



26 Victoria Avenue

Swanage, BH19 1AP



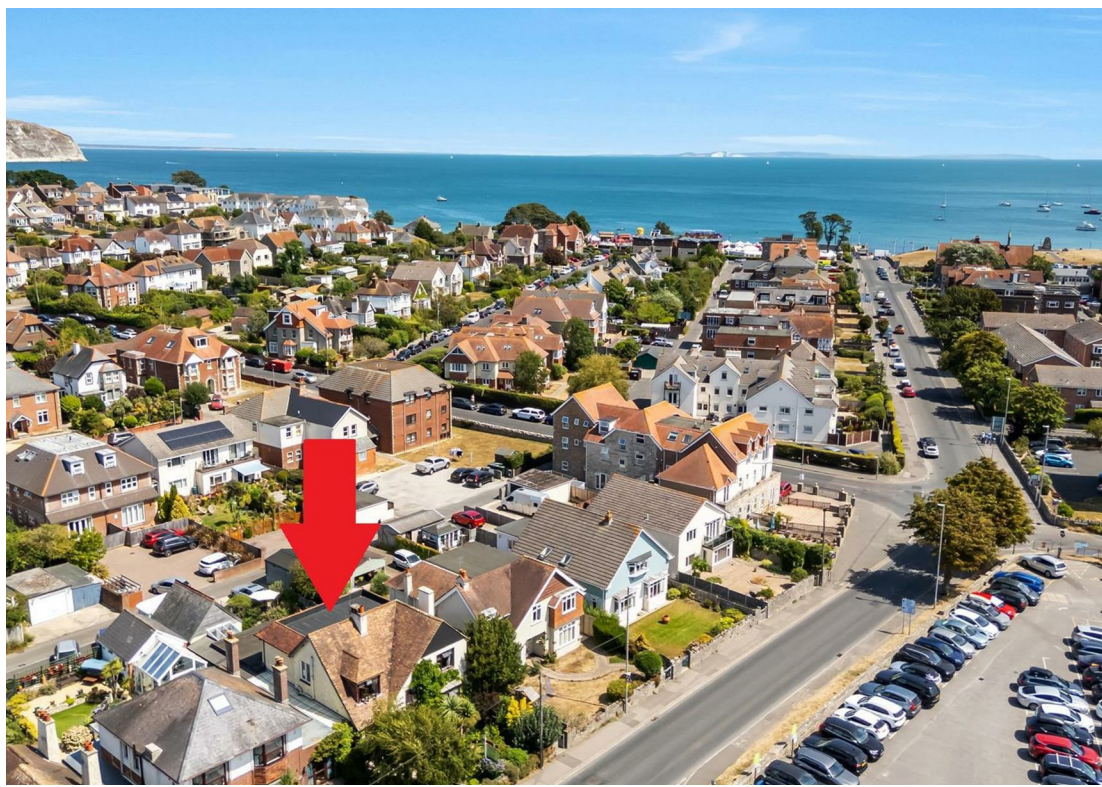
£950,000 Freehold



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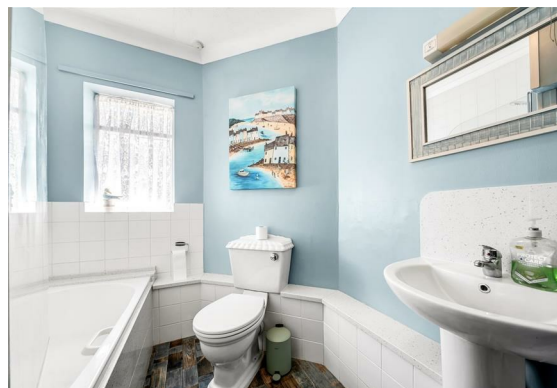
- Central Swanage Location
- Close Proximity to the Beach
- Established Guest House
- Five En-Suite bedrooms
- Owners Accommodation
- Self Catering Potential
- Off Road Parking
- Landscaped Gardens
- Strong Repeat Business
- Investment Opportunity





A well-reviewed GUEST HOUSE close to Swanage TOWN & BEACH.

