Marshall Row

Swanage, BH19 2PL

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Freehold

Hull Gregson Hull

Marshall Row

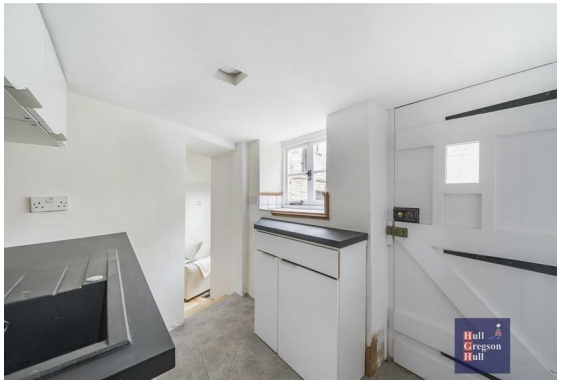
Swanage, BH19 2PL

- Ideal Starter Home
- Close to Local Amenities
- Newly Renovated
- Unique Living Opportunity
- Near the Sea
- Parking Space
- Thoughtfully Designed
- Modern Interior with Characterful Features
- No Forward Chain
- Well Presented

A COTTAGE BY THE SEA

Welcome to Little Olive which sits alongside a collection of modern and characterful homes, all just a stone's throw from Swanage Bay. Swanage is a traditional seaside town with award-winning sandy beaches, boutique shops, independent pubs, schools and churches.

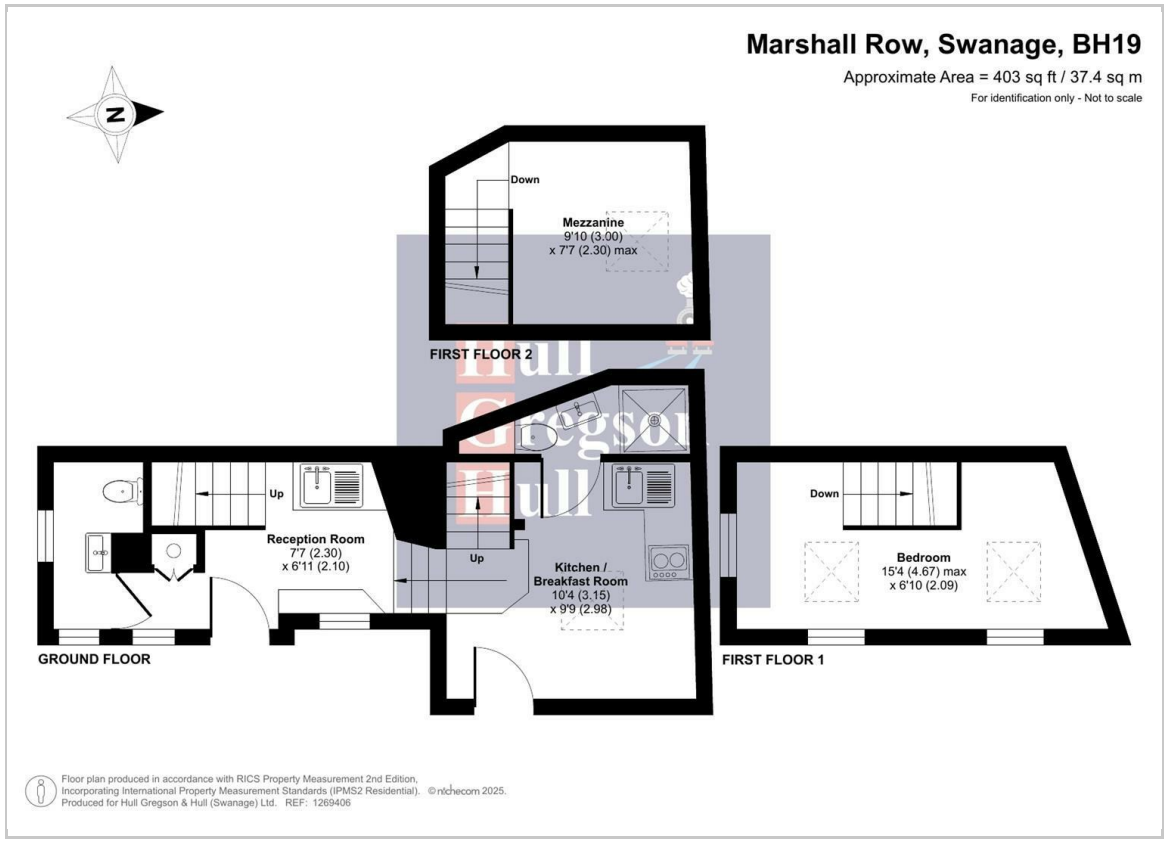
This particular property is nestled between Marshall Row and Cliff Place, and is a unique staple of character and excellent use of space, with Purbeck stone features and private parking for one car.

