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

MILES & SON
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Cecil Road, Swanage, BH19 1JJ

SEMI-DETACHED HOUSE IN NEED OF REFURBISHMENT – 2 BEDROOMS – LOUNGE/DINER
** AI has been used in some photos to give an idea of how it could look refurbished**

Kitchen – Ground floor utility room/W.C. – Shower room/W.C. – Lean-to conservatory – Gas central heating – Main rooms double glazed – Front, side & rear gardens – Garage – Corner plot – No forward chain!

- Semi-detached house on a corner plot
- 1 reception room
- Gas central heating. Mains rooms double glazed
- Being sold with NO FORWARD CHAIN!
- In need of refurbichemnt throughout
- Lean-to conservatory
- Gardens
- 2 bedrooms
- Utility room/W.C. Shower room/W.C.
- Garage

Asking Price £350,000

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SITUATION:
Occupying a corner plot position to the west of Swanage approximately half a mile from the main town centre amenities and seafront.

DESCRIPTION:
A semi-detached house built we believe around 55-60 years ago of rendered elevations under a tiled roof. The property is in need of refurbishment throughout. There are front, side and rear gardens, and the property has a garage in a lane nearby. The property is being offered for sale with NO FORWARD CHAIN!
** AI has been used to show how it could look refurbished **

ACCOMMODATION:

ENTRANCE PORCH:
Double glazed front door and side screen. Part glazed door to:

HALL:
Radiator, under stairs storage, fuse box, central heating thermostat, telephone point.

UTILITY ROOM/W.C.:
6'2" (1.89m) x 5'7" (1.71m). Obscure double-glazed window, w.c., wash basin, 2 walls fully tiled, extractor, water softener, appliance space.

KITCHEN (S & E):
10'5" (3.19m) max. x 10'4" (3.17m). Single drainer stainless steel sink unit and work surfaces with drawers and cupboards under, gas hob, electric oven, space and plumbing for washing machine, space for fridge/freezer, radiator, wall cupboards.

LOUNGE/DINER (S):
19'11" (6.08m) x 11' (3.35m). Fireplace with gas fire, TV point, two radiators. Double doors to:

LEAN-TO CONSERVATORY (S, W & N):
11'11" (3.63m) x 7'7" (2.33m). Timber framed, translucent roof. Door to garden.

FIRST FLOOR

LANDING:

SHOWER ROOM/W.C. (E):
Tiled walls, shower cubicle with mains shower, radiator, low level w.c., bidet, vanity wash basin with mixer tap, extractor.

BEDROOM 2 (W):
10'11" (3.34m) x 10'4" (3.15m). Radiator, fitted wardrobes, storage and dresser, radiator, loft access.

BEDROOM 1 (S & W):
15'2" (4.62m) x 9'2" (2.8m). Radiator, telephone point, concealed gas boiler, central heating thermostat.

OUTSIDE:
Corner plot with gardens to the front, side and rear. GARAGE: Single, in nearby service lane.

ADDITIONAL INFORMATION
Property type: Semi-detached. Construction: Standard. Electric supply: Mains. Water supply: Mains. Heating: Mains gas. Broadband: Fttp (checker.ofcom.org.uk/). Mobile signal/coverage: Please see: checker.ofcom.org.uk/
** AI has been used in some photos to show it refurbished **

COUNCIL TAX:
Band D: £2818.07 for 2026/27 (excluding discounts, or additional home premium).





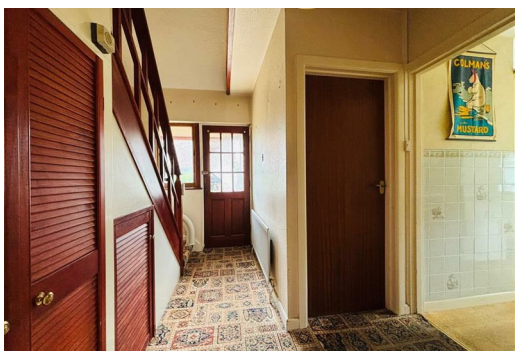


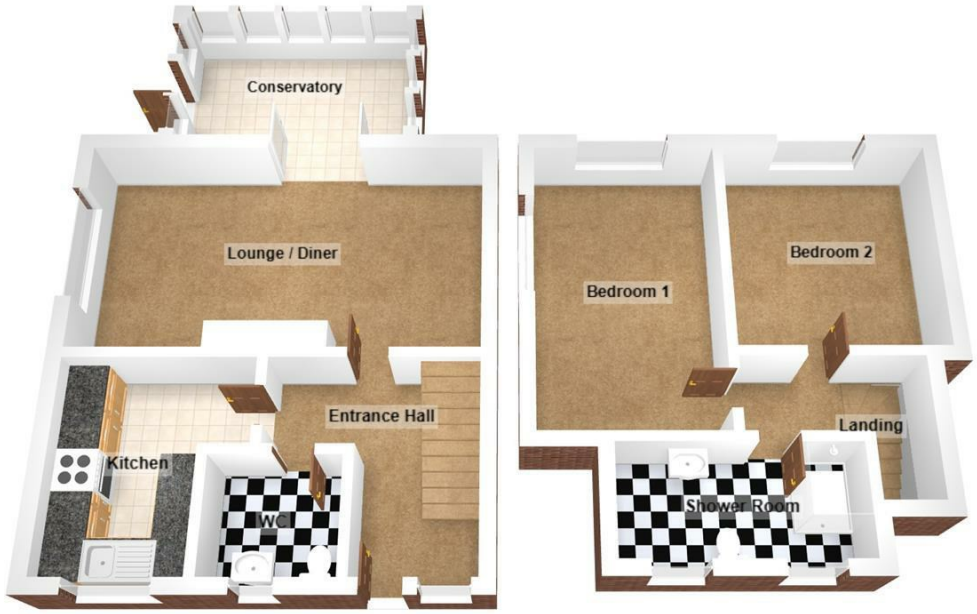
VIEWING:
By prior appointment only please, through the Agents MILES & SON during normal office hours (lunchtimes included).

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.









Ground Floor

First Floor

