

Kings Road West
Swanage, BH19 1HS



Offers Over
£550,000 Freehold



Kings Road West

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- Three/four Bedroom Edwardian Home with Character Features
- Short, Level Walk to Swanage Town Centre
- Close to Local Transport Links
- Off-Road Parking
- Scenic Garden with Exclusive Steam Train Views
- Ideal for Multi-Generational Use
- Modern Cottage Kitchen
- Multiple Reception Rooms
- Exposed Wood Flooring
- Log Burner in Kitchen





Welcome to Kings Road West, a road lined with characterful Edwardian and Victorian homes situated just a short, level walk to Swanage Town Centre. This substantial detached three bedroom home has versatile accommodation, three generous bedrooms and multiple reception rooms, perfect for multi-generational living. There is parking to the front of the property and to the rear a scenic garden provides exclusive steam train views.

Stepping through the vestibule we are greeted with an ideal place to store coats and shoes before being welcomed into the main entrance hall. Here, a door leads firstly to the living room, an inviting and comfortable room with a beautiful feature fireplace, bright bay window, picture rails and ceiling rose, iconic nods to the Edwardian age of the property. There is plenty of space for a cosy sofa suite and coffee table, as well as a TV and console, making this room the perfect place to unwind.



Adjacent to the living room is a convenient home office which offers ample versatility to be used as a separate dining room or a ground floor bedroom. There is plenty of room for a dining table and chairs or double bed and freestanding storage.

The kitchen is a gently modernised L-Shaped cottage

kitchen with warm white base and eye level storage units, stylish wood work tops, dual inset sink, ornate tiled splashback, gas hob with oven under, space and plumbing for a washing machine or dishwasher, and room for a dining table and chairs. A unique feature of this room is the log burner, imagine enjoying late winter evenings with friends accompanied by the warm glow of the log fire.

Venturing onto the decking, there is ample space for rattan furniture and a bistro dining set, so you can sit with your favourite tipple in comfort and enjoy the steam train puffing by. The garden is laid to lawn with some bordering shrubs, an easily maintainable garden with plenty of space for vegetable patches and storage shed.



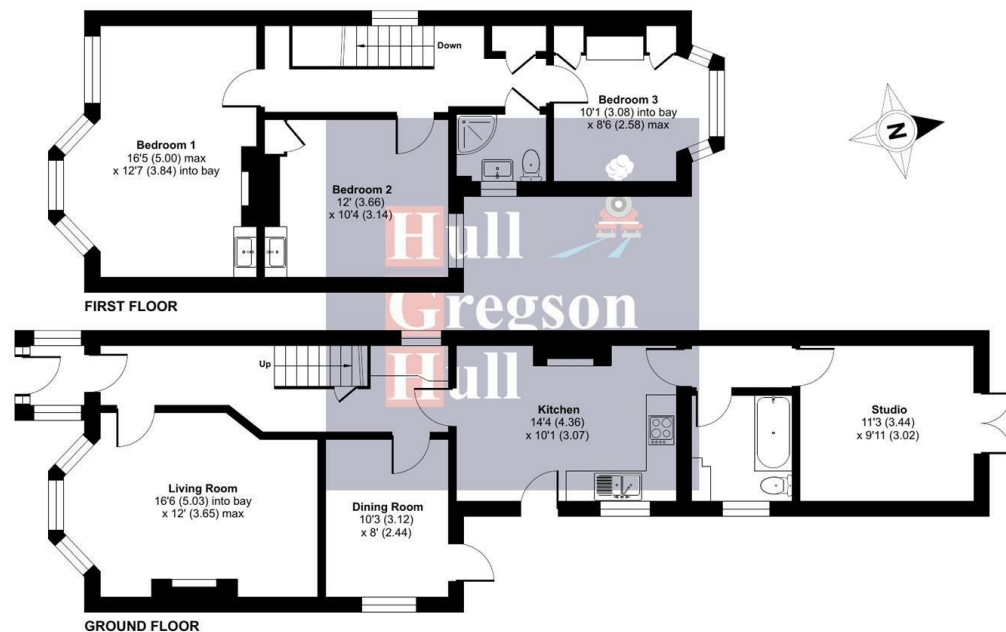
The kitchen then leads to the studio, which opens onto the bistro decking through dual French doors. This space is ideal for escaping the sun during the summer months, a snug with plenty of room for comfortable seating and display cabinets for books, and for enjoying the garden whatever the weather. Alternatively this space could be used as a fourth bedroom with the ground floor bathroom as an ensuite, comprising a panelled bath with shower over, W.C., and wash basin. Perfect for multi-generational living, or as an additional income opportunity with a separate entrance from the garden.

From the hallway, stairs rise to the first floor, where the three bedrooms and shower room are situated. The principal room is spacious with a large bay window with a Southerly aspect to beckon in the sunshine. The principal room also has a wash basin for convenience. The second bedroom is an ideal guest room, with space for a double bed, built-in storage and wash basin, all with a pleasant outlook over the garden. Bedroom three is a good-sized single room with built-in storage and bay window showcasing lovely garden views and a great viewing spot for the steam train. Between bedrooms two and three is the family shower room, comprising a corner shower cubicle, W.C., and wash basin. Just opposite the shower room on the landing is a handy storage cupboard, ideal for keeping towels and linen.

This delightful home is located a short, level walk from Swanage town centre, close to the local supermarket and transport links. Off-road parking to the front of the property means you can enjoy peak season in Swanage without worrying about parking, and the golden award-winning beach is just moments away. Viewing is highly recommended.



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 Ltd. REF: 1454334



Energy Efficiency Rating	Current	Potential
Very energy efficient - lower running costs 92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G	62	68
Not energy efficient - higher running costs England & Wales EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating	Current	Potential
Very environmentally friendly - lower CO₂ emissions 92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G	62	68
Not environmentally friendly - higher CO₂ emissions England & Wales EU Directive 2002/91/EC		

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/

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