

**High Street**

**Swanage, BH19 2ND**



**£625,000 Freehold**



# High Street

Swanage, BH19 2ND

- THREE BEDROOM DUPLEX WITH TWO BEDROOM APARTMENT
- Ideal for Income Potential or Multi-Generational Living
- Close to Local Amenities
- Pleasant Views To the Purbeck Hills
- Principal Bedroom with Shower Ensuite
- Exceptionally Large Kitchen
- Spacious Living Rooms
- Outside Office with Utility and W.C
- Double Sized and Single Garage
- Must be Seen to be Appreciated





## **\*\* THREE BEDROOM DUPLEX WITH SEPARATE TWO BEDROOM APARTMENT\*\***

Welcome to this EXCEPTIONAL RESIDENCE located on the High Street, Swanage close to the town centre. Offering two dwellings for sale together, this VERSATILE ACCOMMODATION comprises an accessible, GROUND FLOOR FLAT with TWO DOUBLE BEDROOMS and a generously sized DUPLEX APARTMENT with THREE BEDROOMS on the upper floor with TWO GARAGES, OUTBUILDINGS, as well as a LARGE SECLUDED GARDEN. This is a RARE OPPORTUNITY to own an family home for multi-generation living or A HOME WITH INCOME ideally located near the town centre, its amenities and local primary school.

**GROUND FLOOR APARTMENT:** Via a meandering, accessible slope and private entrance door, we are welcomed into an Entrance Hall which provides access through to the Galley Kitchen. This well arranged space comprises base and eye level units with inset sink, a separate storage cupboard, four ring electric hob with oven under and space for fridge. Adjacent to the kitchen and accessed from the outside is an external storage cupboard. The



spacious Living/Dining area sits opposite the kitchen, offering ample room for large sofas and family dining table and chairs.

Follow along the hallway to find a Family Bathroom comprising bath with shower over, wash basin and W.C. and at the end of the hallway, Bedrooms Four and Five, both of which are good sized double rooms with built in storage. The Sun/Store room is accessed via an external door and currently serves as additional storage and utility space.

**UPPER LEVEL APARTMENT:** A flight of steps ascend to the front door of the duplex and a Hallway beckons you inside to find a space ideal for shoes and to hang coats. A staircase rises to the first floor. To the right you are welcomed into a generous-sized Living Room presenting lovely views over the Parish Church to the Purbeck Hills. The living room opens through double doors into the hub of the home.

The Kitchen/Dining Room is bright, sleek and modern and has a pleasant outlook over the garden. The kitchen comprises a range of worktops, base and eyelevel storage units, five ring electric hob with range oven under, inset sink and integral appliances including fridge and freezer, dishwasher and microwave. With space for a large dining table and chairs, this really is the perfect space to enjoy homecooked meals, family time or to entertain your guests.

Both the kitchen or side passage from the front of the property provide access to the deceptively large, enclosed Garden, mostly paved or laid to lawn with space for potted plants and bistro furniture for dining alfresco in the summer sunshine.

On the first floor, three bedrooms and family shower room. The Main Bedroom is a generous double room with shower room ensuite including wash basin and W.C. The Second Bedroom is another good-sized double bedroom with stunning and panoramic views over the Purbeck Hills and Swanage town towards the sea. Bedroom Three is a spacious single room with a lovely view to the hills. The family Shower/Wet room has a tiled floor and glazed shower screen with a modern combination wash basin and WC unit.

At the foot of the garden find a separate Purbeck stone Room with power and light ideal for use as a home office, hobbies room or gym space and, in addition, the property has the benefit of two Garages for parking accessed from Queens Road. Both garages have light and power and could store two cars plus bikes. A personal door leads out to the garden area and adjoining the garages is an Office Space, W.C. and Utility/Laundry room. An additional benefit are Solar Panels generating an income of circa £400 per quarter.

