



Princess Road
Swanage, BH19 1JG



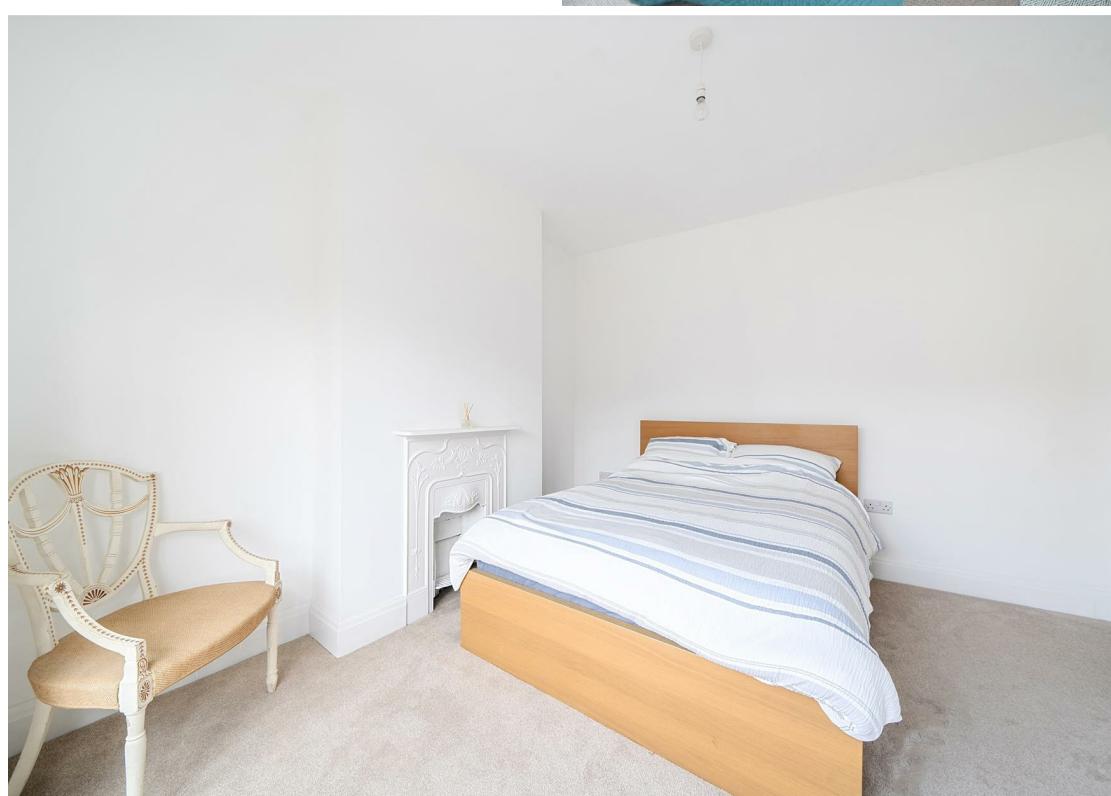
Freehold

Hull
Gregson
Hull

Princess Road

Swanage, BH19 1JG

- End of Terrace
- Open Plan Living/Dining Area
- Modern Fitted Kitchen
- Separate Utility Room
- Three Generous Sized Bedrooms
- Practical Family Bathroom
- Separate Ground and First Floor W.C.
- Low Maintenance Garden
- Close to Local Amenities
- Short Walk to the High Street and Beach





Positioned in the very heart of the sought-after coastal town of Swanage, is this charming end-of-terrace residence that beautifully blends character, comfort, and modern practicality. This inviting home offers well-proportioned accommodation arranged over two floors and is perfectly suited to families, professionals, or those looking for additional space in a central and convenient location.

Upon entering the property, you are welcomed into a bright and spacious open-plan lounge and dining area, creating a wonderful sense of flow and an ideal environment for both relaxed everyday living and entertaining guests. Large windows allow natural light to flood the space, enhancing the warm and welcoming atmosphere throughout.



