

Kings Road West

Swanage, BH19 1HT

3 2 2 D

£485,000 Freehold

Hull Gregson Hull

Kings Road West

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- Modern Family Home with Character Features
- Spacious Living Accommodation
- Garage, Workshop & Parking
- Large Enclosed Garden with Exclusive Steam Train View
- Tastefully Renovated Throughout
- Ideal for Families
- Close to Local Transport Links
- Short, Level Wal to Town Centre and Beach
- Vendor Suited

















Welcome to Kings Road West, a collection of homes dating back to the Victorian era, each with its own original features. Situated close to local amenities including a convenience shop, bus link, and just a short, level walk to the town centre and beach, this substantial three bedroom home offers spacious and comfortable living for families. Notably, the property boasts an exclusive steam train view from the end of the garden, perfect for children to enjoy!

Stepping through the front door, we are welcomed into a bright entrance hall, with convenient ground floor cloakroom, and built in storage. The entrance hall then leads to the Sitting room, a comfortable space with stylish black tiled fireplace and electric log burner. The



space has wood flooring adding a sense of character, with the focal point being the large box bay window for plenty of natural light. Return to the hallway and we are invited into the kitchen/breakfast room, another generous space with sleek, navy base/eye-level storage cupboards, integrated appliances including a washing machine, dishwasher and fridge freezer, inset sink, oven and four ring hob and space for a family breakfast table. This room boasts a lovely view over the garden and steam line.

Flowing from the kitchen, is the living/dining room. This is a versatile space ideal for a grand table and chairs for more formal dining, or can be used as a cosy living room with real log burner and characterful red brick surround. French doors then open out onto the garden which is great for enjoying warm summer evenings, or watching the seasons change from the comfort of the living room.



Returning to the hallway, stairs rise to the upper floor where the bedrooms and family bathroom are situated. The principal room is a generous double bedroom which enjoys a box bay window for plenty of natural light, and convenient built-in storage.

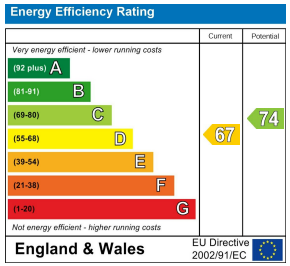
Bedroom two is another good sized double bedroom with built-in storage and a pleasant view across the garden. The third bedroom is a cosy single room ideal for a children's room of home office. These rooms are all served by the family bathroom, a contemporary space comprising a panelled bath with shower over, W.C., and wash basin.

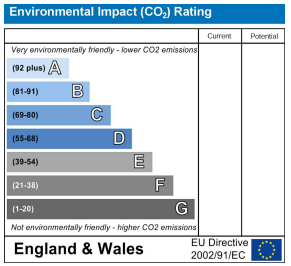
Outside, the property boasts a secluded rear garden mostly laid to lawn, with several fruit trees and mature planting. The decking makes a great spot for alfresco dining and for prime viewing of the train chuffing along. To the front of the property is the garage with work shop and a private parking space.

This property is offered to market with vendor already suited. Viewing is highly recommended.









Living/Dining Room
12'0" x 11'0" (3.68 x 3.36)

Kitchen/Breakfast Room
20'7" x 7'0" (6.28 x 2.14)

Sitting Room
14'4" x 11'0" (4.39 x 3.36)

Principal Bedroom
14'4" x 11'0" (4.39 x 3.36)

Bedroom Two
11'0" x 9'10" (3.37 x 3.02)

Bedroom Three
8'2" x 7'0" (2.49 x 2.14)

Bathroom
5'10" x 5'6" (1.80 x 1.68)

Garage

Workshop

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/

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