

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



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## **Peveril Point Road, Swanage, Dorset BH19 2AY**

Victorian four-storey waterside property overlooking Swanage Bay with panoramic seaside views. 5 bedrooms, open plan lounge, dining room and kitchen, shower room, bathroom, separate W.C., gas central heating and Aga, private slipway, waters edge front garden, residents parking and permits.

- Character four-storey Victorian house
- Open plan lounge, dining room and kitchen
- Gas central heating and Aga. Mainly double glazed
- Residents parking area and permits
- Waters edge position with panoramic views over Swanage Bay
- Small conservatory
- Waters edge front garden. Small rear courtyard
- 5 bedrooms
- Shower room. En-suite bathroom. Separate W.C.
- Private slipway

**Asking Price £1,800,000**

# Peveril Point Road, Swanage, Dorset BH19 2AY

## SITUATION:

A rare opportunity to purchase a waterside property at Peveril Point, an unrivalled position in this stunning, historical location overlooking Swanage Bay. Swanage is situated on Dorset's Jurassic Coast World Heritage site and offers eclectic shops and restaurants, with much to entertain the whole family.

## DESCRIPTION:

This character Victorian property has Purbeck stone elevations with brick dressing under a slate roof and offers 4-storey accommodation with unparalleled, panoramic sea views from many of the rooms across Swanage Bay to the Purbeck hills, Old Harry Rocks and beyond. The property offers a lifestyle with constantly changing vista and seaside activities you can access from your own slipway.

## ACCOMMODATION:

### ENTRANCE PORCH:

Wooden front door, cloaks recess, west facing rooflight window.

### HALL:

Radiator, wood panelling, understairs utility area with space and plumbing for washing machine, cupboard housing Worcester boiler, fuse box and electric meter, central heating programmer and timer.

### SHOWER ROOM:

Towel radiator, low level W.C., wood panelled walls, wash basin, tiled shower cubicle with mains shower unit, west facing rooflight window.

### KITCHEN/DINER (S):

19'10" (6.05m) max. x 11'7" (3.53m) max. Double bowl ware sink with mixer tap and work surfaces with drawers, cupboards and integrated dishwasher under, Aga, separate 2-ring hob, Neff oven, space for fridge/freezer. Door to courtyard.

### LOUNGE (N):

17'7" (5.37m) x 17'5" (5.3m). Bay window with views over Swanage Bay and double-glazed door to waterside front garden, radiator, Purbeck stone fireplace, cupboards and shelving to alcoves. Double-glazed doors to:

### CONSERVATORY (W & N):

11'7" (3.53m) x 4'9" (1.45m).

## FIRST FLOOR

### W.C.: (E):

On half-landing. Wash basin, low level w.c., wood panelled walls.

### LANDING:

### BEDROOM 2 (W & N):

17'5" (5.3m) x 17' (5.18m). Bay window with window sea and panoramic views over Swanage Bay, westerly view of 'The Wellington Clock Tower', Lifeboat slipway, Victorian Pier, beach and town, 3 radiators, TV point, telephone point, part exposed Purbeck stone walls. Currently used as a music room/first floor lounge.

### BEDROOM 3 (S):

14'3" (4.35m) x 10'7" (3.23m). Radiator, wash basin.

## SECOND FLOOR

### LANDING (W):

Radiator, westerly view of 'The Wellington Clock Tower', Lifeboat slipway, Victorian Pier, beach and town.



**BEDROOM 1 (N):**

16'11" (5.15m) x 14'5" (4.39m). Superb views over Swanage Bay, 2 radiators. Door to: EN-SUITE BATHROOM: Jacuzzi bath with mains shower over, low level w.c., twin wash basins, tiled walls, towel radiator.

**BEDROOM 4 (S):**

14'5" (4.4m) max. including door well x 10'8" (3.24m). Radiator, view over 'The Downs' and sea glimpse.

**THIRD FLOOR****BEDROOM 5 (STUDIO) (W, N & S):**

21'11" (6.68m) overall x 14'5" (4.39m). Superb views over Swanage Bay and westerly view of 'The Wellington Clock Tower', Lifeboat slipway, Victorian Pier, beach and town, south facing Velux window with view over 'The Downs' to the sea beyond, built-in cupboards. Door to: EN-SUITE SHOWER ROOM: Tiled walls, shower cubicle, wash basin, low level w.c., towel radiator, extractor unit.

