

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



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Winspit Road, Swanage, Dorset BH19 3LW

Detached chalet in need of renovation/possible redevelopment. Approx. 0.25 acre plot with southerly rear aspect in a Village location. 5 bedrooms (1 en-suite shower room), 2 reception rooms, kitchen, utility room, 2 bathrooms, shower room, 2 walk-in loft rooms, garage, ample off road parking, sea/rural views. Vendors suited!

- Detached chalet in need of extensive refurbishment/possible redevelopment
- 2 south facing reception rooms
- 2 walk-in loft rooms
- Vendor suited!
- Approx. 0.25 acre plot in Village location
- Kitchen. Utility room
- Garage. Ample off road parking
- 5 bedrooms (1 en-suite shower room/W.C.)
- 2 bathroom/W.C.'s Shower room/W.C.
- Rear garden with southerly aspect. Sea/rural views

Guide Price £695,000

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SITUATION:

On a plot of approximately 0.25 of an acre, at the end of an unmade cul-de-sac on the out-skirts of the rural Village of Worth Matravers from which you can access country & coastal walks which form part of the Jurassic Coast World Heritage Site. Worth Matravers is situated within 5 miles of Swanage.

DESCRIPTION:

A detached bungalow originally constructed in 1962, we are advised, with Purbeck stone elevations under an interlocking tiled roof. The property is in need of extensive renovation throughout and could offer the possibility of redevelopment. The rear garden faces south, there is scope for ample off-road parking, and the property has sea views.

ACCOMMODATION:

Entrance porch, tiled floor. Part glazed front door to:

ENTRANCE HALL:

Loft access, airing cupboard housing pre lagged hot water cylinder.

SHOWER ROOM/W.C.

Obscure glazed window, w.c., wash basin, shower cubicle with electric shower.

BATHROOM/W.C.

Obscure glazed window, w.c., wash basin, panelled bath, electric towel radiator.

BEDROOM 1 (N):

16'1" (4.88m) x 11'10" (3.6m) narrowing to 8'10" (2.7m). EN-SUITE SHOWER ROOM/W.C.: Wash basin, shower cubicle, W.C.

BEDROOM 2 (S):

11'11" (3.64m) x 9'11" (3.02m).

BEDROOM 3 (S):

10'1" (3.05m) x 9'11" (3.02m).

BEDROOM 4 (S):

9'11" (3.02m) x 9'11" (3.02m).

LOUNGE (S):

14'8" (4.48m) x 14'7" (4.46m) plus door well. Purbeck stone fireplace. Door to:

DINING ROOM (S & E):

15'7" (4.76m) max. x 11'5" (3.48m). Casement doors to the rear patio.

KITCHEN (N):

12'3" (3.75m) max. x 11'11" (3.64m). Double drainer sink unit and work surfaces, drawers and cupboards, dining space, wood burner.

UTILITY ROOM (E):

11'11" (3.63m) x 7'7" (2.32m). Single drainer sink unit, work surface, space and plumbing for washing machine, appliance space. Door to side garden. Stairs to:

FIRST FLOOR

LANDING (S):

Access to walk-in loft room with south facing Velux window. Door to 2nd walk-in loft room. Double glazed door to: ROOF TERRACE.



BATHROOM/W.C.:

Panelled bath, low level W.C., wash basin.

BEDROOM 5 (S & W):

15' (4.57m) x 14'9" (4.5m)

OUTSIDE:

The gardens surround the property providing off-road parking at the front. GARAGE: 21'5" (6.5m) x 12' (3.6m). Up and over door, light, power and rear facing window. Stairs up to: OFFICE: South facing Velux window. Side gardens lead to the main garden which is to the rear of the property and faces south

ADDITIONAL INFORMATION

Property type: Detached. Construction: Standard. Electric supply: Mains. Water supply: Mains. Heating: Wood burner. Broadband: FTTC (checker.ofcom.org.uk/). Mobile signal/coverage: Please see: checker.ofcom.org.uk/.

COUNCIL TAX:

Band F: £3556.16 payable for 2024/25 (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
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	