



18 GANNETTS PARK, SWANAGE
£775,000 Freehold

This substantial detached house is situated in an excellent residential cul-de-sac, about half a mile from the town centre and within 500 metres of the seafront. It is thought to have been built during mid 20th Century and is of traditional cavity construction with external walls of brick, partially cement rendered, under a pitched roof covered with tiles.

Whilst in need of updating throughout, 18 Gannetts Park offers spacious family accommodation with views across the town to the Purbeck Hills. It also has views of the sea from the upstairs sun terrace and feature porthole window. It also has the advantage of a good sized garden and a detached garage with electronically operated door.

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 cottages 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 hour) is some 9 miles distant with the conurbation of Poole and Bournemouth being in easy reach via the Sandbanks ferry.

Viewings must be accompanied and these are strictly by appointment through the Sole Agents, **Corbens, 01929 422284**. The postcode is **BH19 1PF**.

Property Ref GAN2059

Council Tax Band F - £3,696.07 for 2024/2025



The entrance hall welcomes you to this spacious family house. Leading off, the generous living room is South facing with a large picture window, original oak parquet floor and brick fireplace. Folding doors lead to the dining room, which also has separate access from the hall. A wide throughway leads to the garden room which has sliding doors to the South facing front garden. The kitchen is fitted with an extensive range of wood units with contrasting worktops, and space for free-standing appliances. Leading off, the good sized conservatory has a vaulted ceiling and double doors opening to the rear garden. There is also a spacious cloakroom on this level.

On the first floor there are three double bedrooms. The principal bedroom is particularly spacious with a large South facing picture window. Bedroom two is also a good size and has sliding doors opening to the South facing sun terrace with pleasant views over the town and Swanage Bay. Bedroom three is at the rear of the property and has views across the town to the Purbeck Hills in the distance. The bathroom includes a bath with shower over and completes the accommodation.

Outside, the front garden is partially lawned with a concrete driveway providing parking for several vehicles and leading to the detached garage with electronically operated door. There is gated access to the rear garden with a large lawn, paved patio area with small pond, a shed and well maintained flower beds. At the end of the garden is a substantial established orchard with plums, apples and pears.





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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	54	66
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			

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.





18 Gannetts Park, Swanage, Dorset, BH19 1PF

