



Prospect Crescent

Swanage, BH19 1BE



Guide Price £650,000
Freehold



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- Spacious Chalet Bungalow with Far-Reaching Countryside Views
- Three Bedrooms - One on Ground Floor
- Two Bathrooms - One on Ground Floor
- Two Reception Rooms
- Integral Garage with Store
- Three Parking Spaces
- Extensive Garden to the Rear
- Attractive Front Garden
- No Forward Chain
- Scope for Improvement





An IMPRESSIVE THREE BEDROOM CHALET BUNGALOW situated in an ELEVATED POSITION just over half a mile from Swanage town centre and main beach with EXTENSIVE VIEWS OVER COUNTRYSIDE to the Purbeck Hills and downland to the South. The property is located on Prospect Crescent, a road of bungalows originally built in the 1960's. This property was extended in the early 2000's to provide two additional first floor bedrooms and a bathroom. The bungalow boasts FLEXIBLE ACCOMMODATION with TWO RECEPTION ROOMS on the ground floor and offers some scope for improvement to taste. The property includes a large integral GARAGE/WORKSHOP, PARKING for three vehicles and beautiful GARDENS to the front and rear.



The property is approached from the driveway up a flight of steps to the main entrance door and into a covered porch. A second door takes you into a spacious central Hallway with cloaks cupboard and stairs rising to the first floor.

The Living Room has a dual aspect, mainly southerly, and views across Swanage to downlands. A traditional Purbeck Stone fireplace adds a focal point to the room, and there is ample space to place a dining table and chairs.



Adjacent, the Kitchen has a beautiful outlook over the rear garden with door and access through the Conservatory to the front and rear of the property. The kitchen includes a good range of modern worktops, cupboards and drawers, base, wall units and built-in storage cupboard. There is space for washing machine and fridge/freezer; electric hob and integral eye-level oven and microwave are included.

Return to the hallway to find the Dining Room which could be used as study, home office or guest room and has French doors opening onto a decked balcony with steps down to the garden - an ideal spot to enjoy evening sunsets over the Purbeck Hills.

Bedroom Three is a good sized room and sits to the front of the house and alongside is the ground floor Bath/Shower Room comprising bath, shower cubicle, wash basin and W.C.

On the first floor, a store cupboard can be found on the landing with a nook to sit and admire the countryside beyond. The large Bedroom Two has access into eaves providing further storage and a window presenting elevated and far-reaching views to the Purbeck Hills. Bedroom One, another large bedroom is brightly lit through its southerly aspect windows set into a bay.

Finally, on this floor a Bathroom comprising panelled bath, washbasin with a vanity unit/cupboard storage, W.C. and bidet.

The integral Garage/Workroom measures 33'6" x 10'6" includes a large attached store; it has light and power, up-and over door and a personal door to the side of the house.

The Front Garden slopes gently alongside front garden which is lined with a Purbeck stone wall to the front and hedges to one side with shrubs and a lawned area. The private Rear Garden is one to be envied and enjoyed. It is bordered with hedges, and stocked with shrubs; a sweeping lawn culminates in a walled area with trees and shrubbery.

This is unique property also has the benefit of an income from owned solar panels and it must be seen to be appreciated.

