

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



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## Northbrook Road, Swanage, Dorset BH19 1PS

Substantial detached Victorian house in a level position convenient for the town centre. 4 bedrooms, west facing lounge, kitchen and dining room, bathroom/W.C., shower room/W.C. ground floor W.C., gas central heating, double glazed windows, front garden, rear garden and two car parking. Some hill views.

- Substantial semi-detached house with character features
- Dining room and kitchen with utility space
- Gas central heating. Double glazed windows
- **VENDOR SUITED!**
- 4 bedrooms
- Ground floor W.C.
- Front garden. Rear garden and two car parking
- West facing lounge
- Bathroom/W.C. Shower room/W.C.
- Some hill views

**Asking Price £575,000**

# Northbrook Road, Swanage, Dorset BH19 1PS

## SITUATION:

In an almost level position convenient for the town centre, seafront and beach. The main amenities are all within half a mile. The front of the property has an almost westerly aspect with some views over the town to the hills beyond.

## DESCRIPTION:

A substantial three-storey semi-detached house built in Victorian times of brick elevations under a mainly slate roof. The property retains a number of character features. The lounge has a west facing bay window and the kitchen and dining room has been extended at the rear which leads onto the rear garden, and off-road parking for two cars.

## ACCOMMODATION:

### ENTRANCE HALL (S):

Cupboard housing fuse box and electric meter, radiator, understairs storage and cloaks cupboard with obscure glazed window, telephone point.

### LOUNGE (W):

14'9" (4.5m) into bay x 12'2" (3.73m). View to the hills, radiator, TV aerial point, wall lights, fireplace with wood burning stove.

### CLOAKROOM/W.C.:

Obscure double-glazed window, corner wash basin, towel radiator, low level W.C.

### DINING ROOM AND KITCHEN (S & E):

20'3" (6.19m) overall x 12'2" (3.7m). Dining area with wall light, radiator, feature fireplace recess, cupboard and shelving to alcove, space for fridge/freezer. The kitchen area is split onto two by a central work surfaces with space and plumbing for washing machine and two further appliance spaces under, sliding door to the rear garden, further work surfaces with drawers, cupboards, space and plumbing for dishwasher under, single drainer sink unit with mixer tap, electric double oven/grill, electric hob, extractor hood over, wall cupboards, one housing Glow worm boiler, aqua boarded splash backs.

## FIRST FLOOR

### LANDING (W):

Radiator, central heating thermostat, view to the hills.

### SHOWER ROOM/W.C.:

Obscure double-glazed window, low level W.C., vanity wash basin with mixer tap, tiled splash back, aqua boarded shower cubicle with mains shower unit

### BEDROOM 4 (E):

12'1" (3.7m) x 12' (3.67m) narrowing to 7'11" (2.43m). Original cast iron fireplace, radiator, shelved cupboard to alcove.

### BEDROOM 1 (W):

12'1" (3.69m) x 12' (3.67m). Radiator, view to the hills.

### BATHROOM/W.C.:

Obscure double-glazed window, radiator, towel radiator, wash basin, low level panelled bath with fully tiled surround, shower over, remainder walls half tiled, extractor unit.

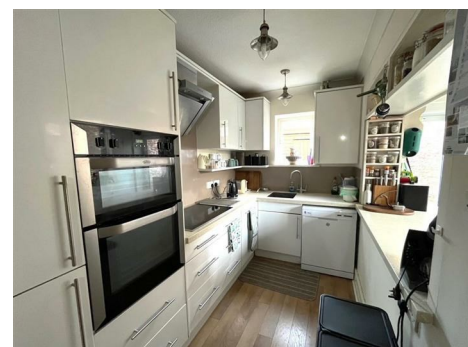
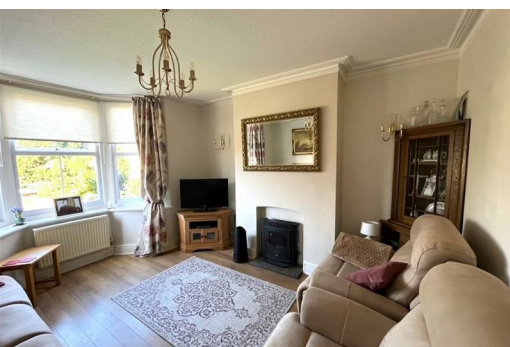
## SECOND FLOOR

### LANDING (S):

Store cupboard, study area, views over the town to the hills beyond.

### BEDROOM 3 (E):

12'1" (3.69m) x 12' (3.67m). Cupboard to alcove, radiator, loft access.



