






**Gannetts Park**  
Swanage, BH19 1PF

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# Gannetts Park

Swanage, BH19 1PF

- Three Double Bedrooms
- Ideal for Multigenerational Living
- Great Renovation Opportunity
- Large Southerly-Facing Garden
- Lovely Purbbeck Hill Views
- Spacious Accommodation
- Garage
- Parking for Two Cars
- Conservatory
- Ensuite to the Principal Bedroom







Welcome to Gannetts Park, a row of detached homes and bungalows situated just a stone's throw away from the award-winning sandy Swanage beach. This three-bedroom chalet bungalow offers an ideal opportunity to renovate and truly make your own. With large rear garden, off-road parking, and garage, all the necessities of modern living are at your fingertips.



Step through into the vestibule, kick off your shoes, hang up your coat and be welcomed into the entrance hall. Firstly, to the left is bedroom three. This is a sizable double bedroom with some built in storage, ideal for multigenerational living as the family bathroom is just across the hall. The bathroom is equipped with a bath and shower over, W.C., and wash basin.



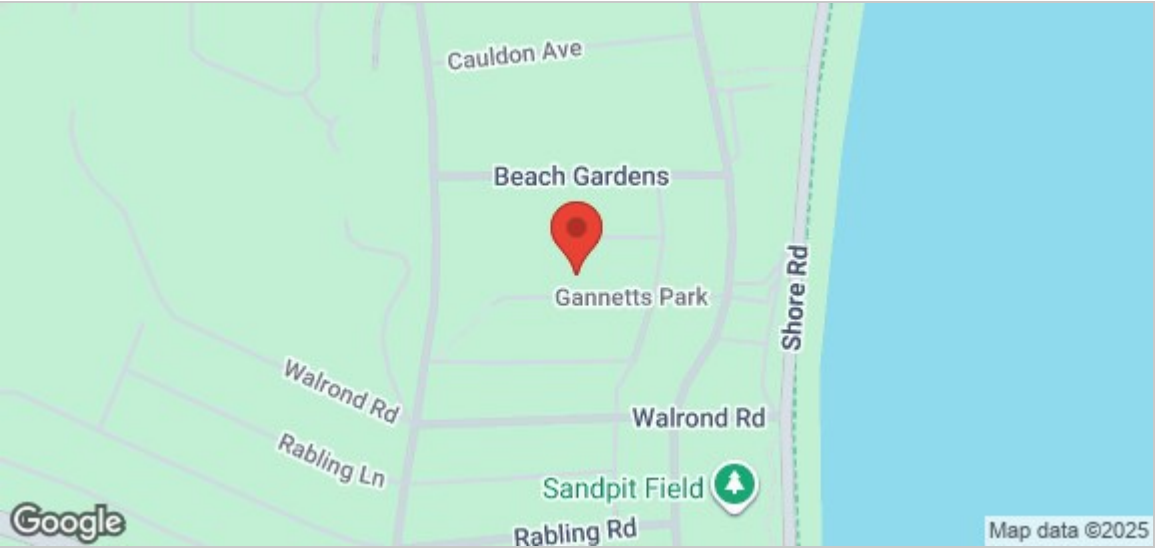
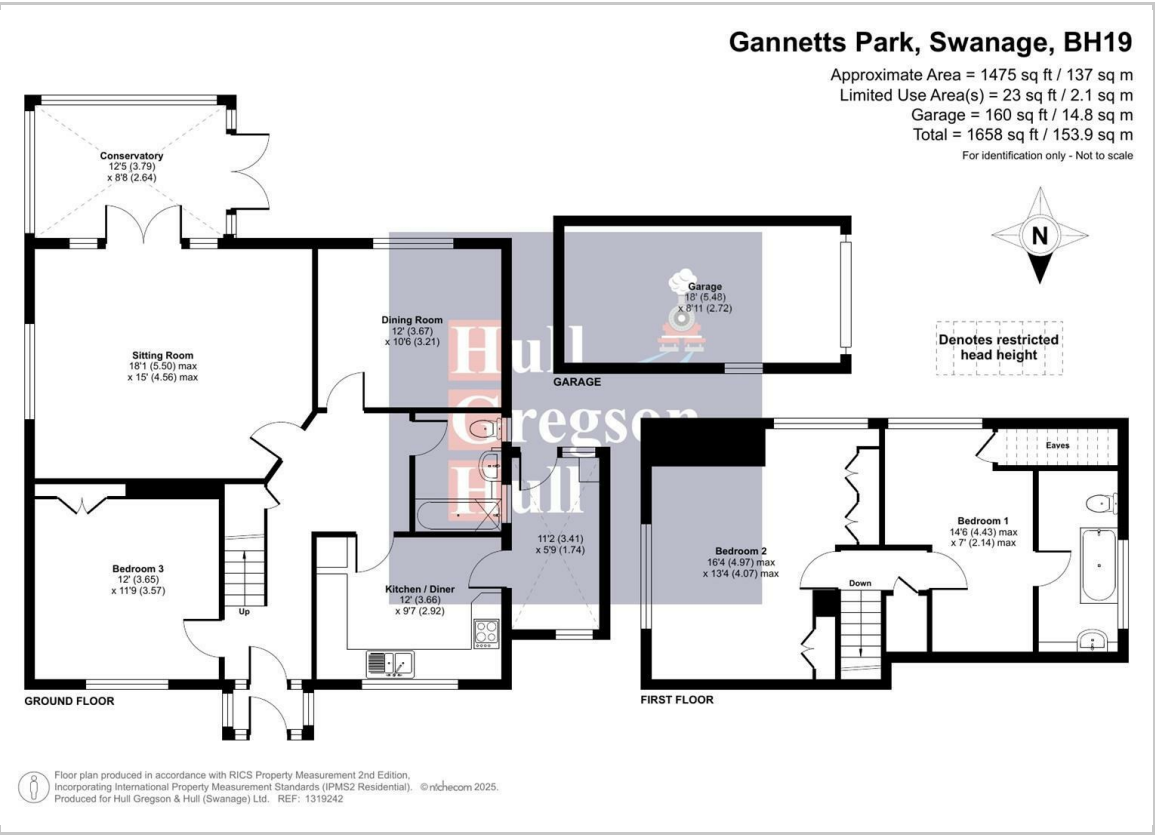
Next we are invited into the generous sitting room, with access into the conservatory. The living room is filled with natural sunlight and is spacious enough for a coy sofa suite, a coffee table, TV with console and display cases. The sitting room is ideal for entertaining family and friends, all before spilling out into the garden to enjoy the sunshine. Adjacent to the living room is a separate dining room, for more formal dining, with a southerly-facing aspect to allow the sunshine in all day long. The dining room has plenty of space for a large dining table and chairs. The kitchen sits across the hallway from the dining room. The U-shaped kitchen is a practical and comfortable space with space for an oven, fridge/freezer, plumbing for a dishwasher and washing machine, inset sink with a pretty outlook over the front garden, base and eye-level storage cupboards and plenty of work top space. From the kitchen, a doorway leads into a side lobby, which would make a great utility space with access onto the garden.



