



**1 CLUNY CRESCENT, SWANAGE**  
**£890,000 Freehold**

This substantial detached property is pleasantly situated on rising ground to the South of Swanage and is some 500 metres from the town centre and beach. It is thought to have been built during the 1970s and is of traditional cavity construction with external walls of part Purbeck stone, the remainder being cement rendered, under a pitched roof covered with interlocking concrete tiles.

1 Cluny Crescent offers spacious family accommodation with views across the town to Swanage Bay, Ballard Down and the Isle of Wight in the distance. It also has the advantage of a large roof terrace and a double garage.

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 2BP**.

Property Ref CLU2082

Council Tax Band G - £4,264.70 for 2024/2025

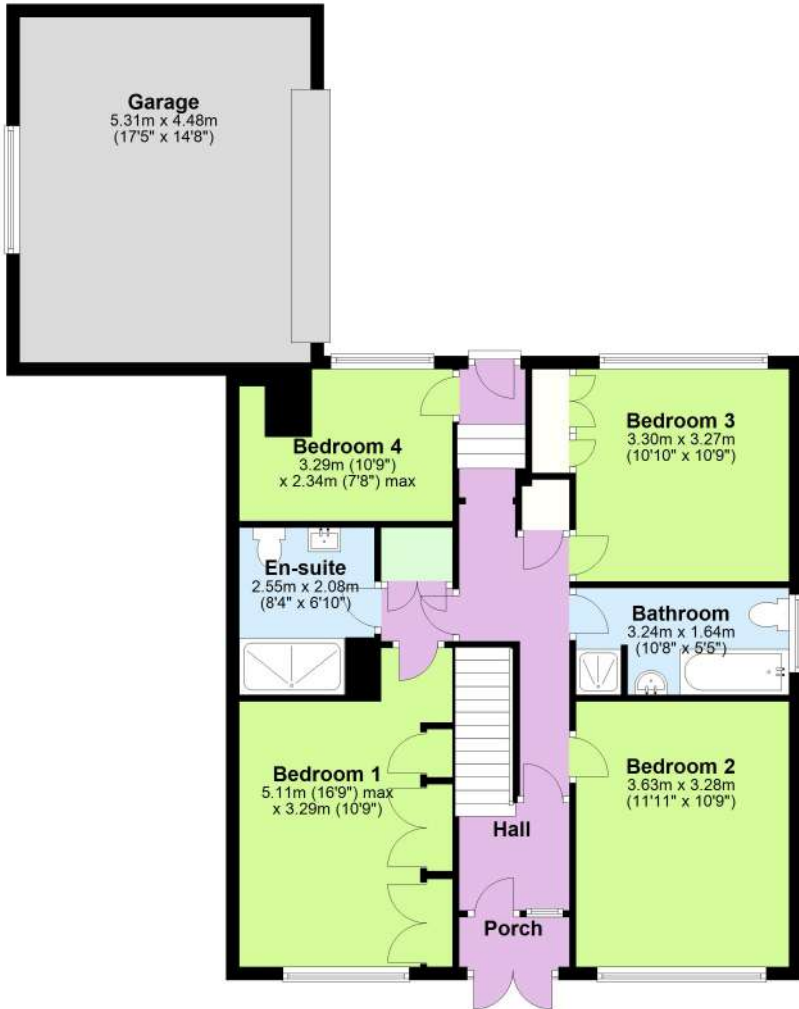


The porch and entrance hall welcomes you to this spacious family house. The bedroom accommodation is located on this level. The principal bedroom is particularly spacious with a large South facing picture window, range of wardrobes and the benefit of an en-suite shower room. Bedroom two is also a good sized South facing room. Bedroom three is a further double, whilst bedroom four is a good sized single and would make an ideal home office/study. The bathroom is fitted with a white suite including bath and separate shower cubicle.

