



PLOT 49. COMPASS POINT, NORTHBROOK ROAD, SWANAGE
£460,000 Freehold

The Kingsville is a brand new semi-detached house set in a short, private cul-de-sac, on the northern outskirts of the town, close to recreation grounds and primary school. The Kingsville properties are of traditional cavity construction with external elevations of brick under a concrete tiled roof. Plot 49 has the benefit of private parking and an enclosed South facing garden.

Barratt Homes are now offering a **5% gifted deposit**, which will assist you to secure your new home at Compass Point. A further **key-workers discount** for flooring is also available.

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. To the South is Durlston Country Park renowned for being the gateway to the Jurassic Coast and World Heritage Coastline.

VIEWING By appointment only through Corbens, 01929 422284. The postcode for this property is **BH19 1QE**.



The Kingsville is a stylish three bedroom home, with accommodation arranged over three floors, all filled with natural light and space.

On the ground floor you will find an open plan kitchen/dining room with double doors opening to the South facing garden. The kitchen area is fitted with a range of modern units, contrasting worktops and integrated appliances. The study/bedroom four is perfect for home working. A good sized storage cupboard and cloakroom completes the accommodation on this level.

The first floor comprises a spacious lounge perfect for relaxing. The master bedroom has the benefit of fitted wardrobes and stylish en-suite shower room. Finally, escape to the top floor where you will find a further double bedroom, single bedroom and a family bathroom.

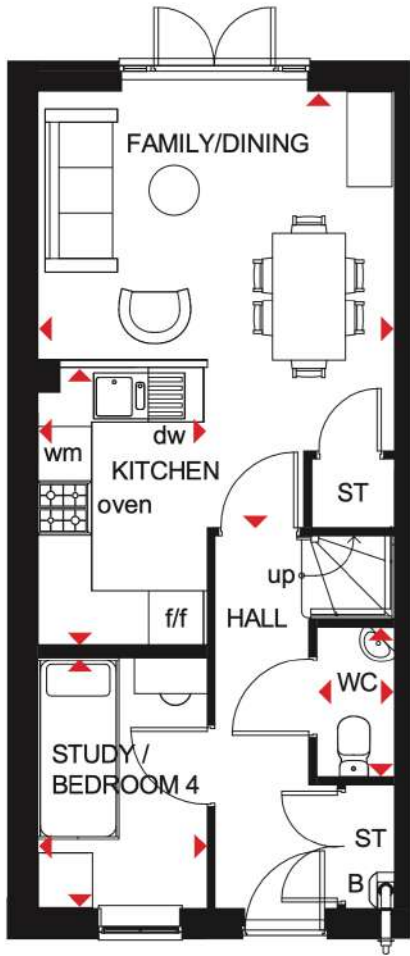
Outside, there is private parking for two vehicles in tandem at the front of the property. To the rear the enclosed South facing garden is mostly laid to lawn. Please note there is an Estate Charge of £293.04 per annum for all plots.

Anticipated Completion May 2024.

