

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



Tel: 01929 423333  
(24 hours)  
Web: [www.milesandson.co.uk](http://www.milesandson.co.uk)  
Email: [property@milesandson.co.uk](mailto:property@milesandson.co.uk)



## **Bell Street, Swanage, Dorset BH19 2RY**

A well-presented character Victorian semi-detached house convenient for local amenities 1 miles west of Swanage town centre. 4 bedrooms., open plan lounge, and dining room, kitchen, bathroom/W.C., gas central heating, double glazing, front garden, paved rear garden with timber outbuilding/studio, some hill views. **VENDOR SUITED!**

- Well-presented character semi-detached house
- Kitchen
- Double glazed windows
- VENDOR SUITED!
- 3 bedrooms
- Bathroom/W.C.
- Front garden. Enclosed paved rear garden
- Open plan lounge, and dining room
- Gas central heating
- Timber outbuilding/studio

**Asking Price £485,000**

# Bell Street, Swanage, Dorset BH19 2RY

## SITUATION:

Situated in one of the older parts of Swanage, convenient for access to open country walks local amenities, and schools approximately one mile from Swanage town centre, the beach and seafront.

## DESCRIPTION:

One of a pair of Victorian terraced three-storey semi-detached houses and constructed of Purbeck stone elevations under a tiled roof, with a one-room single storey extension under a flat roof. Well-presented throughout the property offers three good-sized bedrooms and a spacious open plan lounge and dining room with limestone flooring. The rear garden has been paved for ease of maintenance and has a large timber outbuilding which is being used a garden studio.

## ACCOMMODATION:

Part glazed wooden front door to:

### LOUNGE (W):

14' (4.27m) x 13'7" (4.1m). Limestone flooring, TV point, open fire, fitted shelving, radiator. Openings to:

### DINING ROOM (E):

13'7" (4.1m) x 8'5" (2.57m). Limestone flooring, feature fireplace, cupboards and shelving, radiator. Opening to:

### KITCHEN (N & E):

14'7" (4.45m) x 7'7" (2.32m). Radiator, stable door to garden, limestone flooring, single drainer sink unit with mixer tap and work surfaces with drawers, cupboards, integrated dishwasher and space and plumbing for washing machine under, electric oven and 5-ring gas hob, extractor hood, wall cupboards, microwave housing, fitted fridge and freezer, splash backs.

## FIRST FLOOR

### LANDING:

Wooden floor.

### BEDROOM 1 (E):

14'5" (4.41m) x 11'4" (3.47m). Wooden floor, TV point, feature cast iron fireplace.

### BATHROOM/W.C.:

Radiator, part wood panelled, part tile walls, cupboard housing Worcester boiler, panelled bath with mixer tap, mains shower over, wash basin, low level w.c., part obscure double-glazed window.

## SECOND FLOOR

### LANDING:

Wooden floor.

### BEDROOM 2 (E):

14'4" (4.38m) x 11'7" (3.53m). Wooden floor, glimpse of the hills, radiator, built-in cupboard to alcove. Loft access.

### BEDROOM 3 (W):

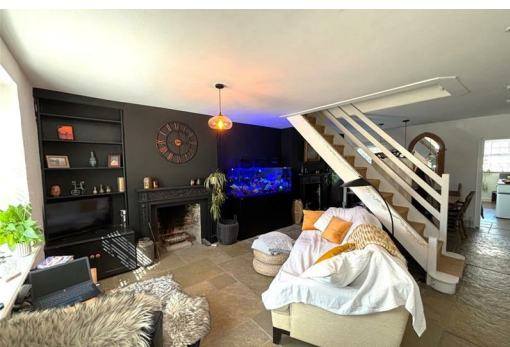
13'8" (4.18m) x 8'6" (2.6m). Wooden floor, radiator, shelving to alcove, view to the hills.

## OUTSIDE:

Steps lead up to the front garden which has a westerly aspect and shingled seating area, flower and shrub beds and ornamental tree. Gated side access to the rear garden which has a lower paved seating area, outside tap, stone steps lead to the upper paved garden, hill views. TIMBER STUDIO: 15'5" (4.7m) x 7'8" (2.34m). power points.

## ADDITIONAL INFORMATION

Property type: Semi-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:**

Band D: £2,818.07 payable for 2026/27 (excluding discounts or additional home premiums).

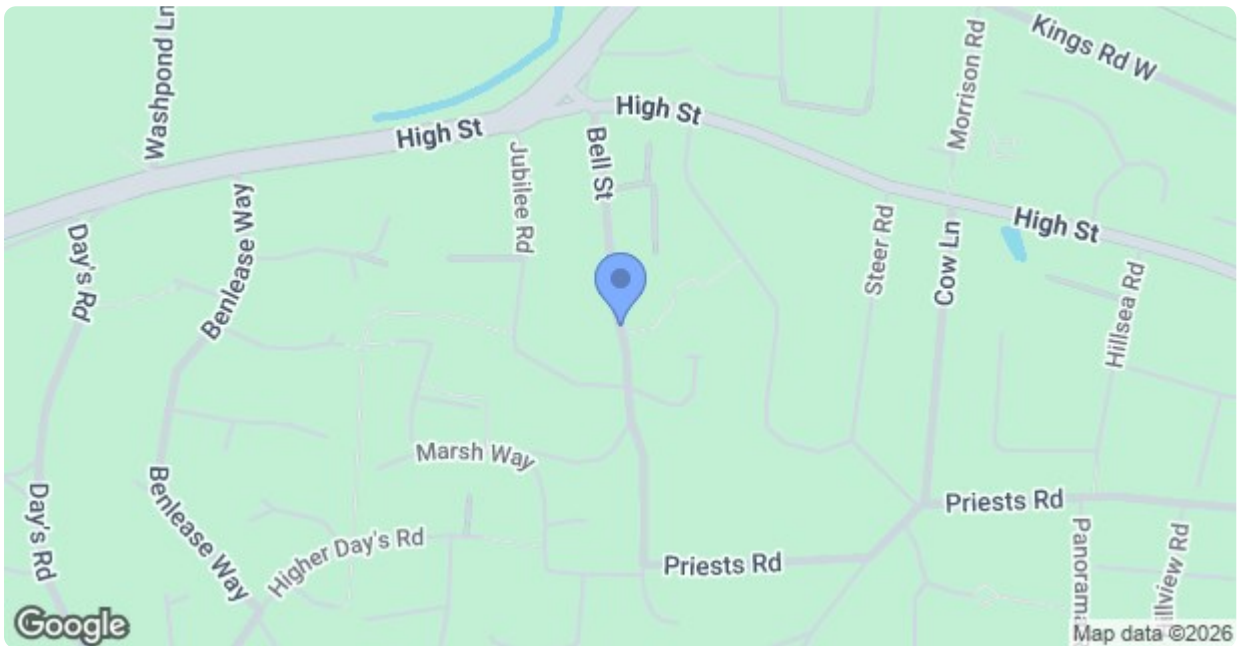
**VIEWING:**

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<br>2002/91/EC |           |