



198 KINGS ROAD WEST, SWANAGE
£399,950 Freehold

This spacious semi-detached family house stands in a popular residential position, about one mile from the town centre and beach. It is also within easy reach of local convenience store, open country and local schools. It was built during the 1930s of brick with cement rendered external elevations under a pitched roof covered with tiles.

Whilst in need of updating throughout, 198 Kings Road West offers spacious family accommodation with some views of the Purbeck Hills from the rear, good sized garden, detached garage and parking off-road parking.

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.

Property Ref KIN2089

Council Tax Band D - £2,558.82 for 2024/2025



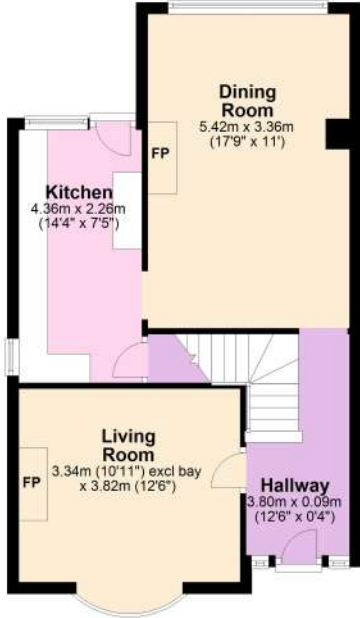
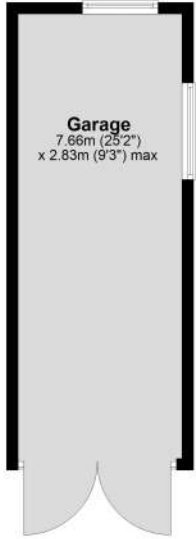
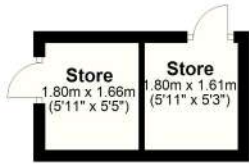
The spacious entrance hall welcomes you to this family home. Leading off, the good sized living room, has a South facing bow window and fireplace (currently blocked) with wooden surround. At the rear the dining room has a large picture window. The kitchen is fitted with a range of light units, contrasting worktops, space for free-standing appliances and has access to the garden.

On the first floor there are three bedrooms. The principal bedroom is a generous South facing double with bay window and range of fitted bedroom furniture. Bedroom two is an equally spacious double with some views across to the Purbeck Hills in the distance. Bedroom three is a single enjoying similar hill views. The bathroom is fitted with a white suite including bath with shower over and completes the accommodation.

Outside, the front garden is partially gravelled. A stone paved drive leads to gated access to a detached garage. The rear garden is mostly laid to grass and has a raised paved patio area and access to under house storage. **NB** A small section of the rear garden is rented from Dorset County Council for a fee of £10 per annum.

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

Ground Floor

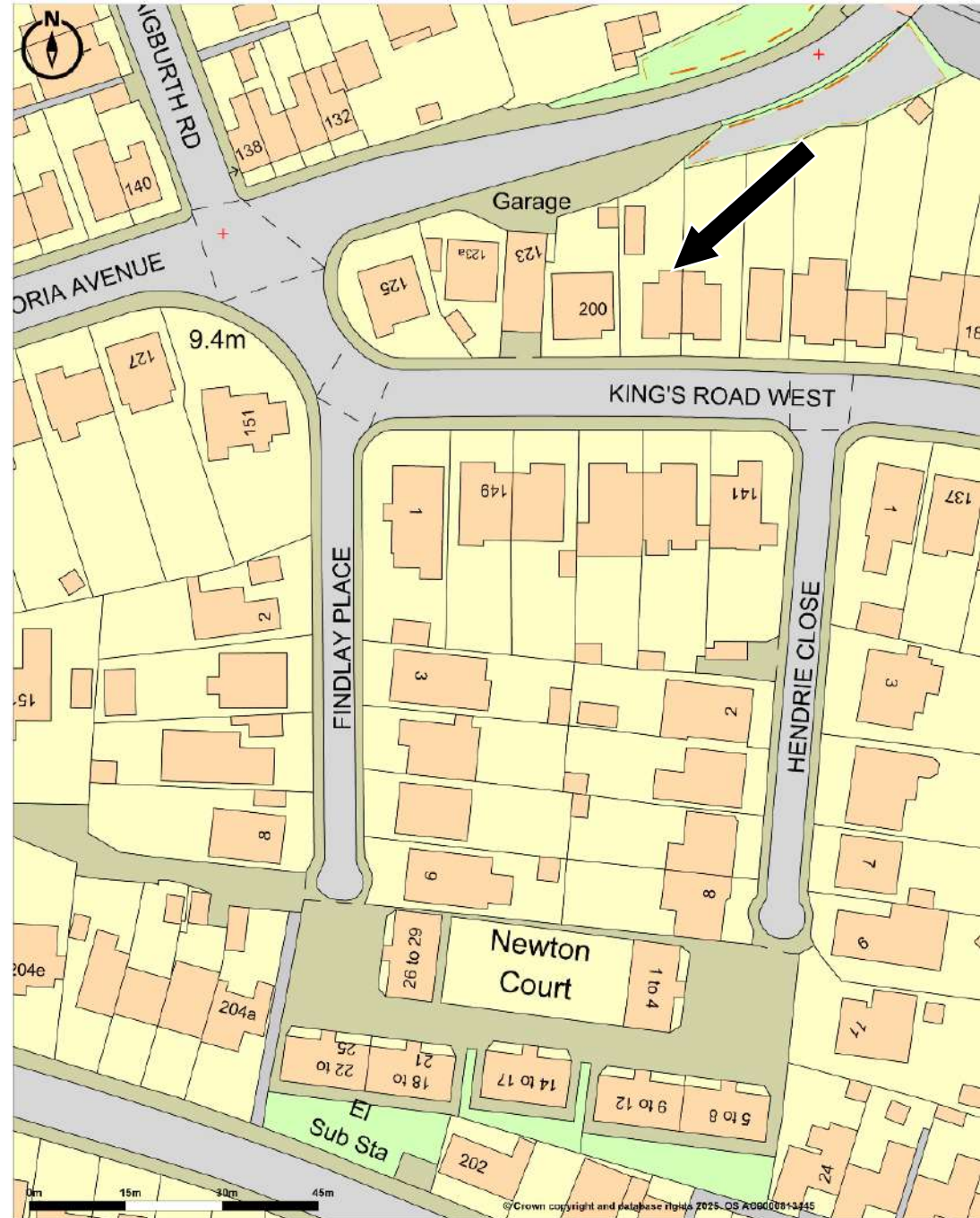


First Floor



Total Floor Area 88m² (947 sq ft)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-101) A			
(81-91) B			
(69-80) C			
(55-68) D		66	80
(39-54) E			
(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.

