



## 10 Cluny Crescent

Swanage, BH19 2BS

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**Hull**  
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# 10 Cluny Crescent

Swanage, BH19 2BS

- Newly Renovated Four Bedroom Town House
- Modern Fittings Complimented by Original Victorian Features
- Stunning Views Towards the Bay and Purbeck Hills
- A Blank Canvas to Make Your Own
- Driveway and Parking
- Close to Beach and Local Amenities
- No Forward Chain
- Large Living Space
- Spacious Double Bedrooms
- Ideal Family Home by the Sea





**\*\*£10,000 TOWARDS FLOORING COSTS\*\***

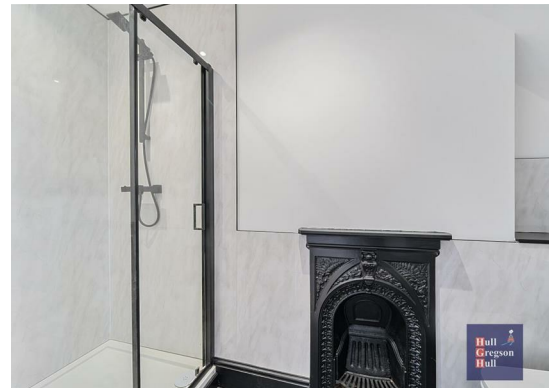
Welcome to Cluny Crescent. A collection of Victorian and Edwardian townhouses located just a short walk from the award-winning sandy Swanage beach. This FOUR BEDROOM semi-detached home over three floors has been renovated to a high specification with new plumbing and electrics. It has FLEXIBLE ACCOMMODATION and retains many original CHARACTER FEATURES. SPACE FOR PARKING is provided to the front of the property.

Step through the front door into an entrance hall, washed white for a crisp 'new build' feel but complemented with the stunning, original tiled flooring. Stairs with ornate balustrade rise to the first floor.

To the right we are welcomed into the spacious kitchen/diner, a bright and open space with freshly laid wood-style flooring, fitted with new base and eyelevel storage cupboards, brand new Worcester boiler, inset sink and scope to install your own choice of white goods and ovens. A window seat sits neatly beneath the bay to provide an interesting focal point to the room. This reception room is an ideal space to enjoy family meals or convivial get togethers with friends.

Along the hallway and adjacent to the kitchen a reception room, or alternatively Bedroom Four /Guest Room is ready for the addition of decor to taste; a newly formed WC with handbasin sits conveniently alongside this room.

On the first floor, a bright landing leads on to an exceptionally spacious living area with feature bay window showcasing lovely views towards Swanage Bay, the pier and the Purbeck Hills. A slip tile fireplace adds a homely feel to this well designed room, which could equally make a luxurious, principal bedroom. Beside this room, a spacious family Bathroom with bath, washbasin and WC.



Bedroom Three on this floor is a good-sized room with feature fireplace.

Continuing up to the top level, Bedroom Two provides space for a double bedroom and through a dormer window there are westerly views to church spire and hills in the distance. The original fireplace in this room adds to the charm of this room.

Finally, the spacious Principal Bedroom boasts the most astonishing views across Swanage bay, Pier, and Purbeck hills, and has the benefit of personal shower room en suite.

Outside, the property has a private driveway with ample parking, plus a bistro area with sea views to enjoying some sunshine with your coffee in the morning.

Island View is situated just a short walk from Swanage beach and downland above Peveril Point. Local amenities include boutique shops, independent pubs, schools, churches and a classic theatre and cinema.

Viewing is highly recommended to appreciate the space and potential of this lovely property.

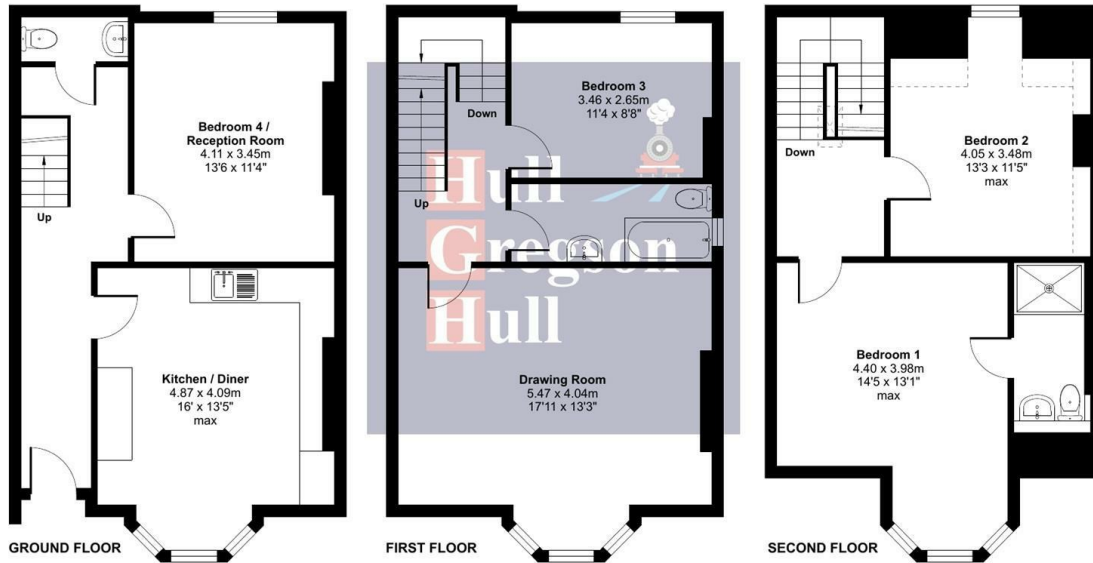
**\*Please note, some photos have been enhanced with AI to include furniture\*\***



## Cluny Crescent, Swanage, BH19

Approximate Area = 1429 sq ft / 132.7 sq m  
 Limited Use Area(s) = 13 sq ft / 1.2 sq m  
 Total = 1442 sq ft / 133.9 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nichemcom 2025. Produced for Hull Gregson & Hull (Swanage) Ltd. REF: 1310933

**Kitchen/Dining Room 15'11" x 13'5" (4.87 x 4.09)**

**Reception Room 13'5" x 11'3" (4.11 x 3.45)**

**Reception Room 17'11" x 13'3" (5.47 x 4.04)**

**Bedroom One 14'5" x 13'0" (4.40 x 3.98)**

**Bedroom Two 13'3" x 11'5" (4.05 x 3.48)**

**Bedroom Three 11'4" x 8'8" (3.46 x 2.65)**

### 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 some of the photos have been virtually staged and are for illustrative purposes only.

Property type: House

Tenure: Freehold

Council Tax: Band E

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.

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 |         |           |
| EU Directive 2002/91/EC                     | 77      | 82        |
| England & Wales                             |         |           |

| Environmental Impact (CO <sub>2</sub> ) Rating                  | Current | Potential |
|---|---------|-----------|
| Very environmentally friendly - lower CO <sub>2</sub> emissions |         |           |
| (82 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 <sub>2</sub> emissions |         |           |
| EU Directive 2002/91/EC   |         |           |
| England & Wales   |         |           |