



Bay View

Swanage, BH19 2BD



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Freehold

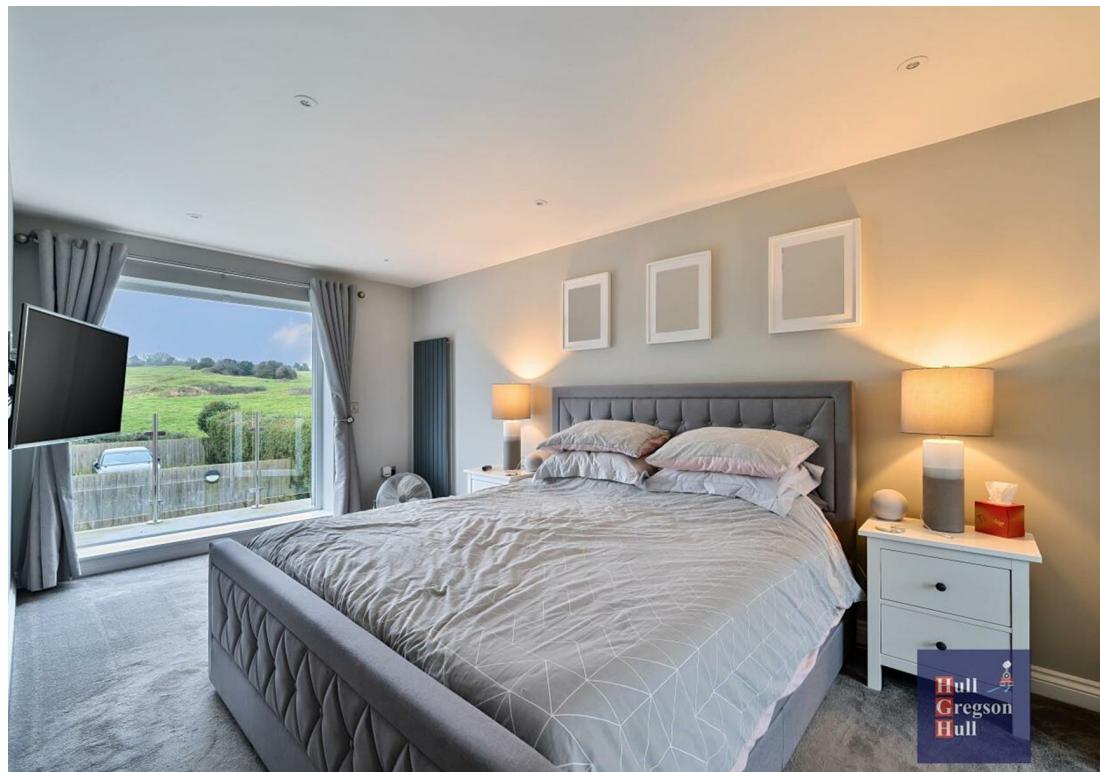
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Bay View

Swanage, BH19 2BD

- Countryside Views
- Stylish Interior
- Three Double Bedrooms and One Single Bedroom/Study
- Large Kitchen/Dining area
- French Doors Out to the Patio
- Private Parking Space
- Ensuite to the Principal Bedroom
- Private Balcony from the Principal Bedroom
- Large Patio Garden
- Detached Family Home





Welcome to Bay View, a tranquil estate with views out towards the hills and countryside. This DETATCHED FOUR BEDROOM home is beautifully presented throughout and includes well maintained front and back gardens.

Step through the front door and be welcomed into a bright and stylishly designed hallway, with stairs leading up to the first floor accommodation, and doors leading off to the living space. Firstly, go through the hallway to the kitchen. A spacious room with fitted base and eye - level storage cupboards, space and plumbing for a dishwasher, space and plumbing for a washing machine., inset sink, space for a large American fridge freezer and a six-ring electric hob, with integral eye-level microwave and oven. The kitchen is thoughtfully designed and easily flows into the dining area, with a luxurious large family breakfast bar, with views looking out towards the hills.



The living room is a calming and cosy space with room for a big comfy sofa suite. This room leads out to the patio through double French doors, perfect for a cool breeze on a hot Summer's day whilst you relax inside. The living room also has double glass doors leading back to the hallway, which allows for plenty of light to travel through the house, even on grey days. The hallway leads off to bedroom four, currently used as a convenient office space. There is also a downstairs W.C, and storage cupboard. The GF benefits from underfloor heating and the 1st floor has gas central heating.

