



Peveril Road

Swanage

BH19 2DH

PURBECK STONE 3 BEDROOM DETACHED HOME SET ON  
AN ELEVATED PLOT OFFERING STUNNING PANORAMIC  
SEA VIEWS

Guide Price £1,050,000

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HALL







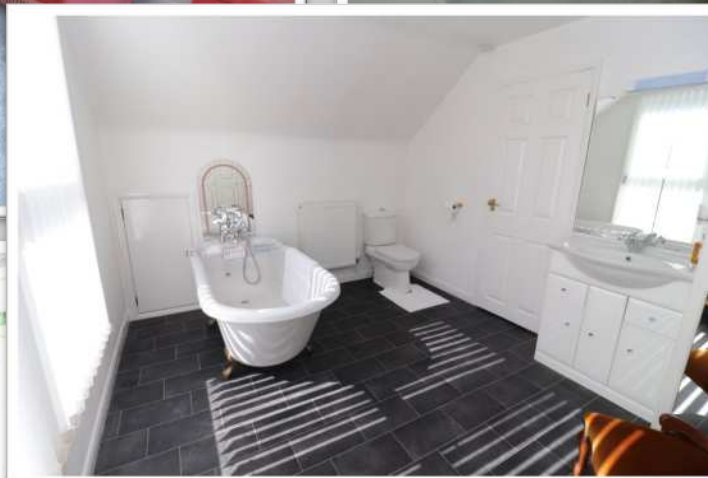






Standing on the front balcony taking in the beautiful, far reaching views of Swanage Bay, Old Harry & the Purbecks beyond you couldn't ask for more. Two sets of bi-fold doors lead back into the open plan lounge/diner, with it's Purbeck stone chimney breast a central feature. The kitchen is a good size with matching cupboards at base & eye level, plenty of work surface & inset sink. Hob, extractor & eye level oven are all built in, there is also space for a dishwasher & upright fridge/freezer.

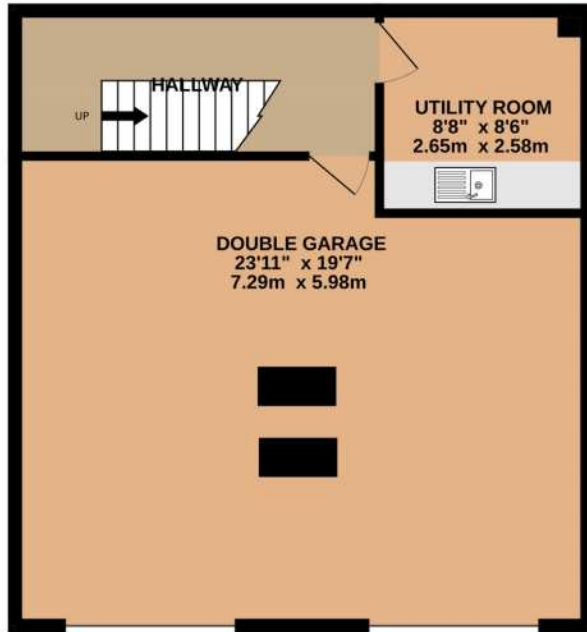




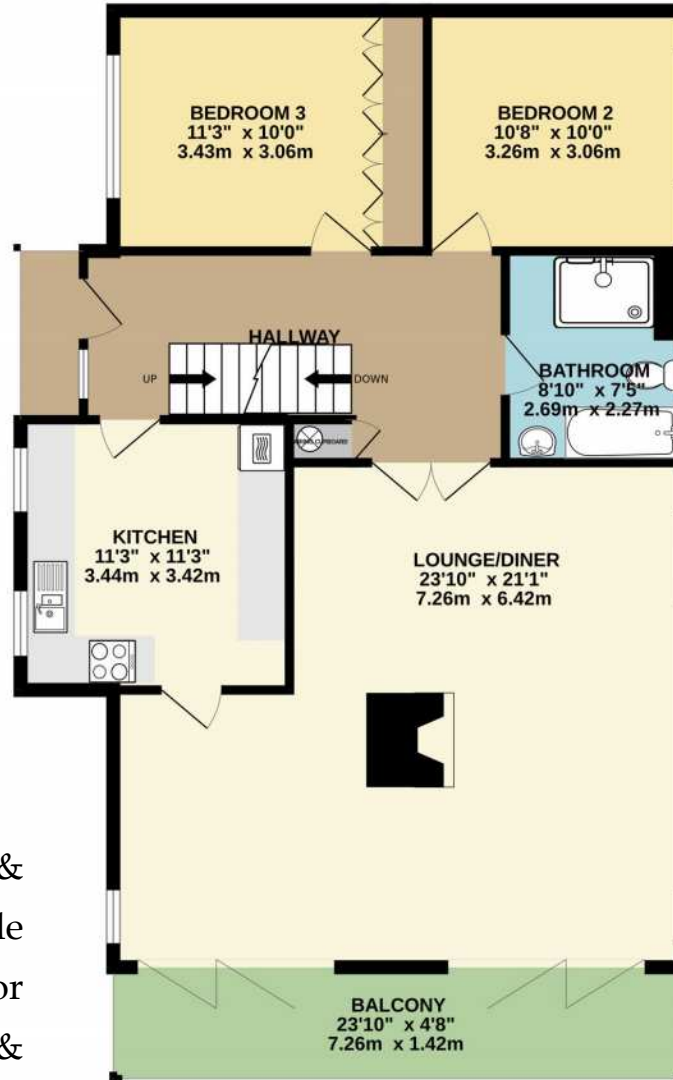
Two of the three double bedrooms are on the ground floor along with a family bathroom with matching 4 piece suite comprising a bath with shower attachment, shower cubicle, wash hand basin & wc. Upstairs is the master bedroom with door leading out onto a sun terrace taking in the sea & countryside views. The en-suite bathroom/dressing room has a fabulous free-standing bath, wash hand basin with vanity & wc, as well as fitted wardrobes & door to a small rear terrace.



