

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



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### **Hill View Road, Swanage, Dorset BH19 2QX**

**SITUATION:** On the South-Western slopes of Swanage within an unmade residential cul-de-sac convenient for access to open country walks, within  $\frac{3}{4}$  of a mile of the main town centre amenities, beach and sea front.

**DESCRIPTION:** A semi-detached bungalow, we believe built, in the 1970's the front elevation of Purbeck stone, remainder cement rendered, under a concrete tiled roof with a felted flat roof extension. The property offers good sized accommodation with lounge, kitchen/diner, 3 bedrooms (1 ensuite). The front garden offers parking for 3 to 4 cars.

- Semi- Detached Bungalow
- 3 bedrooms
- West facing paved garden
- Private unadopted cul -de-sac
- Ample parking
- No forward chain
- En-Suite shower room

**Guide Price £395,000**

# Hill View Road, Swanage, Dorset BH19 2QX

## SITUATION:

On the South-Western slopes of Swanage within an unmade residential cul-de-sac convenient for access to open country walks, within ¼ of a mile of the main town centre amenities, beach and sea front.

## DESCRIPTION:

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## ACCOMMODATION:

### ENTRANCE HALL:

Hardwood front door with glazed panels. Cupboard housing fuse box, radiator and access to loft.

### LOUNGE(E):

21'10" x 12'0" (6.67 x 3.66)

21'10" (6.67m) x 12" (3.66m). Radiator, feature Gas fireplace with Purbeck stone surround, TV aerial point, archway to kitchen with dining space.

### KITCHEN/DINER (W):

17'8" x 8'1" (5.39 x 2.47)

17'7" (5.39m) x 8'11" (2.47m). Dining space, telephone point, single drainer sink unit with mixer tap, and work surfaces with drawers, cupboards, space for washing machine under, space for fridge and freezer, shelved cupboards, wall cupboards, tiled splash backs, electric oven and gas hob, extractor hood over. UPVC double glazed door to rear garden

### BEDROOM 1 (E):

12'0" x 10'7" (3.68 x 3.23)

12'10" (3.68m) x 10'6" (3.23m). Radiator.

### SHOWER/BATHROOM/W.C. (W):

Obscure double-glazed window, bath, fully tiled shower cubicle with mains shower unit, wash basin with mixer tap, low level w.c., radiator.

### BEDROOM 2 (W):

13'3" x 8'9" (4.05 x 2.68)

Radiator.

### BEDROOM 3 (E):

12'10" x 7'6" (3.93 x 2.31)

12'9" (3.93m) x 7'6" (2.31m). Radiator, door to En-Suite shower room.

### EN-SUITE (W):

Fully tiled, shower cubicle with mains shower, radiator, heated towel rail, low level w.c., pedestal basin.

### OUTSIDE:

Gravelled front garden providing off-road parking, paved driveway, The rear garden is paved and west facing, outside store, light and tap.

### ADDITIONAL INFORMATION:

Property type: Semi-detached bungalow. 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: £2558.82 payable for 2024/25 (excluding discounts).

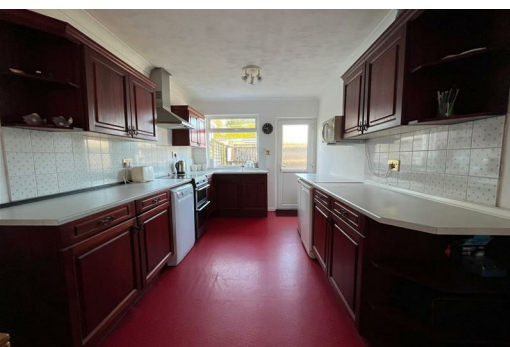


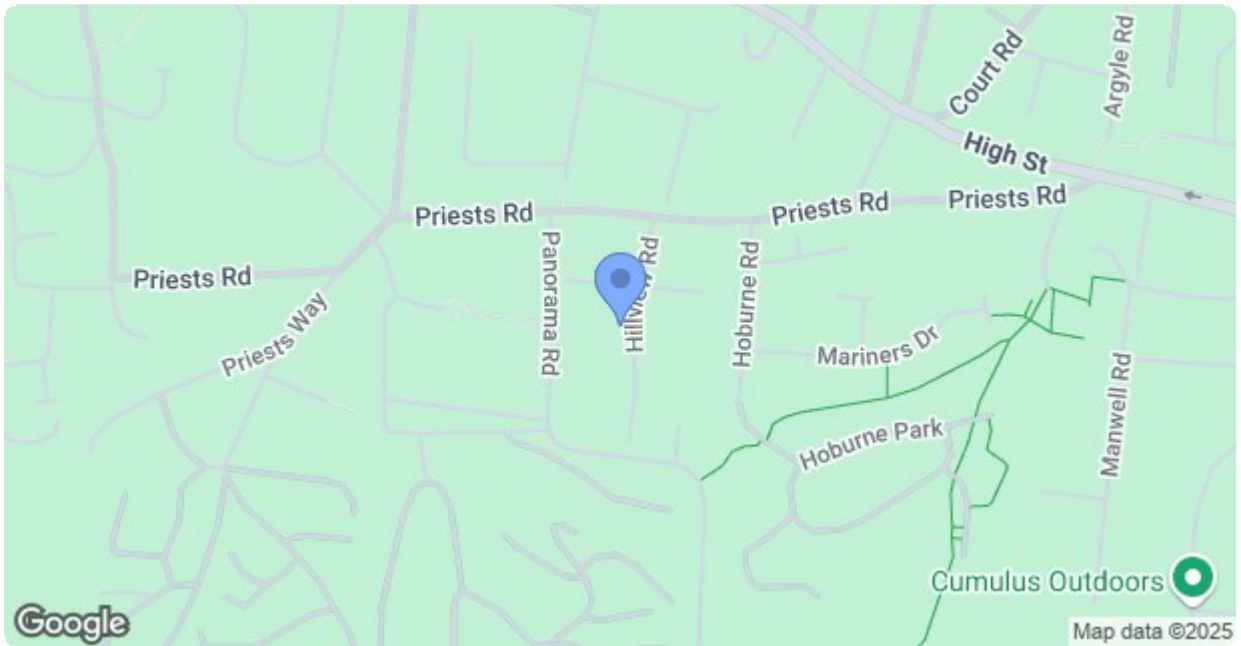
**VIEWING:**

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:**

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.





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	