



BRITISH  
PROPERTY  
AWARDS  
2021

**GOLD WINNER**

ESTATE AGENT IN  
SWANAGE & WAREHAM

**18 SANDBOURNE CLOSE, SWANAGE**  
**£425,000**

This detached bungalow is located in a popular residential position near the Western outskirts of Swanage, approximately one and a half miles from the town centre and within 500 metres of open country. The property is thought to have been built during the mid 1980s and is of traditional cavity construction, the outer walls being of brick under a concrete interlocking tiled roof.

It is quietly situated and backs onto open country leading to the Jurassic coastal path nearby. Whilst in need of some updating, the property has the considerable advantage of pleasant views over the town to the Purbeck Hills and glimpses of Swanage Bay in the distance.

Swanage lies at the eastern tip of the Isle of Purbeck delightfully situated between the Purbeck Hills. It has a fine, safe, sandy beach, and is an attractive mixture of old stone cottages and more modern properties, all of which blend in well with the peaceful surroundings.

Viewing is by appointment only through the Sole Agents, **Corbens**, 01929 422284. The postcode for this property is **BH19 2LQ**.



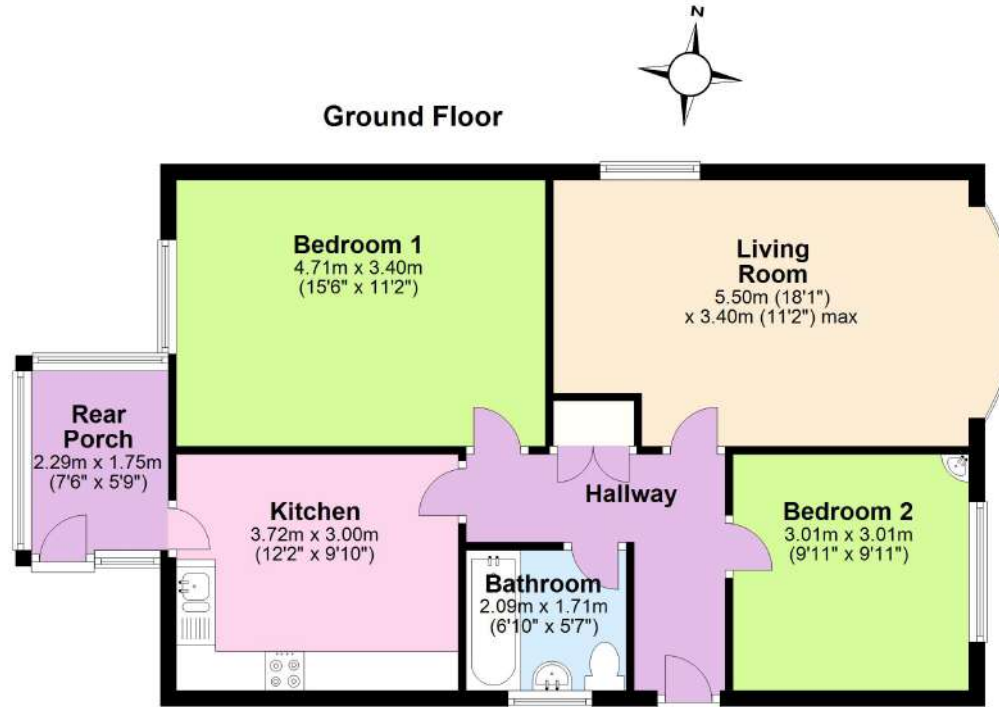
The L-shaped entrance hall welcomes you to the property and leads directly through to the generously sized, dual aspect living room with a wide bay window, which enjoys a pleasant outlook. The kitchen is fitted with a range of cream units and contrasting worktops with space and plumbing for a range of appliances. Leading off, the rear porch provides access to the enclosed garden.

There are two double bedrooms. Bedroom one is particularly spacious and is at the rear, Bedroom two is at the front and has similar views to the living room over the town. The family bathroom completes the accommodation.

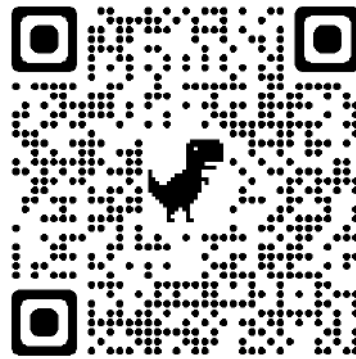
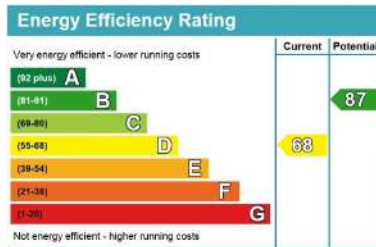
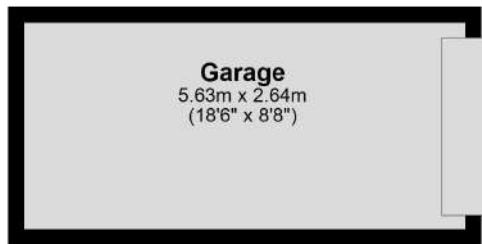
The open front garden is partially lawned with a paved patio, shrubs and ornamental trees. A concrete paved driveway provides off-road parking for 3 vehicles and leads to the detached garage. The split level rear garden has a paved terrace, lawned section, raised beds and is bound by fencing providing a secure family space.

