



65 BAY CRESCENT, SWANAGE  
£965,000 FREEHOLD



Occupying a favoured position in a desirable area at North Swanage, this substantial detached family home is within easy reach of open country, the town centre and facilities of Swanage town, the Jurassic Coastal path and the beach via Shep's Hollow. It has the considerable advantage of views of the sea and over open country to Ballard Down.

The accommodation has been arranged to offer spacious living with 4 double bedrooms and a good sized rear garden of approximately one third of an acre. A large loft space offers potential for further development, if required, subject to planning consent. It is thought to have been built around 1950 of Purbeck stone under a pitched roof covered with concrete interlocking tiles.

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, all of which blend in well with the peaceful surroundings.

A viewing is highly recommended to appreciate this property. All viewings are strictly by appointment only through the **Sole Agents, Corbens, 01929 422284**. Postcode **BH19 1RD**.

Property Reference BAY2141

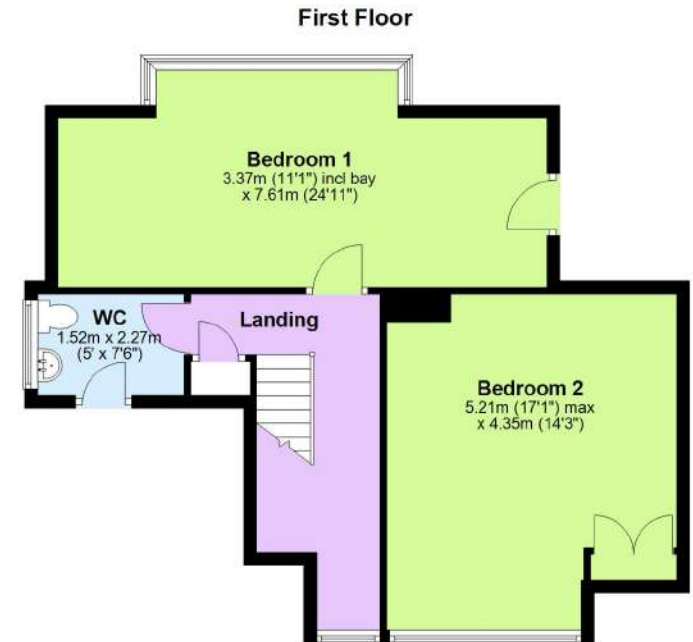
Council Tax Band F - £3,884.75 for 2025/26



The spacious entrance hall welcomes you to this family home. Leading off is the generously sized open plan living room/dining room enjoying views of the garden and the adjoining open countryside to Ballard Down and the bay. The living room and dining room have double doors leading to a large patio and the rear garden creating a seamless transition between indoor and outdoor living. The kitchen, located at the front of the property, is fitted with a range of units with contrasting worktops and has space for freestanding gas cooker, fridge freezer, dishwasher and washing machine. Also on the ground floor are two good sized double bedrooms and a family bathroom providing flexible accommodation for family and guests.

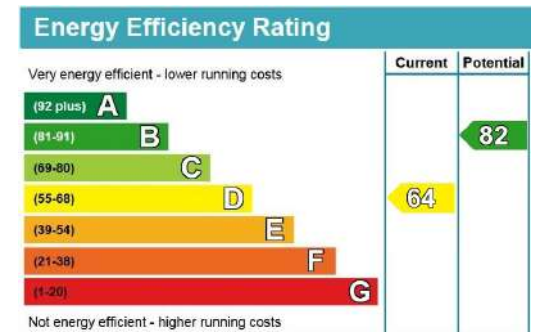
There are two further bedrooms on the first floor. Bedroom 1 is particularly spacious and has a large bay window to appreciate the superb panoramic views. Bedroom 2 is also a generous double and is situated at the front of the property with views of the sea. A WC completes the accommodation. A large loft storage space accessed from Bedroom 1 and the toilet offers potential for further development if required, subject to planning consent.

At the front, the property has a front garden and driveway leading to the attached garage. The attractive garden at the rear is a good size of approximately one third of an acre. It is mostly lawned, with a large patio and planted with mature shrubs and trees. Additional storage is available with a workshop and shed within the garden.



Total Floor Area Approx  
100m<sup>2</sup> (1,076 sq ft)

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65 Bay Crescent, Swanage, BH19 1RD

Sinks



irmstone



