Kings Road West

Swanage, BH19 1HS

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Guide Price
£525,000 Freehold

Hull Gregson Hull

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- Three/four Bedroom Edwardian Home with Character Features
- Short, Level Walk to Swanage Town Centre
- Close to Local Transport Links
- Off-Road Parking
- Scenic Garden with Exclusive Steam Train Views
- Ideal for Multi-Generational Use
- Modern Cottage Kitchen
- Multiple Reception Rooms
- Exposed Wood Flooring
- Log Burner in Kitchen

THREE BEDROOM TRADITIONAL HOME WITH FLEXIBLE ACCOMMODATION, GARDEN, PARKING AND WITHIN EASY, LEVEL WALKING DISTANCE FROM TOWN CENTRE AND BEACH

This substantial detached property has versatile accommodation with three bedrooms, three reception rooms and is perfect as a family home or for working from home. There is parking to the front of the property and to the rear a garden provides views of passing steam train.

Stepping through a glazed porch and main entrance door we into a hallway. Here, a door leads firstly to the Living Room, an inviting and comfortable space with a beautiful feature fireplace, bright bay window, picture rails and ceiling rose, iconic nods to the Edwardian age of the property. There is plenty of space for a cosy sofa suite and coffee table, as well as a TV and console, making this room the perfect place to unwind.

Adjacent to the living room is a Dining Room, currently used as a Home Office, which offers the flexibility to be used as a ground floor bedroom. A door opens from this room to a small decked area and the rear garden.

The L-shaped Kitchen has been tastefully modernised in cottage-style with warm white base and eye level storage units, stylish wooden work tops, dual inset sink, ornate tiled splashback, gas hob with oven under, space and plumbing for a washing machine or dishwasher plus space for a dining table and chairs. A unique feature of this room is the log burner, - imagine enjoying late winter evenings with friends accompanied by the warm glow of the log fire! A door leads to the side of the property which has path access to the front parking area and to the rear garden.

The kitchen then leads through a small hallway to a Family Bathroom comprising a panelled bath with shower over, W.C., and wash basin. Further along the hallway a Studio, ideal for escaping the sun during the summer months or to enjoy the outlook onto the garden whatever the weather. Useful as a snug with plenty of room for comfortable seating and book shelves, this space could equally be used as a fourth bedroom.

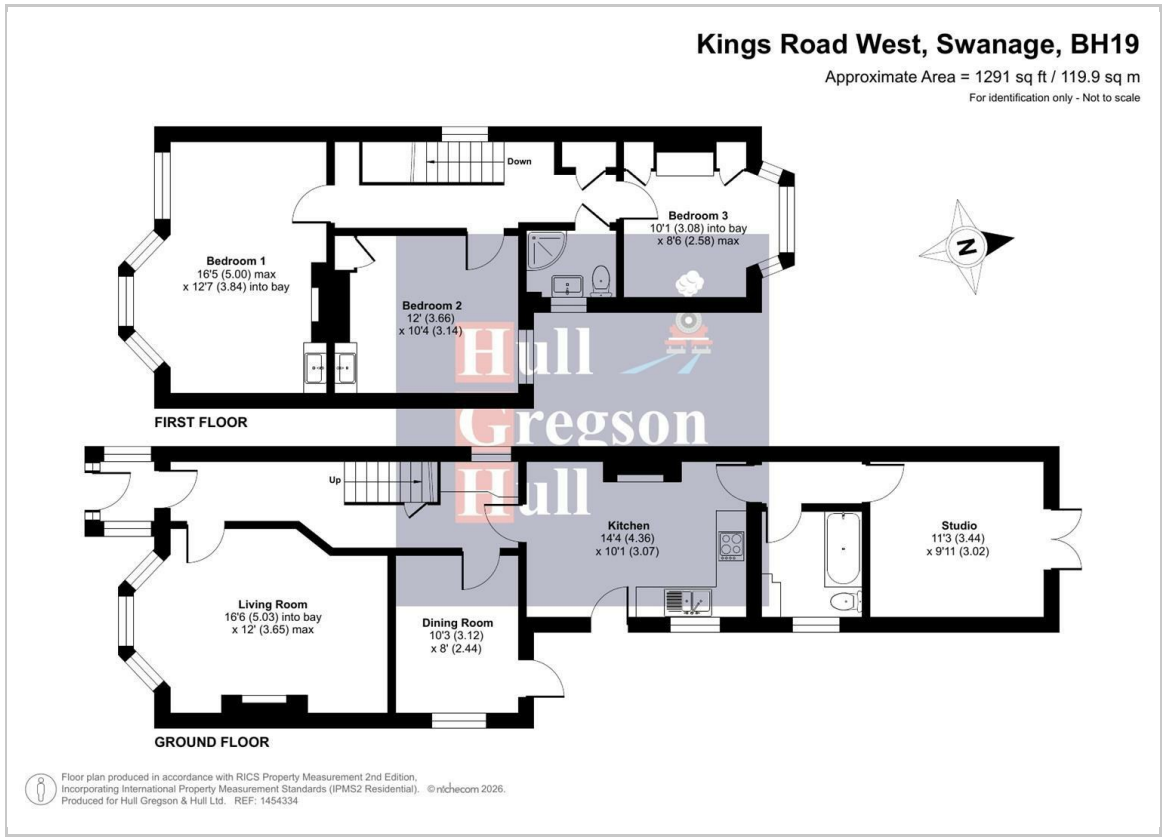
Return to the main hallway with stairs rising to the first floor landing. On this floor, three bedrooms and shower room. The Principal Room is spacious with a large bay window with a southerly aspect beckoning in the sunshine and a wash basin for convenience. The Second Bedroom has a pleasant outlook over the garden and has built in storage, a wash basin and plenty of space for a double bed, Bedroom Three is a good-sized single room with built-in storage and bay window showcasing lovely garden views and a lovely spot to look over the garden to the passing steam train and playing field beyond.

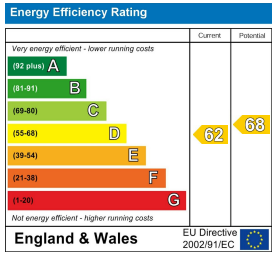
Finally the family Shower Room comprises a corner shower cubicle, W.C., and wash basin. Just opposite the shower room on the landing is a linen storage cupboard.

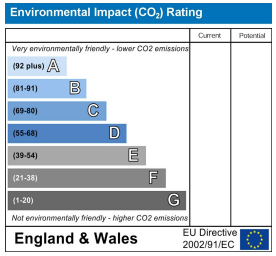
Outside, the enclosed Rear Garden is laid to an initial shingled patio and lawn with mature shrub borders and a garden storage shed keeps equipment tucked away. There is off-road parking to the front of the property for up to two vehicles

This delightful home is located a short, level walk from Swanage town centre and all amenities and the golden award-winning beach and attractions is just moments away.

Viewing is highly recommended.







Living Room
16'6" into bay x 11'11" max (5.03 into bay x 3.65 max)

Dining Room
10'2" x 8'0" (3.12 x 2.44)

Kitchen
4.36 x 3.07

Bathroom

Studio
11'3" x 9'10" (3.44 x 3.02)

Bedroom One
16'4" max 12'7" into bay (5.00 max 3.84 into bay)

Bedroom Two
12'0" x 10'3" (3.66 x 3.14)

Bedroom Three
10'1" into bay x 8'5" max (3.08 into bay x 2.58 max)

Shower Room

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/

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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.