



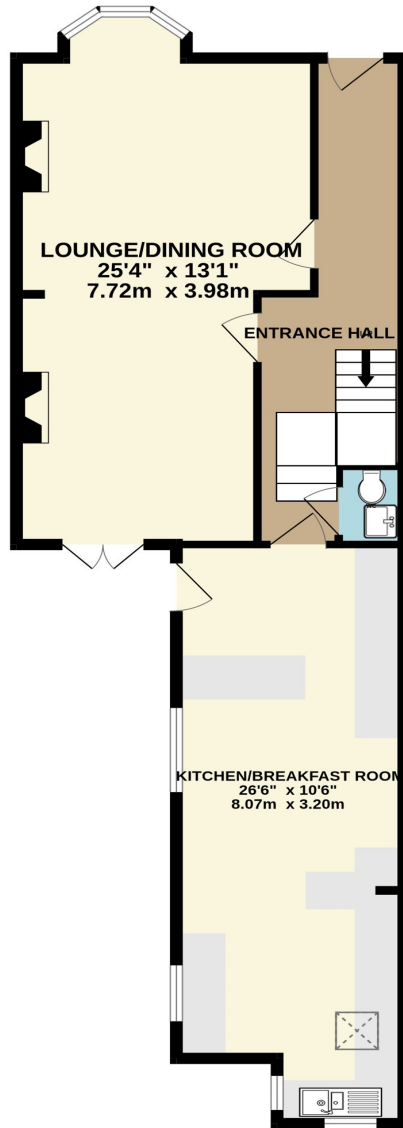
11 Stafford Road
Swanage
BH19 2BQ

Immaculately presented 3-storey, traditional terraced home in the heart of Swanage offering sea views from the spacious accommodation, private rear garden and character throughout.

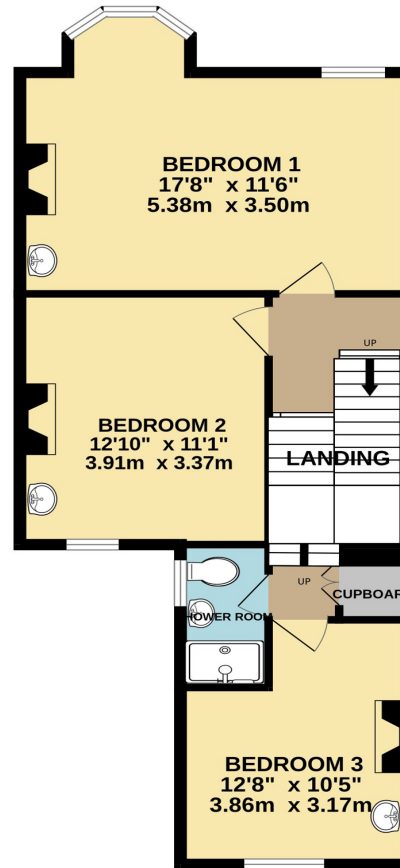
Guide Price £649,500

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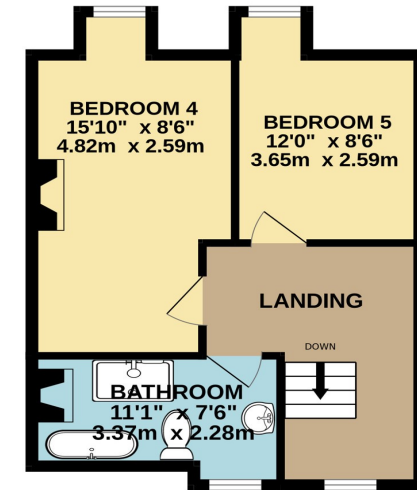
GROUND FLOOR
760 sq.ft. (70.6 sq.m.) approx.



1ST FLOOR
617 sq.ft. (57.3 sq.m.) approx.