**VIEWING IS HIGHLY RECOMMENDED.**



## High Street, Swanage, BH19

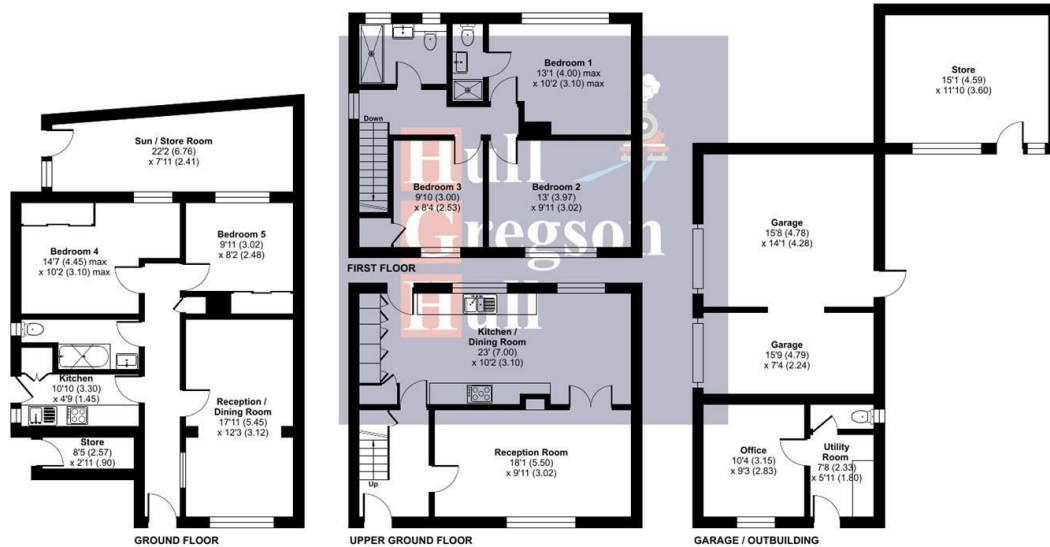
Approximate Area = 1831 sq ft / 170.1 sq m

Garage = 345 sq ft / 32 sq m

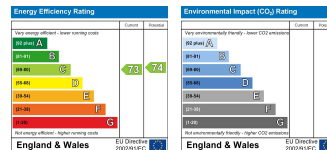
Outbuilding = 365 sq ft / 33.9 sq m

Total = 2541 sq ft / 236 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). © nitchcom 2025. Produced for Hull Gregson & Hull (Swanage) Ltd. REF: 1387688



Ground Floor - Reception/Dining 17'10" x 10'2" (5.45 x 3.12 )

Ground Floor - Kitchen 10'9" x 4'9" (3.30 x 1.45 )

Ground Floor Store 8'5" x 2'11" (2.57 x 0.90)

Ground Floor - Sun Room Storage 22'2" x 7'10" (6.76 x 2.41)

Bedroom Four 14'7" max x 10'2" max (4.45 max x 3.10 max)

Bedroom Five 9'10" x 8'1" (3.02 x 2.48)

Upper Level - Reception Room 18'0" x 9'10" (5.50 x 3.02)

Upper Level - Kitchen/Dining 22'11" x 10'2" (7.00 x 3.10)

Upper Level - Office 10'4" x 9'3" (3.15 x 2.83)

Upper Level - Utility Room 7'7" x 5'10" (2.33 x 1.80)

Bedroom One 13'1" max x 10'2" max (4.00 max x 3.10 max)

Bedroom Two 13'0" x 9'10" (3.97 x 3.02)

Bedroom Three 9'10" x 8'3" (3.00 x 2.53)

Wet/Shower Room

Garage 15'8" x 7'4" (4.79 x 2.24)

Garage 15'8" x 14'0" (4.78 x 4.28)

Store 15'0" x 11'9" (4.59 x 3.60)

### 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. Supplemental Solar Panels generating an income of Circa £400 per quarter.

Broadband/Mobile signal/coverage: For further details please see the Ofcom Mobile Signal & Broadband checker.

[checker.ofcom.gov.uk/](https://checker.ofcom.gov.uk/)

### Disclaimer.

These particulars, whilst believed to be accurate 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.