



Marshall Row
Swanage, BH19 2PL

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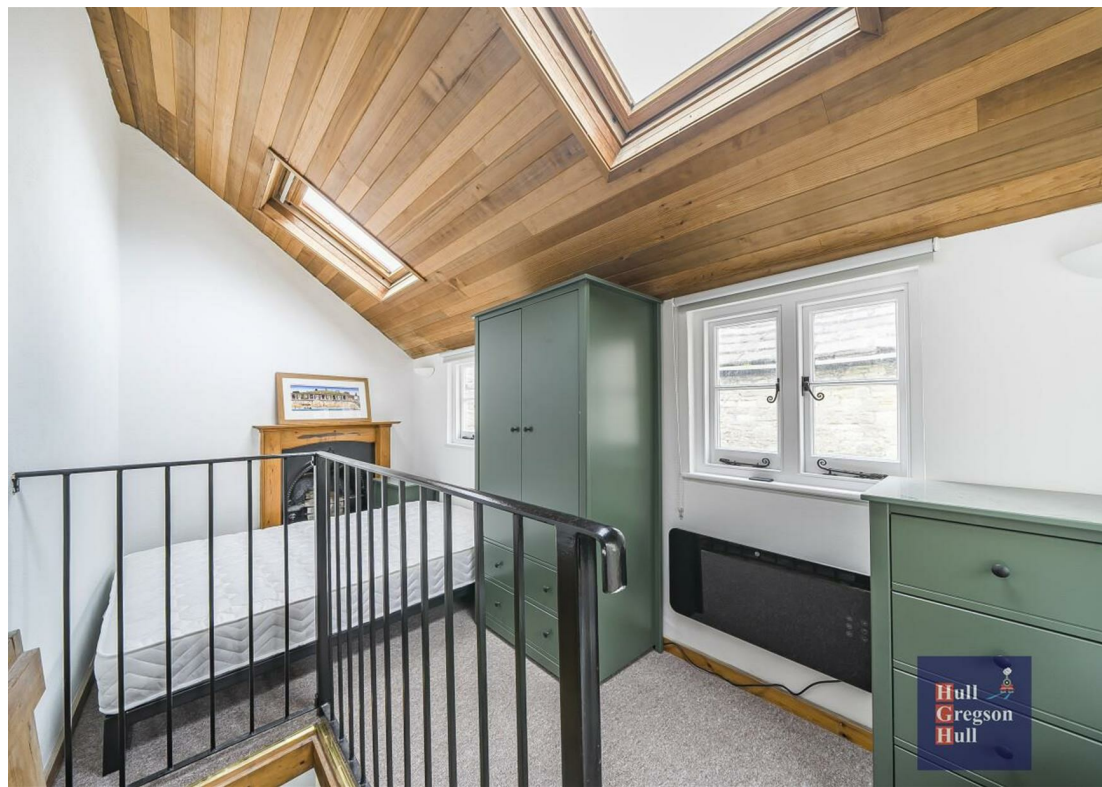
Freehold


Hull
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Marshall Row

Swanage, BH19 2PL

- Ideal Starter Home
- Close to Local Amenities
- Newly Renovated
- Unique Living Opportunity
- Near the Sea
- Parking Space
- Thoughtfully Designed
- Modern Interior with Characterful Features
- No Forward Chain
- Perfect Base by the Coast

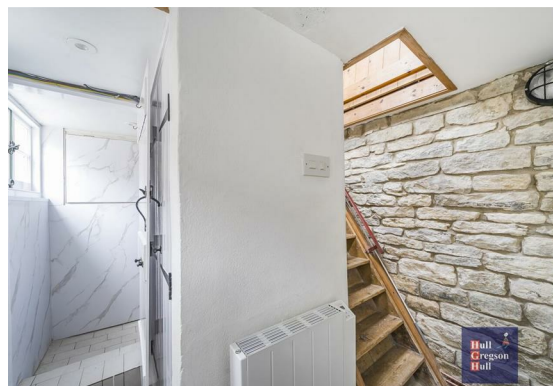




Welcome to Little Olive which sits alongside a collection of modern and characterful homes, all just a stone's throw from Swanage Bay. Swanage is a traditional seaside town with award-winning sandy beaches, boutique shops, independent pubs, schools and churches.



This particular property is nestled between Marshall Row and Cliff Place, and is a unique staple of character and excellent use of space, with Purbeck stone features and private parking for one car.



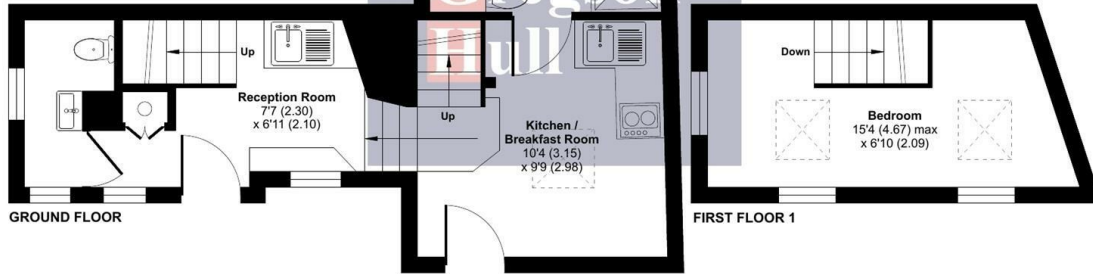
Stepping through the front door, you are welcomed firstly into the reception room. Currently used as a utility room, there is an inset sink with space and plumbing below for a dishwasher or washing machine. Just opposite, is a breakfast bar with a window overlooking Park Road, so you can sit with a coffee and watch the world go by. On the left is a separate W.C., with wash basin, and a boiler cupboard sits just outside in a small hallway with dual aspect windows to encourage plenty of sunshine into the home. There are stairs which lead up to the bedroom.

On the lower level is the kitchen/living room, an open plan room with tall vaulted ceilings, maximising the space. There is room here for a large comfy corner sofa and coffee table. The kitchen area is an L-shaped space comprised of an inset sink, double ring electric hob with extractor over, and base and eye-level storage cupboards. Also on this level is the shower room, fitted with shower cubicle, W.C., and wash basin. From the breakfast room, there is access to the mezzanine floor which serves as a guest bedroom or office space, with skylight to bring in more sunshine, or to gaze up at the stars at night.



The home is adorned with Purbeck stone features both inside and outside, making this home a small landmark of Swanage. The property has recently been converted and would make a wonderful first time buy.

Approximate Area = 403 sq ft / 37.4 sq m
For identification only - Not to scale



FIRST FLOOR 1

Energy Efficiency Rating

Rating	Current	Potential
Very energy efficient - lower running costs	93 (plus) A	93 (plus) A
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		40

Environmental Impact (CO₂) Rating

Rating	Current	Potential
Very environmentally friendly - lower CO ₂ emissions	93 (plus) A	93 (plus) A
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		40