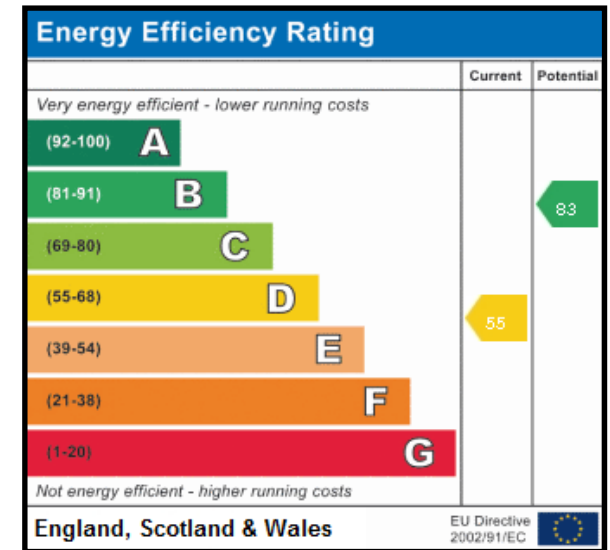
2ND FLOOR
402 sq.ft. (37.4 sq.m.) approx.



TOTAL FLOOR AREA : 1778 sq.ft. (165.2 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.

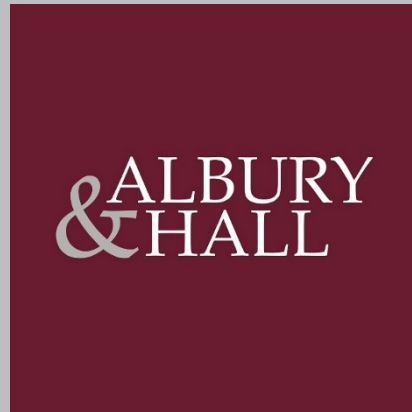
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This substantial and characterful Town House is located in the sought-after residential street of Stafford Road in the heart of the historic seaside town of Swanage.

This substantial terraced property offers 5 good sized bedrooms, spacious reception rooms, outside space with patio area—all with an abundance of charm and character with high ceilings, sash windows and fireplaces throughout.

An idyllic property as a family residence or as a fantastic investment for holiday letting—being an easy walk to the town and beaches that this seaside town has to offer.



IDYLIC TOWN &
SEASIDE
LOCATION



This immaculate and substantial family home with its' abundance of character is ideal for either a primary residence, being well located just minutes walk to the amenities of the high street plus with views over the sea and access to beaches, thereby just as suited to a holiday home and being a successful investment for those seeking a holiday let income.

The pretty frontage of the property allows for on-road parking for easy access along this residential road.

The original tiled entrance hall gives access to all the accommodation with plenty of space for furnishing, the traditional staircase beyond with practical in-built under stairs W.C.

The impressive and spacious open plan Living / Dining area is a characterful and bright space benefitting from large bay windows over the front of the property to the Sea, as well as dual aspect with the dining to the private patio are to the rear. The tall ceilings offer a feel of light and grandeur complimented with antique wooden flooring. Both the living and dinning areas both offer an open fireplace for a homely feel.





The spacious Kitchen is characterful with wooden floorboards and beams, a large Range-style cooker recessed in to the brickwork, ample built-in cupboard units plus Bar / casual dining area.

A handy utility area to the far side of the Kitchen provides space away from the cooking and dining area for appliances as well as additional storage space.

The kitchen is light-filled with ample windows plus a back door opening to the private rear garden, with elevated patio and seating area offering sea views there is plenty of opportunity for outside dining.

There is also a rear gate to the garden for access, plus a useful outbuilding for storage.





On the First Floor:

The Master Bedroom is to the front of the property is particularly spacious and offers a bay of windows overlooking towards the Sea, benefitting a sink, a feature fireplace, high ceilings and pretty alcoving.

Bedroom 2 is a spacious double room with plenty of space for furniture, also benefitting from a feature fireplace and built-in sink with views over the garden to the rear

The Shower Room on this floor comprises a good-size walk in Shower, traditional style sink and fittings plus WC.

Bedroom 3 is a bright twin room with space for furniture, also benefitting from a feature fireplace and built-in sink with views over the garden to the rear





On the Second Floor:

A wide and traditional style landing offers additional furniture space

Bedroom 4 is a spacious room with views to the front over the Sea, plenty of space for furniture, also benefitting from a feature fireplace

The Family Bathroom is elegant with a raised freestanding roll-top Bath, a good-size walk in Shower, traditional style sink and fittings plus WC.

Bedroom 5 is a spacious single room / Study with space for furniture, also benefitting the views to the front of the property towards the Sea.





Viewing by appointment through sole agents:

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

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