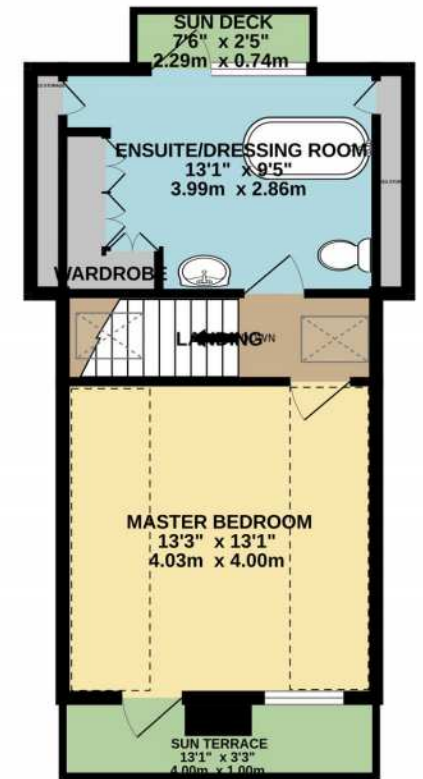
**BASEMENT**  
603 sq.ft. (56.0 sq.m.) approx.



**GROUND FLOOR**  
1005 sq.ft. (93.3 sq.m.) approx.



**1ST FLOOR**  
370 sq.ft. (34.3 sq.m.) approx.



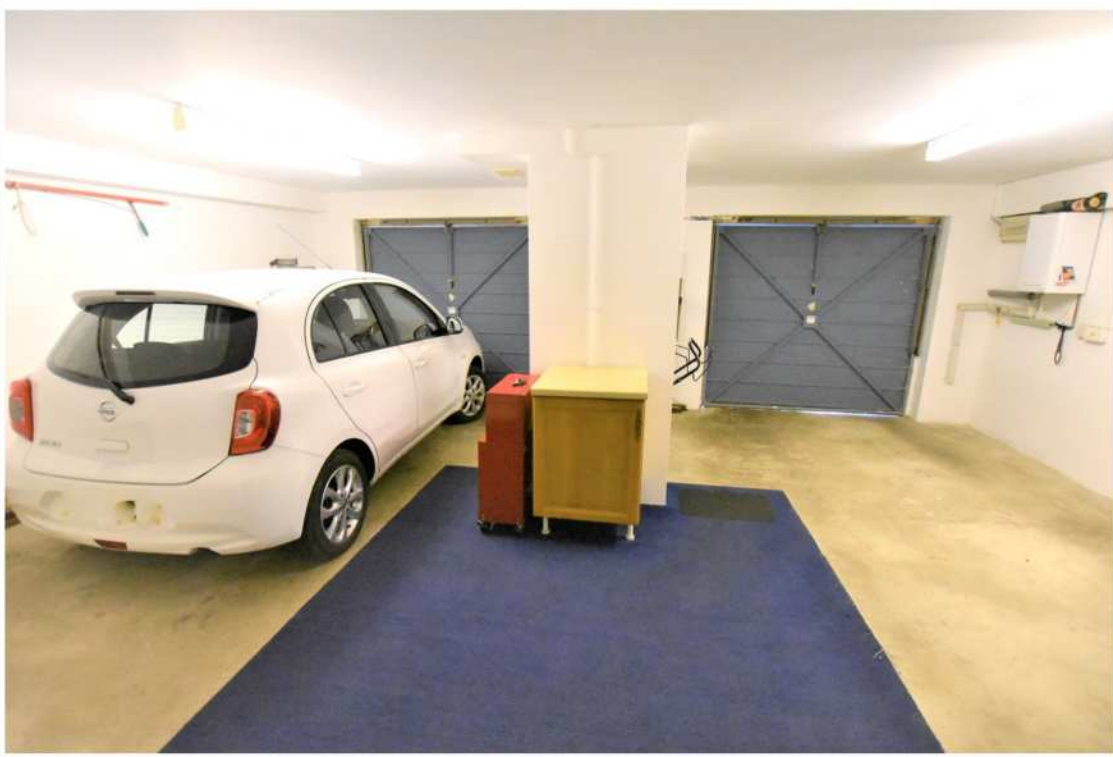
The lower ground floor offers a utility room & access to the double garage. Outside, double gates lead onto the driveway with parking for numerous vehicles with a mixture of lawn & decorative borders surrounding the property.

**TOTAL FLOOR AREA : 1977 sq.ft. (183.7 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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		79
(55-68) <b>D</b>	65	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		









Viewing by appointment through sole agents:

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

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& HALL**

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