Upstairs, you are welcomed to the landing, with skylight to continue the flow of sunshine through the house. Here, you will find bedrooms two and three. Both good sized doubles with views out to the hills and built in storage space. These two bedrooms are served by the family bathroom across the landing, with bathtub and shower over, W.C, and wash hand basin. There is also a deceptively large storage space in the bathroom, perfect for keeping clutter free, to continue the overall sense of calm around the home.



At the end of the landing is the principal bedroom. A Spacious room with built-in wardrobes, space for a large king or queen sized bed, and an ensuite shower room with shower cubicle, W.C., and hand was basin. This bedroom benefits from dual-aspect windows, to let in the morning sunshine, as well as it's own private balcony, leading out through double French doors. The view from here is wonderful, so you can sit and enjoy your morning coffee, or an evening tipple, out on your balcony with undisturbed views out to the countryside.

Outside, is a modern front patio with manicured lawned areas, perfect for entertaining friends with a little Alfresco dining. There is a private parking space as well as visitor parking outside the front gate.

This stunning property is situated in the seaside town of Swanage. The town centre is a little over a mile away and offers a range of independent shops and eateries. The beach is simply picturesque. There are many great events on throughout the year here in Swanage.



Bay View, Swanage, BH19

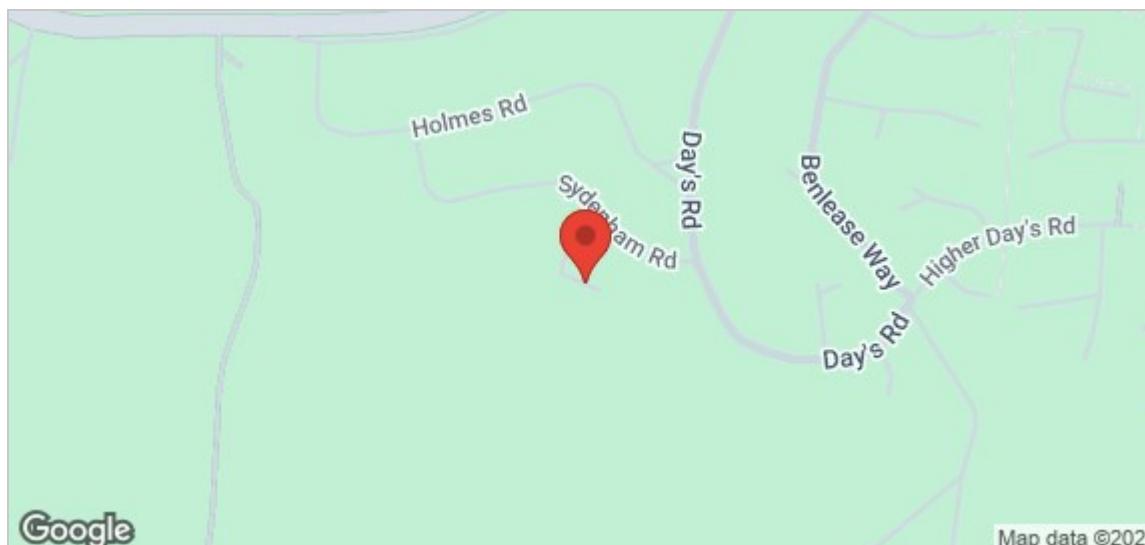
Approximate Area = 1366 sq ft / 126.9 sq m

For identification only - Not to scale



Certified
Property
Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nliche.com 2025.
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Kitchen/Dining/Living Area

28'0" max x 26'8" max (8.55 max x 8.14 max)

Bedroom Four/Study

9'6" x 7'10" (2.92 x 2.39)

Bedroom One

22'8" max x 11'3" max (6.93 max x 3.45 max)

Ensuite

Balcony

18'0" x 4'4" (5.49 x 1.34)

Bedroom Two

14'0" max x 10'4" max (4.28 max x 3.16 max)

Bedroom Three

11'7" max x 9'6" max (3.55 max x 2.90 max)

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: Detached house

Property construction: Standard

Mains Electricity

Mains Water & Sewage: Supplied by Wessex Water

Heating Type:

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 | 85 | 93 |
| (81-91) | B | | |
| (70-80) | C | | |
| (55-64) | D | | |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |
| EU Directive 2002/91/EC | | 85 | 93 |

| Environmental Impact (CO ₂) Rating | | Current | Potential |
|---|---|---------|-----------|
| Very environmentally friendly - lower CO ₂ emissions | | | |
| (92 plus) | A | | |
| (81-91) | B | | |
| (70-80) | C | | |
| (55-64) | D | | |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not environmentally friendly - higher CO ₂ emissions | | | |
| EU Directive 2002/91/EC | | 85 | 93 |