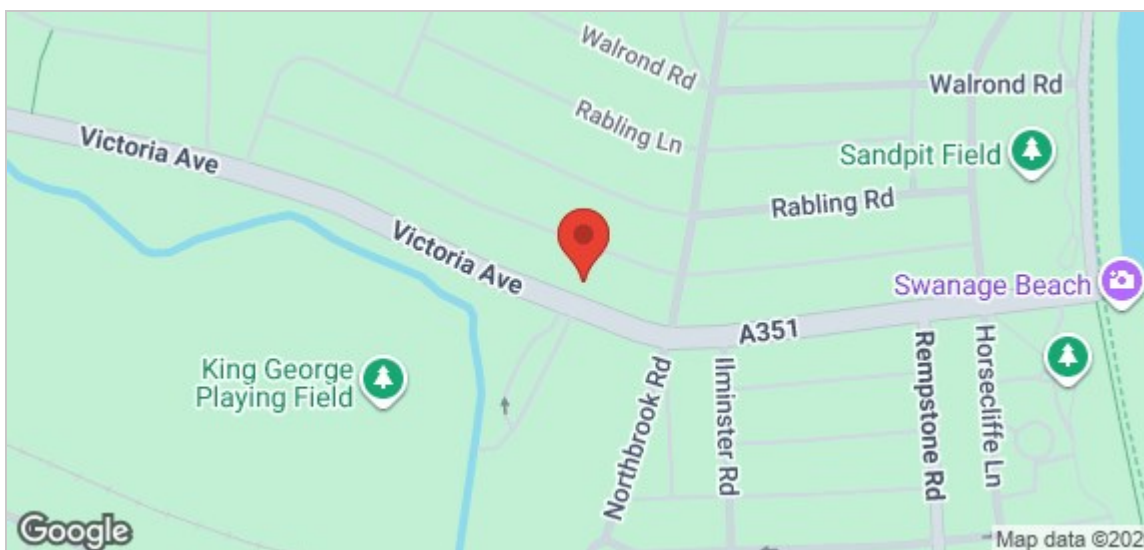
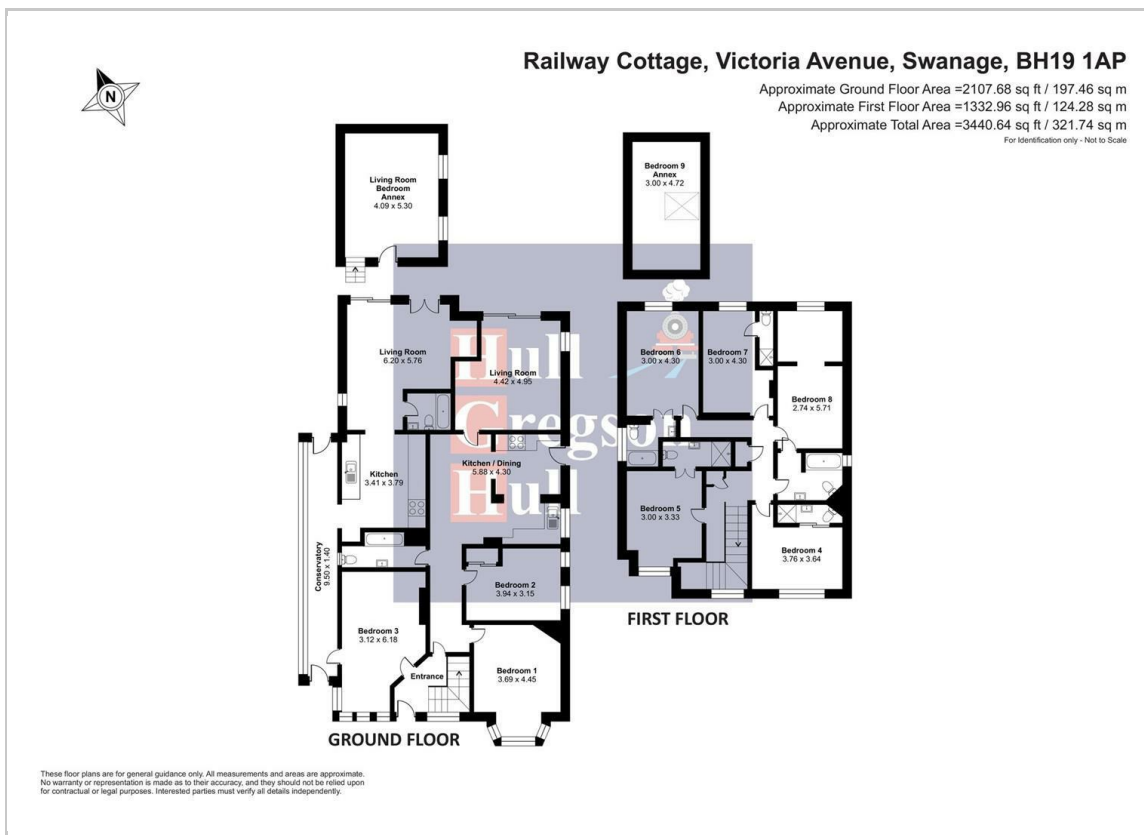
Railway Cottage is a SUBSTANTIAL AND VERSATILE FREEHOLD PROPERTY occupying a prominent position on Victoria Avenue, within EASY WALKING DISTANCE FROM SWANAGE TOWN CENTRE, the beach and the Swanage Steam Railway. Currently run as a SUCCESSFUL GUEST HOUSE with spacious owners' accommodation, the property offers an excellent opportunity for those looking to continue an established business, whilst also presenting POTENTIAL AS LARGE FAMILY HOME or multi-generational residence.



Approached through an attractive front garden with mature planting, an ornamental pond and seating area, the property has an inviting feel from the outset. To the rear is a private enclosed garden with several seating areas, together with off-road parking for three to four vehicles.

The accommodation is arranged over two floors and has been thoughtfully configured to provide two separate private living areas alongside the guest accommodation. The main owners' apartment is centred around a generous dining hall, leading through to a well-fitted kitchen with bespoke granite worktops, integrated appliances and access to the side of the property. Beyond is a comfortable sitting room with sliding doors opening directly onto the rear garden. There are two spacious double bedrooms, together with a modern family bathroom. A second private apartment offers further flexibility and comprises a double bedroom with adjoining conservatory/utility room, fitted kitchen, bathroom and a spacious lounge/dining room with doors opening onto the garden. Beyond this is an annexe with a large living room/bedroom and an additional loft room above, offering scope for a variety of uses, including potential conversion into self-contained accommodation, subject to the relevant permissions.





Ground Floor Owners Accommodation

Entrance Hall

10'5" x 8'7" (3.18 x 2.63)

Bedroom One

12'1" x 14'7" (3.69 x 4.45)

Bedroom Two

12'11" x 10'4" (3.94 x 3.15)

Bedroom Three

10'2" x 20'3" (3.12 x 6.18)

Downstairs Bathroom

Kitchen/Diner

Living Room

14'6" x 16'2" (4.42 x 4.95)

Conservatory

31'2" x 4'7" (9.50 x 1.40)

Living Room

20'4" x 18'10" (6.20 x 5.76)

Bathroom

Kitchen

11'2" x 12'5" (3.41 x 3.79)

Annex

13'5" x 17'4" (4.09 x 5.30)

First Floor Guest Accommodation