



**Stafford Road**  
Swanage, BH19 2BQ

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# Stafford Road

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- Traditional Features
- Four Bedrooms
- Private Rear Garden
- En-suite Bathrooms
- Large Family Bathroom
- Open Plan Kitchen / Diner
- Views Over The Purbeck Hills & Sea
- Open Fires
- Well Decorated Throughout
- Purbeck Stone Town House





Welcome to Stafford Road, a row of traditional Purbeck Stone townhouses which line the road all the way to Swanage town centre, an ideal spot for families, holiday seekers or those simply wishing to live a stone's throw from the sea. Swanage is a classic seaside town in a world of its own, with boutique and independent shops, award-winning beaches, pubs, schools and churches.



Step through the front door and be welcomed into a tall and characterful entrance hall. On your left is a bright and cosy living room, with space for a coffee table and sofas. The ceilings are high, adding a sense of grandeur to the room. The feature of this room is the original fireplace with tile slips,



oozing with character. Next, along the hallway is the utility room, an ideal space for laundry and equipped with plumbing for a washing machine.

At the end of the hallway there is a spacious dining area, leading effortlessly into the kitchen. The dining area is light and open with room for a large dining table and sideboards. Into the kitchen, where you will find ample cupboard and work top space, built in appliances and door out to the garden.

From the hallway, the impressive Edwardian staircase leads you up to the first floor accommodation, with two good sized double bedrooms and an exceptionally large family bathroom, with a feature roll top bath and shower over, wash basin and W.C. Bedroom two has another stunning original slip tiled fireplace, feature bay window and space for a breakfast table, with wonderful sea glimpses to enjoy over croissants and coffee! There is the added luxury of an ensuite shower cubicle, wash basin and W.C. Bedroom three is a characterful room again with ensuite shower cubicle, wash basin and W.C. Here you will also find pleasant views over the garden.



The second floor comprises of the beautifully decorated large principal bedroom with ensuite shower, wash basin and W.C., built in storage and bay window looking out to wonderful sea views. There is also a single bedroom with chimney top views towards the Purbeck hills.

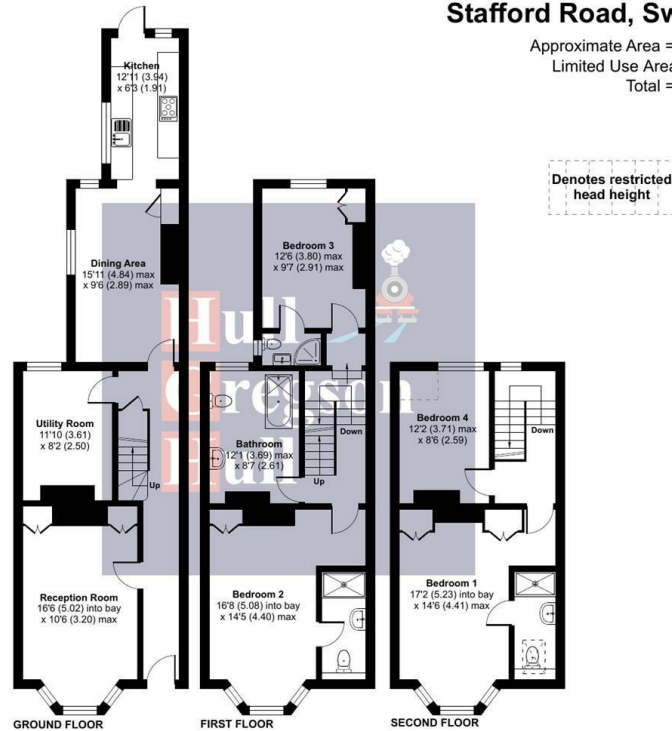
The property has been recently double-glazed throughout.

Outside, the walled Purbeck Stone garden is filled with greenery, flowering shrubs and relaxing seating areas.



### Stafford Road, Swanage, BH19

Approximate Area = 1643 sq ft / 152.6 sq m  
Limited Use Area(s) = 10 sq ft / 0.9 sq m  
Total = 1653 sq ft / 153.5 sq m  
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © rnhccom 2025. Produced for Hull Gregson & Hull (Swanage) Ltd. REF: 1250639

**Reception Room**  
16'5" into bay x 10'5" max (5.02 into bay x 3.20 max)

**Dining Room**  
11'10" x 8'2" (3.61 x 2.50)

**Dining Area**  
15'10" x 9'5" max (4.84 x 2.89 max)

**Kitchen**  
12'11" x 6'3" (3.94 x 1.91)

**Bedroom One**  
17'1" into bay x 14'5" max (5.23 into bay x 4.41 max)

**Bedroom Two**  
16'7" into bay x 14'5" max (5.08 into bay x 4.40 max)

**Bedroom Three**  
10'1" max 9'6" max (3.08 max 2.91 max)

**Bedroom Four**  
3.71 max x 2.59

**Bathroom**  
12'1" max x 8'6" (3.69 max x 2.61)

#### 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/](http://checker.ofcom.org.uk/)

#### Disclaimer.



Energy Efficiency Rating	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		

Environmental impact (CO <sub>2</sub> ) Rating	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(82 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
EU Directive 2002/91/EC		