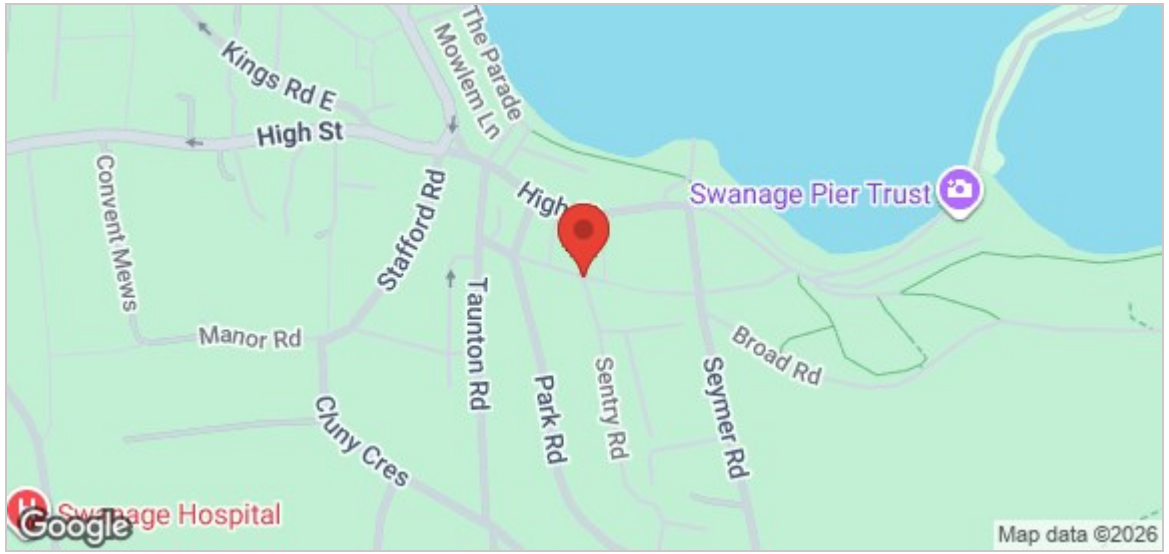


Stepping though the front door, you are welcomed firstly into the reception room. Currently used as a utility room, there is an inset sink with space and plumbing below for a dishwasher or washing machine. Just opposite, is a breakfast bar with a window overlooking Park Road, so you can sit with a coffee and watch the world go by. On the left is a separate W.C., with wash basin, and a boiler cupboard sits just outside in a small hallway with dual aspect windows to encourage plenty of sunshine into the home. There are stairs which lead up to the bedroom.

On the lower level is the kitchen/living room, an open plan room with tall vaulted ceilings, maximising the space. There is room here for a large comfy corner sofa and coffee table. The kitchen area is an L-shaped space comprised of an inset sink, double ring electric hob with extractor over, and base and eye-level storage cupboards. Also on this level is the shower room, fitted with shower cubicle, W.C., and wash basin. From the breakfast room, there is access to the mezzanine floor which serves as a guest bedroom or office space, with skylight to bring in more sunshine, or to gaze up at the stars at night.

The home is adorned with Purbeck stone features both inside and outside, making this home a small landmark of Swanage. The property has recently been converted and would make a wonderful first time buy.





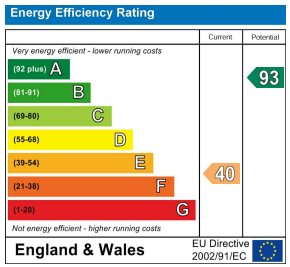
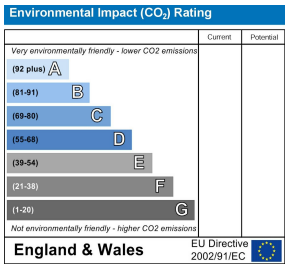
Kitchen/LivingRoom
10'4" x 9'9" (3.15 x 2.98)

Utility Room
7'6" x 6'10" (2.30 x 2.10)

Bedroom
15'3" max x 6'10" (4.67 max x 2.09)

Mezzanine
9'10" x 7'6" max (3.00 x 2.30 max)

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. Please note that the property cannot be used as a holiday let or holiday home as per planning permissions.

Property type: House
Property construction: Standard
Mains Electricity
Mains Water & Sewage: Supplied by Wessex Water
Heating Type: Electric
Broadband/Mobile signal/coverage: For further details please see the Ofcom Mobile Signal & Broadband checker. checker.ofcom.org.uk/

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