



44 Bay Crescent  
Swanage | BH19 1RD



# *Welcome...*

*We are delighted to present to market this impressive detached four bedroom residence, with private driveway, large double garage, front rear and side gardens as well as a balcony providing picturesque views of the bay and hills beyond. Beautifully presented throughout and offered to market with no forward chain, this idyllic home is not to be missed.*



# KEY FEATURES

- *Impressive Detached Residence*
- *Large Double Garage with Light & Power*
  - *Private Drive*
- *Ground Floor Bedroom and Shower Room*
  - *Ideal for Multi-Generational Use*
    - *Potential for Passive Income*
- *Enclosed Front, Rear and Side Gardens*
  - *Four Bedrooms*
- *Stunning Countryside and Coastal Views*
  - *No Forward Chain*



# The Accommodation

Stepping through the front door we are welcomed firstly into a generous entry hall which leads onto the side garden and provides internal access to the garage. The sliding glass doors to the garden drench the hall with sunshine from the southerly facing aspect, and the side garden is paved with Purbeck stone and offers ample enclosed space for alfresco dining. The entryway then leads through to the main hallway with stone walls painted in crisp white to evoke a feeling of understated luxury and retreat. Doors lead to the ground floor accommodation, kitchen, living space, garden room and shower room. The living space is bright and airy with ample room for a dining table and chairs, which boast beautiful views towards the Isle of Wight. A bespoke polished Purbeck stone fireplace sits proudly in the centre wall and is a homely staple of classic Swanage tradition. The main living space has multiple picture windows showcasing unique views over the downs and bay. There is plenty of room for large sofa suites and storage cabinets, the space then flows to a further seating area which overlooks the garden. Sliding glass doors invite us to the spacious and enclosed, lush green garden and stylish patio, again with beautiful hill and coastal views.

Adjacent to the living space is the kitchen, comprising joyful white and blue decor reminiscent of nautical decor, and offers ample base/eye-level storage units, integrated appliances including dishwasher and oven/grill.



# The Accommodation

*There is plenty of space for a large free-standing fridge freezer and ample worktop space with inset sink. Additionally, there is a spacious built-in pantry. The feature of this room is the picture window with stunning countryside views.*

*The ground floor presents an ideal opportunity for both multi-generational living and the potential for passive income. The ground floor bedroom is a generous double room with built in storage, and next door is the modern family shower room, comprising extensive vanity units and double shower cubicle with W.C.*

*An additional garden room/snug is situated on the ground floor and provides space for a double bed and storage or a sofa suite to enjoy the sunshine spilling in from the patio doors. The private entrance to this room makes an ideal opportunity for a holiday let.*

*Venturing upstairs, a spacious landing leads us to the remaining three bedrooms, family bathroom, generous airing cupboard and a stunning balcony. The fourth bedroom is currently used as an office/hobby room and provides a pleasant rooftop view over Swanage, there is ample room for a desk and further space for perhaps an easel to realise your artistic talent.*



# The Accommodation

*The third bedroom is yet another generous double with plenty of built in storage and serene views. Conveniently, the family bathroom is situated opposite, comprising a panelled bath with W.C., and wash basin. There is a spacious airing cupboard . The principal room resides at the end of the landing providing a tranquil escape, benefitting from a spacious ensuite shower room and a luxurious private balcony boasting stunning views and providing an ideal spot to enjoy the sunshine.*

*The property also boasts a large double garage with light and power, and space for a workshop/utility area.*

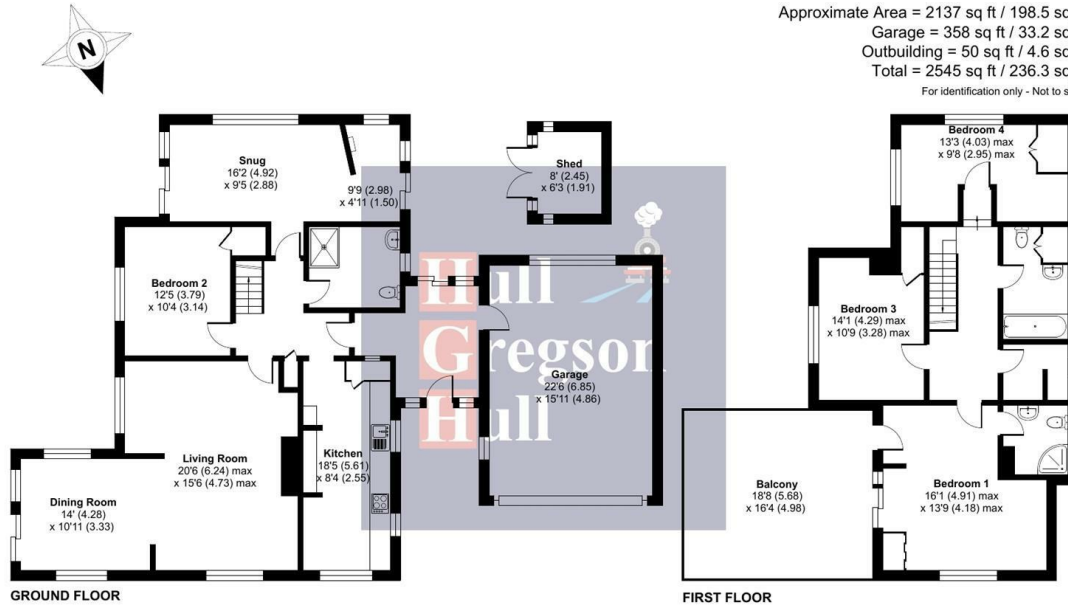
*This substantial detached residence offers the opportunity to own a luxurious coastal property, presented to market with no forward chain, and situated on one of Swanage's most sought-after locations, all just a few moments from the serene vista of Swanage bay. Viewing is highly recommended.*





## Bay Crescent, Swanage, BH19

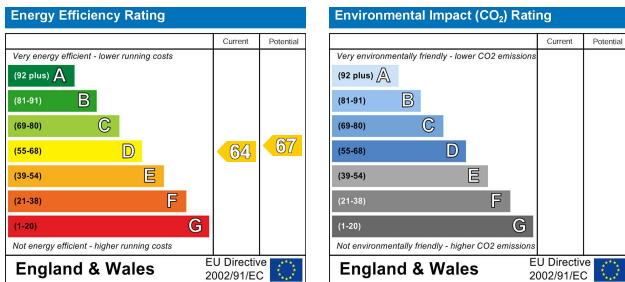
Approximate Area = 2137 sq ft / 198.5 sq m  
 Garage = 358 sq ft / 33.2 sq m  
 Outbuilding = 50 sq ft / 4.6 sq m  
 Total = 2545 sq ft / 236.3 sq m  
 For identification only - Not to scale



- Living Room 20'5" max x 15'6" max
- Dining Room 14'0" x 10'11"
- Kitchen 18'4" x 8'4"
- Snug 16'1" x 9'5"
- Shower Room
- Bedroom One 16'1" max x 13'8" max
- Balcony 18'7" x 16'4"
- Ensuite
- Bedroom Two 12'5" x 10'3"
- Bedroom Three 14'0" max x 10'9" max
- Bedroom Four 13'2" max x 9'8" max
- Bathroom
- Garage 22'5" x 16'4"
- Shed 8'0" x 6'3"

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © rnhcom 2026. Produced for Hull Gregson & Hull (Swanage) Ltd. REF: 1465324

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/](http://checker.ofcom.org.uk/)

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 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.



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