



**Bay Crescent**  
Swanage, BH19 1RB

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**Guide Price**  
**£545,000 Freehold**

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**Hull**



# Bay Crescent

Swanage, BH19 1RB

- Two Bedroom Detached Bungalow
- Excellent Refurbishment Opportunity
- Generously Sized Accommodation
- Elevated Position
- Scope to Extend or Reconfigure
- Ample Off Road Parking and Garage Potential
- No Onward Chain
- Ideal for Downsizing, Investors or Renovators
- Close to Local Amenities, Coastal Walks and Beaches
- Rare Opportunity to Acquire A Bungalow in this Location





Welcome to Bay Crescent, a two bedroom bungalow located in the sought-after North side of Swanage close to countryside walks and the award winning golden beaches. This property has so much potential and ample space for parking making this a great property for developers or potential buyers looking for a project.

Upon entering the property, you are welcomed by an airy hallway which leads into the living area, kitchen, shower room and the two generous sized bedrooms. The hallway also provides access into the loft space which has the scope to extend into the roof which can be used for adding extra accommodation for either family or guest rooms or a home office Subject To Planning Permission.



The living area provides a bright and airy feels with natural light flooding the room from the large bay window and patio doors leading onto the rear garden. This generous space also has a feature gas fireplace great for relaxing on a winters evening or, in the summer months you can unwind in whilst looking out onto the private mowed to lawn garden.

The kitchen is practical and has a thoughtfully designed layout comprising base and eye level units as well as potential to modernise and add your own touch. The kitchen boasts French doors opening out onto the rear garden which is convenient for alfresco dining.

The primary bedroom has ample space to add a large bed and freestanding storage. The bedroom has a large window making the room a bright and open space. The second bedroom is a good size double, ideal as a guest bedroom or an at home office space with another large window looking onto the front garden.

The property has a separate W.C and shower room at the end of the hallway.

The rear garden is a large space great for summer gatherings with family and friends. The garden has room for hardstanding for two sheds and has mature trees and bushes to create privacy and seclusion.

This property is full of potential and is great for buyers looking to put their own stamp on somewhere to call their own or potential buyers looking for a refurbishment project is a sought- after area in North Swanage. Viewings are highly recommended.





# Bay Crescent, Swanage, BH19

Approximate Area = 778 sq ft / 72.2 sq m  
For identification only - Not to scale



GROUND FLOOR

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 (Swanage) Ltd. REF: 1418680

**Living Room**  
16'11" x 11'10" (5.17 x 3.63)

**Kitchen**  
13'11" x 9'8" (4.25 x 2.96)

**Bedroom One**  
16'9" x 12'5" (5.12 x 3.80)

**Bedroom Two**  
9'10" x 9'1" (3.02 x 2.79)

### 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 Bungalow

Property construction: Standard

Mains Electricity

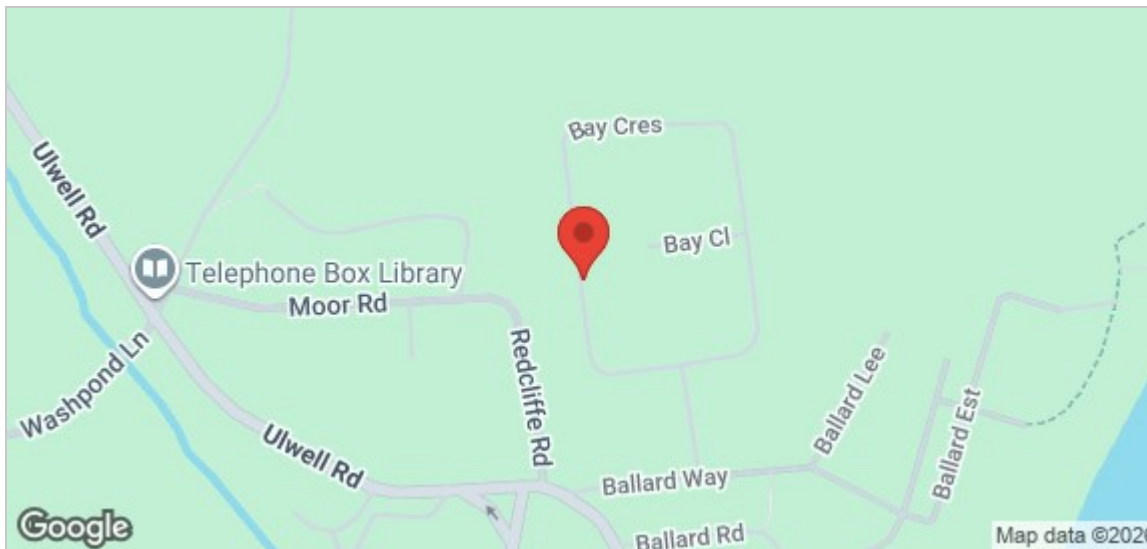
Mains Water & Sewage: Supplied by Wessex Water

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/)

### 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		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC	63	72
England & Wales		

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