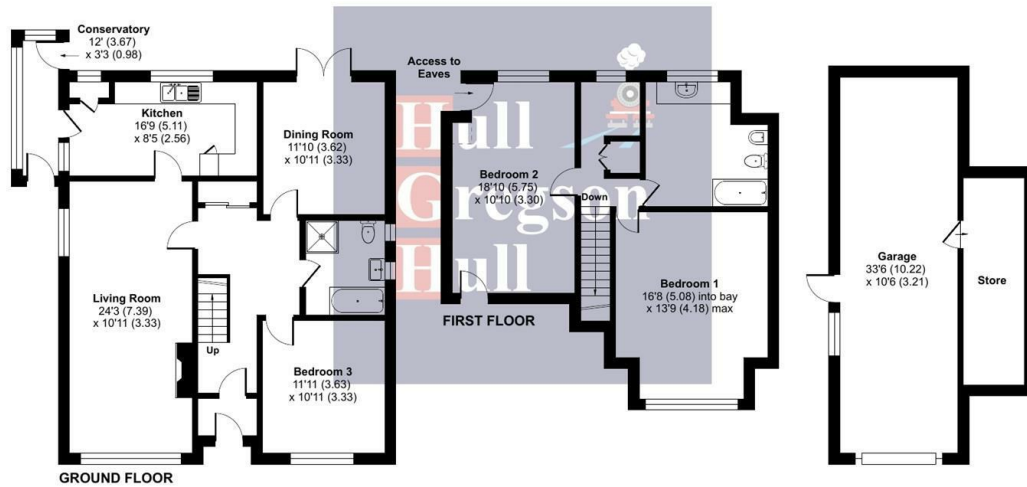


Prospect Crescent, Swanage, BH19

Approximate Area = 1586 sq ft / 147.3 sq m
 Limited Use Area(s) = 16 sq ft / 1.4 sq m
 Garage = 463 sq ft / 43 sq m
 Total = 2065 sq ft / 191.7 sq m
 For identification only - Not to scale



Denotes restricted head height



- Living Room 24'2" x 10'11" (7.39m x 3.33m)**
- Dining Room 11'10" x 10'11" (3.62m x 3.33m)**
- Kitchen 16'9" x 8'4" (5.11m x 2.56m)**
- Conservatory 12'0" x 3'2" (3.67m x 0.98m)**
- Bedroom Three 11'10" x 10'11" (3.63m x 3.33m)**
- Bath/Shower Room**
- Bedroom One 16'7" x 13'8" (5.08m x 4.18m)**
- Bedroom Two 18'10" x 10'9" (5.75m x 3.30m)**
- Bathroom**
- Garage 33'6" x 10'6" (10.22m x 3.21m)**

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.

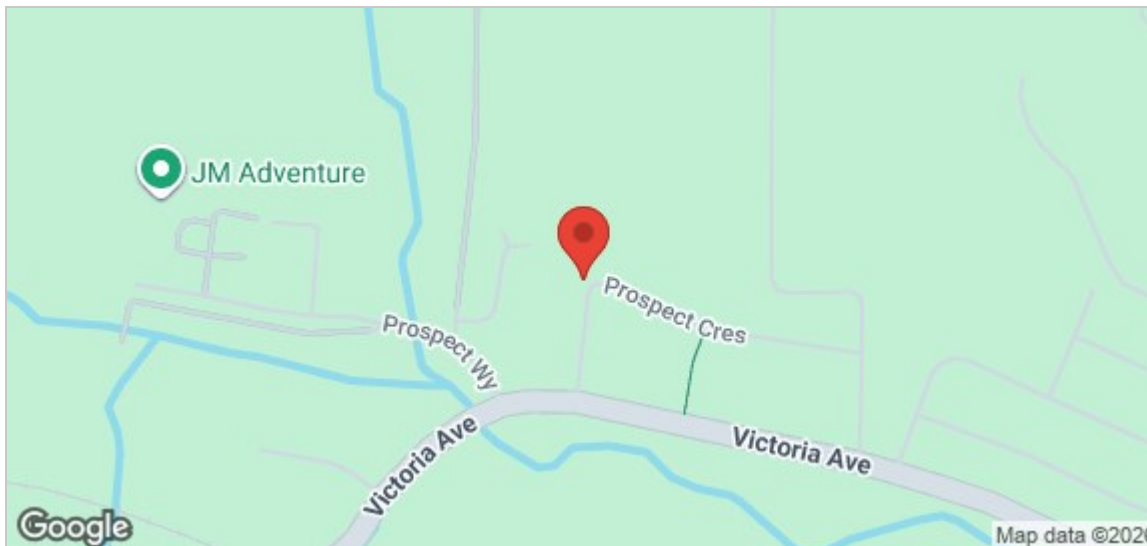
- Property type: Chalet Bungalow
- Property construction: Standard
- Tenure: Freehold
- Council Tax Band: D
- Mains Electricity
- Mains Water & Sewage: Supplied by Wessex Water
- Heating Type:

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.

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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
74	85		

Energy Efficiency Rating: 74 (Current), 85 (Potential). Environmental Impact (CO₂) Rating: (Current and Potential ratings are blank).

England & Wales EU Directive 2002/91/EC