



**Cliff Place**  
Swanage, BH19 2PL

 2  1  1  E

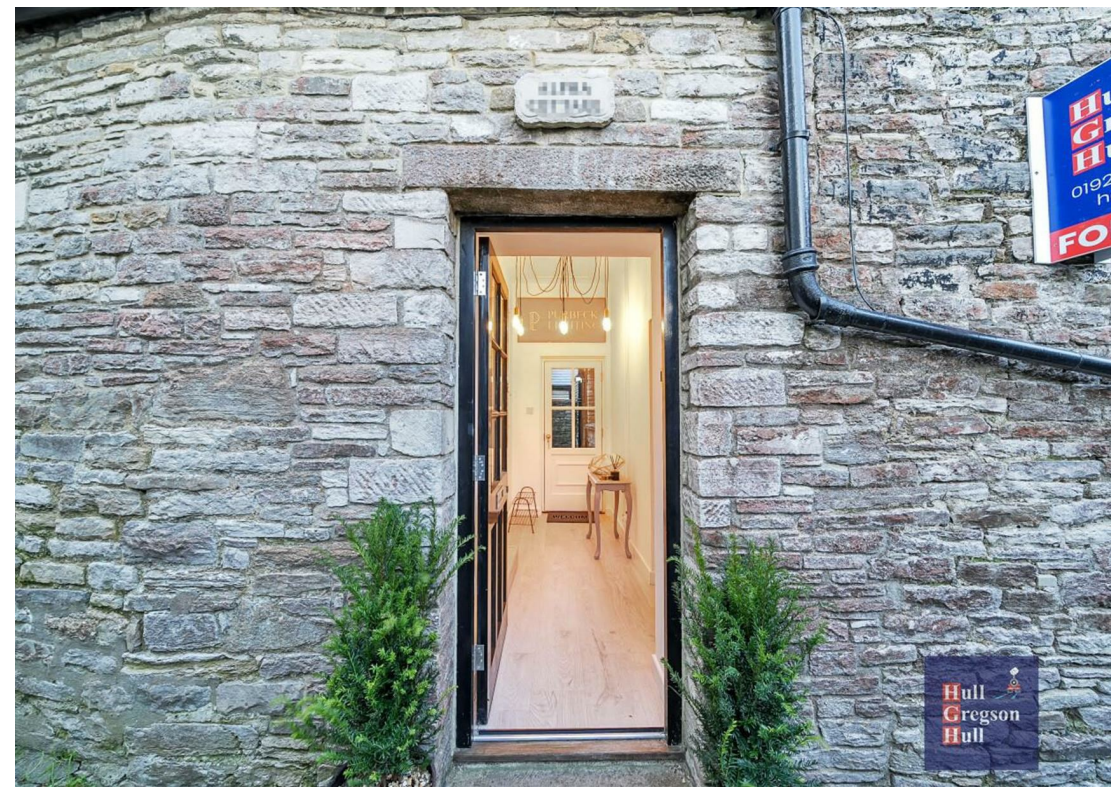
**Guide Price**  
**£345,000 Freehold**



## Cliff Place

Swanage, BH19 2PL

- Grade II Listed Cottage with Two Spacious Bedrooms
- World Heritage Location
- Close to Beach, Town Centre and Coastal Walks
- Spacious Lounge with Open Fireplace
- Separate Dining Room
- Recently Renovated, Electric Heating
- Quality Integral Appliances
- Private Rear Garden and Further Outside Space
- Two Sizeable Loft Spaces
- Lots Of Natural Light





This beautifully presented Grade II listed house on Cliff Place offers a delightful blend of modern living and historical character. With two well-proportioned bedrooms, this property is perfect for couples, small families, or those seeking a retreat by the coast.



Upon entering, you are greeted by a hallway filled with natural light. On your right you have a reception room that exudes warmth and style, making it an ideal space for relaxation. Opposite the reception room you have an open plan dining room leading into a modern kitchen with fitted appliances. The slick design throughout the home ensures that it meets the needs of



contemporary living while respecting its historical significance.

