



**Jubilee Road**  
Swanage, BH19 2SE

 3  1  2  C

**Offers In Excess Of  
£350,000 Freehold**

**Hull**  
**G**regson  
**Hull**





## Jubilee Road

Swanage, BH19 2SE

- Great Family Home or Starter Home
- Two Double Bedrooms and One Single Bedroom
- Stylish Interior
- Close On Street Parking Available
- Close to Local Schools
- Near the Beach and Town Centre
- Characterful Features
- Recently Renovated Roof
- Enclosed Rear Garden
- Recently Refurbished Throughout







Welcome to Jubilee Road, a neighbourly street with close proximity to schools and Swanage Town Centre. Swanage is a popular seaside town with both traditional and modern features, such as the award-winning beaches, independent boutique shops, pubs and churches. Swanage forms part of the Jurassic Coast and is an ideal place to bring up your family, with coastal and countryside walks to boot.



Step through the front door to the bright and inviting hallway. Firstly, you are lead to the living room, with bay window to allow plenty of sunshine in. There is space for large comfy sofas, and a nook to house a TV and



console. Next you are drawn to the dining room, another warm and inviting space which is perfect for big family dinners. Here, there is space for storage cabinets and a large dining table and chairs, even room for a desk or piano as the current vendor has. There is a convenient cloakroom also with W.C, and wash basin. The dining room flows easily into the kitchen, making this truly the heart of the home. The kitchen is stylishly equipped with base and eye-level storage cupboards, electric range cooker and hob, integral fridge freezer, dishwasher and space and plumbing for a washing machine.

From the hallway, there are stairs leading up to the first floor accommodation. The principal bedroom is a good-size double with a characterful fireplace, and plenty of space for storage. Follow along the landing to bedroom two, another double room with space for a double bed with character fireplace and storage. Bedroom three at the end of the landing is a single room and storage space, ideal for a guest room or young family members.



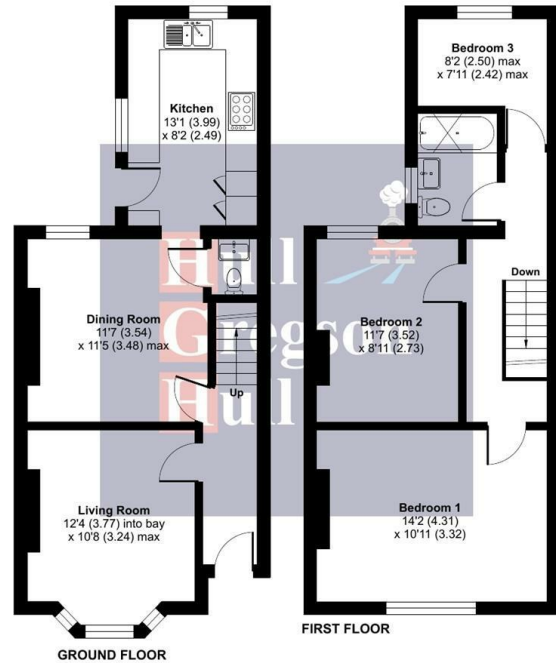
The family bathroom serves all three bedrooms, and is fitted with a bathtub with shower over, W.C, and wash basin.

Outside, there is convenient street parking. To the rear the garden is mostly laid to lawn and bordered with hedging. There is a mature beech tree at the top of the garden also.

## Jubilee Road, Swanage, BH19

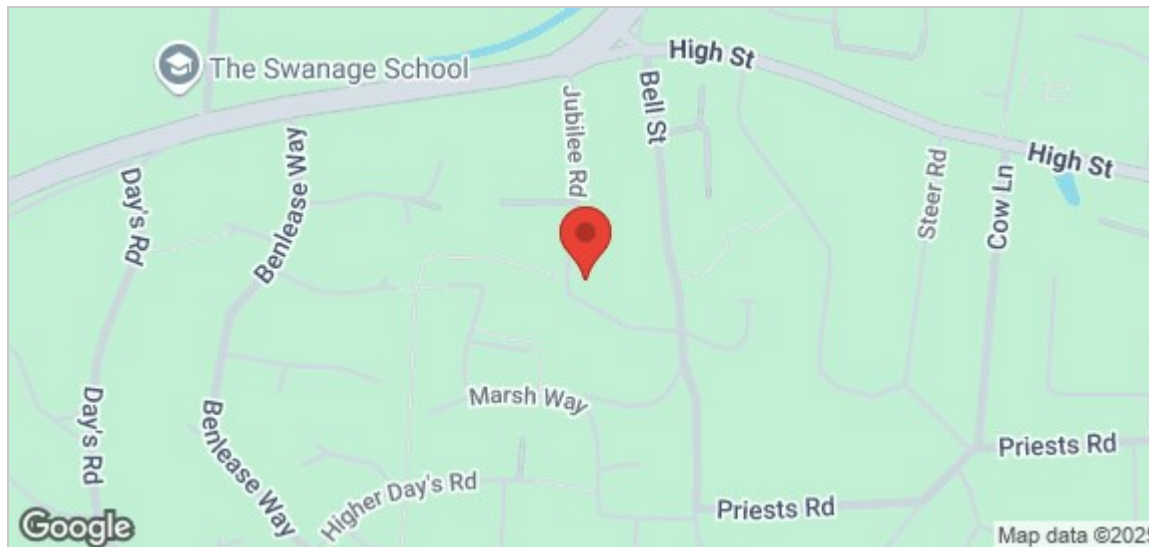
Approximate Area = 896 sq ft / 83.2 sq m

For identification only - Not to scale



Certified  
Property  
Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2025. Produced for Hull Gregson & Hull (Swanage) Ltd. REF: 1247231



### Living Room

12'4" into bay x 10'7" max (3.77 into bay x 3.24 max)

### Dining Room

11'7" x 11'5" max (3.54 x 3.48 max)

### Kitchen

13'1" x 8'2" (3.99 x 2.49)

### Bedroom One

14'1" x 10'10" (4.31 x 3.32)

### Bedroom Two

11'6" x 8'11" (3.52 x 2.73)

### Bedroom Three

8'2" max x 7'11" max (2.50 max x 2.42 max)

### 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: House

Property construction: Standard

Mains Electricity

Mains Water & Sewage: Supplied by Wessex Water

Heating Type: Gas

Broadband/Mobile signal/coverage: For further details please see the Ofcom Mobile Signal & Broadband checker. [checker.ofcom.org.uk/](https://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. Intending purchasers should not rely on them 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		88
(81-91) B		
(69-80) C	73	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(82 plus) A		
(61-81) B		
(49-60) C		
(35-48) D		
(21-34) E		
(9-20) F		
(1-8) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		
EU Directive 2002/91/EC		