

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



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Bay Crescent, Swanage, Dorset BH19 1RB

Extensively refurbished and extended detached house situated in a sought after residential crescent on the northern outskirts of Swanage. 4 bedrooms, sitting room, large open plan kitchen/dining & family room, 2 bathrooms, utility/store room/workshop, GCH, DG, west facing rear garden, front garden, off road parking, some hill views and sea glimpses.

- Extended detached house
- 2 bathroom/W.C.'s
- Utility room/store
- Some hill and sea views
- Sought after location at North Swanage
- Lounge
- Gas central heating. Double glazed
- 4 bedrooms
- Kitchen and family dining room
- West facing rear garden. Parking

Asking Price £635,000

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SITUATION:

Within the sought after Bay Crescent, a residential area on the very northern outskirts of Swanage convenient for access to open country walks on the National Trust owned Ballard Down, leading to Handfast Point & Old Harry Rocks, which forms part of the Jurassic Coast World Heritage site. Swanage town centre is within one mile whilst both a local convenience store and the north beach are nearby.

DESCRIPTION:

A detached house built originally, we understand, in 1946 and extensively refurbished and extended by the current owners in the last two years. The main roof has had a new covering and the spacious accommodation is very well presented. A particular feature is the extension which forms the spacious open plan family room with dining space and the kitchen with south and west facing aspects. The rear garden also faces west and some rooms have views over rooftops to the hills and sea beyond.

ENTRANCE HALL:

Double glazed front door, radiator, under stairs cupboard & fuse box.

CLOAKROOM/W.C.:

Low level w.c., corner wash basin with mixer tap, extractor unit, borrowed light

LOUNGE (E & W):

(26'2") into bay x (11'10") max. ((7.99m) into bay x (3.63m) max.)

2 radiators, wall light points, fitted gas fire, TV aerial point, picture rails, telephone point, UPVC double glazed sliding doors to the rear garden.

KITCHEN:

(17'4") x (8'2"). ((5.3m) x (2.49m).)

Single drainer stainless steel sink unit with mixer tap and filtered drinking water tap, work surfaces with cupboards, space and plumbing for dishwasher under, splash backs, wall cupboards and shelving, space for fridge/freezer, work surface with fitted 5 ring gas hob, drawers under, double electric oven, extractor hood. Opening to:

FAMILY/ DINING ROOM (S & W):

(18'8") x (13'5"). ((5.69m) x (4.09m).)

UPVC double glazed sliding doors to the rear garden, exposed beamed ceiling and roof light windows, 2 radiators, storage cupboards, concealed mood lighting.

UTILITY/ STORE ROOM:

(15'0") x (9'2"). ((4.59m) x (2.8m).)

Ware sink, space and plumbing for washing machine and tumble dryer, extractor unit, obscure UPVC double glazed door and window, appliance spaces, radiator.

FIRST FLOOR

LANDING:

Split level, access to loft space.

BATHROOM 2:

Obscure UPVC double glazed window, vanity wash basin, low level w.c., panelled bath with mixer tap, main shower over, fully tiled walls, extractor unit.

BEDROOM 1 (S & E):

(13'10") x (11'11"). ((4.24m) x (3.64m).)

Radiator, picture rails, views over the roof tops to the sea and hills beyond.



BEDROOM 2 (W):

(11'9") x (10'9"). ((3.6m) x (3.3m).)

Views over Swanage to the rural surrounds beyond, radiator, picture rails, cupboard housing Vaillant gas boiler.

BATHROOM 1 (W):

Large vanity wash basin with tiled splash back, low level w.c., radiator, panelled bath with mixer tap, mains shower over, fully tiled surround, extractor unit.

BEDROOM 4 (W):

(9'2") x (7'11") plus built-in wardrobes. ((2.8m) x (2.43m) plus built-in wardrobes.)

Views over Swanage to the rural surrounds beyond, radiator.

BEDROOM 3 (E):

(11'5") plus built-in wardrobes x (9'1"). ((3.5m) plus built-in wardrobes x (2.79m).)

Views over the rooftops to the sea beyond, radiator.

OUTSIDE:

The front garden has a small grassed area, flower and shrub beds, area of gravelled hardstanding providing off road parking, concealed dustbin area. The rear garden faces west and has lawns, flower and shrub beds and two patios, gravelled shrub bed, green house and timber garden shed. In the rear garden there is a STUDIO: 12'4" (3.78m) x 9'1" (2.78m). Insulated, light and power, double glazed window and double doors. Attached log store.

SERVICES:

All main services are connected. N.B. Any services or appliances mentioned above have not been tested by Miles & Son.

COUNCIL TAX:

Band E: £2646.75 payable for 2020/21 (excluding discounts).

