



Princess Road
Swanage, BH19 1JG

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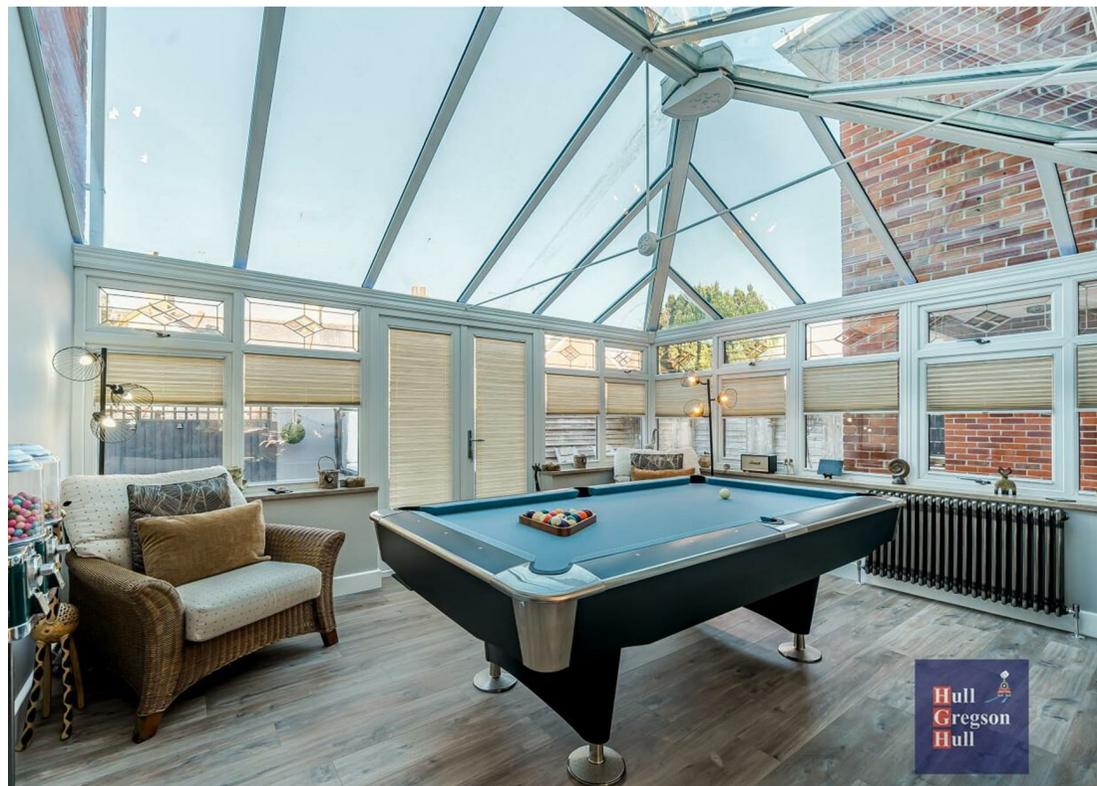
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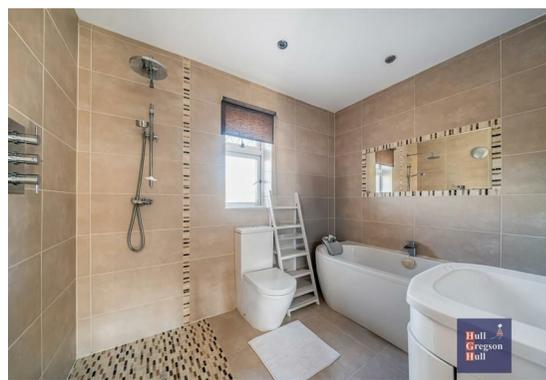
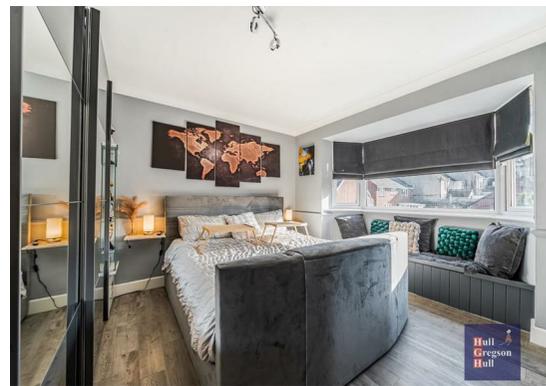


Princess Road

Swanage, BH19 1JG

- Substantial Detached Family Home
- Five Double Bedrooms
- Ensuite to the Principal Bedroom
- Extensive Garaging x2 & Ample Parking
- Modernised Throughout
- Separate Utility Room and W.C
- Conservatory Opening onto Decked Garden and Hot Tub
- Summer House
- Close to Local Amenities
- Bright and Open Living Space





Welcome to Princess Road, a row of traditional Victorian and Edwardian townhouses on a quiet street, just a short walk away from the historic seaside town of Swanage. The town itself is home to award-winning sandy beaches, independent boutique shops, cafes, pubs, schools and churches.

This detached property is hidden away on Princess Road and is beautifully presented throughout. The front of the property is South facing, filling the accommodation with natural light. Step through the front door and into the bright and inviting entrance hall. This is a grand and welcoming space with convenient storage space for shoes and coats, doors leading to the living space and stairs leading to the first floor accommodation.

On the ground floor, you are drawn firstly to the kitchen. This space has been thoughtfully designed with modern base and



eye - level cupboards, integral appliances including a dishwasher, fridge/freezer, eye level dual oven, microwave, additional oven and inset sink. The kitchen island provides a perfect breakfast bar or entertainment space whilst preparing meals together. Just around the corner from the kitchen is a handy utility space, with ample storage, space and plumbing for a washing machine, there is also a separate W.C, and wash basin.

