



SANDPIPER, 15A BALLARD ESTATE, SWANAGE
£665,000 FREEHOLD

This well presented spacious bungalow has been refurbished by the current owner and offers a surprising depth of generously proportioned and versatile accommodation. It is quietly located on the private Ballard Estate at North Swanage, approximately 150 metres from Sheps Hollow with access to the beach below, and the South West Coast path leading to Studland in one direction and Swanage and beyond in the other.

Standing on a generous plot, attractive landscaped gardens surround the property, with the West facing rear garden enjoying views of the Purbeck Hills. The impressive open plan living room is particularly light, accentuated by the neutral decor and there is wood flooring fitted to all principal rooms. Underfloor heating is fitted to the kitchen, WC and bathroom.

Built in the 1970s the bungalow is considered to be of traditional cavity construction with cement rendered external elevations under a concrete interlocking tiled roof.

The seaside town of Swanage lies at the Eastern tip of the Isle of Purbeck, delightfully situated between the Purbeck Hills. It has a 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. To the South is the Durlston Country Park renowned for being the gateway to the Jurassic Coast and World Heritage Coastline.

Viewing is strictly by appointment through the Agents, Corbens, 01929 422284. The postcode for SATNAV is **BH19 1QZ**.



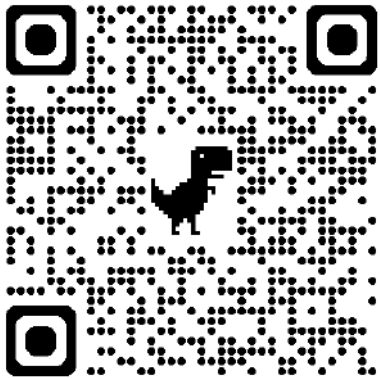
You are welcomed to this attractive bungalow by the entrance hall which is central to the accommodation. The generously sized open plan living room, with feature fireplace and wood burning stove, is dual aspect and has views of the Purbeck Hills resulting in a comfortable room which is airy and light with direct access to the rear garden. The kitchen area is fitted with a stylish range of Italian cabinets, a suite of integrated appliances including Neff electric hob, split level integrated oven/grill and microwave, dishwasher, fridge, pull-out larder and natural stone flooring. Leading off the living room, is a second sitting area which is triple aspect and also has double doors opening to the garden.

There are three double bedrooms. The principal bedroom is particularly spacious and is at the front of the bungalow. Bedroom 2 is South facing, and Bedroom 3 has a discreet utility area. This is also at the front of the property. The family bathroom is fitted with a modern suite including a 'P' shaped bath with shower over, WC and wash basin with cupboard below. A separate WC completes the accommodation.

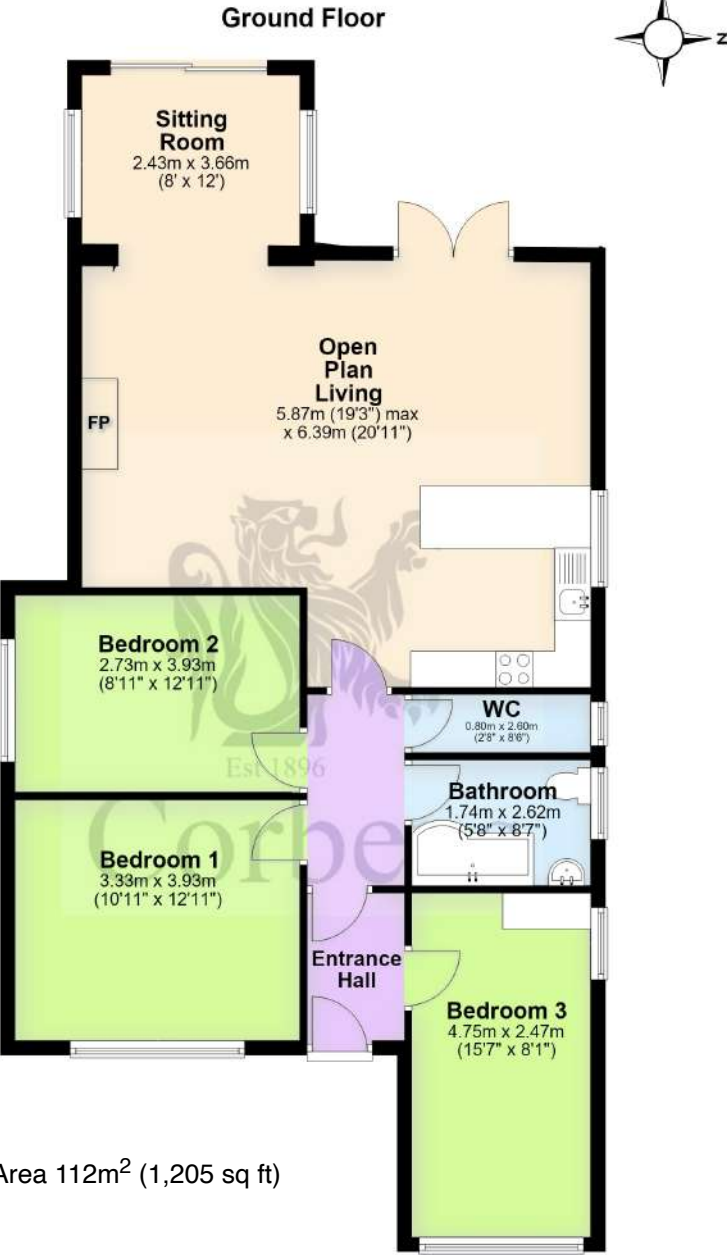
Gardens surround the property and are lawned to the front with mixed flower and shrub borders. There is gated access from both sides of the bungalow leading to the rear garden which enjoys views of the Purbeck Hills and is attractively landscaped with paved terraces, lawns, summer house, mature flower and shrub borders and apple and plum trees. There is a driveway at the front with two parking spaces.

Property Ref: BAL2351

Council Tax Band E - £3,309.93 for 2026/27



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Video Tour



Total Approximate Floor Area 112m² (1,205 sq ft)



View from Coastal Path



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