



33 RICHMOND ROAD, SWANAGE
£399,950 Freehold

This end of terrace family house is situated in a popular residential area approximately one third of a mile from the town centre and within 500 metres of local convenience store, Primary school and open country at the Townsend Nature Reserve. It is thought to have been built around the turn of the 20th Century and is of brick construction under a pitched roof covered with slate.

33 Richmond Road offers immaculately presented, well planned family accommodation arranged over three floors. It enjoys views across the town to the Purbeck Hills and sea in the distance from the upper floor and also benefits from an attractive South facing rear garden.

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 hours) is some 9 miles distant with the conurbation of Poole and Bournemouth being in easy reach via the Sandbanks ferry.



Presented throughout with a neutral decor to maximise the light and spatial feeling, the entrance hall leads to the front living room with an imitation gas fired log fire. Beyond the dining room has a feature gas fired wood burning stove. A step up leads to the kitchen which is fitted with an extensive range of contemporary units with integrated appliances including electric oven and hob, and has access to the South facing garden.

On the first floor there are two bedrooms; the principal bedroom is a good sized double at the front of the property. Bedroom two is a single room with a Victorian style fireplace and fitted cupboard. The family bathroom, fitted with a bath and separate corner shower cubicle, and a separate WC completes the accommodation on this level. Bedroom three is on the second floor and has views across the town to the Purbeck Hills and sea in the distance.

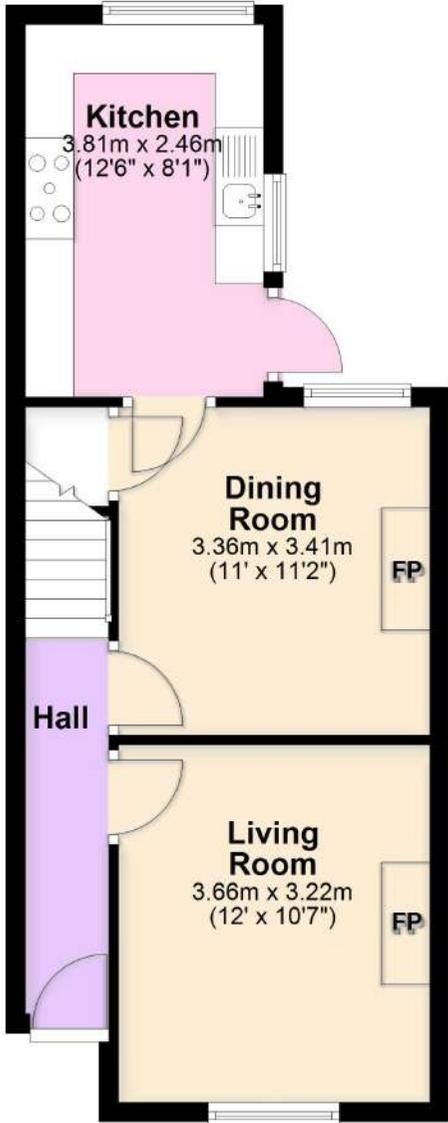
Outside, the attractive South facing garden is partially paved with timber deck area, mature flower and shrub beds and a timber garden shed.

Viewing is strictly by appointment through Corbens, 01929 422284. Postcode for SATNAV **BH19 2PZ**.

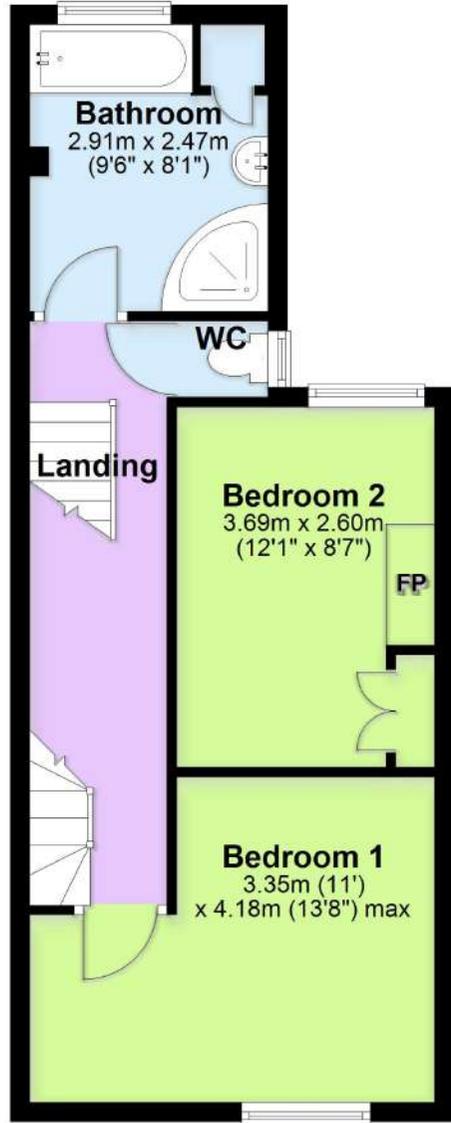
Property Ref RIC2166

Council Tax Band C - £2,390.61 for 2025/2026

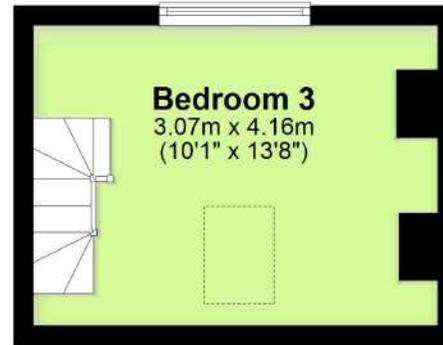
Ground Floor



First Floor



Second Floor



Total Floor Area Approx. 91m² (980 sq ft)



Scan to View Video Tour

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		69
(55-68)	D		
(39-54)	E	47	
(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.





HIGH STREET

MANWELL LANE

MANWELL ROAD

RICHMOND ROAD

OSBORNE ROAD

TOWNSEND ROAD

DUNFORD PLACE

QUEENS ROAD

QUEENS MEAD

MOUNT SCAR

QUEEN



