



**4 PROSPECT CRESCENT, SWANAGE**  
**£495,000 Freehold**

This well presented detached bungalow is quietly situated in an excellent residential position just off Victoria Avenue, about three quarters of a mile from the town centre and seafront. The bungalow offers well planned family accommodation and in our opinion there is scope to create further accommodation on the first floor, subject to planning consent and Building Regulations Approval. It has the advantage of an easily maintained lawned North facing rear garden and a detached single garage.

It is thought to have been built during the 1960s and is of traditional cavity construction having a brick plinth, the remainder being cement rendered under a pitched roof covered with concrete interlocking tiles.

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 porch leads to the spacious hallway which is central to the accommodation and leads to the generously sized triple aspect lounge/dining room. The kitchen is fitted with a range of light units and worktops with space for integrated appliances and a door to the rear garden.

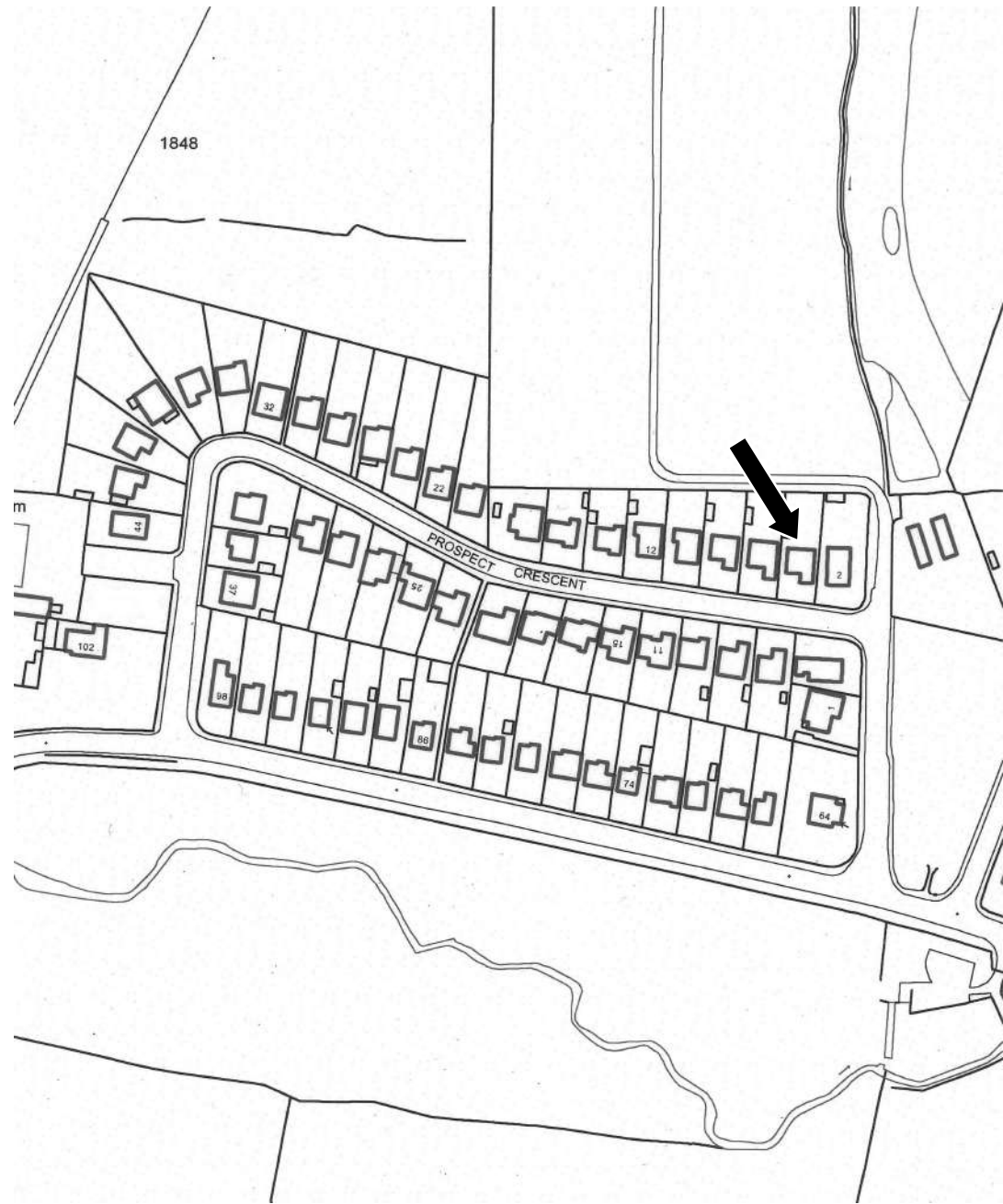
There are two double bedrooms. Bedroom one is at the front and is South facing. Bedroom two is at the rear overlooking the garden. A family bathroom fitted with a suite in white and separate WC completes the accommodation.

The front garden is mostly laid to lawn with a driveway leading to a large detached garage at the rear. The rear garden is mostly laid to lawn bound by a mix of fencing and stone wall.

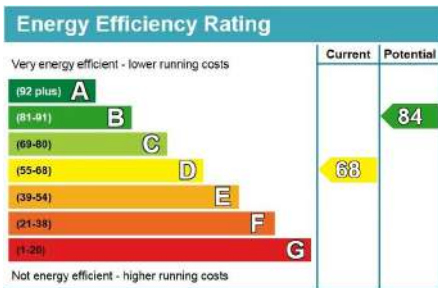
**VIEWING** By appointment only through Corbens, 01929 422284. The postcode for this property is **BH19 1BE**.

Property Ref PRO2097

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



Total Floor Area Approx. 72 sq metres (775 sq ft)



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