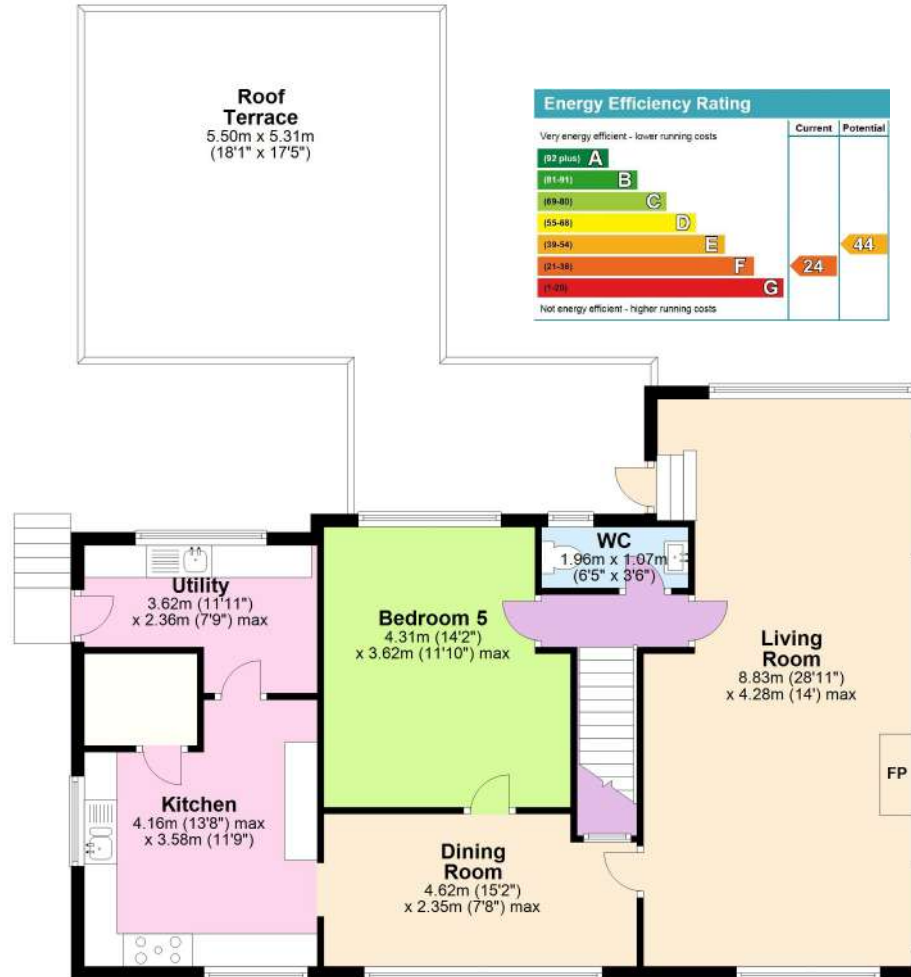
The living accommodation is situated on the first floor, taking advantage of the good views across the town to Swanage Bay, Ballard Down and Isle of Wight in the distance. The exceptionally spacious triple aspect living room, spans the entire depth of the property and has access to the roof terrace. Leading off, the dining room is South facing and has a feature stone wall with archway opening to the spacious kitchen which is fitted with an extensive range of wood effect units, contrasting worktops and integrated appliances. A good sized utility leads off, and also has access to the side garden. Bedroom five, a further spacious double room and a cloakroom complete the accommodation.

Outside, the property is approached by steps leading down to the front door. The garden is mostly situated to the side and is laid to lawn with mature hedging and shrubs. A shared driveway which leads to the double garage at the rear of the property.

**Ground Floor**



**First 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		
(21-38)	F	24	44
(1-20)	G		
Not energy efficient - higher running costs			



Scan to View Video Tour

Total Habitable Floor Area Approx. 176m<sup>2</sup> (1,894 sq ft)

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.



1 Cluny Crescent, Swanage, Dorset, BH19 2BP

