74c High Street

Swanage, BH19 2NY

3 2 2 E

£399,950 Freehold

Hull Gregson Hull

74c High Street

Swanage, BH19 2NY

- Historic Property with Character
- High Street Location Close to The Town
- Short Walk to the Beach
- Ideal Coastal Retreat
- No Forward Chain
- Balcony and Courtyard Garden
- Four Great Sized Bedrooms
- Allocated Parking Space
- Beautiful Countryside Views
- Ideal Investment Opportunity

** CLOSE TO TOWN CENTRE, CHARACTER PROPERTY WITH VIEWS, PARKING AND GARAGE**

The Coach House is a charming and well-presented property tucked away in the heart of Swanage. this impressive home offers an exceptional opportunity to enjoy coastal living at its finest, just a short walking distance from the town's award winning sandy beaches and breathtaking Coastal walks. Included is a parking space within a short distance above Convent Mews.

We are welcomed into the property with a private entrance of double gates that lead into the private courtyard garden and access to a large Garage which can be used equally for storage or a workshop.

Stepping through the front door, there is a spacious hallway which leads into the large Kitchen and Dining Room, a wonderful space to entertain whilst showing off your culinary skills. The kitchen comprises an extensive range of wooden wall and base units, and is complemented by generous

worktop space. Integrated features include a gas hob and double oven, and includes additional space and plumbing for a range of white goods. A door opens directly onto a gravelled kitchen courtyard/drying area.

Adjacent to the kitchen/dining room is a spacious, bright and airy living room enhanced by a large window that not only floods the room with natural light but also boasts the elevated views across Swanage town and towards the scenic Purbeck Hills and railway.

Upstairs, the principal bedroom is positioned at the rear of the property and enjoys a stunning outlook. This generously proportioned room is enhanced by dual aspect corner windows creating an open and airy feel. There is ample space for freestanding furniture, and this bedroom has the convenience of an en-suite bathroom, fitted with a panelled bath with overhead shower, wash hand basin and W.C. A standout feature of the principal bedroom is the glazed doors providing access to the balcony, providing an exceptional outdoor extension to the room. Perfectly positioned to capture the afternoon and evening sun, this inviting space is ideal for unwinding with a drink while enjoying elevated views across Swanage town and towards the Purbeck Hills.

The second bedroom, located at the front of the property, is bright and characterful enhanced by a charming bay window that allows for plenty of natural light and offers a pleasant outlook. This room benefits from access to a Jack and Jill family bathroom, creating a practical arrangement for both families and guests.

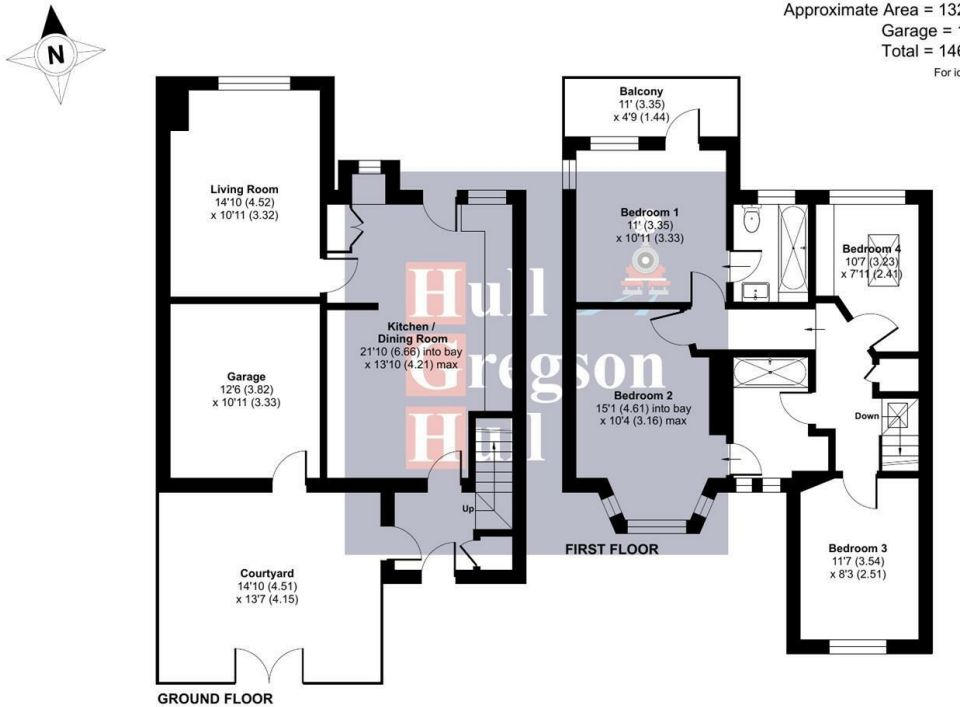
Also positioned at the front, the third bedroom offers flexible accommodation and can comfortably function as either a small double or a spacious single room. It would make an ideal guest bedroom, nursery, or additional workspace.

The fourth bedroom is a versatile space, currently used as an at home office but it is also great for a child's room or guest room. A Velux window provides natural light while also offering unique access, via a ladder, to a roof terrace. This is a truly special feature, boasting far reaching and panoramic views across Swanage and the surrounding Purbeck Hills, making it a perfect spot for quiet relaxation or taking in the scenic landscape..

Situated in the heart of Swanage, this property enjoys all the benefits of a charming and sought after coastal town, known for its traditional, award winning golden sand beaches and a wide range of local amenities, including independent shops, cafés and restaurants all within easy reach.

High Street, Swanage, BH19

Approximate Area = 1329 sq ft / 123.4 sq m
Garage = 135 sq ft / 12.5 sq m
Total = 1464 sq ft / 135.9 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). ©nichecom 2026. Produced for Hull Gregson & Hull (Swanage) Ltd. REF: 1432000

Living Room 14'9" x 10'10" (4.52 x 3.32)

Kitchen / Dining Room 21'10" x 13'9" (6.66 x 4.21)

Garage 12'6" x 10'11" (3.82 x 3.33)

Courtyard 14'9" x 13'7" (4.51 x 4.15)

Bedroom One 10'11" x 10'11" (3.35 x 3.33)

Bedroom Two 15'1" x 10'4" (4.61 x 3.16)

Bedroom Three 11'7" x 8'2" (3.54 x 2.51)

Bedroom Four 10'7" x 7'10" (3.23 x 2.41)

Balcony 10'11" x 4'8" (3.35 x 1.44)

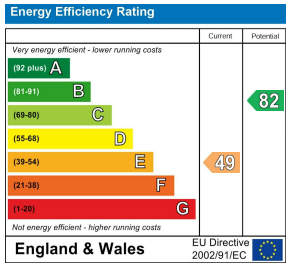
Additional Information.

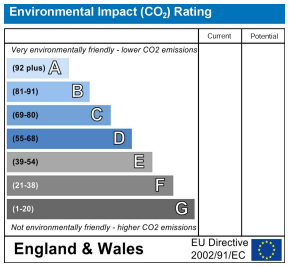
The following details have been provided by the vendor, as required by Trading Standards. These details should be checked by your legal representative for accuracy.

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/

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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