



**Kings Road East**  
Swanage, BH19 1ES

 3  1  1  D

**Freehold**



# Kings Road East

Swanage, BH19 1ES

- Three Bedroom
- Semi-Detached
- Southerly Facing Garden
- Great Location
- Beach & Town Nearby
- Lots Of Potential
- Charcaterful Home
- EPC Rating: D
- Ideally Family Home
- Buy-To-Let Opportunity





**INCREDIBLE PRICE FOR A QUICK SALE!**

This sizeable, **THREE BEDROOM**, semi-detached property with parking space and enclosed Southerly facing garden is superbly positioned and is located just **MOMENTS FROM THE TOWN & BEACH.**



The entrance hall has a large walk-in cupboard, which houses the gas fired combination boiler. Leading off to the left is a good sized Living Room with South Westerly facing aspect allowing for plenty of natural light. The living room benefits from an attractive fireplace with wooden



surround and fitted gas fire. Access to the first floor is from this room via a staircase.

At the rear of the cottage is the spacious kitchen/dining room benefitting from a range of wall and base level units including an integrated gas hob and electric oven. The bathroom, fitted with paneled bath, WC and wash basin with vanity cupboard under, completes the accommodation on the ground floor.

The first floor benefits from three generously sized bedrooms, two of which are doubles. The main bedroom enjoys a South-Westerly facing aspect and a large double glazed window provides an attractive, street view. Also included in the main bedroom are fitted wardrobes and ornamental fireplace. Bedroom two has a South-Easterly facing aspect and also includes an ornamental fireplace. The loft is accessible from Bedroom Two. Bedroom Three is a reasonable sized single bedroom that would make a great child's bedroom or home office.

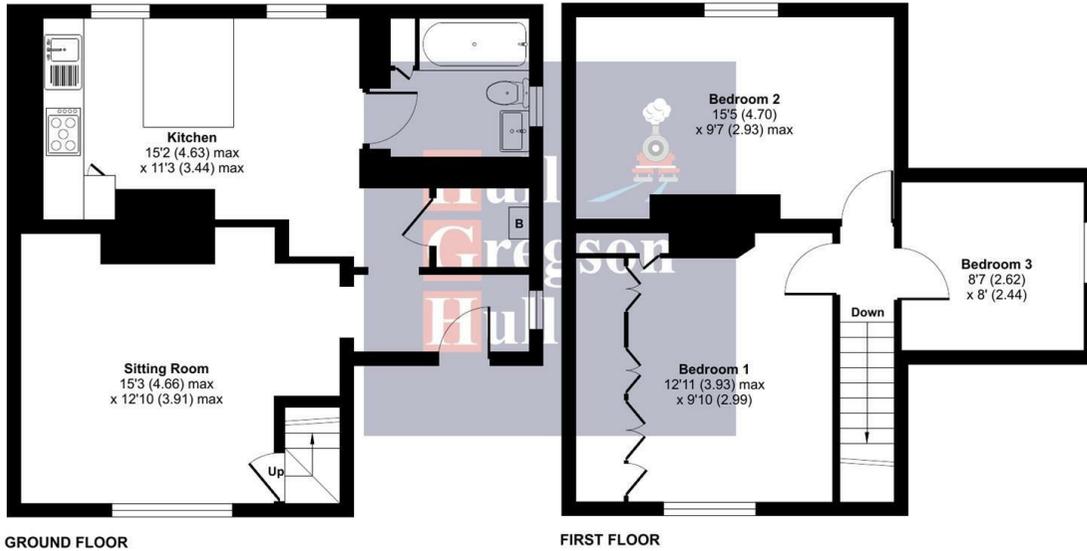


Externally, the property has an gate and path that leads to the front door. There is a side garden that is fully enclosed that has a Southerly facing aspect. There is a spacious summerhouse, ideally for entertaining or for storage.

Swanage is a beautiful seaside town located on the isle of Purbeck. Mostly known for its historic past and award winning golden beaches but also has an array of eateries, cafes and boutique shops.

# Kings Road East, Swanage, BH19

Approximate Area = 922 sq ft / 85.6 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). © nichicom 2025. Produced for Hull Gregson & Hull (Swanage) Ltd. REF: 1265198

**Sitting Room**  
15'3 x 12'10 (4.65m x 3.91m)

**Kitchen / Diner**  
15'2 x 11'3 (4.62m x 3.43m)

**Bathroom**

**Bedroom One**  
12'11 x 9'10 (3.94m x 3.00m)

**Bedroom Two**  
15'5 x 9'7 (4.70m x 2.92m)

**Bedroom Three**  
8'7 x 8' (2.62m x 2.44m)

### 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: Semi-Detached House

Property construction: Standard

Mains Electricity

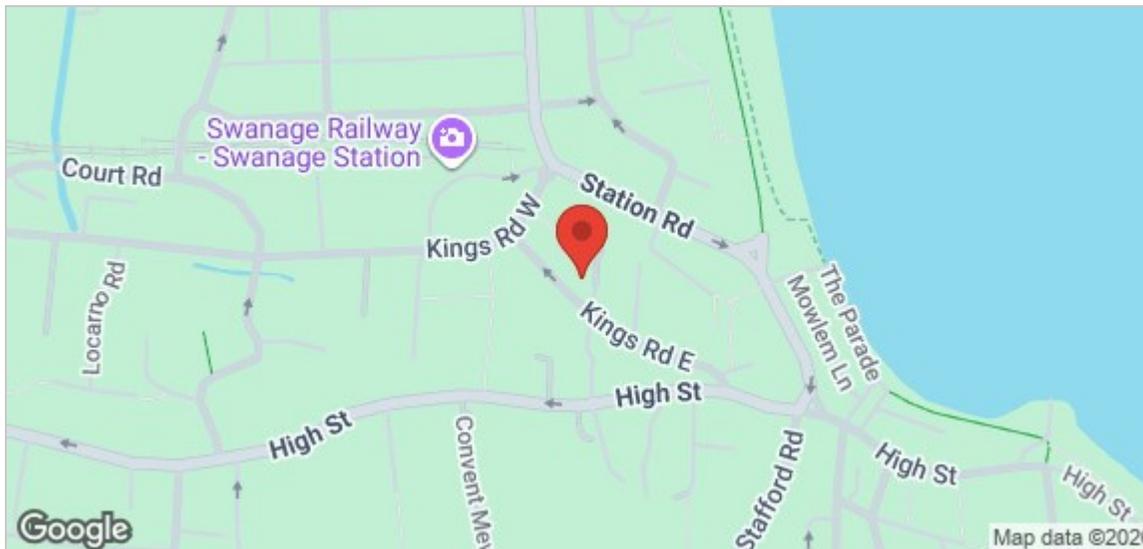
Mains Water & Sewage: Supplied by Wessex Water

Heating Type: Gas central heating

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) <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		