Property Ref HIG1869

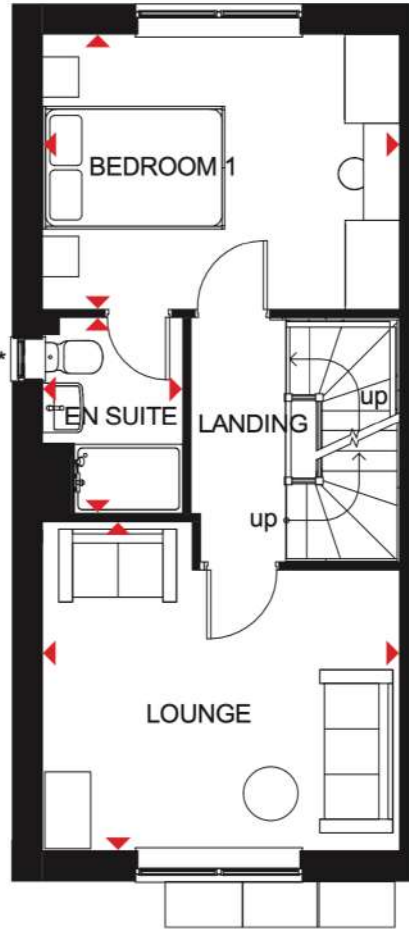
Council Tax TBA





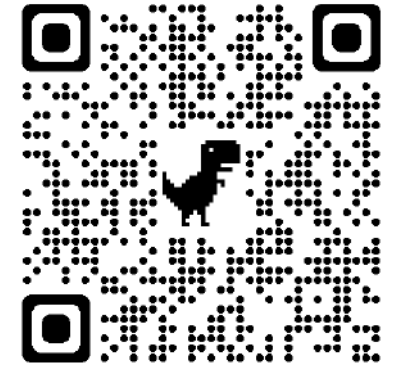
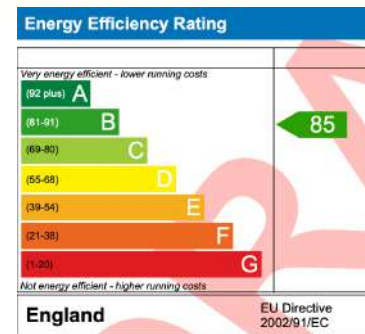
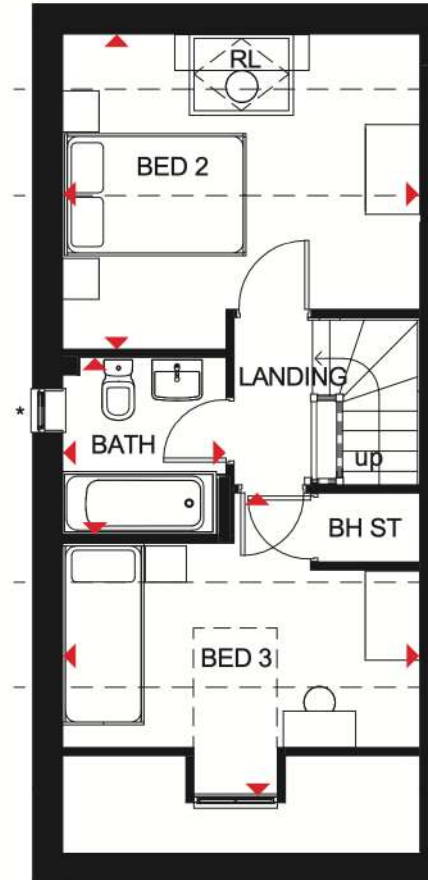
Ground Floor
 Family/Dining Area 4.82m x 3.94m (15'10" x 12'11")
 Kitchen 3.06m x 1.87m (10' x 6'1")
 Study/Bedroom 4 2.75m x 1.87m (9' x 6'1")
 Cloakroom 1.65m x 0.86m (5'5" x 2'10")

First Floor
 Lounge 3.94m x 3.63m (12'11" x 11'11")
 Bedroom 1 3.94m x 3.04m (12'11" x 10')
 En-Suite 2.16m x 1.55m (7'1" x 5'1")



Second Floor
 Bedroom 2 3.94m x 3.51m (12'11" x 11'6")
 Bedroom 3 3.94m x 3.33m (12'11" x 10'11")
 Bathroom 1.96m x 1.76m (6'5" x 5'9")

Total Floor Area Approx. 100m² (1,073 sq ft)

