



Mariners Drive

Swanage, BH19 2SJ



£350,000 Freehold



Mariners Drive

Swanage, BH19 2SJ

- Quiet Residential Cul-De-Sac Location
- Well-Presented and Versatile Accommodation
- Bright and Spacious Reception Areas
- Well-Appointed Kitchen
- Comfortable Bedrooms
- Private Rear Garden
- Off-Road Parking
- Close to Swanage Town Centre and Beach
- Easy Access to Durlston Country Park and the Jurassic Coast
- Ideal Permanent Residence, Second Home or Investment





Situated in a quiet and well established residential cul-de-sac on the south-western side of Swanage, this attractive three bedroom family home offers spacious and well-proportioned accommodation. The property has been thoughtfully arranged to provide comfortable family living, with a particularly impressive open-plan living and dining room, three well-sized bedrooms and an enclosed rear garden. Conveniently positioned within easy reach of Swanage town centre, local schools, supermarkets, public transport links and the beautiful Jurassic Coast, the property would make an ideal permanent residence, family home, holiday home or investment purchase.

A welcoming entrance hall provides an excellent first impression of the property, offering space for coats and shoes before leading into the living accommodation. Stairs rise to the first-floor landing. The hall also provides access to both the kitchen and the main reception room.

The open plan reception room provides an exceptional amount of space for both relaxing and entertaining. Flooded with natural light from the large picture window overlooking the front and rear garden the room enjoys a bright dual-aspect outlook throughout



the day. The generous space comfortably accommodate lounge furniture alongside a substantial dining table, making the room ideal for family gatherings, dinner parties or everyday living. The versatile layout also provides scope for creating separate seating, dining and study areas if required.

The fitted kitchen enjoys views over the rear garden and has been practically designed. Fitted with a range of matching wall and base units, the room offers generous worktop with tiled splashbacks and ample storage. There is space for a freestanding cooker with extractor above, washing machine, fridge/freezer making the room perfectly suited for family use. The ground floor layout provides an efficient working environment whilst still offering scope for updating.

The landing provides access to all three bedrooms and the family bathroom, with an airing cupboard offering additional storage. A window allows natural light creating a welcoming and bright first floor.

The generous principal bedroom enjoys a peaceful outlook over the rear garden and offers ample space for a wide range of bedroom furniture such as a king-size bed, wardrobes, bedside cabinets and additional bedroom storage, creating a comfortable and relaxing principal suite.

Bedroom Two is another well-proportioned double bedroom positioned at the front of the property. Offering ample floor space for a double bed with wardrobes and additional furniture, it provides flexible accommodation for family members or visiting guests.

Bedroom Three is a versatile single bedroom which could equally function as a child's bedroom, home office or hobby room. The room is a comfortable space and enjoys good natural light, making it ideal for those now seeking flexible working accommodation.

The family bathroom is fitted with a panelled bath with shower over, wash hand basin and WC. The room serves all three bedrooms and provides scope for modernisation if desired.

The property enjoys an attractive front garden with a pathway leading to the entrance, creating an appealing approach to the home. The enclosed rear garden provides a private outdoor space with excellent potential for landscaping and improvement.