**BEDROOM 2 (W):**

12'1" (3.69m) x 12' (3.67m). Original cast iron fireplace, radiator, view to the hills.

**OUTSIDE:**

Purbeck stone steps and path lead up to the front garden with areas of lawn, flowers and shrubs. Gated side access to the rear garden which has areas of paving, shingle and concrete, large timber shed, further gate to rear access lane and off-road parking for two cars.

**ADDITIONAL INFORMATION**

Property type: Semi-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:**

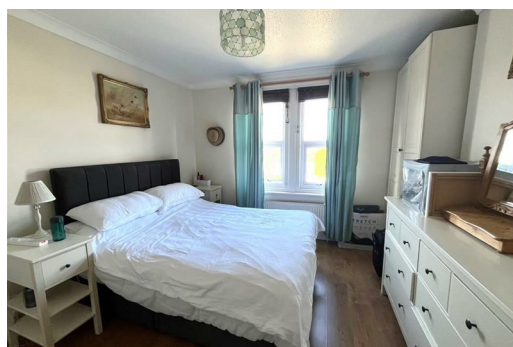
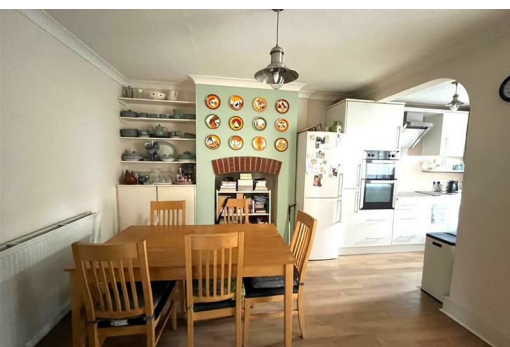
Band D: £2558.82 payable for 2024/25 (excluding discounts).

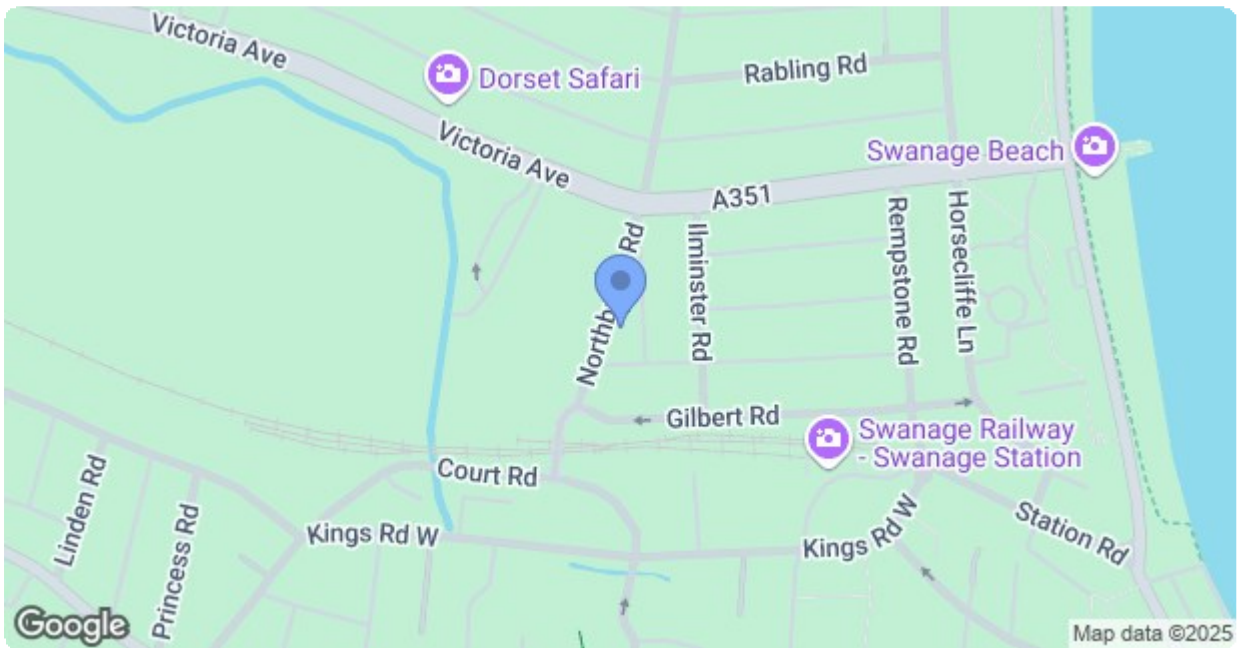
**VIEWING:**

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) <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	