VIEWING:

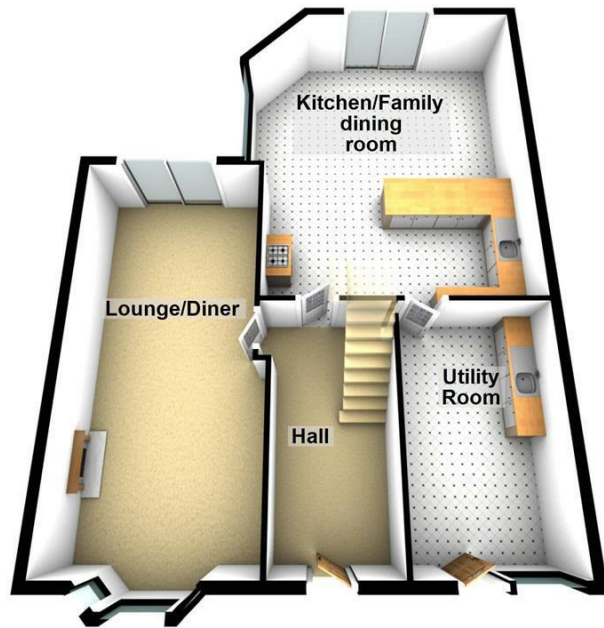
By appointment only please, with the Agents MILES & SON. Our office is open Monday-Friday 9.00am-5.30 pm and Saturday 9.00am-4pm April-October inclusive, 9.00am-12.30 pm at other times. Lunchtimes included.

THE PROPERTY MISDESCRIPTION ACT 1991:

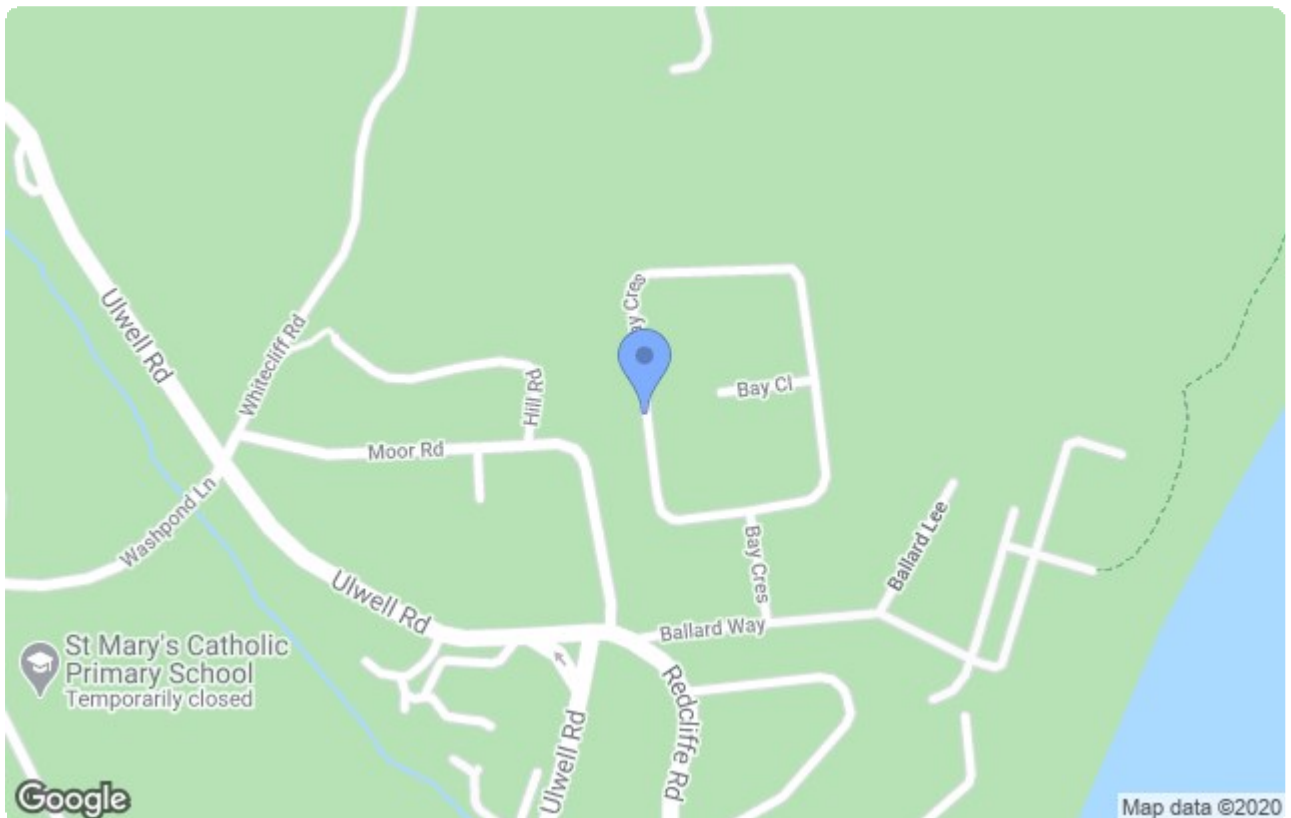
These particulars have been prepared to the best of our knowledge and belief in accordance with the Act and they shall not constitute an offer or the basis of any contract. Our inspection of the property was purely to prepare these particulars and no form of survey, structural or otherwise was carried out. Defects and/or other matters may be revealed on a survey carried out on your instructions. Room measurements, taken in accordance with the RICS recommended practice, to the nearest three inches. Site measurements where given, are approximate and intended only as a guide as obstacles may well have prevented accuracy. An appointment to view should be made and all negotiations conducted through Miles & Son.



Ground Floor



First Floor



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		75	82
EU Directive 2002/91/EC			

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		72	78
EU Directive 2002/91/EC			