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

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Victoria Avenue, Swanage, Dorset BH19 1AP

Spacious detached property. Current use is Guest House and Premises. 9 bedrooms, 2 reception rooms, 8 bath/shower rooms (7 en-suite), kitchen, utility room, laundry room, office, box-room, w.c., ample off road parking, gardens.

- Substantial detached porperty
- Current use: Guest House and Premises
- 7 en-suite bedrooms. Further bedroom and study/bedroom
- Dining room. Lounge
- Office. Utility room. Laundry room
- Kitchen
- Bathroom/W.C. Separate W.C.
- Gas central heating
- Ample off road parking
- Front and rear gardens

Asking Price £750,000

Victoria Avenue, Swanage, Dorset BH19 1AP

SITUATION:
In a convenient position approximately a 500m level walk to the main town centre amenities, beach and seafront.

DESCRIPTION:
A spacious, detached house built, we understand, in the 1950's of brick and rendered elevations under a pitched tiled roof, with later extensions under flat roofs. The property has recently had cavity wall insulation installed and there is ample parking off-road at the front, and to the rear, via a service road. Designated as a Guest House and premises on the Gov.uk website, the vendors advise the property was purchased as residential with subsequent C1 and C2 usage obtained. The property offers potential for a number of uses including multi-generational living or for providing income, and is being offered for sale with NO FORWARD CHAIN!

ENTRANCE PORCH (S):
Double glazed front door. Wooden door to:

HALL:
Cupboard housing fuse box, alarm system, central heating thermostat, under stairs storage cupboard.

ROOM 6 (S):
12'5" (3.77m) x 10'8" (3.25m). Radiator, TV point. Dressing/storeroom: 9'2" (2.79m) x 6'5" (1.95m). EN-SUITE SHOWER ROOM: Fully tiled, radiator, shower cubicle with mains shower unit, low level w.c., wash basin, extractor.

ROOM 7 (S):
12'10" (3.9m) max. into bay x 12' (3.65m). Radiator, TV point. EN-SUITE SHOWER ROOM: Fully tiled walls, shower cubicle with 'Redring' electric shower unit, strip light/shaver point, wash basin, low level w.c., extractor unit.

DINING ROOM (W):
13'11" (4.24m) x 11'10" (3.6m). Radiator, wall light points. Double doors to :

LOUNGE (W & N):
22' (6.72m) max. into bay x 14'6" (4.41m). Radiator, TV point, wall light points, gas fire and surround, UPVC double glazed door to the rear garden.

KITCHEN:
14'11" (4.55m) x 14'6" (4.41m). Tiled floor, store cupboard, 2 single drainer stainless steel sink units and work surfaces with drawers, cupboards and appliance spaces under, space for fridge/freezer, gas cooker point, extractor hood, wall cupboards, tiled splash backs, wash hand basin. Opening into: PREP/UTILITY ROOM (E): 10'2" (3.1m) x 8'7" (2.63m). Tiled floor. Door to:

LAUNDRY/UTILITY ROOM (E):
11'11" (3.64m) x 5'4" (1.62m). Tiled floor, ware sink, wash basin, work surface with space and plumbing for washing machine under.

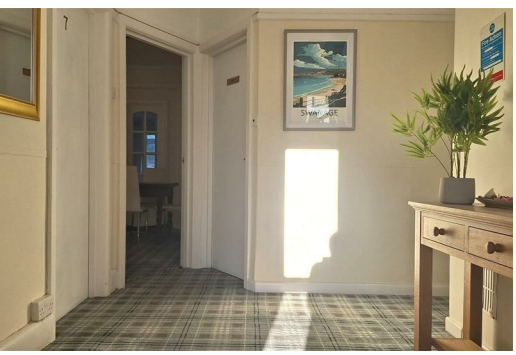
INNER LOBBY (E):
Tiled floor. Door to:

REAR HALL:
UPVC double glazed door to the garden, radiator, walk-in store (former w.c.).

OFFICE:
16'3" (4.95m) x 7'6" (2.28m). Radiator, fitted shelving, return door to the main lounge.

INNER HALL:

BATHROOM/W.C.:
Low level w.c., panelled bath with mixer tap/shower attachment, vanity wash basin with mixer tap, illuminated mirror, towel radiator.



LOUNGE/STUDY(W):
9'9" (2.97m) x 8'2" (2.49m). Radiator, TV point.

BEDROOM (W):
14'5" (4.4m) max. into door well x 11'2" (3.4m). Radiator, fitted wardrobes, one wall part wood panelled.

