



146 KINGS ROAD WEST, SWANAGE
£650,000

This particularly spacious detached house is well located in a good residential position, about two thirds of a mile from the town centre and beach. The original property is thought to have been built during the 1930s although extensively extended and remodelled in the early 2010s. It is of traditional cavity construction, externally cement rendered under a pitched roof covered with slates.

146 Kings Road West has the considerable advantage of a privately accessed 3 roomed annexe, a good sized garden which adjoins the Swanage Steam Railway at the rear and off-road parking for several vehicles at the front.

The seaside resort of 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 cottage and more modern properties. To the South is the Durlston Country Park renowned for being the gateway to the Jurassic Coast and World Heritage Coastline. The market town of Wareham which has main line rail link to London Waterloo (approx. 2.5 hours) is some 9 miles distant with the conurbation of Poole and Bournemouth being in easy reach via the Sandbanks ferry.

All viewings are strictly by appointment through the Sole Agents, Corbens, **01929 422284**. The postcode for this property is **BH19 1HT**.

Property Ref KIN1972

Council Tax Band D/Annexe Band B



The entrance hall is central to the accommodation and welcomes you to this substantial family home. Leading off, the dining room has double doors opening to the living room with wide bay window at the front of the property. To the rear the kitchen is fitted with a range of cream units, contrasting worktops, integrated appliances and has double doors opening to the wide timber deck and enclosed rear garden. There is also a second sitting room, two spacious double bedrooms and a shower room on the ground floor.

On the first floor the principal bedroom is particularly spacious with dual aspect Velux windows and a dressing area with fitted wardrobes. Bedroom two is also a spacious double at the front of the property and has a recessed cupboard leading off. The modern shower room completes the accommodation.

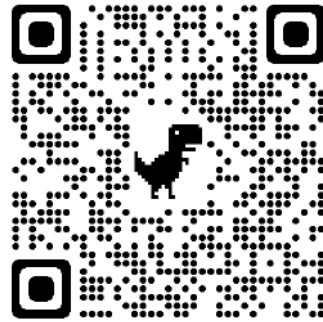
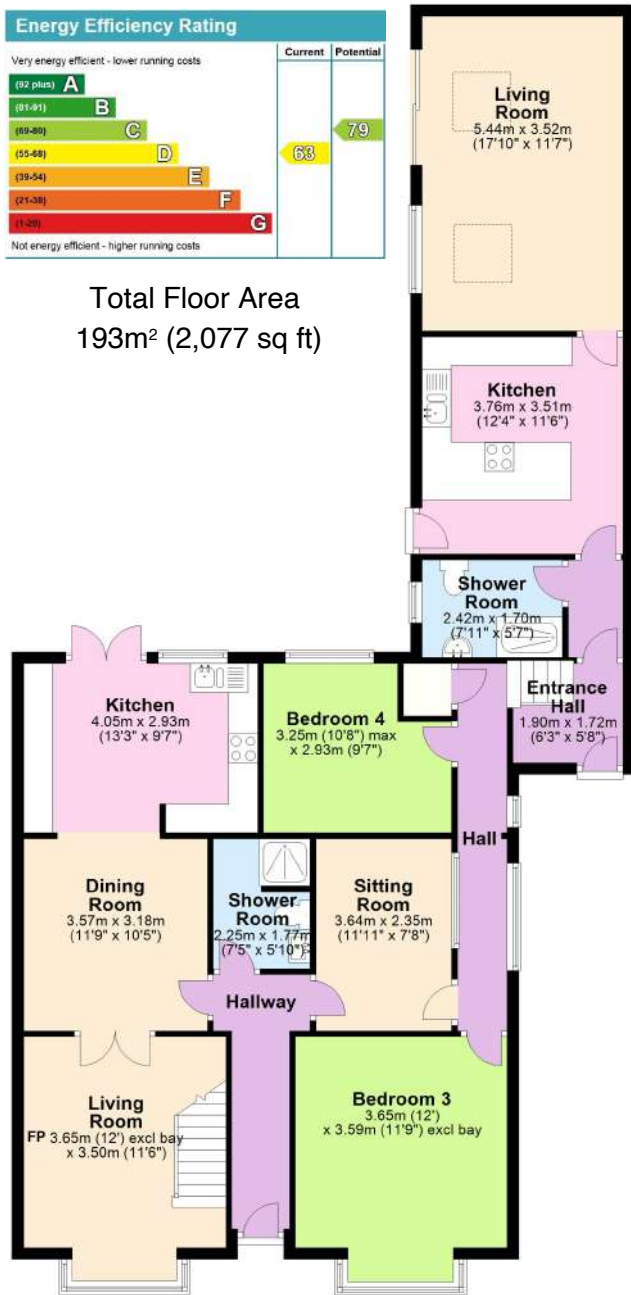
To the rear of the property is a 3 roomed annexe with its own personal entrance which is ideal for letting or as home workspace and can be easily incorporated into the main residence, if required.

Outside the front garden is easily maintained and laid to gravel. The brick paved driveway provides off-road parking for several vehicles. At the rear, the enclosed garden is mostly lawned with flower and shrub borders and beds, two large timber decks and several garden sheds. The bottom section of the garden is rented from the Swanage Railway at £50 per annum.

Ground Floor

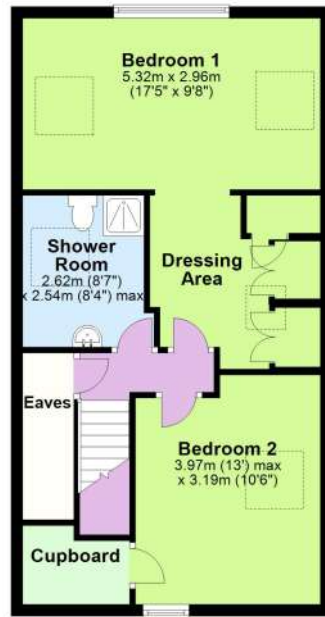
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	63	79
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			

Total Floor Area
193m² (2,077 sq ft)



Scan to View Video Tour

First Floor



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