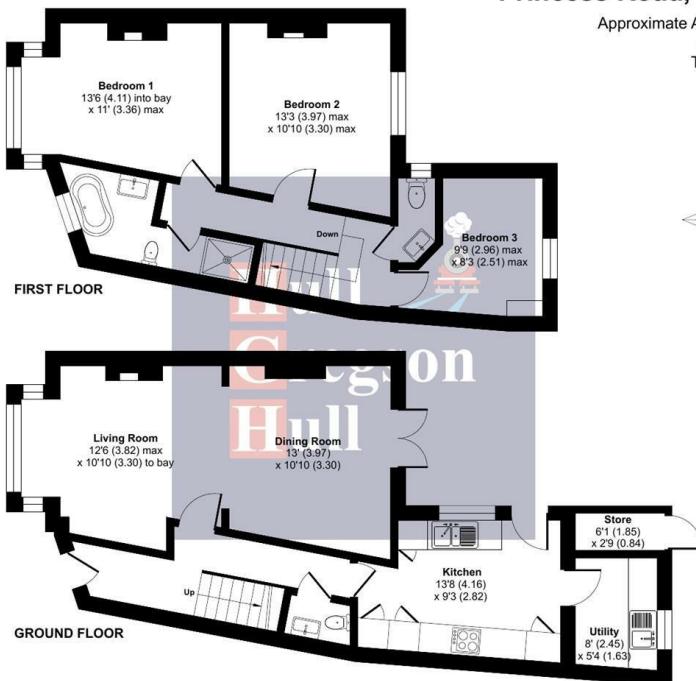
The modern kitchen has been thoughtfully designed with both style and functionality in mind, featuring an excellent range of base and eye-level units that provide ample storage and generous work surfaces, ideal for those who enjoy cooking and hosting. Adjoining the kitchen is a highly practical utility room, offering further storage and appliance space.

The first floor continues to impress, offering two generous double bedrooms that provide comfortable and peaceful retreats. A well-proportioned single bedroom offers excellent versatility and would make an ideal guest room, home office, or child's bedroom. The accommodation is completed by a modernised family bathroom, finished to a contemporary standard, along with a separate W.C., adding convenience for family living.

To the rear of the property lies a fully decked, south-easterly facing garden, a delightful outdoor space that enjoys plenty of sunshine throughout the day. This private and low-maintenance area is perfect for al fresco dining, entertaining friends, or simply unwinding during the warmer months.



Situated in a desirable and central position, the property benefits from easy access to Swanage's charming town centre, sandy beaches, local schools, shops, and transport links. Combining modern living with the timeless appeal of a traditional home, 9 Princess Road presents a superb opportunity to secure a delightful property in one of Dorset's most picturesque coastal towns.



 Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2026. Produced for Hull Gregson & Hull (Swanage) Ltd. REF: 1402803

Princess Road, Swanage, BH19

Approximate Area = 1031 sq ft / 95.7 sq m
Garage = 16 sq ft / 1.4 sq m
Total = 1047 sq ft / 97.1 sq m
For identification only - Not to scale

Lounge

12'6" x 10'9" (3.82 x 3.30)

Dining Room

13'0" x 10'9" (3.97 x 3.30)

Downstairs W.C.

Kitchen

13'7" x 9'3" (4.16 x 2.82)

Utility Room

8'0" x 5'4" (2.45 x 1.63)

Store Room

6'0" x 2'9" (1.85 x 0.84)

Bedroom 3

9'8" x 8'2" (2.96 x 2.51)

Upstairs W.C.

Bedroom 2

13'0" x 10'9" (3.97 x 3.30)

Family Bathroom

Bedroom 1

13'5" x 11'0" (4.11 x 3.36)

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

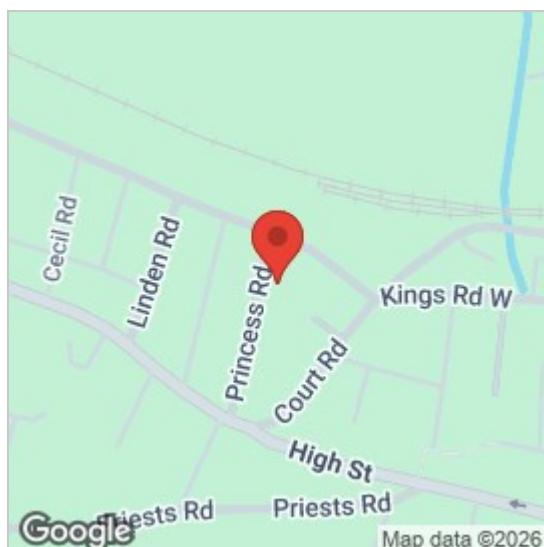
Mains Water & Sewage: Supplied by Wessex Water

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.



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		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions (92 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	