



85 PRIESTS ROAD, SWANAGE  
£335,000 Freehold

This mid-terrace house, formerly local authority owned, is situated in a popular residential area about one and a quarter miles from the town centre and some 600 metres from local convenience store and open country. It is thought to have been built during the mid-20<sup>th</sup> Century and has external elevations of natural Purbeck stone under a pitched roof covered with concrete interlocking tiles.

85 Priests Road is eminently suitable for a first time family home and offers good sized accommodation with an enclosed South facing rear garden and the benefit of off-road parking for several vehicles.

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 must be accompanied and these are strictly by appointment through the Sole Agents, **Corbens, 01929 422284**. The postcode is **BH19 2RL**.



The small hall leads through to the L-shaped living/dining room. The living area is at the front of the property with a picture window and fitted imitation coal gas fire. The dining area is South facing. Leading off, the kitchen is fitted with a modern range of cream units, contrasting worktops and integrated appliances including gas hob, electric oven, fridge/freezer and washing machine. There is access to the rear lobby and inner hallway leading to both the front and rear gardens. A cloakroom is accessed from the rear lobby.

On the first floor there are three bedrooms. The principal bedroom is particularly spacious with some views of the Purbeck Hills in the distance. Bedroom two is also a good sized double with a range of fitted wardrobes. Bedroom three is a South facing single/twin room. The bathroom, fitted with a white suite including bath with shower over, and completes the accommodation.

Outside, there is a wide Tarmac driveway at the front providing off-road parking for several vehicles. At the rear, the enclosed garden is South facing with lawned section, paved patio area, flower borders and shrubs and large timber summerhouse.

Property Ref PRI2101

Council Tax Band C - £2,274.51 for 2024/2025

### Ground Floor



### First Floor



Scan to View Video Tour



Total Floor Area Approx 79m<sup>2</sup> (850 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.