Property Ref: SAN1641

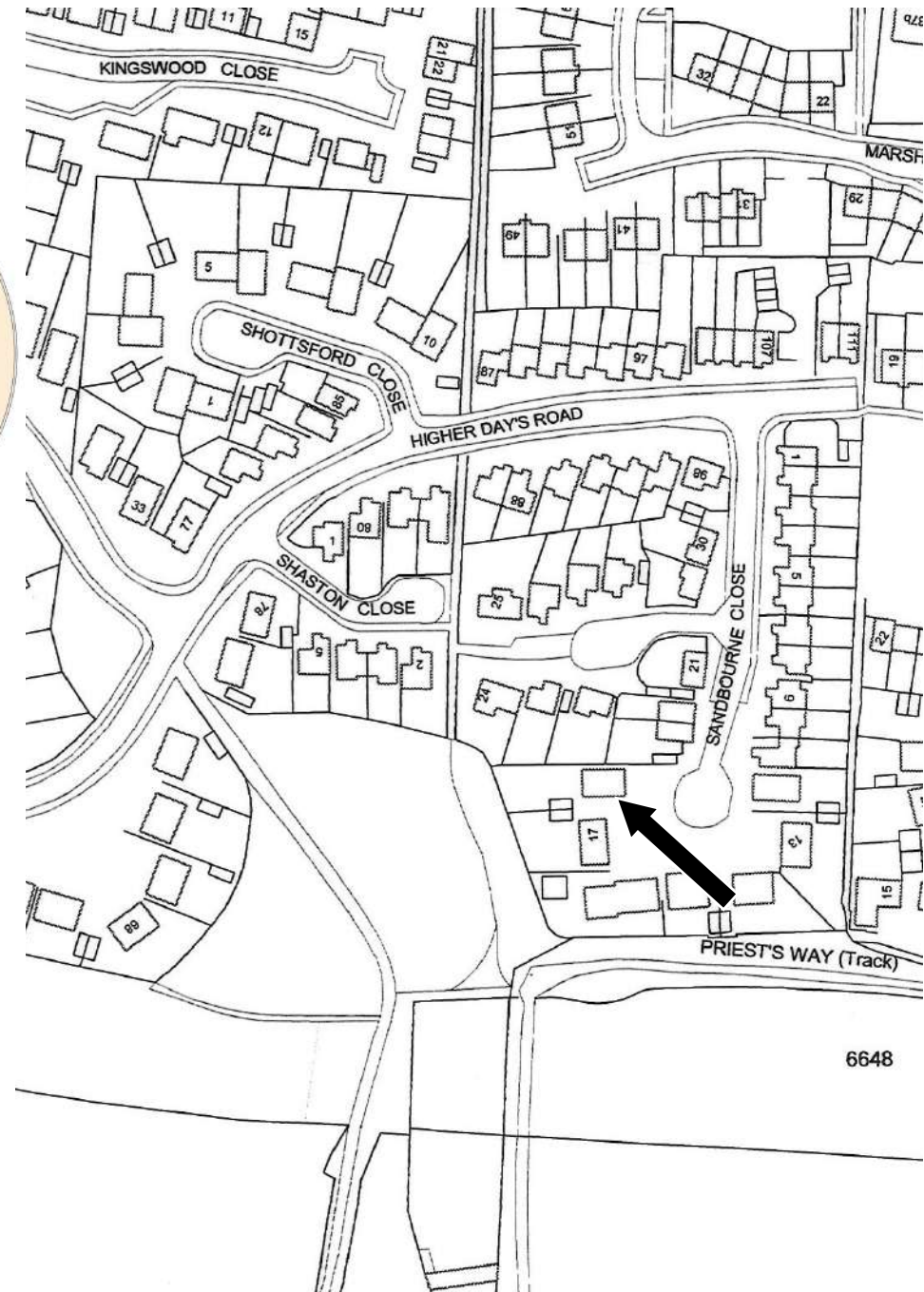
Council Tax Band D



Total Floor Area Approx. 68m<sup>2</sup> (732 sq ft)



Scan to View Video Tour



THE PROPERTY MISDESCRIPTION ACT 1991 You are advised to check the availability of this property before travelling any distance to view. The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. References to the Tenure of a Property are based on information supplied by the Seller. The area of the building is given for guidance purposes only and must be verified by the purchasers surveyor. A Buyer is advised to obtain verification of this information from their Solicitor and/or Surveyor. FLOOR PLANS The floor plans supplied are for guidance purposes only and should not be used for measuring. Small recesses, cupboards & sloping ceilings may not appear on the plans. LOCATION PLAN The location plans supplied are for identification purposes only and are reproduced from the Ordnance Survey Map with permission of the Controller of H.M. Stationery Office. Crown Copyright reserved.