FIRST FLOOR:

LANDING (E):
Shelved linen cupboard, loft access, boiler cupboard (E) housing Worcester boiler.

ROOM 1 (S):
13'7" (4.14m) x 10'8" (3.26m) plus recess of 6'4" (1.94m) x 5'8" (1.72m). Radiator, TV point, vanity wash basin, walk-in airing cupboard. EN-SUITE SHOWER ROOM: Low level w.c., extractor, aqua boarded shower cubicle with mains shower unit.

ROOM 2 (W):
12'1" (3.68m) x 11'4" (3.46m). Radiator, TV aerial point. EN-SUITE SHOWER ROOM: Fully tiled, low level w.c., wash basin, tiled shower cubicle with mains shower unit, strip light/shaver point, extractor.

ROOM 5 (E):
10'1" (3.08m) x 9'1" (2.76m). Radiator, TV point. EN-SUITE SHOWER ROOM: Obscure double-glazed window, low level w.c., towel radiator, wash basin with tiled splash back, strip-light/shaver point, aqua boarded shower cubicle with Triton electric shower unit.

ROOM 3 (W):
10'1" (3.08m) x 10' (3.05m). Radiator, TV point. EN-SUITE BATHROOM: Vanity wash basin with tiled splash back, strip-light/shaver point, radiator, low level w.c., panelled bath with mixer tap/shower attachment, tiled floor, part tiled walls, extractor.

ROOM 4 (N):
12'1" (3.69m) x 8'7" (2.62m). Radiator, TV point. EN-SUITE BATHROOM: Obscure double-glazed window, low level w.c., radiator, vanity wash basin, strip light/shaver point, panelled bath with mixer tap/shower attachment, part tiled walls, extractor.

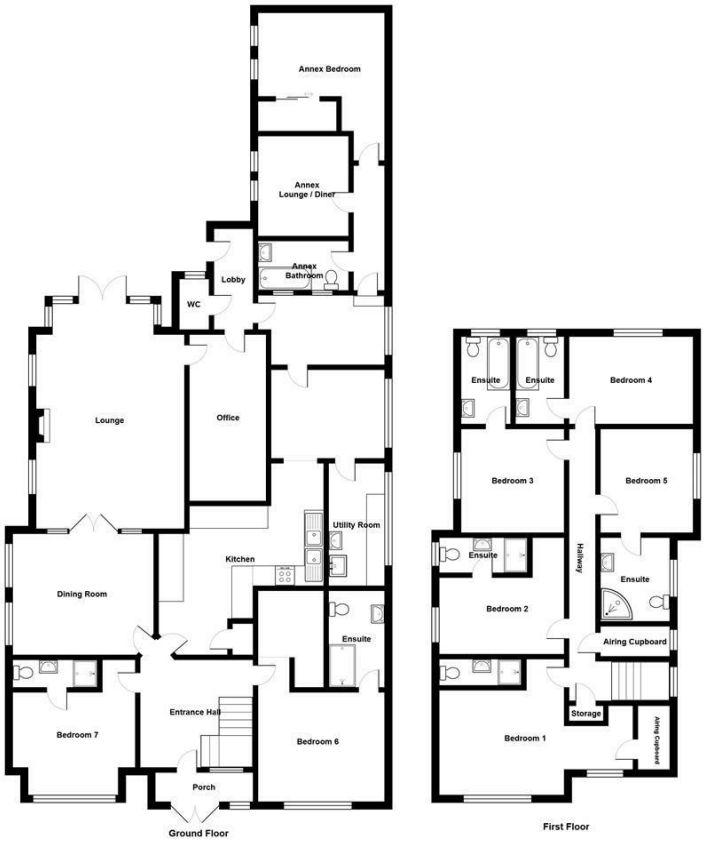
OUTSIDE:
To the front is a hardstanding with space to park 4 cars, lawn, shrub beds, paved patio entrance. Pedestrian side access to the rear garden which has a lower concrete patio, upper stone paved patio. Flower and shrub beds, outbuilding/store, gated access to hardstanding parking for 5 cars approached via the rear service lane.

