13'11" (4.26m) x 12' (3.66m) plus bay window. Purbeck stone fire surround with gas point, polished stone hearth and mantle, shelving to alcove, radiator, telephone point, TV aerial point, rural view.

BEDROOM 1 (S & E):

12'6" (3.82m) x 11'9" (3.6m). Rural view, radiator, fitted wardrobes, cupboards and shelving.

KITCHEN/DINER (S, W and N):

14'11" (4.56m) x 8'11" (2.72m). Telephone point, radiator, single drainer stainless steel sink unit with mixer tap and work surfaces with drawers and cupboards under, gas cooker space, filter hood over, wall cupboards, dining space, cupboard housing hot water cylinder, central heating programmer, further cupboard to alcove. Door to:

UTILITY ROOM (W):

6'11" (2.12m) x 5'6" (1.67m). Tiled floor, space and plumbing for washing machine and further appliance space, Glow worm boiler. Door to:

CONSERVATORY (S & E):

13'4" (4.8m) x 8' (2.46m). Double glazed windows and doors to the garden, translucent roof, radiator, rural view.

SHOWER ROOM/W.C.:

Aqua boarded shower cubicle with mains shower unit, corner vanity wash basin with mixer tap, low level W.C., obscure double-glazed window, radiator, extractor unit.

BEDROOM 2 (N):

9'11" (3.2m) x 8'4" (2.55m). Radiator.

FIRST FLOOR

BEDROOM 3 (E):

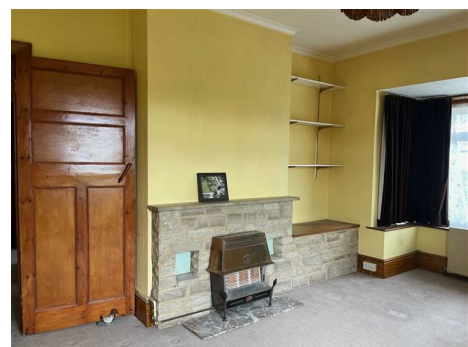
14'1" (4.3m) x 11' (3.37m). Rural and hill views and sea glimpse, radiator, TV aerial point, part sloping ceilings, access to eaves loft space.

OUTSIDE:

Front garden laid mainly to lawn. Side access to the good-sized south facing rear garden, sunny aspect, mainly lawned, stone paved patio, storage sheds and greenhouses, fruit canes, rural and hill views.

ADDITIONAL INFORMATION

Property type: Detached. Construction: Standard. Electric supply: Mains. Water supply: Mains. Heating: Mains gas. Broadband: FTTP (<https://checker.ofcom.org.uk/>). Mobile signal/coverage: Please see: <https://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) 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 