



High Street

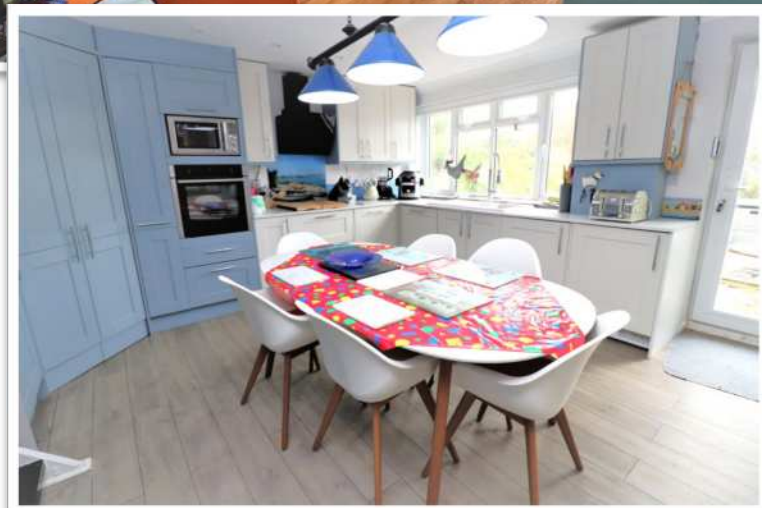
Swanage

BH19 2NY

**PURBECK STONE TERRACED COTTAGE WITH COURTYARD
GARDEN & SUN TERRACE OFFERING DISTANT
COUNTRYSIDE VIEWS.**

Guide Price £450,000

**ALBURY
& HALL**



Set within the heart of the town centre a short walk to the beach this 3 bedroom cottage offers good size accommodation set over 3 floors and would make a lovely family home, holiday home or investment opportunity.

From the High Street you enter the property via a stone porch through into the entrance hallway.

The living room, set to the rear of the property is a good size room with sliding door leading out onto the sun terrace with far reaching countryside views. A large cupboard offers handy storage. Also on the ground floor is a double bedroom which could also be used as a home office or playroom. A newly installed shower room across the hall comprises a shower cubicle, wash hand basin and wc.

Stairs lead to the lower ground floor where you will find the kitchen/dining room with contrasting light blue and parchment units at base and eye level, a large double door lit pantry, large larder cupboard along with plenty of work surface and inset sink overlooking the rear aspect. Integrated appliances include induction hob, with extractor above, eye level oven and 3 in 1 microwave as well as a dishwasher, washing machine, tumble dryer and fridge/freezer. The room offers space for a good size dining table and chairs. 3 steps lead up into a large storage area at the rear of the kitchen with separate wc (this area is height restricted -1.63m).

Back in the living room, stairs lead up to the first floor with the master bedroom, a generous double, overlooking the rear aspect and bedroom 2, another double, overlooking the front aspect. The family bathroom has a matching 3 piece suite comprising a bath with shower above, wash hand basin and wc.

Outside, to the rear is a paved courtyard garden with raised decked area. Steps lead down to the single garage accessed via Springfield Road.

All window shutters are included, also the electric blinds in the rear windows, kitchen windows and back door. New Boiler installed in past few months with Hive control facility.





Viewing by appointment through sole agents:

Albury & Hall (Dorset) Ltd, 24 Station Road, Swanage. BH19 1AF

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