Upstairs, the property boasts a well-appointed bathroom, with a luxurious feel providing both comfort and convenience and two spacious bedrooms. The main bedroom offers generous proportions with the second bedroom being a large single.

Externally, the paved private rear garden offers a peaceful escape from the hustle and bustle of town, allowing you to entertain guests and unwind in your own little oasis.

Situated in a prime town centre position, you will find yourself just a stone's throw away from local shops, cafes, and the stunning coastline.

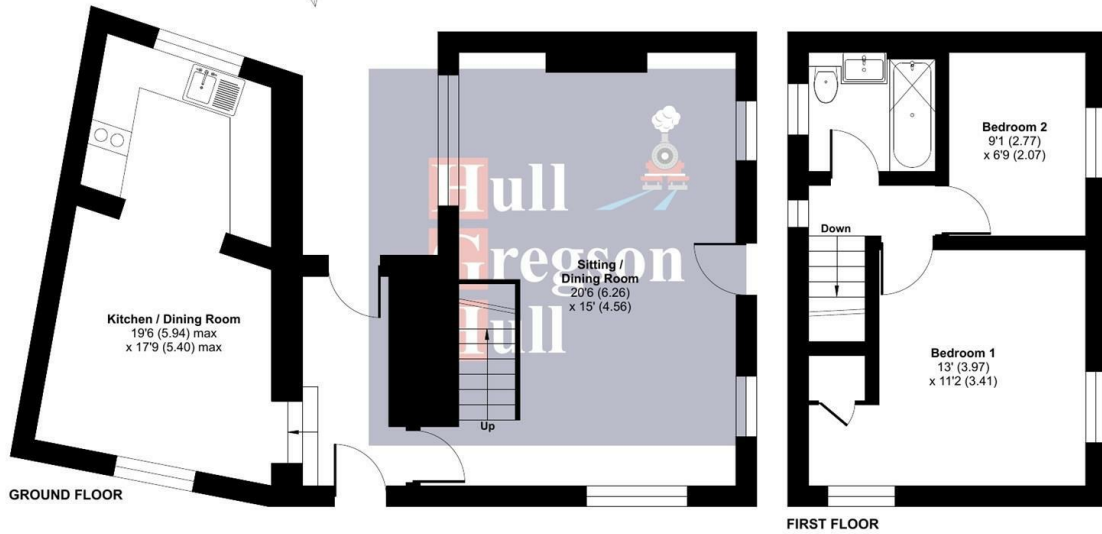
This property not only offers a beautiful home but also the vibrant lifestyle that comes with living in such a picturesque area.



# Cliff Place, Swanage, BH19

Approximate Area = 813 sq ft / 75.5 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nrichcom 2024. Produced for Hull Gregson & Hull (Swanage) Ltd. REF: 1225556

## Hallway

**Sitting Room**  
20'6" x 14'11" (6.26 x 4.56)

**Kitchen / Dining Room**  
19'5" x 17'8" (5.94 x 5.40)

**Bedroom One**  
13'0" x 11'2" (3.97 x 3.41)

**Bedroom Two**  
9'1" x 6'9" (2.77 x 2.07)

**Bathroom**  
8'4" x 6'0" (2.55 x 1.84)

## 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: Semi-Detached House  
Property construction: Standard  
Mains Electricity

Mains Water & Sewage: Supplied by Wessex Water  
Heating Type: Electric Heating

Broadband/Mobile signal/coverage: For further details please see the Ofcom Mobile Signal & Broadband checker. [checker.ofcom.org.uk/](http://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.

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions
(92 plus) <b>A</b>			(92 plus) <b>A</b>
(81-91) <b>B</b>			(81-91) <b>B</b>
(69-80) <b>C</b>			(69-80) <b>C</b>
(55-68) <b>D</b>			(55-68) <b>D</b>
(39-54) <b>E</b>			(39-54) <b>E</b>
(21-38) <b>F</b>			(21-38) <b>F</b>
(1-20) <b>G</b>			(1-20) <b>G</b>
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions
		80	
	45		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		<b>England &amp; Wales</b>
			EU Directive 2002/91/EC

