

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



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### **Benlease Way, Swanage, Dorset BH19 2SX**

Well-presented detached bungalow with sea and hill views. Convenient for open country walks. 3 bedrooms, lounge, conservatory, kitchen, bathroom, separate W.C., gas central heating, double glazing, gardens, double length garage, driveway parking.

**Asking Price £525,000**

# Benlease Way, Swanage, Dorset BH19 2SX

## SITUATION:

In an elevated position on the western slopes of Swanage approximately one mile from the main town centre, beach and seafront. Local schools are nearby, and the property is conveniently located for access to open country walks which lead to the Coastal Path, forming part of the Jurassic Coast World Heritage site.

## DESCRIPTION:

A detached bungalow, built, we understand in the 1970's of Purbeck stone and rendered elevations under an interlocking tiled roof. The current owners have refurbished the property, and it is well presented. The conservatory overlooks the rear garden and has views of the Purbeck hills and to Swanage Bay. The double length garage has utility space and there is driveway parking.

## ACCOMMODATION:

Path and steps to:

## ENTRANCE HALL:

Double glazed front door, telephone point, radiator, central heating thermostat, shelved store cupboard, access to loft space with retractable ladder and light.

## LOUNGE/DINER (N):

19'11" max x 14'5" max (6.1m x 4.4m max) Fireplace with wood burner, 2 radiators, TV aerial point. Double glazed doors to:

## CONSERVATORY (W, N & E):

13'3" x 9'11" (4m x 3m) Double glazed door to garden, radiator, views of the Purbeck Hills & Swanage Bay.

## KITCHEN (E):

10'4" x 8'10" (3.2m x 2.7m) Airing cupboard housing Worcester boiler and slatted shelving, view to the sea, single drainer sink unit with mixer tap and quartz worksurfaces with drawers, cupboards, integrated washing machine and integrated fridge under, electric oven and gas hob with extractor hood over, wall cupboards. Door to outside.

## BEDROOM 3 (W):

10'9" x 7'3" (3.27m x 2.2m) Radiator.

## BEDROOM 1 (S):

11'1" x 10'7" (3.4m x 3.2m). Radiator, fitted mirror front triple wardrobe, TV aerial point.

## BEDROOM 2 (S):

11'1" x 8'11" (3.4m x 2.7m) Radiator, mirror fronted double wardrobe, TV aerial point.

## BATHROOM:

Panelled bath with mixer tap and mains shower unit, fully tiled surround, vanity wash basin with mixer tap, extractor, obscure double-glazed window.

## SEPARATE W.C.:

Half tiled walls, wash basin with mixer tap, shelf and towel radiator, concealed cistern W.C., obscure double-glazed window, extractor.

## OUTSIDE:

Open plan lawned front garden. Driveway providing off road parking leading to: DOUBLE LENGTH GARAGE: 28'10" x 9'2" (8.78m x 2.81m) Light, power, up and over and personal doors, appliance spaces, windows with sea and hill views. Side accesses to the rear garden with a paved patio, lawn, ornamental pond and water feature, flower and shrub beds, fruit tress, timber garden chalet.

## ADDITIONAL INFORMATION

Property type: Detached. Construction: Standard. Electric supply: Mains. Water supply: Mains. Heating: Mains gas. Broadband: FTTC ([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:**

Band D: £2818.07 for 2026/27 (excluding discounts, or additional home premium).

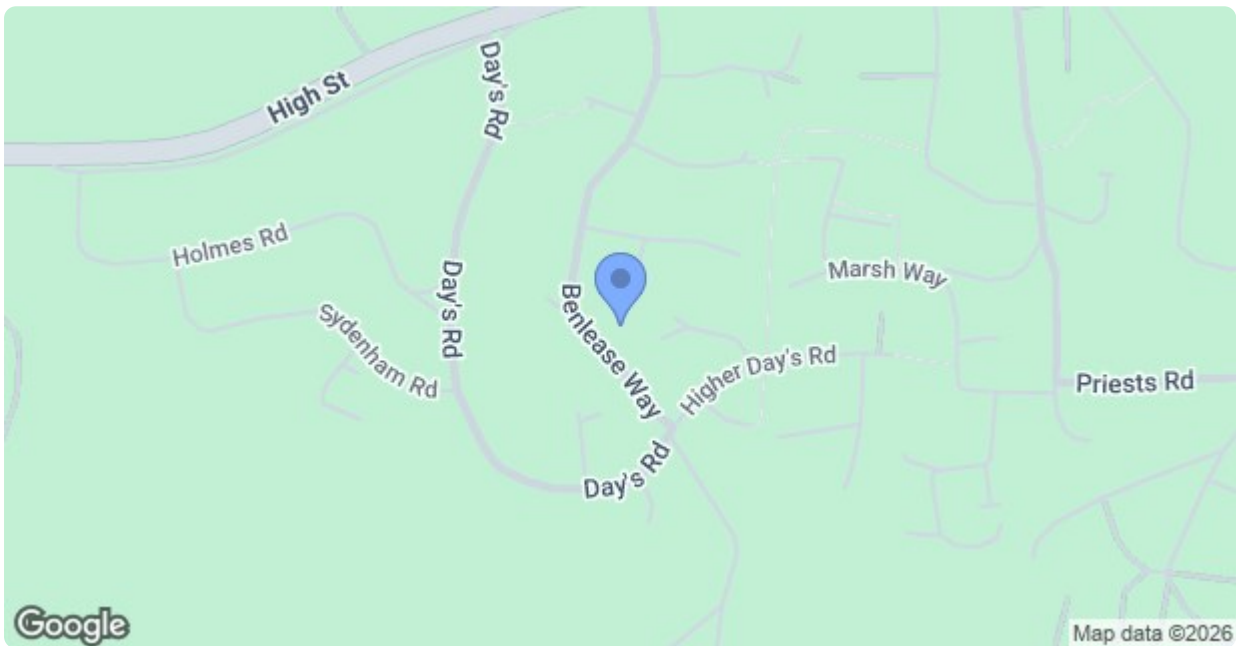
**VIEWING:**

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.





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>	74	81
(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	