

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



Tel: 01929 423333
(24 hours)
Web: www.milesandson.co.uk
Email: property@milesandson.co.uk



High Street, Swanage, BH19 2NS

Extensively refurbished and well-presented semi-detached house. 3 bedrooms (1 en-suite shower room/w.c.), lounge/diner, kitchen, home office/hobby room, bathroom, 2 separate w.c.'s, gas central heating, double glazing, south facing rear garden, garage and driveway parking, hill/rural views.

- Extensively refurbished semi-detached house
- Kitchen. Home office/hobby room
- Garage and driveway parking
- Being sold with NO FORWARD CHAIN!
- 3 bedrooms (1 en-suite shower room/w.c.)
- Bathroom. 2 separate w.c.'s
- South facing rear garden
- Dual aspect lounge/diner
- Gas central heating. Double glazing
- Hill/rural views

Asking Price £399,950

High Street, Swanage, BH19 2NS

SITUATION:

On the western outskirts of Swanage with rural and hill views convenient for access to open country walks and local schools. There are local amenities at nearby Herston and Swanage town centre and seafront is within 1½ miles.

DESCRIPTION:

A semi-detached house of rendered elevations under an interlocking tiled roof. The property has been newly and extensively refurbished and is very well presented. The tiered rear garden faces south and to the front there is a garden, and driveway leading to a detached single garage. An internal viewing is thoroughly recommended.

ACCOMMODATION:

Steps up to:

ENTRANCE HALL:

Double-glazed front door, radiator, cupboard with electric meter & fuse box.

LOUNGE/DINER (S & N):

17'10" x 10'0" (5.45 x 3.07)

Open fireplace with marble hearth and surround, wooden mantle, TV point, rural and hill views, radiator, dining space with double glazed doors to the rear garden.

KITCHEN (S & N):

17'10" x 9'3" (5.45 x 2.82)

Shelved store cupboard, radiator, single drainer sink unit with mixer tap and marble effect work surfaces with integrated washing machine cupboards, integrated slimline dishwasher, and drawers under, integrated fridge and freezer, electric oven and induction hob with filter hood over, wall cupboards.

STUDY/HOBBY ROOM (S & W):

7'8" x 5'6" (2.36 x 1.7)

Radiator, door to garden. Door to:

CLOAKROOM/W.C.:

Radiator, low level w.c., wash basin with mixer tap.

FIRST FLOOR

LANDING(S):

Radiator. airing cupboard housing Glow worm gas boiler, loft access.

SEPARATE W.C.:

Obscure double glazed window, low level w.c., wash basin.

BEDROOM 2 (W & N):

11'0" x 10'10" (3.36 x 3.31)

Radiator, rural and hill views, alcove with wardrobe.

BATHROOM/W.C.:

Vanity wash basin with mixer tap and splash back, obscure double glazed window, panelled bath with mixer tap and mains shower over, fully tiled surround, extractor, towel radiator.

BEDROOM 3 (S):

10'0" x 6'8" (3.07 x 2.05)

Radiator, built-in wardrobe/store cupboard.



BEDROOM 1 (N):

11'4" x 10'9" (3.46 x 3.28)

Wall lights, rural and hill views. Door to: EN-SUITE SHOWER ROOM/W.C.: Low level w.c., vanity wash basin with mixer tap and splash back, tiled shower cubicle with mains shower unit, towel radiator, obscure double glazed window.

OUTSIDE:

To the front there is a lawned garden with shingled and paved paths. Driveway providing off road parking and leading to: GARAGE: 15'10" (4.83m) x 8'4" (2.56m). Pre-cast construction, up and over door, single glazed window. Shingled and paved, gated pedestrian access to the rear garden which is tiered with areas of patio, slate chippings, grass and decking with flower and shrub beds and borders.

ADDITIONAL INFORMATION:

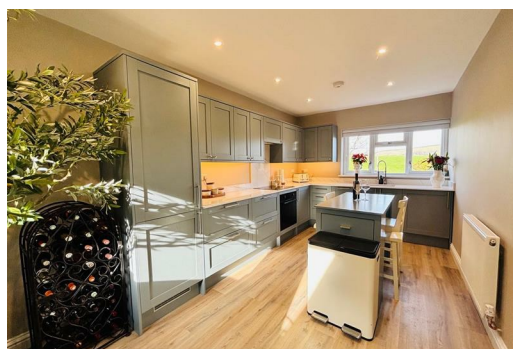
Property type: Semi-Detached. Construction: Standard. Electric supply: Mains. Water supply: Mains. Heating: Mains gas. Broadband: Fttc (checker.ofcom.org.uk), Mobile signal/coverage: Please see: checker.ofcom.org.uk

