

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



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## Higher Days Road, Swanage, Dorset BH19 2LF

Link-detached house in a residential position close to open country to the west of Swanage. 2 bedrooms, south facing lounge, kitchen/diner, bathroom/W.C., gas central heating, double glazing, good-sized rear garden, garage, driveway parking. hill views. NO FORWARD CHAIN!

- Link-detached house - NO FORWARD CHAIN!
- South facing lounge
- Gas central heating. Double glazing
- Hill views
- Good-sized rear garden
- Kitchen/diner
- Front garden
- 2 bedrooms
- Bathroom/W.C.
- Garage and driveway parking

**Asking Price £339,950**

# Higher Days Road, Swanage, Dorset BH19 2LF

## SITUATION:

In a residential position close to the western outskirts of Swanage, convenient for access to open country walks, local schools and bus routes. Swanage town centre is around 1 mile and there are local amenities at nearby Herston which include a small supermarket/sub-Post Office.

## DESCRIPTION:

A link-detached house built originally, we understand, in the 1980's of brick elevations under an interlocking tiled roof. The property has a south facing lounge, and a kitchen with dining space. The rear garden is good-sized with a view to the sea, and the property has views of the Purbeck hills. To the front there is driveway parking.

## ACCOMMODATION:

Concrete path with entrance canopy.

## HALL:

UPVC double glazed front door, radiator, central heating thermostat.

## LOUNGE (S):

16' (4.92m) x 10'4" (3.17m). Radiator, telephone point, TV aerial point, under stair storage cupboard with light and fuse box.

## KITCHEN/DINER (N):

13'7" (4.15m) x 9'3" (2.84m) max. View to the hills, single drainer stainless steel sink unit with mixer tap and work surfaces with drawers, cupboards, space and plumbing for washing machine under, electric cooker space, tiled splashbacks, wall cupboards, Worcester boiler, dining space with radiator, space for fridge/freezer. Door to garden.

## FIRST FLOOR

### LANDING:

Telephone point, loft access, cupboard.

### BEROOM 2 (N):

13'8" (4.17m) x 8'5" (2.58m) max. View to the hills, airing cupboard housing pre-lagged hot water cylinder, radiator.

### BATHROOM:

Obscure double-glazed window, panelled bath with mixer tap/shower attachment, fully tiled surround, remainder walls half tiled, low-level W.C., wash basin, radiator.

### BEDROOM 1 (S):

13'8" (4.17m) x 9'6" (2.91m) max. Radiator.

### OUTSIDE:

Small open grassed front garden. Concrete driveway leading to: GARAGE: 17'6" (5.35m) x 8'5" (2.58m). Up and over door, power and light, pitched roof with eaves storage, personal door to: Rear garden, good-sized and offering views to the sea and hills, laid mainly to lawn, concrete patio, outside tap, gated side access.

## ADDITIONAL INFORMATION

Property type: Link-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/)

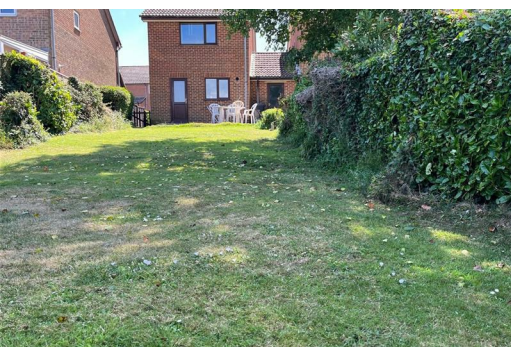
## COUNCIL TAX:

Band C: £2390.61 payable for 2025/26 (excluding discounts).

## VIEWING:

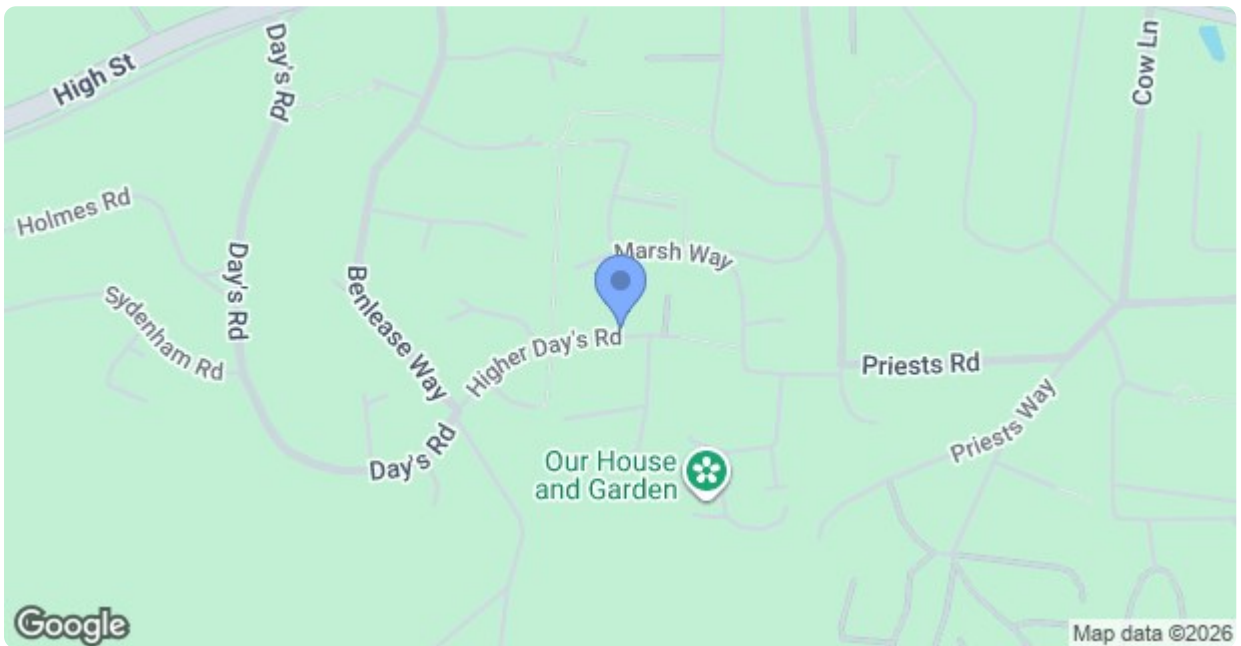
By prior appointment only please, through the Agents MILES & SON during normal office hours (lunchtimes included).

## 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	