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

MILES & SON
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Rabling Road, Swanage, Dorset BH19 1EF

Detached house on a prox. 0.16 acre plot in an almost level, sought-after residential location. 4 bedrooms (2 en-suite shower rooms), through lounge and dining room, kitchen/diner, utility room, bath/shower room/W.C., cloakroom/W.C., gas central heating, double glazing, well maintained gardens, 6 garages (1 integral, 3 income generating), ample parking.

- Detached house in sought after residential location
- 4 bedrooms (2 en-suite shower rooms)
- Through lounge and dining room
- Kitchen/family dining room
- Bath/shower room/W.C. Separate W.C. Utility room
- Gas central heating. Double glazed windows
- Well maintained gardens
- Integral garage (annexe potential) and off road parking
- 5 further garages (3 income generating)
- Approximate 0.16 acre plot

Asking Price £899,500

Rabling Road, Swanage, Dorset BH19 1EF

SITUATION:
On a good-sized and well-maintained plot of approximately 0.16 of an acre, facing south in a sought-after, almost level, residential position. The town centre, main amenities, beach and sea front are all around half a mile, and the Beach Gardens, and access to open country are accessed nearby.

DESCRIPTION:
A detached house built, we understand in the 1930's of brick and rendered elevations under a tiled roof. The property has spacious accommodation offering 4 bedrooms, two of which have en-suite shower rooms, and two dining spaces. Unusually, the property has six garages, one of which is integral and offers potential to convert and provide an annexe (subject to any necessary approvals). The remaining five garages are accessed via Rabling Lane and three are rented to provide an income of £30 per week (each). The rear garden is well maintained and is a particular feature.

ACCOMMODATION:
Covered entrance porch, tiled floor. Part glazed wooden front door to:

ENTRANCE HALL (S):
Double-glazed stained-glass window, radiator, telephone point, under stairs storage cupboard housing fuse box and electric meter.

CLOAKROOM/W.C:
Vanity wash basin with mixer tap, concealed cistern w.c., obscure double-glazed window.

KITCHEN/DINING ROOM (S &N):
21'5" x 11'10" (6.55 x 3.61)
Two radiators, single drainer stainless steel 1½ bowl sink unit and work surfaces with drawers, cupboards, space and plumbing for dishwasher and further appliance space under, breakfast bar with cupboards under and glass fronted cupboards over, wall cupboards, tiled splash backs, electric oven and gas hob with filter hood over. Door to:

INTEGRAL GARAGE:
20'9" (6.23m) x 9'11" (3.02m). Electric up and over door, light and power, insulated walls. Opening to:

UTILITY ROOM (N):
10'5" x 6'3" (3.2 x 1.93)
Stainless steel single drainer sink unit & work surfaces with drawers, cupboards, space & plumbing for washing machine & further appliance space under, space for fridge/freezer. Double glazed door to the rear garden.

THROUGH LOUNGE/DINER (S&N):
23'9" x 14'4" (7.26 x 4.37)
Lounge with TV aerial point, southerly aspect, radiator and feature fireplace. Opening to the dining room with radiator, sliding double-glazed doors to the rear garden.

FIRST FLOOR

LANDING (S):
Split-level, airing cupboard housing recently installed Glow worm boiler, loft access, radiator.

BEDROOM 1 (S):
12'11" x 10'11" (3.94 x 3.33)
12'11" (3.94m) including fitted wardrobes to one wall x 10'11" (3.33m). Radiator, vanity wash basin.

BEDROOM 4 (S):
12'0" x 11'10" (3.66 x 3.63)
Vanity wash basin with tiled splash back, radiator, telephone point, shelved recess.





BEDROOM 2 (N):
11'3" x 10'0" (3.45 x 3.05)
Radiator. Door to: EN-SUITE SHOWER ROOM/W.C. (E): Low level w.c., vanity wash basin with mixer tap, tiled shower cubicle with mains shower unit.

BATH/SHOWER/WC:
Panelled bath, concealed cistern w.c., vanity wash basin with mixer tap, corner shower cubicle, towel radiator, two obscure double-glazed windows, extractor unit, fitted cupboards, fully tiled walls.

INNER LOBBY:
Door and steps down to:

BEDROOM 3 (S):
13'5" x 10'0" (4.09 x 3.05)
Part sloping ceilings, radiator. Door to: EN-SUITE SHOWER ROOM/W.C. (N): Tiled shower cubicle, low level w.c., radiator, vanity wash basin with tiled splash back, part sloping ceilings.

OUTSIDE:
OUTSIDE: The front garden has a lawn, flower and shrub beds. Brick paved driveway provides off road parking and leads to the integral garage. Side accesses lead to the rear garden which is of a good-size and well maintained, large paved patio, lawns ornamental fish pond with Purbeck stone surround, flower and shrub beds and borders, ornamental trees, two timber shed/summer houses with light and power, raised, paved patio with personal door to: GARAGE: 16’ (5.13m) x 9’2” (2.79m). Up and over door, light and power. Opening to: GARAGE/WORKSHOP: 16’10” (5.13m) x 12’4” (3.76m). UP and over door, light and power. Further THREE GARAGES: All single with up and over doors (not inspected as these are rented out for £30 per week, each). Vehicular access from Rabling Lane, with concrete hardstanding in front of each garage

ADDITIONAL INFORMATION:
Property type: Detached. Construction: Standard. Electric supply: Mains. Water supply: Mains. Heating: Mains gas. Broadband: FTTP (https://checker.ofcom.org.uk/). Mobile signal/coverage: Please see: https://checker.ofcom.org.uk/

COUNCIL TAX:
Band E: £3287.09 payable for 2025/26 (excluding discounts).

