



**Townsend Road**  
Swanage, BH19 2FE

 4  3  2  B

**Freehold**



## Townsend Road

Swanage, BH19 2FE

- Detached Family Home
- Beautifully Presented Throughout
- Study/Occasional Bedroom
- Separate Living and Dining Rooms
- Three Bedrooms, Two with En-Suite Shower
- Kitchen with Quality Integral Appliances
- Delightful Walled Gardens
- Close to Town Centre and Countryside
- Garage and Ample Parking
- Vendors Suited





This SUPERB, THREE BEDROOM DETACHED HOUSE is located just under half a mile from Swanage Town Centre and on the edge of the Townsend Nature Reserve with pathways leading directly to the Jurassic coastline.

Built in 2017 this smart family home has the benefit of EXCELLENT and WELL-ARRANGED ACCOMMODATION includes bedrooms with shower rooms en suite, modern features such as a study/office, large garage and ample parking. From first floor bedrooms there are distant SEA VIEWS and a quaint walled garden semi-surrounds the property. The property sits at the end of a private driveway shared by three other properties.

Enter into a roomy hallway with stairs rising to the first floor and a convenient, under-stair cloakroom with washbasin and WC. To the right, a Study/Office, ideal for working from home, or as an occasional bedroom.



The hallway leads to the spacious and bright Living Room. This comfortable room features glazed double doors from the kitchen allowing an abundance of light and sliding doors leading out to a westerly facing, Purbeck stone-paved patio.

Through to the sleek and well-appointed kitchen which is equipped with a range of granite effect worktops with ample base and wall units. Integral appliances include gas hob with electric under oven, dishwasher and washing machine. A set of doors from the kitchen open into the Dining Room, the perfect place to enjoy a family meals or dinner with friends.

Outside, the Patio is sheltered by an attractive raised and landscaped garden, the perfect place to relax and to enjoy eating al fresco in the sunshine. The garden extends along the southerly side of the house and offers a further secluded area with lawn and mature shrubs with steps descending to the driveway. To the front of the property a raised, paved balcony with glazed surround and access from the hallway offers an ideal spot for morning coffee.



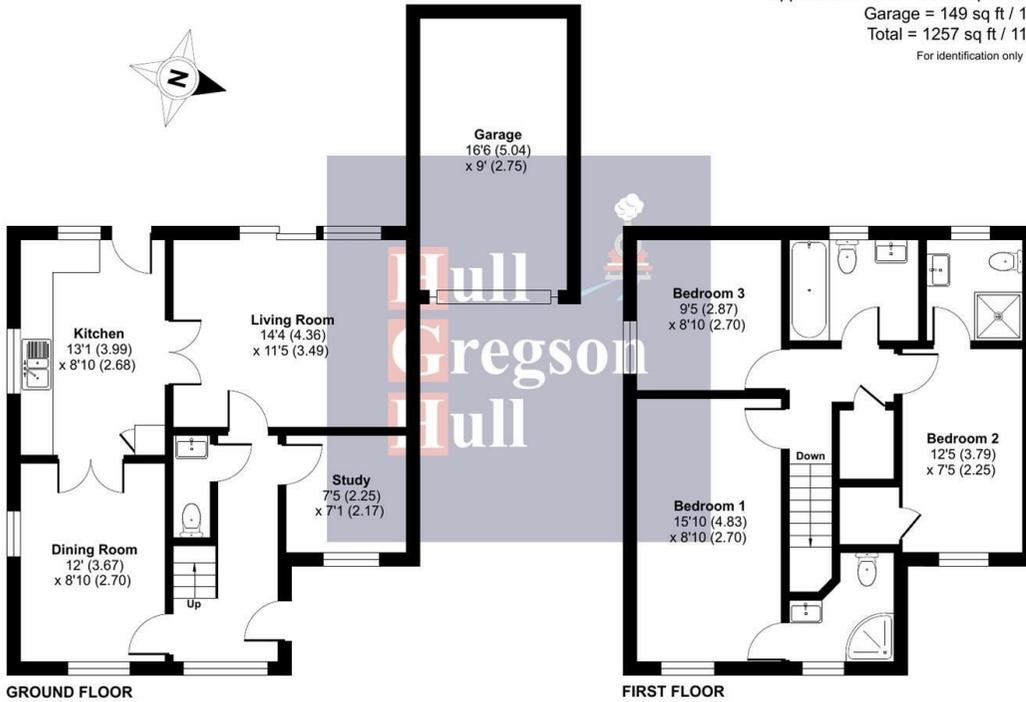
The first floor provides three bedrooms, two with an outlook towards the sea and shower rooms en suite. The shower rooms have fully tiled walls and floors, shower cubicle, wash basin and WC. The Main Bedroom has ample room for freestanding furniture and Bedroom Two benefits from a large built-in wardrobe. Bedroom Three has a southerly outlook and adjacent, the Family Bathroom has fully tiled walls and floors and suite of bath, washbasin and WC

An attached Garage with light and power was added to the property by the current owners; it has an ecologically friendly 'living roof', measures 5.04m x 2.75m and has an electronically operated roller door with forecourt Parking. An additional two allocated, Parking Spaces on the driveway to the front of the house.

This superb, modern family home, which has approximately two years of an NHBC warranty remaining, is a gem of a property and must be seen to be appreciated.

# Sea Mist, Townsend Road, Swanage, BH19

Approximate Area = 1108 sq ft / 102.9 sq m  
 Garage = 149 sq ft / 13.8 sq m  
 Total = 1257 sq ft / 116.7 sq m  
 For identification only - Not to scale



**Living Room 14'3" x 11'5" (4.36 x 3.49)**

**Dining Room 12'0" x 8'10" (3.67 x 2.70)**

**Kitchen 13'1" x 8'9" (3.99 x 2.68)**

**Study 7'4" x 7'1" (2.25 x 2.17)**

**Cloakroom/WC**

**Bedroom One 15'10" x 8'10" (4.83 x 2.70)**

**En Suite Shower Room**

**Bedroom Two 12'5" x 7'4" (3.79 x 2.25)**

**En Suite Shower Room**

**Bedroom Three 9'4" x 8'10" (2.87 x 2.70)**

**Family Bathroom**

**Garage 16'6" x 9'0" (5.04 x 2.75)**

### 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 2 Year NHBC Warranty remaining.  
 Tenure: Freehold  
 Council Tax: Band E  
 Mains Electricity  
 Mains Water & Sewage: Supplied by Wessex Water  
 Heating Type: Gas Central Heating  
 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.

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.

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: 1356382



Energy Efficiency Rating		Current	Potential	Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A				(92 plus) A			
(81-91) B				(81-91) B			
(69-80) C				(69-80) C			
(55-68) D				(55-68) D			
(39-54) E				(39-54) E			
(21-38) F				(21-38) F			
(1-20) G				(1-20) G			
Not energy efficient - higher running costs				Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		<b>EU Directive 2002/91/EC</b>	<b>94</b>	<b>England &amp; Wales</b>		<b>EU Directive 2002/91/EC</b>	<b>84</b>