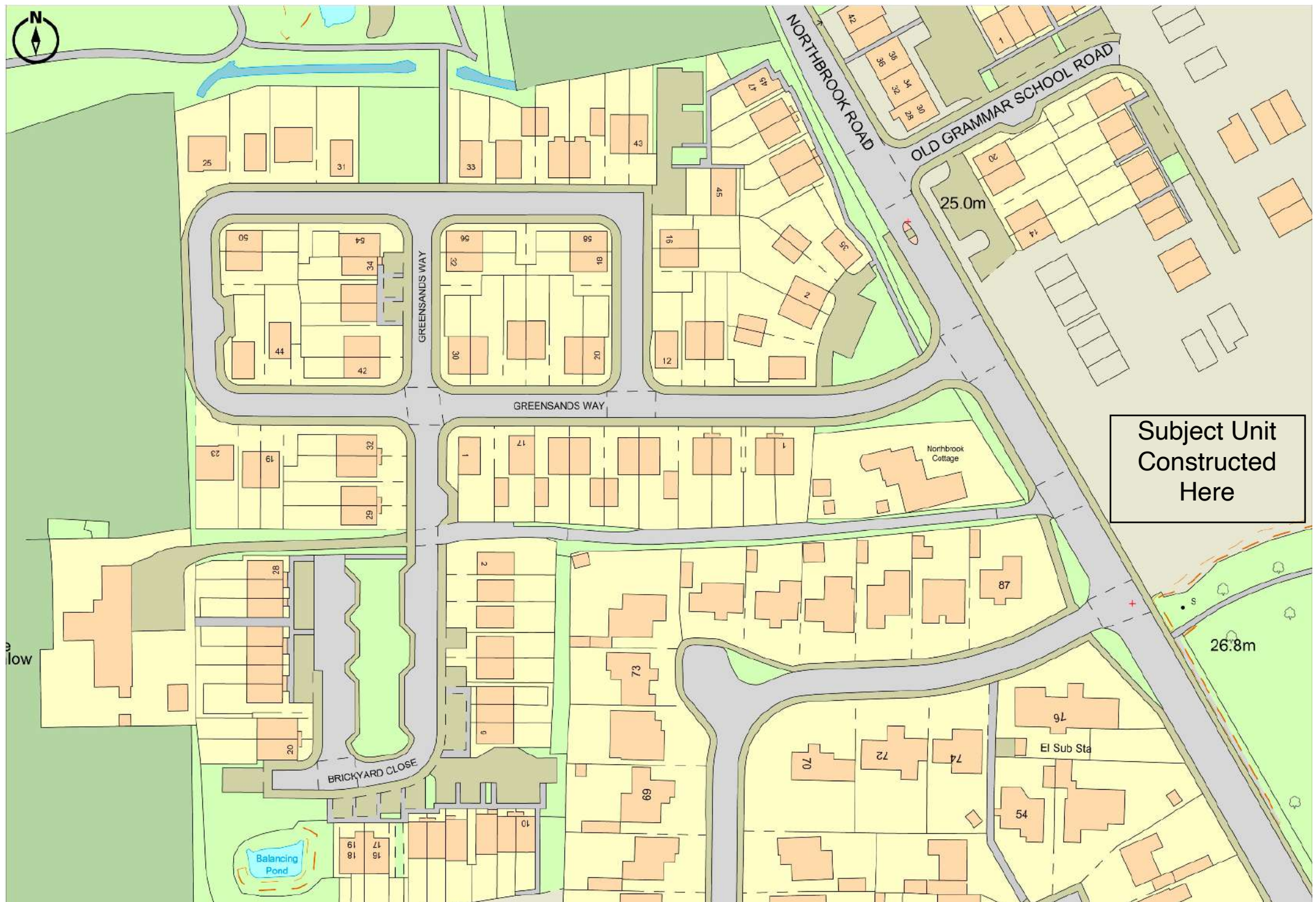


Scan to View Video Tour



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Subject Unit
Constructed
Here

low

Compass Point Phase 2

Site Plan

- Falkirk 2 bedroom apartment
- Roseberry 2 bedroom home
- Richmond 2 bedroom home
- Ellerton 3 bedroom home
- Moresby 3 bedroom home
- Kingsville 4 bedroom home
- Kingsley 4 bedroom home
- Kennford 4 bedroom home

● Affordable Housing

BS-CS Bin Store-Cycle Store Point

BCP Bin Collection Point

BB Bat Building

Existing Development



Days Park