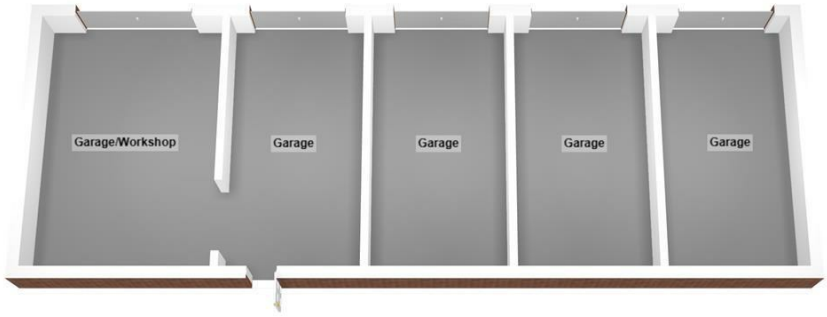
VIEWING:
By appointment only please, with the Agents MILES & SON. Our office is normally open Monday-Friday 9.00am-5/5.30pm and Saturday 9.00am-3pm April-October inclusive, 9.00am-12.30 pm at other times. Lunchtimes included.

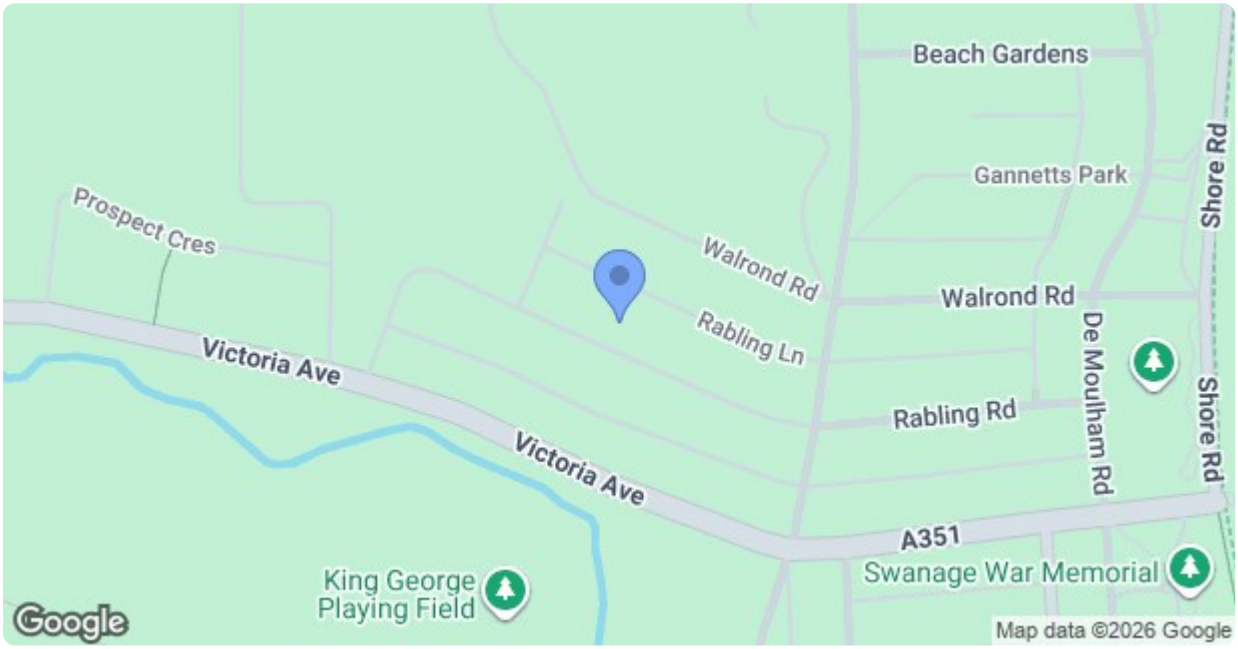
The Property Misdescription Act 1991:
These particulars have been prepared to the best of our knowledge and belief in accordance with the Act and they shall not constitute an offer or the basis of any contract. Our inspection of the property was purely to prepare these particulars and no form of survey, 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. An appointment to view should be made and all negotiations conducted through Miles & Son.

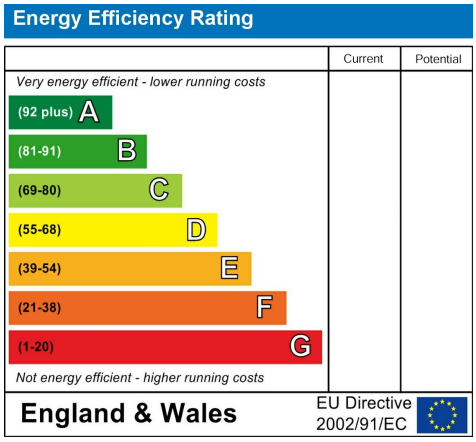





Verandah
Garage
Kitchen / Diner
Entrance Hall
Lounge / Diner
WC
Utility Room
Bedroom
Bedroom
Bedroom
Landing
Landing
Ensuite
Bathroom
Ensuite
Bedroom


Garage/Workshop
Garage
Garage
Garage
Garage


Beach Gardens
Gannetts Park
Shore Rd
Prospect Cres
Walrond Rd
Walrond Rd
Rabling Ln
Victoria Ave
De Moulham Rd
Rabling Rd
Shore Rd
Victoria Ave
A351
Swanage War Memorial
King George
Playing Field
Google
Map data ©2026 Google


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