Upstairs, bedroom 2 and the principal suite are situated. Bedroom two is a substantially large room with plenty of built in storage and lots of natural sunlight. Just opposite, the principal suite boasts a large ensuite bathroom and eaves storage, with pleasant views towards the garden. There is useful storage located at the top of the stairs.

Outside, the large southerly-facing garden is bathed in sunshine in the mornings, an idyllic place to enjoy Summer BBQs or grow your favourite flowers. The garden is laid to lawn with bordering mature shrubs and trees, and has lovely views across Swanage and the Purbeck Hills. The property also benefits from a garage and parking for two cars

Gannetts Park is located just a short stroll away from Swanage town centre, a popular seaside town with classic cinema, boutique shops, independent pubs, schools and churches. Viewing is highly recommended.



**Kitchen/Diner**  
12'0" x 9'6" (3.66 x 2.92)

**Dining Room**  
12'0" x 10'6" (3.67 x 3.21)

**Sitting Room**  
18'0" max x 14'11" max (5.50 max x 4.56 max)

**Conservatory**  
12'5" x 8'7" (3.79 x 2.64)

**Lobby**  
11'2" x 5'8" (3.41 x 1.74)

**Bedroom One**  
14'6" max x 7'0" max (4.43 max x 2.14 max)

**Bedroom Two**  
16'3" max x 13'4" max (4.97 max x 4.07 max)

**Bedroom Three**  
11'11" x 11'8" (3.65 x 3.57)

**Garage**  
17'11" x 8'11" (5.48 x 2.72)

**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.gov.uk/](https://checker.ofcom.gov.uk/)

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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.

