



Kings Road East
Swanage, BH19 1ES

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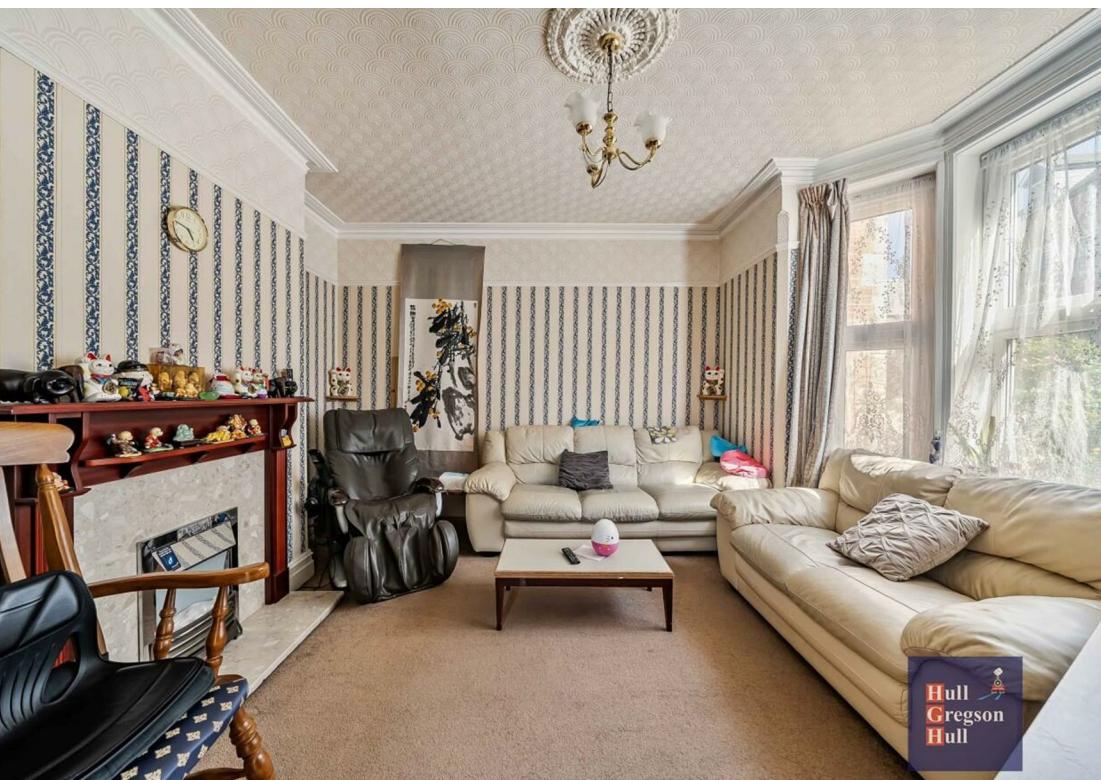
Freehold

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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 are 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 its 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 offers enormous potential.



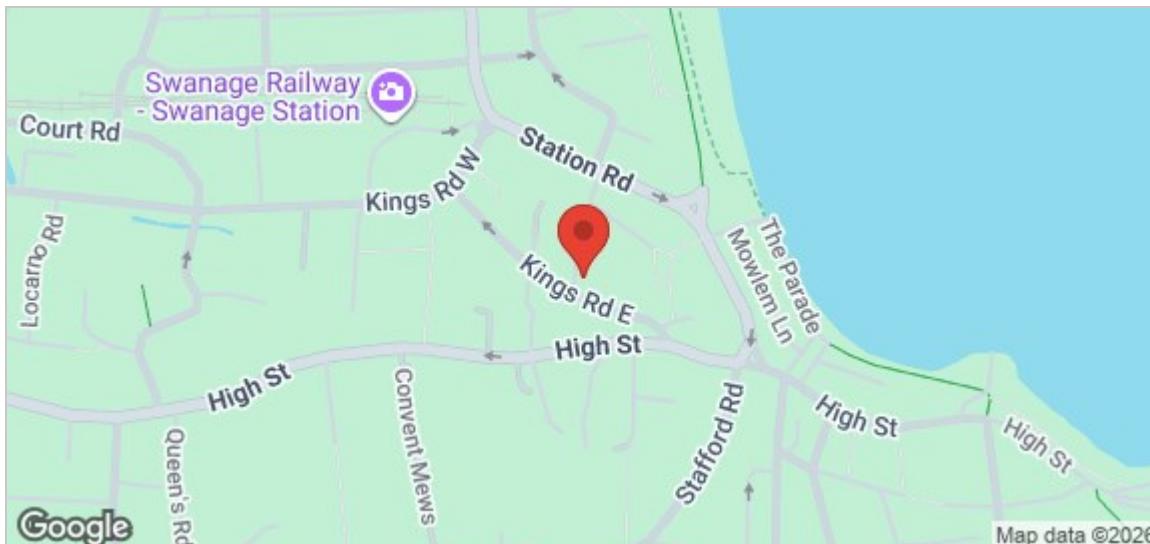
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Approximate Area = 1265 sq ft / 117.5 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichescom 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"66" (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"66" (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.

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/

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 | (F) plus A | B | 81 |
| (F) plus A | B | 81 | |
| (E) plus B | C | | |
| (D) plus C | D | | |
| (C) plus D | E | | |
| (B) plus E | F | | |
| (A) plus F | G | | |
| Not energy efficient - higher running costs | | | |
| EU Directive 2010/31/EU | | 81 | |

| Environmental Impact (CO ₂) Rating | | Current | Potential |
|---|------------|---------|-----------|
| Very environmentally friendly - lower CO ₂ emissions | (F) plus A | B | |
| (F) plus A | B | | |
| (E) plus B | C | | |
| (D) plus C | D | | |
| (C) plus D | E | | |
| (B) plus E | F | | |
| (A) plus F | G | | |
| Not environmentally friendly - higher CO ₂ emissions | | | |
| EU Directive 2010/31/EU | | 81 | |