

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



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### **Victoria Avenue, Swanage, Dorset BH19 1AP**

Well-presented detached house with a southerly front aspect. Convenient level position. Adaptable accommodation. 4-5 bedrooms, 3-4 reception rooms, conservatory, kitchen, utility room/W.C., en-suite shower room, bath/shower room/W.C., gas central heating, double glazing, double garage, off road parking, gardens.

- Well-presented detached house
- Open plan kitchen and dining room
- Gas central heating. Double glazing
- Large loft offering potential for conversion (subject to approvals)
- 4/5 bedrooms
- Conservatory. Utility room
- Front garden. Rear garden
- 3/4 reception rooms
- Bath/shower room/W.C. En-suite shower room/W.C.
- Double garage and parking

**Asking Price £795,000**

# Victoria Avenue, Swanage, Dorset BH19 1AP

## SITUATION:

In a convenient level position within half a mile of the main town centre amenities, beach and seafront. The property has a southerly front aspect.

## DESCRIPTION:

A well-presented detached house of rendered elevations under a slate roof with a rear extension under a flat roof. The property has been extensively refurbished and re-roofed during the current owners occupation. The accommodation is adaptable with two south facing reception rooms one of which could provide an additional bedroom, and a kitchen with an opening into a dining room, and a snug. The first floor bedrooms are all double rooms, one of which has an en-suite shower room, and there is a large loft space offering potential to convert, subject to obtaining the necessary approvals. Outside there are front and rear garden, and a double garage with hardstanding car parking in front.

## ACCOMMODATION:

Entrance porch. Double glazed front door to:

## HALL:

Radiator, central heating thermostat, small under stairs cupboard.

## LOUNGE(S):

13'6" x 12'9" (4.14 x 3.89)

Three radiators, telephone point, TV aerial point, fireplace with fitted electric fire.

## RECEPTION ROOM 2 (S)

14'0" x 12'2" (4.28 x 3.72)

RECEPTION ROOM 2 (S): 14'1" (4.28m) x 12'2" (3.72m). Radiator, parquet floor, fireplace with fitted gas fire, cupboards and shelving to alcove.

## UTILITY ROOM/W.C.:

Obscure double-glazed window, tiled floor, storage cupboards, space and plumbing for washing machine, low level w.c., vanity wash basin, radiator, Vaillant gas boiler and programmer.

## KITCHEN(W):

17'4" x 7'6" (5.3 x 2.31)

1½ bowl single drainer sink unit and work surfaces with drawers, cupboards, integral dishwasher, and recycling/bin cupboard, electric double oven, integrated microwave, induction hob with extractor hood over, integral fridge and freezer, radiator. Opening to:

## DINING ROOM (E&N):

19'9" x 12'3" (6.03 x 3.75)

Two radiators, telephone point, double doors to the garden. Opening to:

## SNUG(E):

12'2" x 11'10" (3.72 x 3.62)

Shelving to alcoves, feature fireplace, radiator, TV aerial point. Return door to the kitchen.

## CONSERVATORY (W&N):

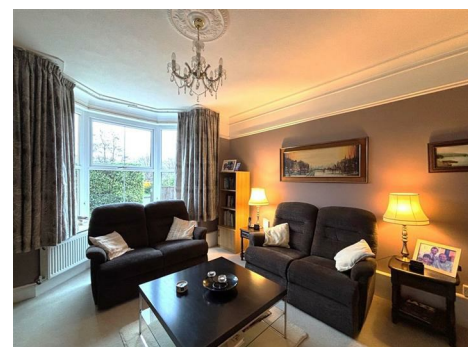
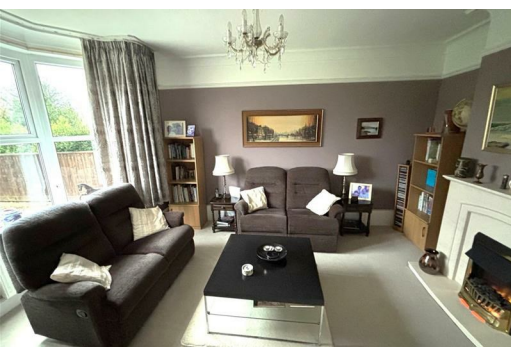
11'0" x 7'10" (3.36 x 2.4)

Door from the dining room, tiled floor, translucent roofing. Double doors to the garden.

## FIRST FLOOR:

## LANDING(W):

Radiator, access to boarded loft space, retractable ladder and electric light. The loft is large and offers potential to convert, subject to obtaining the necessary approvals.



**BATH/SHOWER ROOM/W.C.:**

Two obscure double-glazed windows, vanity wash basin, shower cubicle with mains shower unit, low level w.c., panelled bath with mixer tap/shower attachment, towel radiator, fully tiled walls.

**BEDROOM 2(N):**

20'11" x 9'8" (6.4 x 2.97)

Fitted wardrobes and drawers, vanity wash basin with drawers and cupboards under, tiled splash back, strip light/shaver point, radiator

**BEDROOM 4(N):**

12'1" x 12'0" (3.7 x 3.67)

Vanity wash basin with drawers and cupboards under, tiled splash back, strip light/shaver point, wall lights, radiator, feature cast iron and tiled fireplace, fitted wardrobe.

