



Hill Road

Swanage, BH19 1RH



Price Guide
£650,000 Freehold



Hill Road

Swanage, BH19 1RH

- Attractive Three Bedroom Bungalow
- Well Presented Throughout
- Coastal and Countryside Views
- Bright and Spacious Living/Dining Room
- French Doors Opening onto Elevated Terrace
- Modern Kitchen, Separate Utility
- Bathroom and En Suite Shower Room
- Gardens to Front and Rear
- Garage and Driveway Parking
- Must be Seen to Appreciate





This THREE BEDROOM BUNGALOW is to be found in a QUIET and SOUGHT-AFTER LOCATION in the lee of Ballard Down in North Swanage. This appealing property has the benefit of GARDENS to the front and rear, GARAGE and DRIVEWAY PARKING. A WELL-PRESENTED property offering SPACIOUS ACCOMMODATION, it offers a FINE OPPORTUNITY to acquire a manageable home CLOSE to OPEN COUNTRYSIDE and COAST.

Enter the property through a vestibule and into a welcoming hallway revealing a layout designed to separate living/dining and service areas from the sleeping accommodation.

To the left, a practically arranged kitchen with modern fitted cabinetry offering plenty of storage. Ample worksurfaces include inset double drainer sink and a breakfast bar with serving hatch to the dining area with space for an undercounter, freestanding fridge. Integral appliances comprise dishwasher, electric oven and hob with filtration hood over. Supplementary storage is located beside



the kitchen, and an exterior door conveniently opens to a side path alongside the property. A perfectly arranged utility room with sink and drainer, cupboard storage and space and plumbing for a washing machine, tumble dryer and under counter freezer completes this section of the home.

A spacious, dual aspect Living/Dining Room has southerly facing, bi-fold doors which allow maximum light ingress to create an excellent sense of continuity between inside and out. A large dining table and chairs can be placed neatly at one end of the living room leaving a generous amount of space for lounge furniture. Outside, an elevated sun deck is a pleasant spot to enjoy the distant views to the bay and south Swanage whilst enjoying a spot of breakfast, lunch or evening refreshments, and steps lead down to a private, sheltered platform where the sun can be enjoyed in peace and solitude.

Bedroom Two is a well-proportioned room with built-in wardrobes and a southerly aspect, picture window looking out over the garden, and adjacent, Bedroom One is a slightly larger room with built-in wardrobe, plenty of space for freestanding furniture and a pleasant, southerly outlook.

Bedroom Three sits at the front of the property and has the benefit of a shower room en suite comprising shower cubicle, wash basin and WC. This room could accommodate a double bed, and would make an excellent guest room, study or office for those who work from home.

Finally, the bathroom has a modern white suite of bath with shower over and glazed shower screen, wash basin and WC.

The rear garden is laid mostly to lawn with mature shrubs creating an oasis of calm and privacy. The front garden has an area planted with an array of ornamental shrubbery and paved pathway leading from the parking area. A driveway provides off-road space for several vehicles and the opportunity to install an ev charger for car or bike. A detached garage with an up-and-over door is ideal for storage of bicycles or paddleboards, garden furniture and equipment. There is gated access alongside the garage to the rear garden.

This well-appointed home has many benefits, not least, hard flooring throughout and easily maintained décor. Its location is perfect for those who enjoy an outdoor life, to be away from the main town centre and the peace and quiet away from the hubbub of Swanage town centre in a quiet residential location.

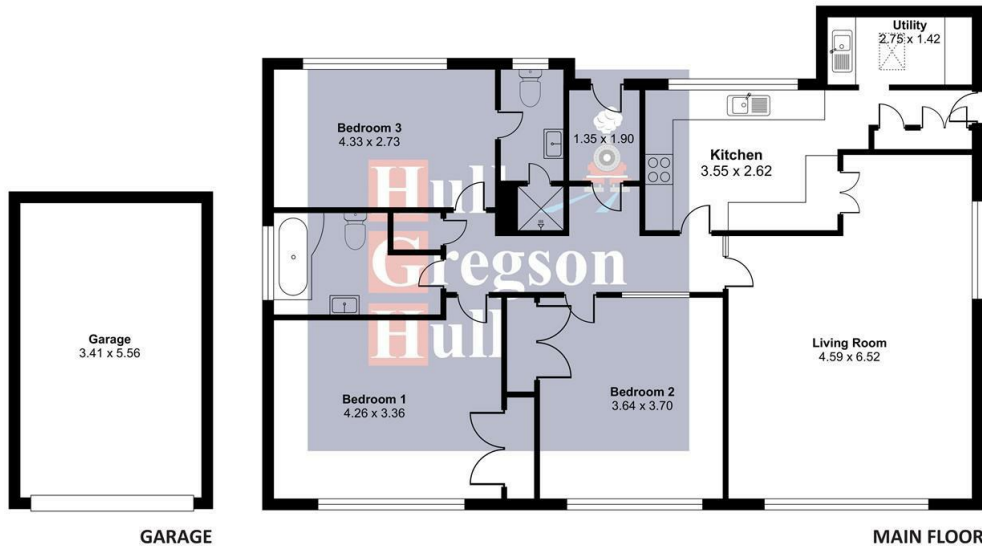
Viewing of this exceptional property is highly recommended.





Hill Road, Swanage, BH19 1RH

Approximate Main Floor Area = 1154.39 sq ft / 108.15 sq m
Approximate Garage Area = 202.37 sq ft / 18.96 sq m
Approximate Total Area = 1356.76 sq ft / 127.11 sq m
For Identification only - Not to Scale



These floor plans are for general guidance only. All measurements and areas are approximate. No warranty or representation is made as to their accuracy, and they should not be relied upon for contractual or legal purposes. Interested parties must verify all details independently.



Living Room 15'0" x 21'4" (4.59 x 6.52)

Kitchen 11'7" 8'7" (3.55 2.62)

Utility 9'0" x 4'7" (2.75 x 1.42)

Bedroom One 13'11" x 11'0" (4.26 x 3.36)

Bedroom Two 11'11" x 12'1" (3.64 x 3.70)

Bedroom Three 14'2" x 8'11" (4.33 x 2.73)

Ensuite

Bathroom

Garage 11'2" x 18'2" (3.41 x 5.56)

Parking

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: Bungalow
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.gov.uk/](https://www.ofcom.gov.uk/broadbandchecker/)

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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

