Cliff Place

Swanage, BH19 2PL

3 1 1 D

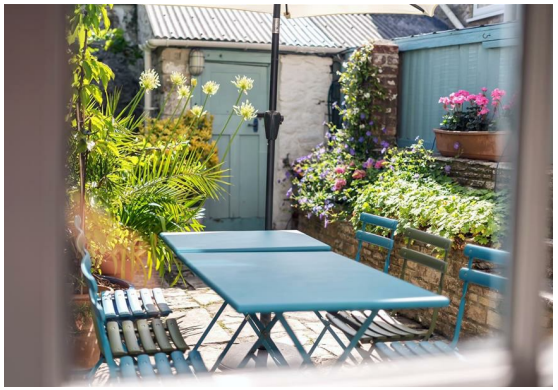
£399,950 Freehold

Hull Gregson Hull

Cliff Place

Swanage, BH19 2PL

- Grade II Listed Semi-Detached Cottage
- Town Centre Location Close to Beach
- Three Bedrooms
- Very Well Presented
- Good Size Living/Dining Room
- Refurbished Throughout
- Retains Many Character Features
- Patio Garden
- Ideal Holiday Let Opportunity
- Must be Seen to Appreciate



BEAUTIFUL THREE BEDROOM COTTAGE CLOSE TO BEACHES

Located in a convenient position for all town centre amenities, promenade, safe sandy beach and attractions such as Victorian Pier with its renowned diving school. This Grade II Listed cottage is very well presented and has has been tastefully refurbished by the current owners. The property is well proportioned with three large bedrooms, good size kitchen and living/dining room, family shower room and enclosed patio garden to the rear with useful outbuilding.

Upon entering, you are met with an attractive and bright hallway with integrated storage bench with stairs ascending to the first floor.

The Kitchen is located to the left and comprises a good range of modern quartz worktops with tiled splashbacks and cupboards in contemporary, muted tones. Inset are butler sink with mixer tap over, electric induction hob and under oven, fridge and freezer. The flooring has been upgraded with solid wood which continues into the separate, spacious living/dining area located ahead through double doors allowing light to permeate into the kitchen.

The Living/Dining Room spans the width of the house and features a wood-burning stove with Purbeck Marble surround, cupboards and shelving either side of the chimney breast. There is ample space for dining table and chairs with an area set aside for seating and relaxation after a day on the beach.

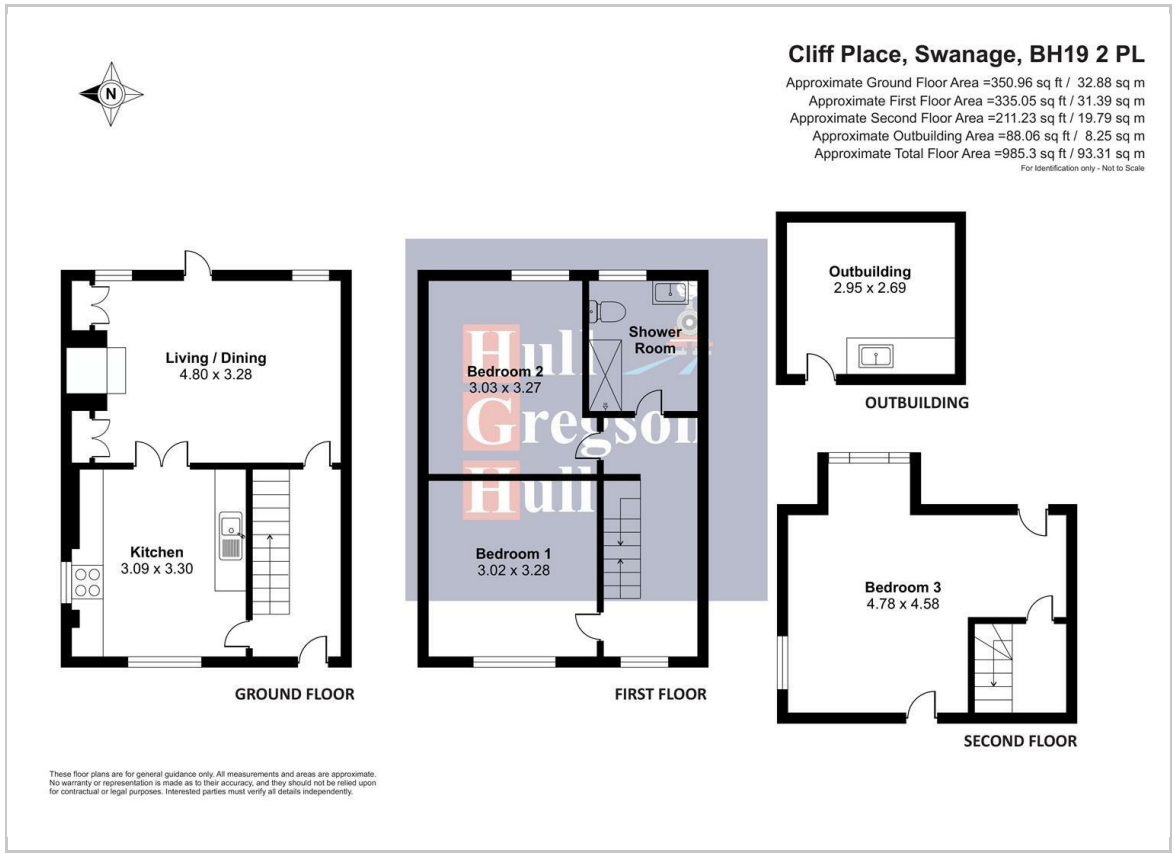
A door takes you outside to a pretty, enclosed patio area with raised flower beds - an ideal area for enjoying breakfast al fresco or afternoon sunbathing. There is also a convenient outbuilding with sink which offers the opportunity to store kayaks and beach goods.