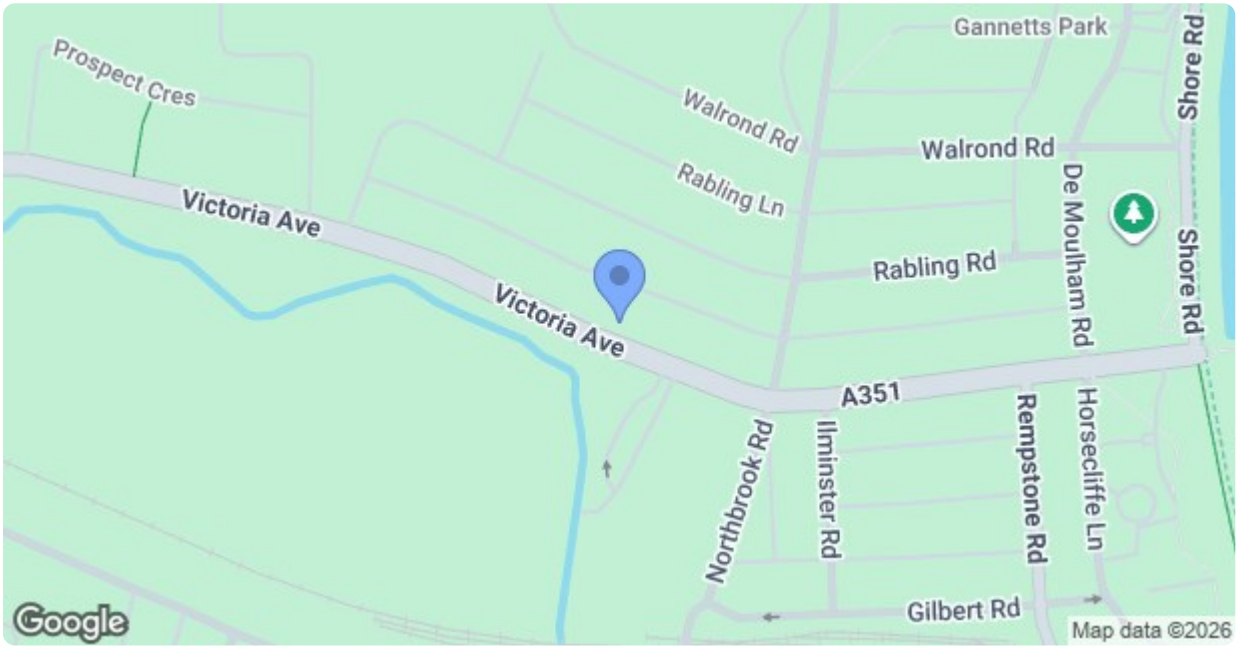
ADDITIONAL INFORMATION
Property type: Detached. Construction: Standard. Electric supply: Mains. Water supply: Mains. Heating: Mains gas. Broadband: Fttp (checker.ofcom.org.uk/). Mobile signal/coverage: Please see: checker.ofcom.org.uk/.

COUNCIL TAX/RATES:
Rateable value: £7,000 (applicants will need to make their own enquiries of the Local Authority to ascertain the rates payable per year).

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.


Annex Bedroom
Annex Lounge / Diner
Annex Bathroom
Lobby
WC
Lounge
Office
Utility Room
Kitchen
Dining Room
Ensuite
Entrance Hall
Bedroom 7
Bedroom 6
Porch
Ground Floor
Ensuite
Ensuite
Bedroom 4
Bedroom 3
Bedroom 5
Hallway
Ensuite
Bedroom 2
Ensuite
Airing Cupboard
Storage
Bedroom 1
Airing Cupboard
First Floor


Prospect Cres
Victoria Ave
Victoria Ave
Walrond Rd
Rabling Ln
Gannetts Park
Walrond Rd
Rabling Rd
De Moulham Rd
Shore Rd
Shore Rd
A351
Northbrook Rd
Ilminster Rd
Rempstone Rd
Horsecliffe Ln
Gilbert Rd
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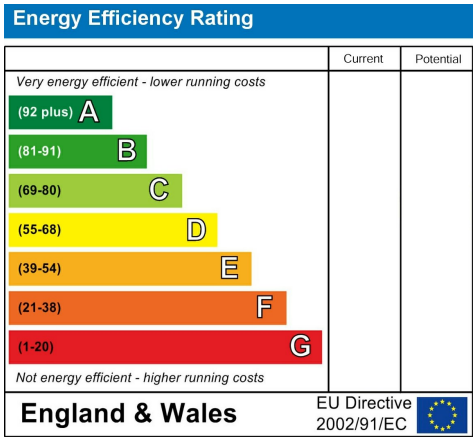
Energy Efficiency Rating
Current
Potential
Very energy efficient - lower running costs
(92 plus) A
(81-91) B
(69-80) C
(55-68) D
(39-54) E
(21-38) F
(1-20) G
Not energy efficient - higher running costs
England & Wales
EU Directive 2002/91/EC