



## Prospect Crescent

Swanage, BH19 1BE



Offers In The Region Of  
**£575,000**  
Freehold



# Prospect Crescent

Swanage, BH19 1BE

- Spacious Detached Residence with Far-Reaching Countryside Views
- Ideal Family Home
- Air Conditioning in Main Reception Room
- Two Reception Rooms
- Integral Garage with Store
- Three Parking Spaces
- Extensive Garden to the Rear
- Energy Efficient with Solar Panels
- No Forward Chain
- Scope to Update and Make Your Own





An IMPRESSIVE THREE BEDROOM DETACHED RESIDENCE situated in an ELEVATED POSITION just over half a mile from Swanage town centre and main beach with EXTENSIVE VIEWS OVER COUNTRYSIDE to the Purbeck Hills and downland to the South. This property was extended in the early 2000's to provide two additional first floor bedrooms and a bathroom. The property presents as an IDEAL UPSIZE, or FAMILY HOME with TWO RECEPTION ROOMS on the ground floor and offers some scope for improvement to taste. The property includes a large integral GARAGE/WORKSHOP, PARKING for three vehicles and beautiful GARDENS to the front and rear.

The property is approached from the driveway up a flight of steps to the main entrance door and into a covered porch. A second door takes you into a spacious central Hallway with cloaks cupboard and stairs rising to the first floor.

The Living Room has a dual aspect, mainly southerly, and views across Swanage to downlands. A traditional Purbeck Stone fireplace



adds a focal point to the room, and there is ample space to place a dining table and chairs. Additionally, the room benefits from air conditioning and useful built-in storage.

Adjacent, the Kitchen has a beautiful outlook over the rear garden with door and access through the Conservatory to the front and rear of the property. The kitchen includes a good range of modern worktops, cupboards and drawers, base, wall units and built-in storage cupboard. There is space for washing machine and fridge/freezer; electric hob and integral eye-level oven and grill.

Return to the hallway to find the Dining Room which could be used as study, home office or guest room and has French doors opening onto a decked balcony with steps down to the garden - an ideal spot to enjoy evening sunsets over the Purbeck Hills.

Bedroom Three is a good sized room and sits to the front of the house and alongside is the ground floor Bath/Shower Room comprising bath, shower cubicle, wash basin and W.C., making a great children's bedroom or accommodation for elderly guests.

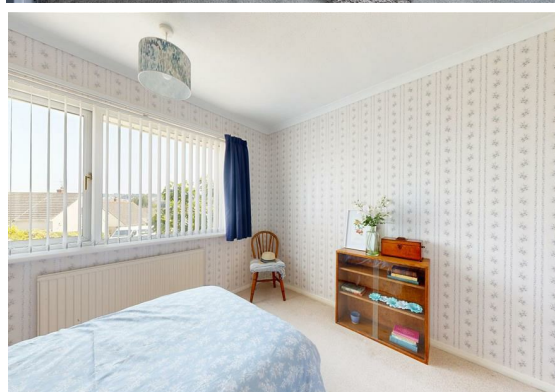
On the first floor, a store cupboard can be found on the landing with a nook to sit and admire the countryside beyond. The large Bedroom Two has access into eaves providing further storage and a window presenting elevated and far-reaching views to the Purbeck Hills. Bedroom One, another large bedroom is brightly lit through its southerly aspect windows set into a bay.

Finally, on this floor a Bathroom comprising panelled bath, washbasin with a vanity unit/cupboard storage, W.C. and bidet.

The integral Garage/Workroom measures 33'6" x 10'6" includes a large attached store; it has light and power, up-and over door and a personal door to the side of the house.

The Front Garden slopes gently alongside front garden which is lined with a Purbeck stone wall to the front and hedges to one side with shrubs and a lawned area. The private Rear Garden is one to be envied and enjoyed. It is bordered with hedges, and stocked with shrubs; a sweeping lawn culminates in a walled area with trees and shrubbery.

This is unique property also has the benefit of an income from owned solar panels and it must be seen to be appreciated.

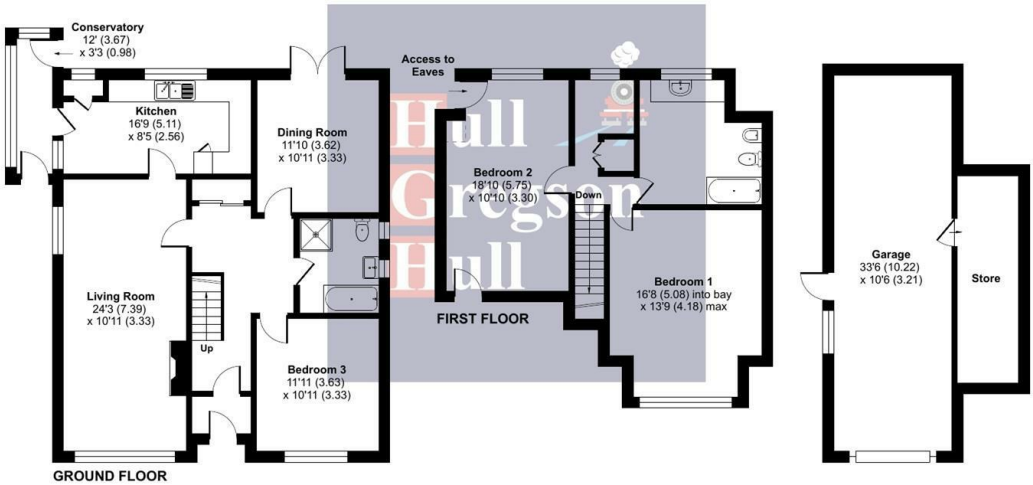


Prospect Crescent, Swanage, BH19

Approximate Area = 1586 sq ft / 147.3 sq m  
Limited Use Area(s) = 16 sq ft / 1.4 sq m  
Garage = 463 sq ft / 43 sq m  
Total = 2065 sq ft / 191.7 sq m  
For identification only - Not to scale



Denotes restricted  
head height



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2026. Produced for Hull Gregson & Hull (Swanage) Ltd. REF: 1457596

Living Room 24'2" x 10'11" (7.39m x 3.33m)

Dining Room 11'10" x 10'11" (3.62m x 3.33m)

Kitchen 16'9" x 8'4" (5.11m x 2.56m)

Conservatory 12'0" x 3'2" (3.67m x 0.98m)

Bedroom Three 11'10" x 10'11" (3.63m x 3.33m)

Bath/Shower Room

Bedroom One 16'7" x 13'8" (5.08m x 4.18m)

Bedroom Two 18'10" x 10'9" (5.75m x 3.30m)

Bathroom

Garage 33'6" x 10'6" (10.22m x 3.21m)

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: Detached House

Property construction: Standard

Tenure: Freehold

Council Tax Band: D

Mains Electricity

Mains Water & Sewage: Supplied by Wessex Water

Heating Type: Gas Central Heating. Air conditioning in living room

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.