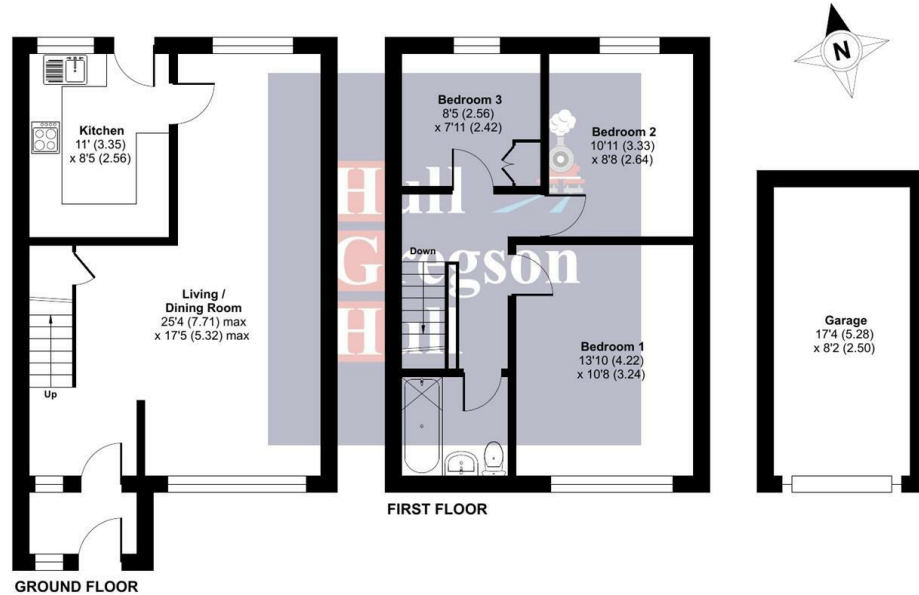
Currently laid mainly to lawn with a patio seating area adjoining the house, it offers plenty of room for outdoor dining, children's play equipment or keen gardeners. The garden enjoys privacy and benefits from gated access, making it a secure and practical environment for families and pets.

A detached garage provides secure parking, useful workshop space or additional storage, while further off-road parking ensures practicality for everyday family life. Viewing is highly recommended.



Mariners Drive, Swanage, BH19

Approximate Area = 914 sq ft / 84.9 sq m
Garage = 142 sq ft / 13.1 sq m
Total = 1056 sq ft / 98 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2026. Produced for Hull Gregson & Hull (Swanage) Ltd. REF: 1473403

Living / Dining Room

25'3" x 17'5" (7.71 x 5.32)

Kitchen

10'11" x 8'4" (3.35 x 2.56)

Bedroom One

13'10" x 10'7" (4.22 x 3.24)

Bedroom Two

10'11" x 8'7" (3.33 x 2.64)

Bedroom Three

8'4" x 7'11" (2.56 x 2.42)

Garage

17'3" x 8'2" (5.28 x 2.50)

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

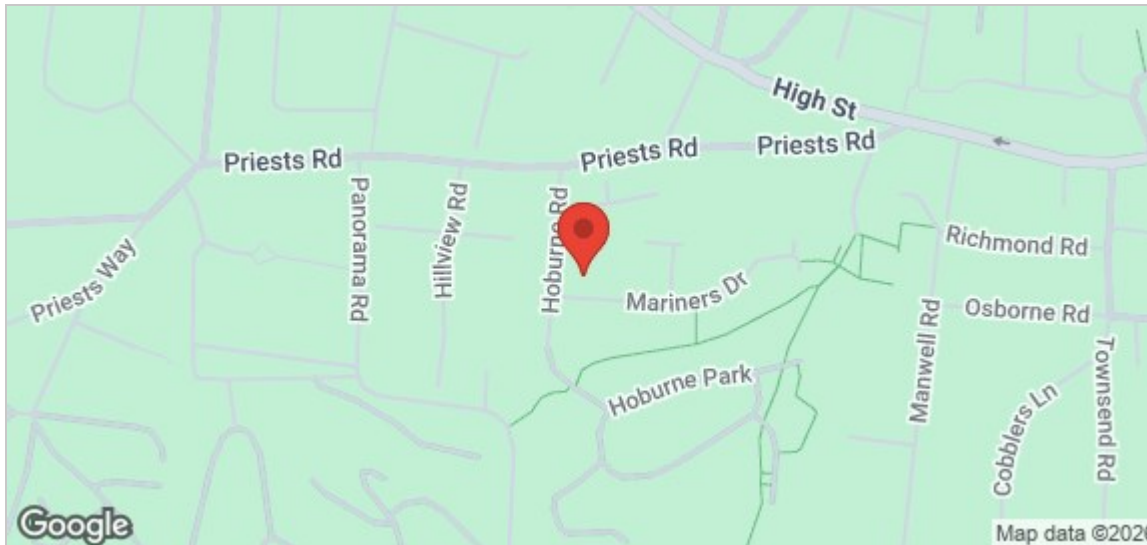
Mains Water & Sewage: Supplied by Wessex Water

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



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(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		
England & Wales	73	79
EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(82 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		
England & Wales		
EU Directive 2002/91/EC		