



204e HIGH STREET, SWANAGE
£375,000 Freehold

This spacious detached bungalow is conveniently situated on the level, close to local schools, convenience store with Post Office and open country. It is situated on the western outskirts of Swanage about one mile from the town centre and a similar distance from the seafront. The property is thought to have been built during the 1950s, although extended in more recent times. It is of traditional cavity brick construction under a pitched roof covered with concrete interlocking tiles and flat secondary roofs.

204e High Street has been successfully holiday let for a number of years and offers particularly spacious accommodation with views across rooftops to the Purbeck Hills in the distance. It also has the considerable advantage of easily maintained gardens to the front and rear and allocated parking.

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 has an attractive mix of old stone cottages and more modern properties, all of which blend in well with the peaceful surroundings. To the South is Durlston County Park renowned for being the gateway to the Jurassic Coast and World Heritage Coastline.

Property Ref HIG2172 Rateable Value £3,250/Council Tax Band to be Assessed



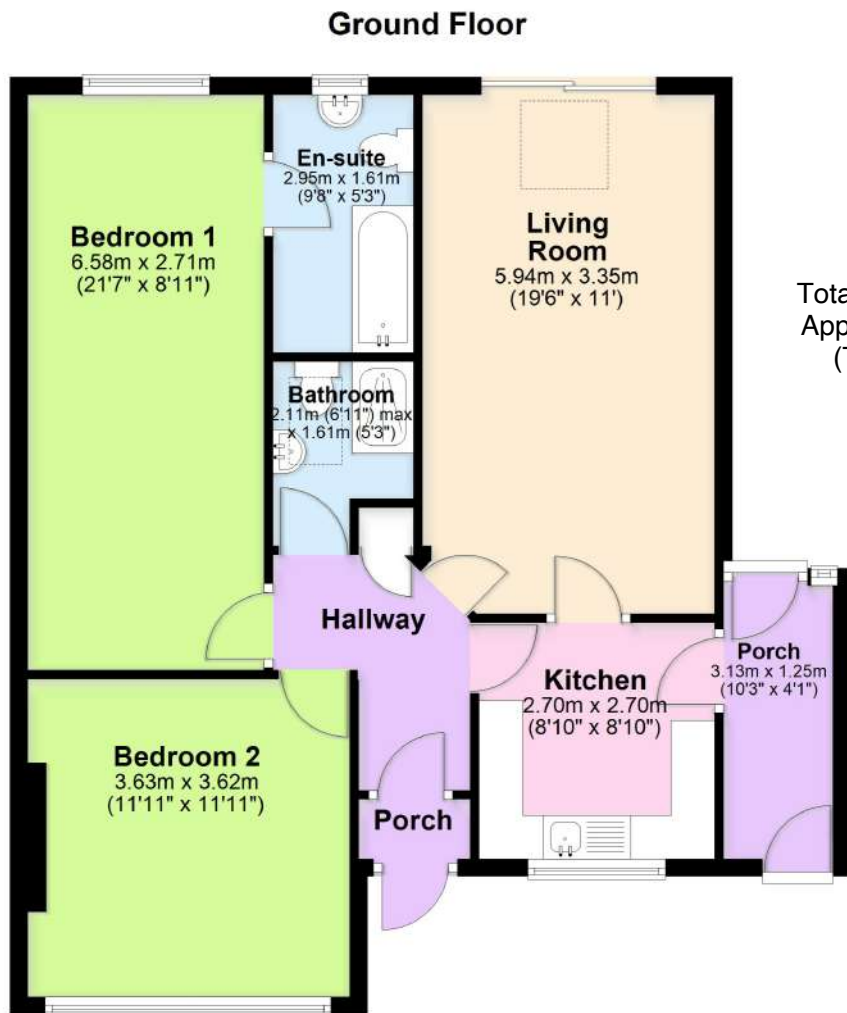
The entrance porch and hall are central to the accommodation and welcome you to this detached bungalow. Leading off, the generous living room has ample space for a dining table and chairs. Large sliding doors open to the rear garden. The kitchen is at the front of the property and is fitted with a range of cream units, contrasting worktops, integrated electric oven and hob and door to the side porch, which in turn gives access to both the front and rear gardens.

There are two double bedrooms. The principal bedroom is at the rear of the property and is exceptionally spacious. It also has the advantage of an en-suite bathroom. Bedroom two is also a generous double facing South. The shower room is fitted with a large walk-in shower and completes the accommodation.

Outside, the front garden is mostly paved with mature shrubs. At the rear the easily maintained garden is split level with views across the rooftops to the Purbeck Hills from the upper tier. It is predominantly paved with mature shrubs and has a timber shed. There is allocated parking for one vehicle at the rear of the property which is accessed via a service lane off Findlay Place.

Viewings are strictly by appointment through the Sole Agents, Corbens, 01929 422284. The postcode for SATNAV is **BH19 2PQ**.





Total Floor Area
Approx. TBCm²
(TBCsq 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.

