



25 PROSPECT CRESCENT, SWANAGE
£450,000 Freehold

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

Whilst in need of some updating, 25 Prospect Crescent offers spacious, well planned accommodation with the benefit of a South facing rear garden, large attached garage and off-road parking. We are of the opinion that there is scope to create further accommodation on the first floor, subject to planning consent and Building Regulations Approval.

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.

All viewings are strictly by appointment through the Sole Agents, **Corbens**, **01929 422284**. The postcode for this property is **BH19 1BD**.



The entrance hall is central to the accommodation and welcomes you to this ideal retirement or family home. Leading off, the generously sized living room is dual aspect and has a Purbeck stone fire surround with fitted electric fire. Wide sliding doors open to the South facing conservatory, which has access to the rear garden. The kitchen is fitted with a range of units and has space for freestanding appliances.

There are two good sized double bedrooms, the principal room is at the front of the property, whilst bedroom two is South facing. The bathroom is fitted with a white suite and completes the accommodation.

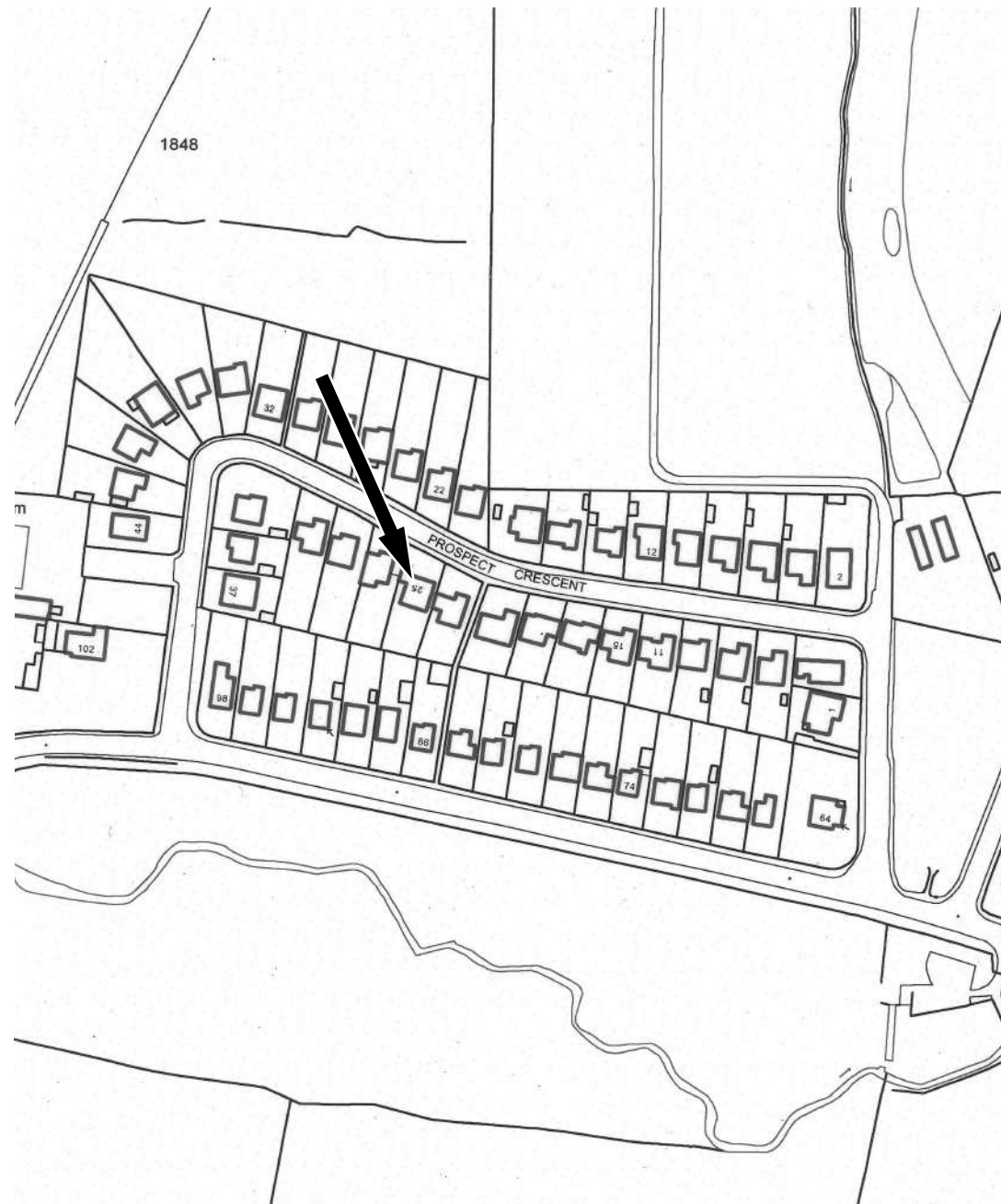
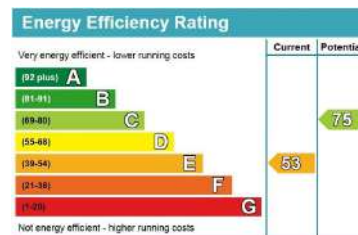
Outside, a brick paved driveway leads to the large attached garage and provides off-road parking. The remainder of the front garden is laid to mature shrub beds. At the rear the South facing garden is screened by mature hedging and is mostly laid to lawn with shrubs. Solar panels have been installed on the South facing roof slope and generate an income of approximately £700 per annum.

Property Ref PRO2218

Council Tax Band D - £2,689.44 for 2025/2026



Total Floor Area
Approx. 75m² (807sq 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.

