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

MILES & SON
Est. 1873
Estate & Letting Agents
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Victoria Avenue, Swanage, Dorset BH19 1AZ

Refurbished/extended semi-detached house. Convenient for country walks, local amenities & schools. 3 bedrooms (1 ground floor), open plan kitchen, dining room & lounge, utility space, bath/shower room/W.C., en-suite shower room/W.C., gas central heating, double glazing, rear garden, some hill views.

- Refurbished and extended semi-detached house
- 3 bedrooms (1 ground floor)
- Open plan kitchen, dining room and lounge
- Utility space
- Bath/shower room/W.C. En-suite shower room/W.C.
- Gas central heating
- Double glazing
- Rear garden
- Some hill views
- Being sold with NO FORWARD CHAIN!

Asking Price £375,000

Victoria Avenue, Swanage, Dorset BH19 1AZ

SITUATION:
To the west of Swanage convenient for access to open country walks, local schools and local amenities which include a small supermarket/sub–Post Office. The main town centre, seafront and beach are around one mile.

DESCRIPTION:
A semi-detached house, built, we understand, in the 1920's of brick and rendered elevations under a tiled roof. The current owners have extensively refurbished the property and extended to provide an open plan kitchen, lounge and dining area with a part vaulted ceiling. The third bedroom is on the ground floor but could revert to a reception room if preferred. The property is now being offered for sale with no forward chain.

ACCOMMODATION:

ENTRANCE LOBBY:
UPVC double glazed front door and windows, shelving, gas meter. Door to:

HALL (E):
Telephone point, part wood panelled walls, radiator, cupboard housing fuse box and electric meter, central heating thermostat, under stairs UTILITY AREA: Work surface with drawers, cupboards, space and plumbing for washing machine under.

BEDROOM 2 (S):
14' (4.29m) into bay x 10'6" (3.21m). Radiator.

KITCHEN, LOUNGE AND DINING (N):
21'10" (6.66m) overall x 15'7" (4.75m) max. Part vaulted ceiling with Velux windows to the lounge area, UPVC double glazed doors to the garden, radiator, wall light points, view to the hills, dining space with radiator. The kitchen has radiator, work surfaces with drawers, cupboards, integrated fridge and freezer under, breakfast bar, electric oven and hob with splash back and extractor hood over, wall cupboards with under cabinet lighting, further work surfaces with cupboards under, cupboard housing Worcester boiler.

FIRST FLOOR

BEDROOM 1 (S):
12'9" (3.9m) x 12' (3.66m). Recess with shelving, radiator, loft access with retractable ladder, fully boarded, light, power and Velux windows. EN-SUITE SHOWER ROOM: Fully tiled, shower cubicle with Mira electric shower unit, concealed cistern w.c., and vanity wash basin with mixer tap, extractor, wall heater.

BATH/SHOWER ROOM/W.C.:
Obscure double-glazed window, radiator, corner shower cubicle with mains shower unit, towel radiator, wash basin with mixer tap, panelled bath with mixer tap/shower attachment, strip-light/shaver point.

BEDROOM 3 (N):
12'3" (3.75m) x 7'8" (2.34m). Radiator, view to the hills.

OUTSIDE:
Small front garden with part Purbeck stone boundary walls. Pedestrian side and rear access. The rear garden has areas of timber decking and shingles, outside light, tap, and power point.

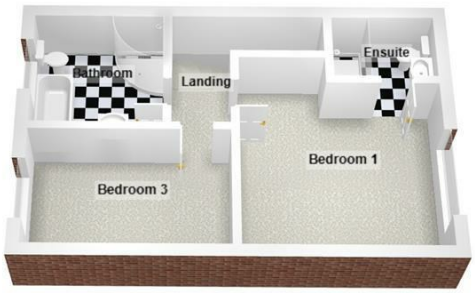
ADDITIONAL INFORMATION
Property type: Semi-detached. Construction: Standard. Electric supply: Mains. Water supply: Mains. Heating: Mains gas. Broadband: Fttp (checker.ofcom.org.uk), Mobile signal/coverage: Please see: checker.ofcom.org.uk

COUNCIL TAX:
Band C: £2390.61 payable for 2025/26 (excluding discounts, or additional home premium).

