



Mount Pleasant Lane
Swanage, BH19 2PN



Freehold

Hull
Gregson
Hull

Mount Pleasant Lane

Swanage, BH19 2PN

- Charming Character Property
- Close to the Seafront, Town Centre and Amenities
- Characterful Features with a Modern Design
- Open Plan Living Accommodation
- Double Garage
- Ideal for Multi-Generational Living or Buy To Let
- Modern Fitted Kitchen
- Two Good Sized Double Bedrooms
- Private Outdoor Space
- No Forward Chain





We are delighted to bring to the market The Old Coach House. A beautifully presented and characterful property, originally serving as a traditional coach house and now thoughtfully designed to be a stylish and modern home, buy to let or investment moments from Swanage town centre and the award winning golden sand beach.

Upon entering the property, you are welcomed into a bright porch. This space is ideal for storing shoes and coats. The entrance also leads of into the second, spacious double bedroom. This bedroom offers excellent flexibility and privacy. The room benefits from its own private entrance, while remaining connected to the main home making it ideal for multi-generational living, guest accommodation, or a holiday let. The



bedroom has an en-suite bathroom, fitted with bath and shower over. The room also has built in storage cupboards offering practical accommodation.



Adjacent to the second bedroom, the property benefits from a utility space for everyday practicality and access into the double garage.

The first floor is heart of the home, offering well designed and contemporary living accommodation. This level includes the main bedroom, which is a comfortable and inviting space with built-in storage cupboards. Also located on this floor is the main shower room fitted with quality modern fixtures such as walk in shower cubicle, W.C., wash hand basin and heated towel rail.



Completing the first floor is a welcoming and bright open plan living area with a modern fitted kitchen and dining space. This area is designed for both everyday living and entertaining and has the luxury of a Juliet balcony and Velux windows allowing natural light to flood the room. The living area has space for stylish sofas, coffee tables, free standing storage cabinets and television. The kitchen is well equipped with sleek work surfaces and base level units. The kitchen benefits from integral dishwasher, fridge, oven, hob and extractor. Positioned alongside the kitchen, the dining area provides a sociable space for either sitting to eat a home cooked meal or entertaining. This arrangement offers a practical and welcoming setting for family dining, and as a holiday let, where guests can easily gather, socialise, and enjoy meals together.

The outdoor decking area is great for al fresco dining or having a relaxing morning coffee. The property also has a large double garage which can be used for workshop space, storing beach equipment or parking for two cars.



Denotes restricted head height



Mount Pleasant Lane, Swanage, BH19

Approximate Area = 732 sq ft / 68 sq m
 Limited Use Area(s) = 37 sq ft / 3.4 sq m
 Garage = 242 sq ft / 22.4 sq m
 Total = 1011 sq ft / 93.8 sq m

For identification only - Not to scale

Kitchen/ Living/ Dining Room

20'2" x 15'5" (6.16 x 4.71)

Bedroom One

15'7" x 6'9" (4.76 x 2.08)

Bedroom Two

11'7" x 11'0" (3.54 x 3.37)

Utility Room

6'5" x 4'0" (1.96 x 1.23)

Garage

16'1" x 16'1" (4.92 x 4.91)

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

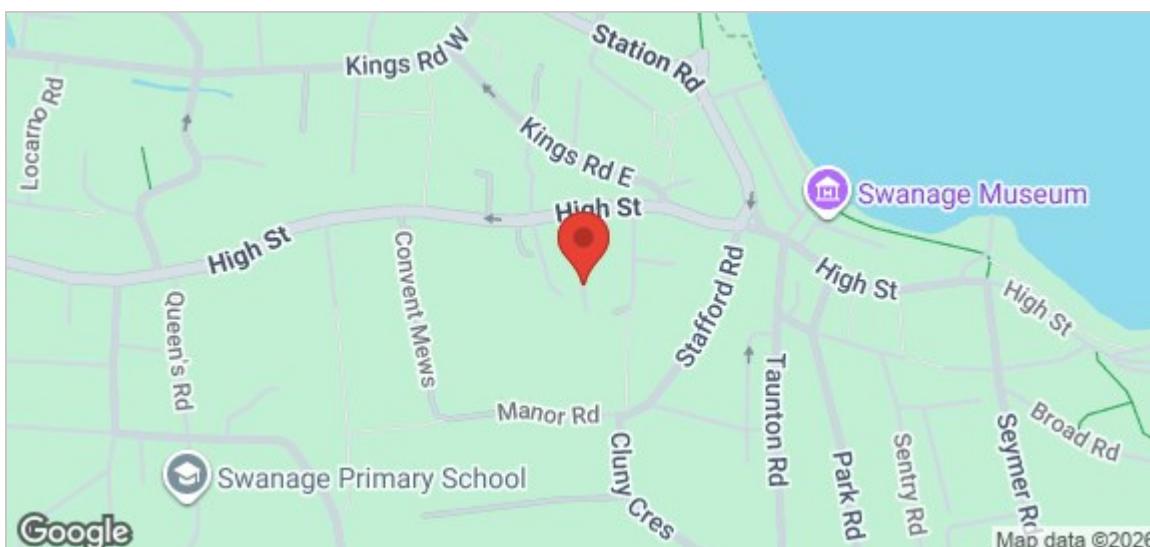
Heating Type: Gas

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 (CO₂) 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		