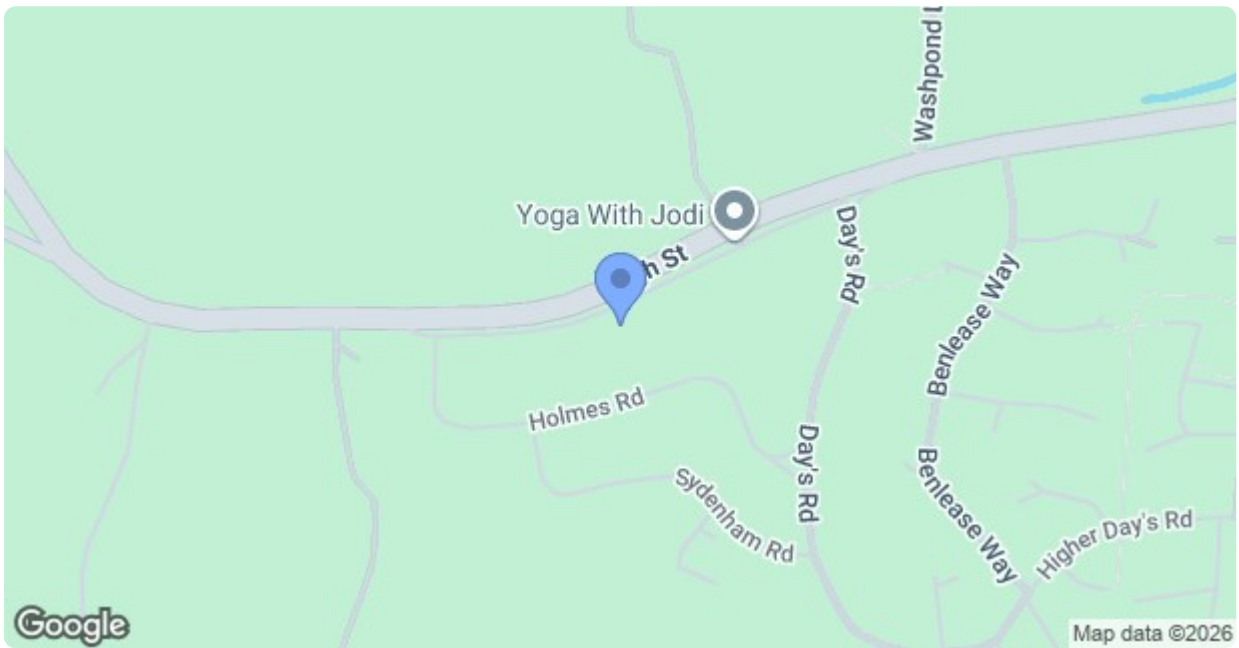
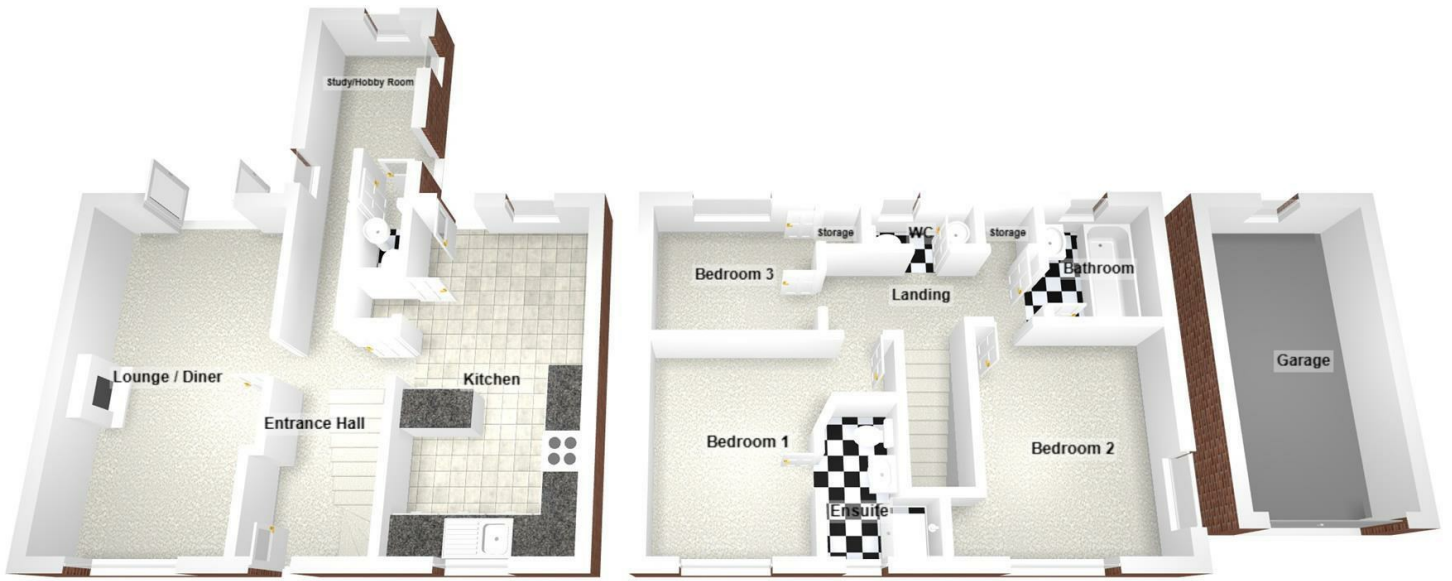
COUNCIL TAX:

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

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 | |