Situated close to the kitchen is the dining room, an ideal space for more formal dining and entertaining with family and friends, before spilling out into the garden to enjoy the last of the evening sunshine. The sitting room is a bright and open living space with a stunning electric fireplace as the heart of the room. The room is immaculately presented with thoughtfully designed storage options, an inset TV mount and console, and space for a large comfy sofa and coffee table. There is also a superb bay window, allowing plenty of sunshine in.

Flowing effortlessly from the sitting room is the conservatory, currently used as a family games room and a home bar, is a continuation of the beautifully designed home and a vessel of sunlight, opening into the decked garden.

Up the stairs, the hallway will lead to each of the five bedrooms. Bedroom five is a cosy and relaxing space with storage, immaculately presented in-keeping with the rest of the house and is conveniently situated near the family shower room, making it an ideal guest room. The shower room comprises a large shower cubicle with W.C, and wash basin.

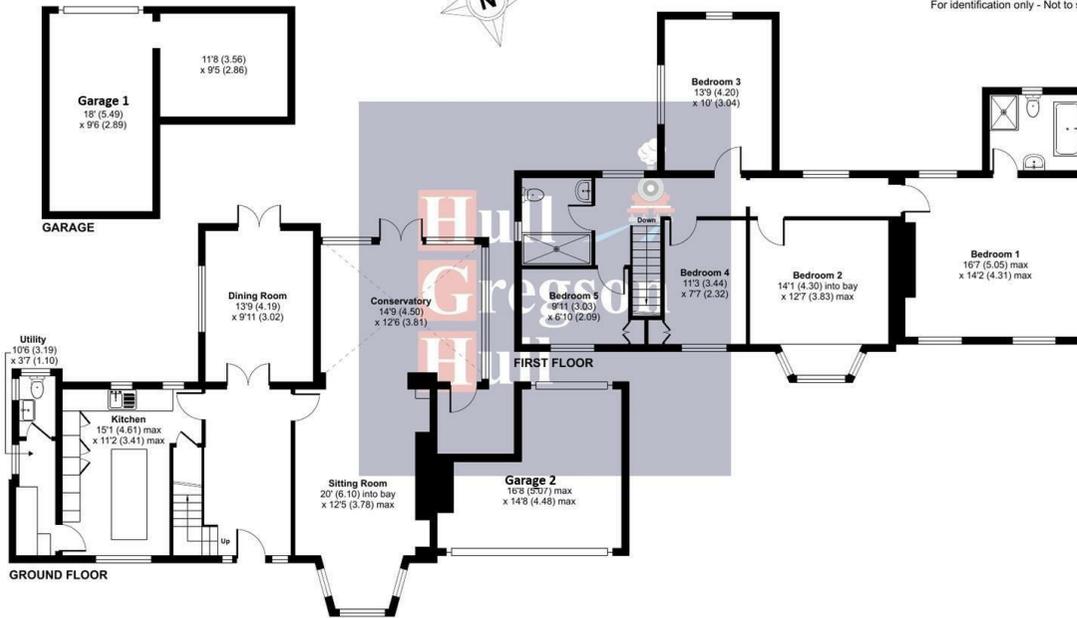
Following through the hallway you will find bedroom four, a good sized double with storage space. Bedroom three is a larger double room and has a unique porthole window to add a touch of modern style to the room. Bedroom two is a another good-sized double, with a lovely bay window and plenty of built-in storage. Finally, the principal bedroom resides at the end of the hallway and is a large double room, perfect for a super king sized bed. This room is served by a luxurious ensuite bathroom, equipped with bathtub and separate shower cubicle, W.C, and wash basin.

Outside, there is ample parking and two large garages, with one being a double and the other larger than normal. The decked garden makes for an ideal space to hold big family BBQs in the summer, including a hot tub for good measure! The decked area leads to an Astro turf lawn, entrance to further garaging and a summer house, currently used as a home gym.



Princess Road, Swanage, BH19

Approximate Area = 1938 sq ft / 180 sq m
 Garage = 481 sq ft / 44.6 sq m
 Total = 2419 sq ft / 224.6 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). © nrlhocom 2024. Produced for Hull Gregson & Hull (Swanage) Ltd. REF: 1256446



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Target	Current	Target
64	72	F	F

Energy Efficiency Rating: A (Very energy efficient - lower running costs) to G (Not energy efficient - higher running costs). Environmental Impact (CO₂) Rating: A (Very environmentally friendly - lower CO₂ emissions) to G (Not environmentally friendly - higher CO₂ emissions).
 England & Wales EU Directive 2002/91/EC

Sitting Room
 20'0" into bay x 12'4" max (6.10 into bay x 3.78 max)

Kitchen
 15'1" max x 11'2" max (4.61 max x 3.41 max)

Dining Room
 13'8" x 9'10" (4.19 x 3.02)

Conservatory
 14'9" x 12'5" (4.50 x 3.81)

Bedroom One
 16'6" max x 14'1" max (5.05 max x 4.31 max)

Bedroom Two
 14'1" into bay x 12'6" max (4.30 into bay x 3.83 max)

Bedroom Three
 13'9" x 9'11" (4.20 x 3.04)

Bedroom Four
 11'3" x 7'7" (3.44 x 2.32)

Bedroom Five
 9'11" x 6'10" (3.03 x 2.09)

Garage
 16'7" max x 14'8" max (5.07 max x 4.48 max)

Garage
 18'0" x 9'5" (5.49 x 2.89)

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/

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.