



WARDENS BUNGALOW, 20 CLUNY CRESCENT, SWANAGE
£550,000 Freehold

This detached bungalow, formerly the Warden's Bungalow for the adjoining Youth Hostel, stands on the southern slopes of Swanage approximately 300 metres from the Town Square and seafront. It is thought to have been built during the 1990s and is of traditional cavity construction with external elevations of brick and timber cladding under a pitched roof covered with interlocking tiles.

The bungalow is in need of some updating throughout but does offer spacious, well planned accommodation with some views of Swanage Bay in the distance. We consider that there is considerable scope for redevelopment of the site, subject to planning consent.

The seaside resort of Swanage lies at the eastern tip of the Isle of Purbeck, delightfully situated between the Purbeck Hills. 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 in easy reach via the Sandbanks ferry.

Property Ref CLU2282

Council Tax Band D - £2,818.01 for 2026/2027



The small entrance hall welcomes you to the bungalow and leads through to the kitchen with ample space for a dining table and chairs. The kitchen is fitted with a range of wooden units, contrasting worktops and integrated gas hob and oven. A short flight of steps lead up to the spacious dual aspect living room with South facing sliding patio doors opening to the paved patio and garden.

There are three bedrooms; the principal bedroom is particularly spacious and faces South. Bedroom two is also a good sized double and has the benefit of a fitted wardrobe cupboard. Bedroom three is good sized single and would make an ideal home office or study if required. The bathroom is fitted with a coloured suite including bath with shower over and completes the accommodation.

Outside, the garden surrounds the property and is partially lawned with shrub borders/beds, a South facing paved patio area and greenhouse. A shared driveway gives access to a parking space at the rear.

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

Ground Floor



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	51	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			

Total Floor Area
Approx. 92m² (990 sq ft)



