



**2 PURBECK TERRACE ROAD, SWANAGE**  
**£525,000**



This Victorian semi-detached house is well located in an unmade road to the South of the town, within a short distance of Durlston Country Park and the Jurassic Coastal Path. It was built around the turn of the 20<sup>th</sup> Century of brick under a slate roof, a rear extension having been added during the 1980s; this has a concrete tiled roof.

Whilst in need of updating 2 Purbeck Terrace Road offers spacious family accommodation arranged over three floors, enjoying views across the town to Swanage Bay and Ballard Down in the distance, and parking at the rear.

Swanage lies at the eastern tip of the Isle of Purbeck delightfully situated between the Purbeck Hills. It has a fine, 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. To the south is the Durlston Country Park renowned for being the gateway to the Jurassic Coast and World Heritage Coastline.

Viewing is strictly by appointment through the Agents, **Corbens, 01929 422284**. The post code for the property is **BH19 2DE**.

Property Ref PUR1815

Council Tax Band D

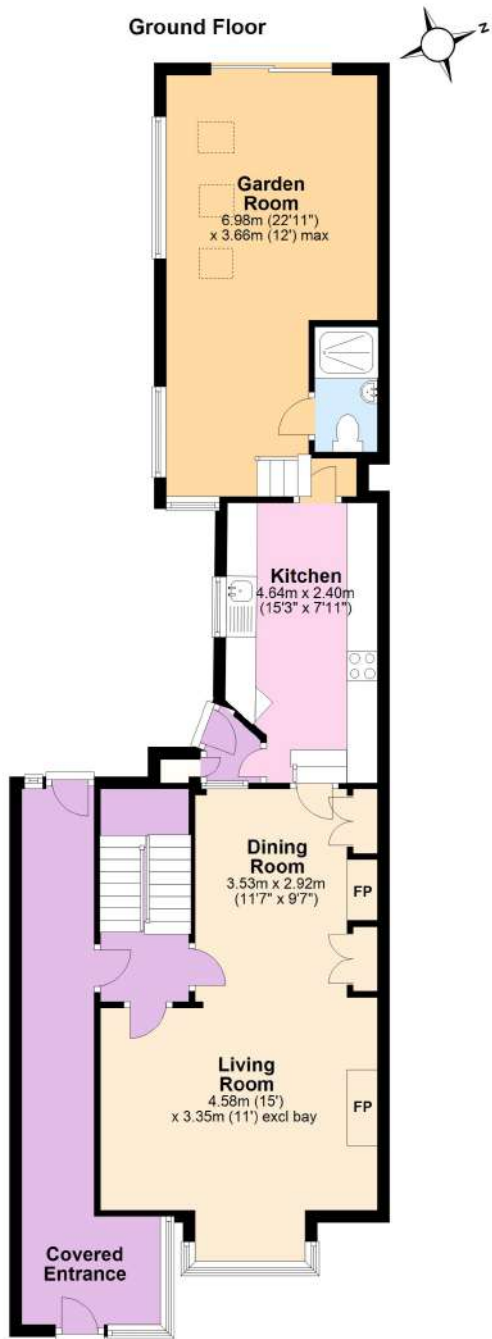


The covered entrance gives access to the rear garden and leads through to the hall, welcoming you to this family property. Leading off, the spacious through living room/dining room has an attractive fireplace, high ceilings and large feature windows accentuating the light and spatial feel. The kitchen is fitted with an extensive range of wooden units, tiled worktops and integrated appliances. Beyond, the triple aspect garden room has sliding doors to the rear garden and a shower room leading off. This room could be used as a separate annexe, if required.

On the first floor there are two bedrooms; the master is particularly spacious with a large bay window and has an attractive fireplace. Bedroom two is also a good sized double with views across the town to Swanage Bay and Ballard Down in the distance. The family bathroom is fitted with a white suite. There are two further double bedrooms on the second floor, bedroom four enjoys similar views to bedroom two.

Outside, there is a small garden to the front with mature shrubs and bound by walling. At the rear the West facing, easily maintained garden is mostly paved with flower borders and beds. There is pedestrian access to the rear with parking space which is accessed via a service lane.





Total Habitable Floor Area Approx. 132m<sup>2</sup> (1,421 sq ft)



Scan to View Video Tour

| Energy Efficiency Rating                    |   | Current | Potential |
|---|---|---------|-----------|
| Very energy efficient - lower running costs |   |         |           |
| (92 plus)                                   | A |         |           |
| (81-91)                                     | B |         |           |
| (69-80)                                     | C |         | 69        |
| (55-68)                                     | D |         |           |
| (39-54)                                     | E |         |           |
| (21-38)                                     | F |         |           |
| (1-20)                                      | G | 18      |           |
| Not energy efficient - higher running costs |   |         |           |

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2 Purbeck Terrace Road, Swanage, Dorset, BH19 2DE