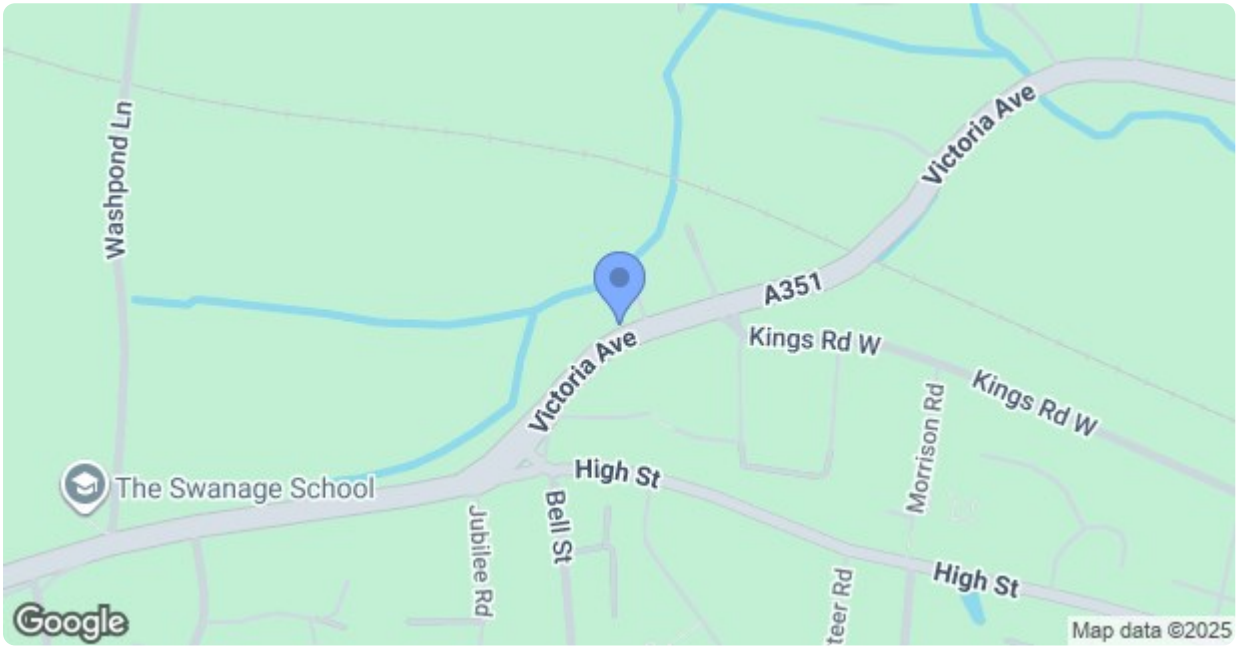
VIEWING:
By prior appointment only please, through the Agents MILES & SON during normal office hours (lunchtimes included).

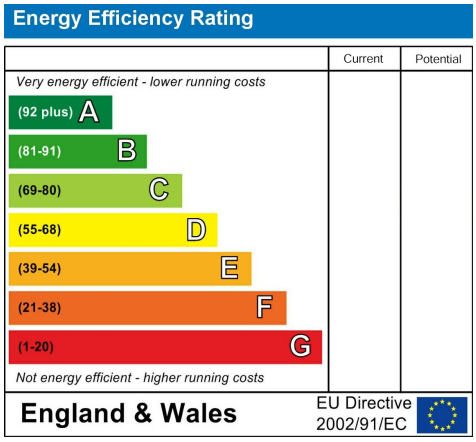
THE PROPERTY MISDESCRIPTION ACT 1991:

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.


Ensuite
Bathroom
Landing
Bedroom 1
Bedroom 3

Entrance Hall
Porch
Open Plan Living Area
Bedroom 2


Washpond Ln
Victoria Ave
A351
Kings Rd W
Victoria Ave
Kings Rd W
The Swanage School
High St
Morrison Rd
Bell St
Jubilee Rd
High St
Google
Map data ©2025


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