**OUTSIDE:**

In front of the property on the waters edge there is a front garden, grassed areas and stone paved patios provide seating areas with uninterrupted panoramic views and access to the private slipway (shared with the adjacent property). Off of the kitchen/diner there is a small, enclosed courtyard. The road leading to the property is private – there is a shingled parking area for residents, and annual parking permits can be purchased to allow parking on the road.

**ADDITIONAL INFORMATION**

Property type: End terrace . 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:**

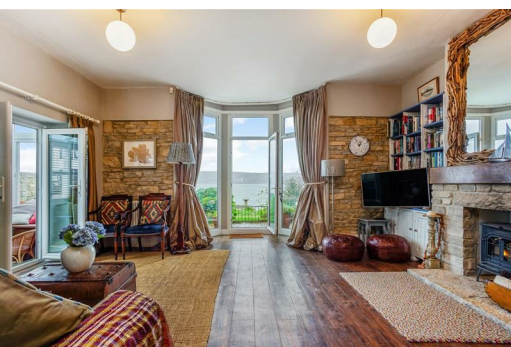
Band F: £3884.75 payable for 2025/26 (excluding discounts).

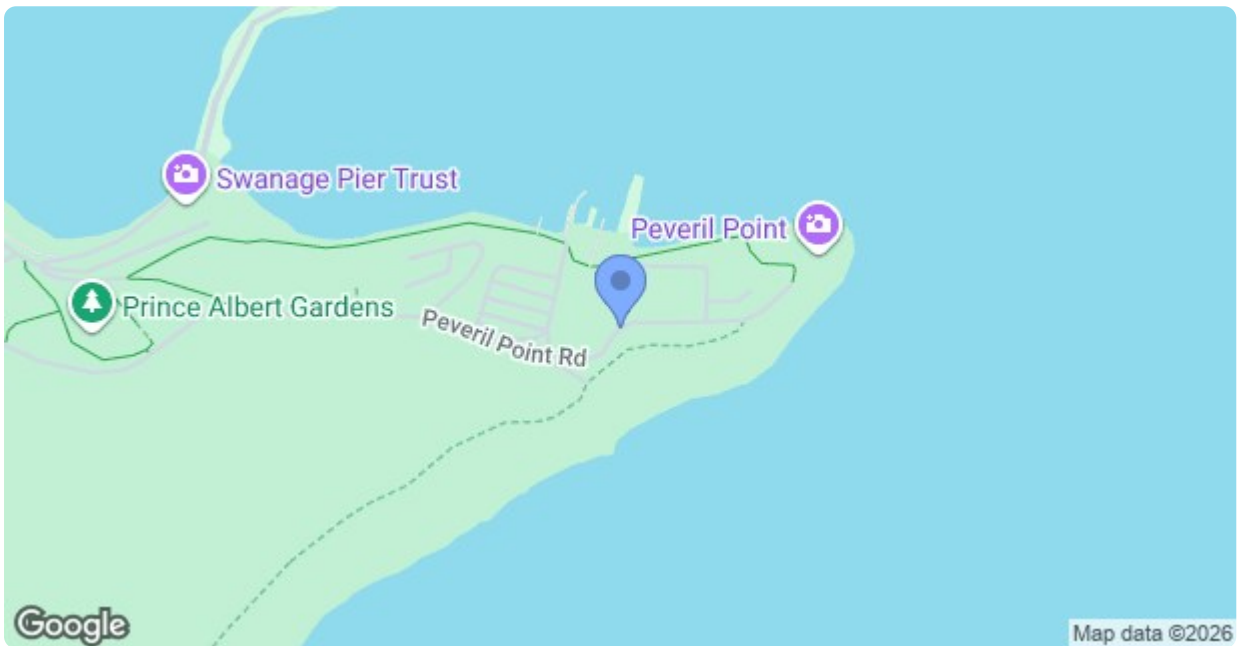
**VIEWING:**

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	