**BEDROOM 3 (S):**

14'4" x 12'1" (4.38 x 3.7)

Fitted wardrobe, radiator.

**BEDROOM 1(S):**

14'2" x 12'10" (4.33 x 3.93)

Fitted wardrobes, drawers, cupboards and bedside cabinets. EN-SUITE SHOWER ROOM: Fully tiled, shelved airing cupboard housing pre-lagged hot water cylinder, shower cubicle with electric shower unit, low level w.c., vanity wash basin, towel radiator, illuminated cabinet with shaver point.

**OUTSIDE:**

The front garden faces south and is laid mainly to lawn, flower and shrub beds. Gated side access to: Rear garden with lower paved patio and seating area, lawn, flower and shrub beds, upper patio, pedestrian gate. POTTING SHED/GARDEN STORE: 13'11" (4.24m) x 4'11" (1.5m). UPVC windows and doors, electric light. Personal door to: DOUBLE GARAGE: 18'7" (5.66m) x 16'2" (4.93m). Twin up and over doors, light and power. Hardstanding in front providing further off-road parking.

**ADDITIONAL INFORMATION:**

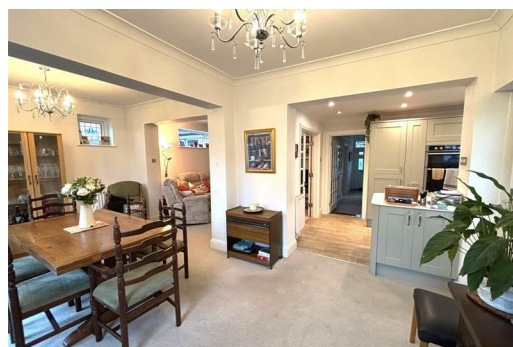
Property type: Detached. Construction: Standard. Electric supply: Mains. Water supply: Mains. Heating: Mains gas. Broadband: Fttp ([checker.ofcom.org.uk/](http://checker.ofcom.org.uk/)). Mobile signal/coverage: Please see: [checker.ofcom.org.uk/](http://checker.ofcom.org.uk/).

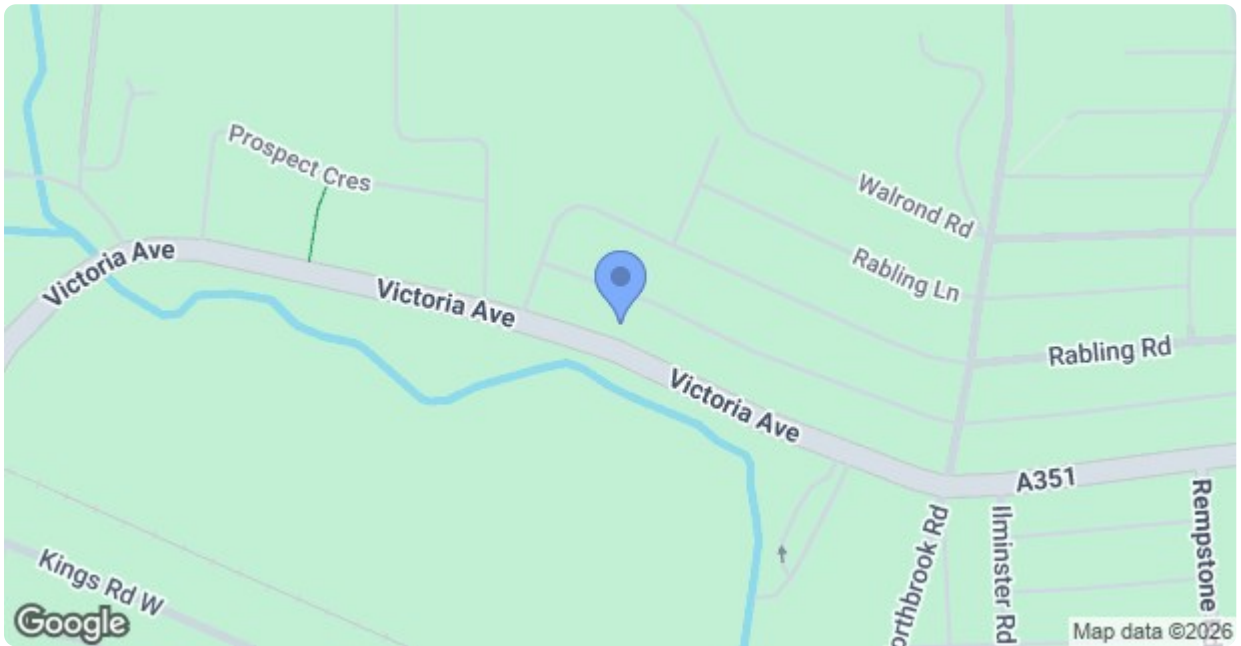
**COUNCIL TAX/RATES:**

Band F: £3884.75 payable for 2025/26 (excluding discounts or additional home premium).

**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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	