



**Kings Road East**

Swanage, BH19 1ES

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**Freehold**



# Kings Road East

Swanage, BH19 1ES

- Four Bedrooms
- Semi-Detached
- Great Location
- Private Parking Space
- Sizeable Accommodation
- Three Storeys
- Town & Beach Nearby
- Two Reception Rooms
- Character
- Ideal Family Home





Nestled in the heart of Swanage, on the charming Kings Road East, this delightful house offers a perfect blend of comfort and convenience. With four well-proportioned bedrooms spread over three floors, this property is ideal for families or those seeking extra space. The location is truly enviable, being just a stone's throw from the town centre and the beautiful beach, allowing for easy access to local amenities and stunning coastal walks.

Upon entering, you will find a welcoming reception room that provides a warm and inviting atmosphere, perfect for relaxation or



entertaining guests. The separate dining room is well proportioned, great for family feasts. The kitchen is located at the rear of the ground floor and is equipped with a range of wall and base level units, offering ample storage and workspace for culinary enthusiasts. There is space and plumbing for a host of appliances. A door then leads to the rear courtyard.

The first floor accommodation offers two of the four bedrooms, both of which a great double bedrooms. The front bedroom has a bay window and southerly facing aspect, allowing for plenty of natural light. The family shower room comprises a shower cubicle, low-level W.C. and wash hand basin. There is a separate cloakroom also, with additional W.C.

The second floor would make a great place for guests to stay or for teenagers craving more space, especially due to the generously sized accommodation. Two bedrooms are on the second floor, both generously sized doubles.

The courtyard garden presents a lovely outdoor space, ideal for enjoying the fresh air or hosting summer gatherings. Additionally, the convenience of a private parking space adds to the appeal.

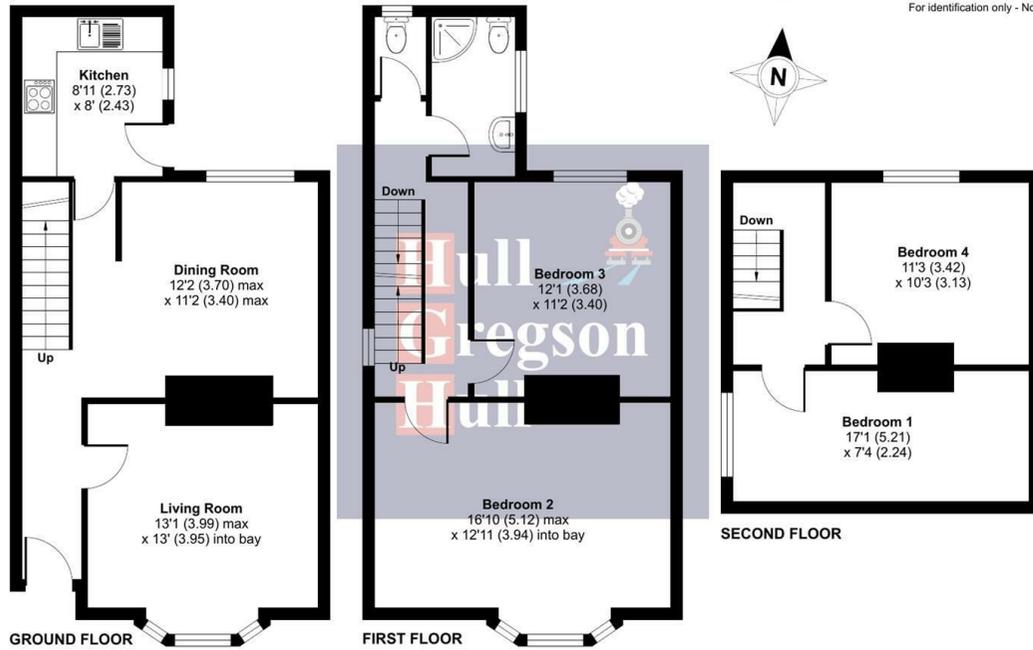
This property is a rare find due to it's generous size. It combines spacious living with the charm of coastal life. Whether you are looking to settle down or invest in a holiday home, this house offer enormous potential.



# Kings Road East, Swanage, BH19

Approximate Area = 1265 sq ft / 117.5 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). © nichcom 2025. Produced for Hull Gregson & Hull (Swanage) Ltd. REF: 1284869

**Living Room**  
42'7"3"3" x 42'7" (13'1 x 13')

**Dining Room**  
39'4"6"6" x 36'1"6"6" (12'2 x 11'2)

**Kitchen**  
26'2"36"1" x 26'2" (8'11 x 8')

**Bedroom One**  
55'9"3"3" x 32'9"9"10" (17'1 x 10'3)

**Bedroom Two**  
52'5",32'9" x 39'4"36"1" (16,10 x 12'11)

**Bedroom Three**  
39'4"3"3" x 36'1"6"6" (12'1 x 11'2)

**Bedrooms Four**  
36'1"9"10" x 32'9"9"10" (11'3 x 10'3)

**Shower Room**

**Cloakroom (W.C.)**

### 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, The contents within some images have been adjusted digitally for illustrative purposes only and do not reflect the current physical state of the property.

Property type: Semi-Detached  
 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.

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