On the first floor are bedrooms one and two, both simply presented with either easterly or westerly light ingress through wooden sash windows, wooden flooring and white walls which add to the brightness of the rooms. There is space provided for freestanding furniture of choice.

The Shower room comprises large shower cubicle with fully tiled walls and mains operated shower and a white suite of Wash basin and W.C. The floors are tiled and the remaining walls part-tiled.

Return to the landing and stairs rise and turn to the second floor where a generously sized and private Third Bedroom presents glimpses of the sea through character windows. Useful storage space is provided in the eaves

Viewing of this individual and beautifully presented and centrally located cottage is highly recommended.



Living/Dining Room 15'8" x 10'9" (4.80m x 3.28m)

Kitchen 10'9" x 10'1" (3.30 x 3.09)

Bedroom One 10'9" x 9'10" (3.28 x 3.02)

Bedroom Two 10'8" max x 9'11" (3.27 max x 3.03)

Shower Room

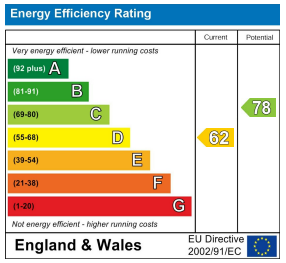
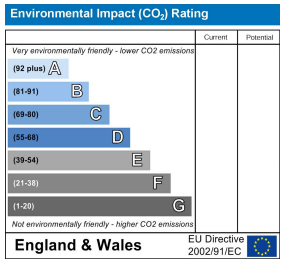
Bedroom Three 15'8" max x 15'0" max (4.78 max x 4.58 max)

Outbuilding 9'8" x 8'9" (2.95 x 2.69)

Additional Information.

The following details have been provided by the vendor, as required by Trading Standards. These details should be checked by your legal representative for accuracy.

Property type: Grade II Listed Semi-Detached Cottage
Property construction: Standard
Tenure; Freehold
Council Tax; Band D
Mains Electricity
Mains Water & Sewage: Supplied by Wessex Water
Heating Type: Gas central heating
Broadband/Mobile signal/coverage: For further details please see the Ofcom Mobile Signal & Broadband checker. checker.ofcom.org.uk/

Disclaimer.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. In some instance, virtual staging and virtual enhancements are used. Intending purchasers should not rely on any photos or descriptions as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. All measurements are approximate. Any details including (but not limited to): lease details, service charges, ground rents, property construction, services, & covenant information are provided by the vendor and you should consult with your legal advisor/ satisfy yourself before proceeding. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.