

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



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## Mount Pleasant Lane, Swanage, Dorset BH19 2PN

Three-storey town centre end of terrace house. Residential cul-de-sac location. 4 bedrooms, 2 reception rooms, kitchen, bathroom/w.c., shower room/W.C., gas central heating, double glazed windows, some hill and sea views from upper floor, walled courtyard garden, small front garden.

- Town centre end of terrace house - residential cul-de-sac
- Kitchen
- Some sea and hill views from upper floors
- Character features
- 4 bedrooms
- Bathroom/W.C. Shower room/W.C.
- Walled rear courtyard
- 2 reception rooms
- Gas central heating. Double glazed windows
- Small front garden

**Asking Price £395,000**

# Mount Pleasant Lane, Swanage, Dorset BH19 2PN

## SITUATION:

In a residential cul-de-sac location, within Swanage town centre, convenient for access to all the main amenities, beach and seafront.

## DESCRIPTION:

An end of terrace house built we believe around the turn of the 20th century of brick elevations under a slate roof. The property has good-sized rooms over three floors and has character features. A particular feature is the small, enclosed courtyard to the rear, and there are some hill and sea views from the upper floors.

## ACCOMMODATION:

Covered entrance porch. Outside light.

## ENTRANCE HALL:

Part glazed front door, radiator, fuse box and meter, tiled floor, central heating thermostat.

## LOUNGE (W):

15'2" (4.58m) into bay x 11'10" (3.6m). Tiled floor, radiator, Purbeck stone open fireplace, polished stone mantle and hearth.

## DINING ROOM (E):

12'5" (3.79m) x 12'3" (3.74m). Tiled floor, shelved chimney recess, radiator, shelved store cupboard housing gas meter, recess for fridge/freezer, one wood panelled wall, double glazed door to the courtyard. Opening to:

## KITCHEN (E & N):

7'11" (2.43m) x 6'9" (2.06m). Tiled floor, ware sink unit with wooden drainer, space and plumbing for washing machine, work surfaces with drawers and cupboards under, electric oven and hob, wall cupboards, tiled splash backs.

## FIRST FLOOR

### LANDING:

Radiator, wall light.

### BATHROOM/W.C.:

Obscure double-glazed window, radiator, panelled bath, low level w.c., wash basin, fully tiled walls, strip-light/shaver point, part sloping ceiling.

### BEDROOM 2 (E):

12'6" (3.81m) x 9'8" (2.96m). Radiator, cupboard to alcove.

### BEDROOM 1 (W):

12'6" (3.83m) x 10'9" (3.28m). Radiator, view to the hills over rooftops.

### SHOWER ROOM/W.C.:

Obscure double-glazed window, tiled shower cubicle with mains shower unit, low level w.c., wash basin, part tiled, part wood panelled walls.

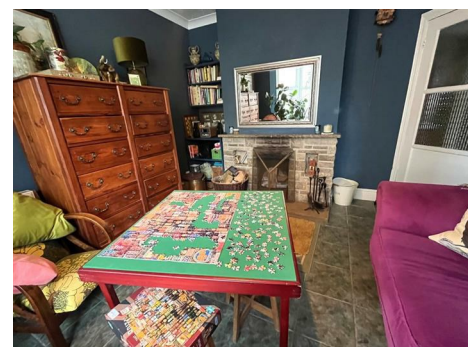
## SECOND FLOOR

### LANDING (E):

East facing Velux window, cupboard on half landing housing Worcester boiler, shelved linen cupboard, loft access.

### BEDROOM 4 (E):

9'9" (2.98m) x 9'3" (2.82m). Original cast iron feature fireplace, cupboard to alcove, radiator, view to the sea over rooftops, part sloping ceiling.



**BEDROOM 3 (W):**

15'1" (4.6m) x 10'5" (3.18m). Original cast iron feature fireplace, radiator, cupboard to alcove, view to the Purbeck hills, part sloping ceiling.

**OUTSIDE:**

Small paved front garden with wrought iron railings. Walled and paved rear courtyard, raised shrub bed outside tap, outside light, lean to shed.

**ADDITIONAL INFORMATION**

Property type: End terrace. Construction: Standard. Electric supply: Mains. Water supply: Mains. Heating: Mains gas. Broadband: Ftp ([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: £2818.07 payable for 2026/27 (excluding discounts, or additional home premium).

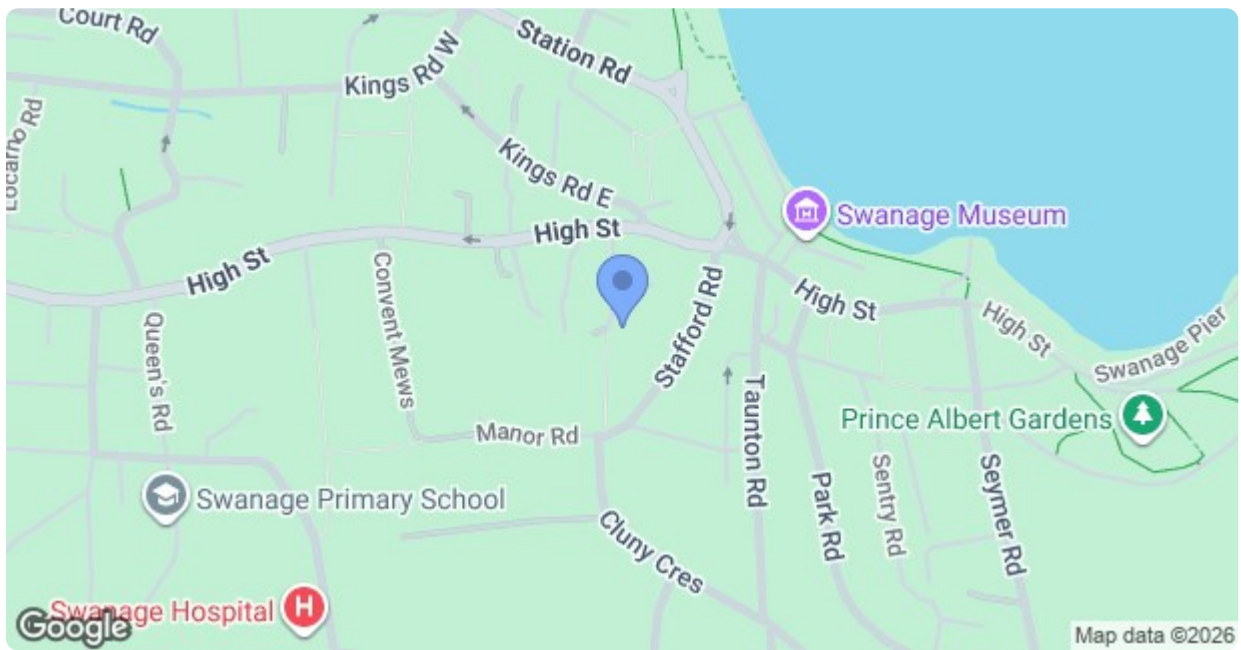
**VIEWING:**

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	