



Church Hill

Swanage

BH19 1HU

**2 BEDROOM GRADE II LISTED CHARACTER COTTAGE WITH
MANY ORIGINAL FEATURES WITHIN A SHORT WALK OF THE
TOWN CENTRE & BEACH**

£465,000

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Set within the heart of Swanage Town Centre this charming character cottage offers a piece of history. With its Purbeck stone walls, Purbeck stone roof tiles, sash windows and exposed wood floor you are taken back in time. The property is accessed via external stone steps leading to a raised-panel door set within a classical surround.

The living room is full of character, boasting panelled walls, a working open fire, exposed wooden floor, high ceilings and raised under-stairs seating. The compact kitchen area has a range of base units with work surface above along with inset sink and electric hob. There is also an eye level oven with free-standing fridge below and dishwasher. Beyond the kitchen is a w.c.

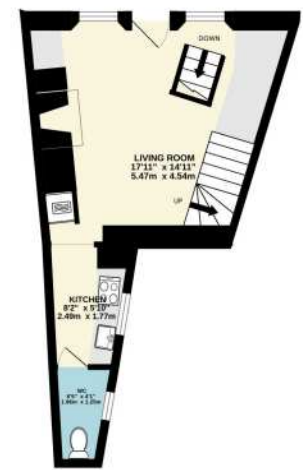
The basement level is accessed via steps from the living room and is currently used as a double bedroom, a door also leads out into the archway between properties. Stairs from the living room lead up to the master bedroom, with a storage cupboard at the top of the stairs. The bedroom itself offers two sash windows overlooking the front aspect with window sills the perfect size for a window seat. Further original character can be seen in a Purbeck stone fireplace in working order and with the varnished, exposed wood flooring. From the bedroom, stairs lead up to the bathroom which has a modern 3 piece suite comprising a bath with shower over, wash hand basin with vanity unit below and w.c. Two further cupboards in the eaves offer valuable storage.



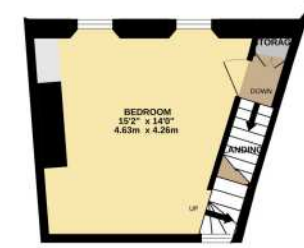
BASEMENT
385 sq.ft. (35.3 sq.m.) approx.



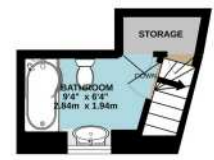
GROUND FLOOR
240 sq.ft. (22.1 sq.m.) approx.



1ST FLOOR
206 sq.ft. (19.1 sq.m.) approx.



2ND FLOOR
78 sq.ft. (7.3 sq.m.) approx.



TOTAL FLOOR AREA : 697 sq.ft. (64.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		54
(69-80)	C		
(55-68)	D		55
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Viewing by appointment through sole agents:

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