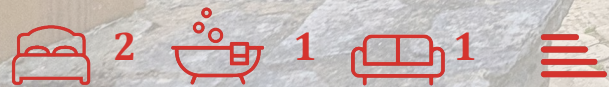




Cliff Place

Swanage, BH19 2PL



£320,000 Freehold



Cliff Place

Swanage, BH19 2PL

- Characterful Two Bedroom Cottage
- No Forward Chain
- Situated in Central Location
- Close to Local Amenities
- An Ideal Investment Purchase or Holiday Home
- Private Courtyard Garden
- EPC Exempt
- Feature Log Burner
- Nearby Swanage Beach
- Great for First Time Buyers

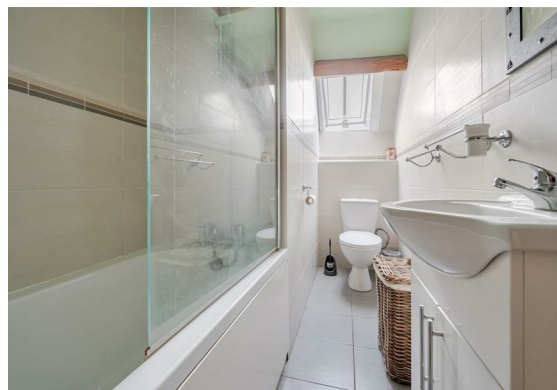




Welcome to Cliff Place, a quaint row of Purbeck Stone cottages, nestled in the heart of Swanage. This charming Grade II Listed cottage, beautifully positioned within the heart of Swanage and offering characterful accommodation arranged over two floors, complemented by a private patio garden.



Steeped in character and period charm, this attractive home features a spacious ground floor living area centred around a striking log burner set in a stunning Purbeck stone surround, creating a warm and welcoming focal point. The cottage features beautiful flagstone flooring across the ground floor as well as

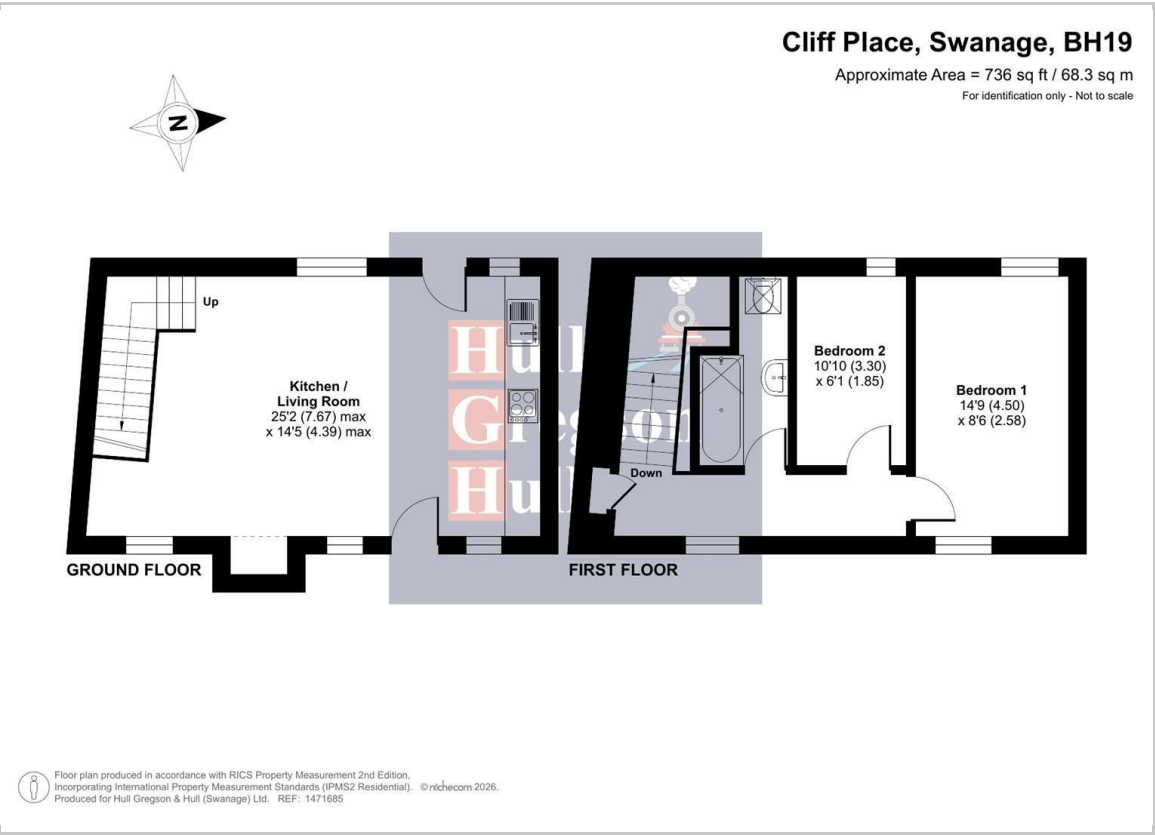


fresh, white walls exposing character stone elements. The generous reception space comfortably accommodates a cosy sofa suite, a coffee table and a dining table, making it ideal for both everyday living and entertaining. The open-plan kitchen continues the airy sense of space, offering ample work tops, both base and eye-level storage units, inset sink, space and plumbing for a washing machine, oven and four-ring hob. The kitchen space opens onto the private patio, filling the room with natural light. This secluded outdoor space provides the perfect setting for al fresco dining, morning coffee or relaxing after a day exploring the award-winning Swanage beach. The first floor comprises two well-proportioned double bedrooms and a family bathroom comprising panelled bath with shower over. W.C., and wash basin, providing comfortable accommodation suitable for a range of purchasers, including those seeking a permanent residence, coastal retreat or investment property.

Located within easy reach of Swanage's vibrant town centre, award-winning beach and stunning Jurassic Coast, this delightful Grade II Listed home combines period character with practical living in one of Dorset's most sought-after seaside locations.

Viewing is highly recommended to appreciate the charm, space and enviable location this wonderful property has to offer.





Kitchen/Living Room
25'1" max x 14'4" max (7.67 max x 4.39 max)

Bedroom One
14'9" x 8'5" (4.50 x 2.58)

Bedroom Two
10'9" x 6'0" (3.30 x 1.85)

Bathroom

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: Electric
- 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.



Energy Efficiency Rating			Environmental impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(82 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	