



Victoria Avenue

Swanage, BH19 1AR



£515,000 Freehold



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- Substantial Three/Four Bedroom Residence
- Driveway for Multiple Vehicles
- Large and Easily Maintainable Garden
- Character Features
- Opportunity to Upgrade
- Ideal Family Home
- Close to Local Transport Links
- Moments from the Beach
- A short walk from Town
- No Forward Chain





Victoria Avenue is a treelined road leading to the stunning sandy beaches of Swanage. This substantial detached three bedroom home with parking and extensive garden is perfect for families looking to upsize to a spacious family home just moments away from town, all whilst providing a tranquil escape to enjoy. The property offers an excellent opportunity to refurbish and truly make it your own.

Stepping through the front door we are welcomed firstly into a light, and bright vestibule with storage for sandy boots and coats. The hallway leads to the living room full of 1930s character, with a feature bay window to beckon in the sunshine. This generous room provides a comfortable space to come and relax after a long day walking the Jurassic Coast, with space for a cosy sofa suite, coffee table, and an ideal nook for a TV with console and book shelves. A gas fire sits at its centre providing a warm atmosphere.

Adjacent to the living room is the kitchen which



boasts plenty of space for a dining table and chairs, and provides everything you'd need for convenient living. The kitchen comprises both base and eye-level storage units, inset sink with pleasant, light window showcasing the rear garden to enjoy as you do the dishes. The dual aspect floods the room with natural light, and side access from the rear garden allows for easy alfresco dining. There is space and plumbing for a dishwasher and washing machine as well as plenty of room for freestanding appliances including a fridge/freezer, and oven. Although in need of modernisation, this kitchen provides a livable space meaning you can upgrade at your leisure.

Another versatile space on the ground floor is an ideal dining space or bedroom. This is ideal for multigenerational living, and provides ample room for a double bed and freestanding storage. This versatile space could also be used as a separate dining room. Conveniently situated next to the bedroom is the cloakroom with wash basin and W.C.

From the main entrance hall, stairs rise to the first floor, where the principal bedroom, third bedroom and family bathroom are located.

The principal room is a good sized double room with character fireplace surround and southerly facing bay window. Bedroom two is a good sized double bedroom with built in storage and is conveniently located next to the family wet room. The wet room comprises a shower and bidet as well as storage for towels. A separate W.C is situated adjacent. Bedroom three is a pleasant, large single room with southerly bay window allowing for plenty of sunshine.

Outside, the property offers a superb rear garden, easily maintainable with patio and lawn. There is plenty of space for alfresco dining and garden sheds. To the front of the property is a substantial driveway with parking for at least three cars.

This property is presented to market with no forward chain, and is ideally situated on a short, flat walk towards the beach and close to all local transport links and the town. The property enjoys countryside outlooks and glimpses of the iconic steam train, and offers an excellent opportunity to upgrade the property and make your own. Viewing highly recommended.

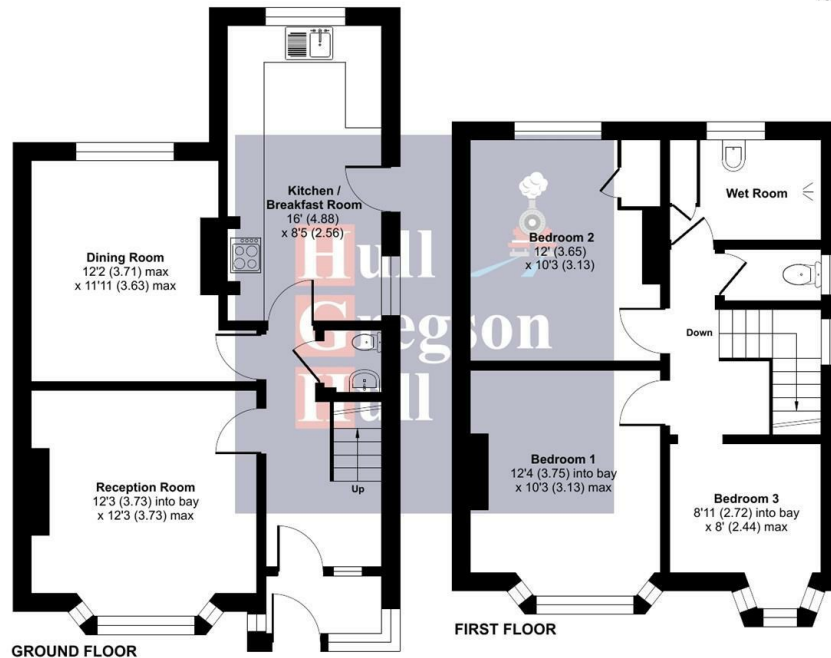
****SOME IMAGES HAVE BEEN VIRTUALLY STAGED****



Victoria Avenue, Swanage, BH19

Approximate Area = 989 sq ft / 91.8 sq m

For identification only - Not to scale



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: 1467397

Reception Room 12'2" into bay x 12'2" max (3.73 into bay x 3.73 max)

Dining Room 12'2" max x 11'10" max (3.71 max x 3.63 max)

W.C

Kitchen/Breakfast Room 16'0" x 8'4" (4.88 x 2.56)

Bedroom One 12'3" into bay x 10'3" max (3.75 into bay x 3.13 max)

Bedroom Two 11'11" x 10'3" (3.65 x 3.13)

Wet Room

Bedroom Three 8'11" into bay x 8'0" max (2.72 into bay x 2.44 max)

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. PLEASE NOTE some images have been virtually staged.

Property type: Detached House

Property construction: Standard

Tenure: Freehold

Council Tax: Band D

Mains Electricity

Mains Water & Sewage: Supplied by Wessex Water

Heating Type:

Broadband/Mobile signal/coverage: For further details please see the Ofcom Mobile Signal & Broadband checker. checker.ofcom.org.uk/

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