



Prospect Crescent

Swanage

BH19 1BE

**THREE BEDROOM DETACHED HOME WITH INTEGRAL GARAGE,
PARKING & GARDEN LOCATED IN A QUIET ROAD WITHIN AN EASY
WALK OF THE TOWN CENTRE & BEACH- LOFT CONVERSION POTENTIAL**

Guide Price £545,000

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Swanage is well known for being a family orientated sea-side town, with the sandy beaches of Swanage Bay, Studland Bay and Shell Bay within a short walk or drive. The town has a diversity of shops, restaurants, cafes, public houses and attractions such as the Historic Swanage Steam Railway, The World Heritage Jurassic Coast and South West Coastal Path as well as all local amenities and schools. This bungalow is located in Anglebury Avenue, a quiet road on the northern outskirts of town, with spacious rooms and a good sized garden, this is a very comfortable family home.

Built of Purbeck stone and rendered elevations under a clay tiled roof, this detached property has an attractive kerbside appeal and a sunny aspect. Steps lead up to the Front Door, inset with a Storm Porch, once inside the Entrance Hallway there are large double door cupboards which provide masses of storage for coats, shoes, Hoover, etc. The Living Room/Dining Room is a dual aspect room with south and west facing windows pouring natural light throughout the day. There is a Purbeck stone feature fireplace, glazed panel doors to both hallway and kitchen and ample space for comfortable seating, dining table and chairs. To the rear of the house is the Kitchen/Breakfast Room, although dated there is a good selection of base and eye level storage cupboards, stainless steel sink/drainage, services and space for a freestanding cooker, washing machine and fridge/freezer along with an area to accommodate a breakfast table and chairs. The door to the rear garden is located here.

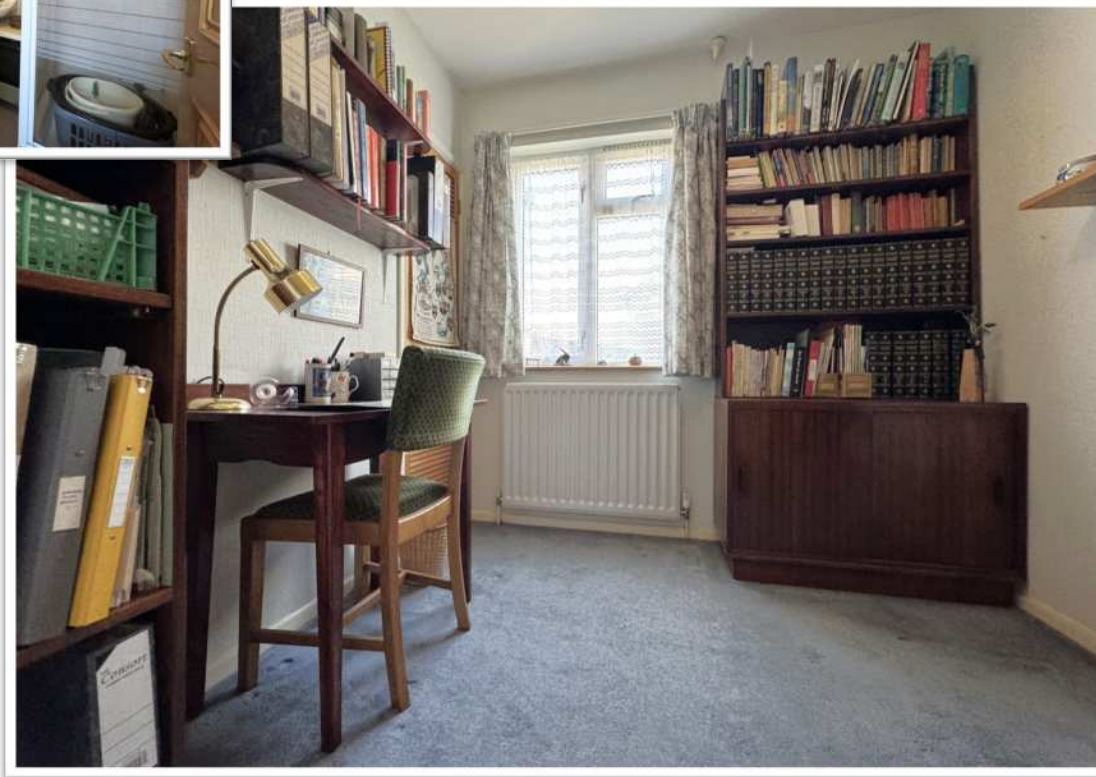






Three Bedrooms are located along the opposite side of the property, Bedroom 1 to the front of the house is a good-sized double room with south facing window overlooking the front garden. Bedroom 2 is another double room to the rear overlooking the rear garden, this has a built in cupboard. Bedroom 3/Study located in the middle is a great single/bunk bedroom or ideal for a home office/study if not required as a bedroom.

A compact Shower Room is located between Bedroom 2 and 3 and comprises of shower cubicle, wash basin and w.c. There is also a Family Bathroom with bath, wash basin and w.c.





The integral Garage is accessed via the driveway and main garage door. The front Garden is terraced with a series of steps and stone retaining walls, there is a small lawn along with some established shrubs. To the rear the Garden is also terraced with a large patio area immediately outside the kitchen and rear bedroom providing a sheltered place to sit and relax or enjoy al fresco dining. A concrete storage shed is also located here. Steps and more stone retaining walls lead up to the next level, another lawned area flanked with hedges, fruit trees, shrubs and perennials. The path and steps continue to the highest level, here there is a wooden summerhouse/shed ideally situated to catch both day and evening sunlight whilst offering views over the rooftops to the Purbeck Hills beyond, there is also an existing greenhouse. This area has a lovely meadow feel with established fruit trees, the rear boundary hedge has been trimmed to maintain security but to take full advantage of the open field behind extending towards Ballard Down.



- SERVICES:**
- Mains Electricity
 - Mains Water
 - Mains Gas—Central Heating
 - Mains Sewerage
 - Solar Panels—Hot water heating only



There is great potential to convert the loft space into either another bedroom or a first floor living room with dormer or velux windows offering elevated views over the town and hills. Any conversion would be subject to local planning consent and building regulations, no plans have been submitted.

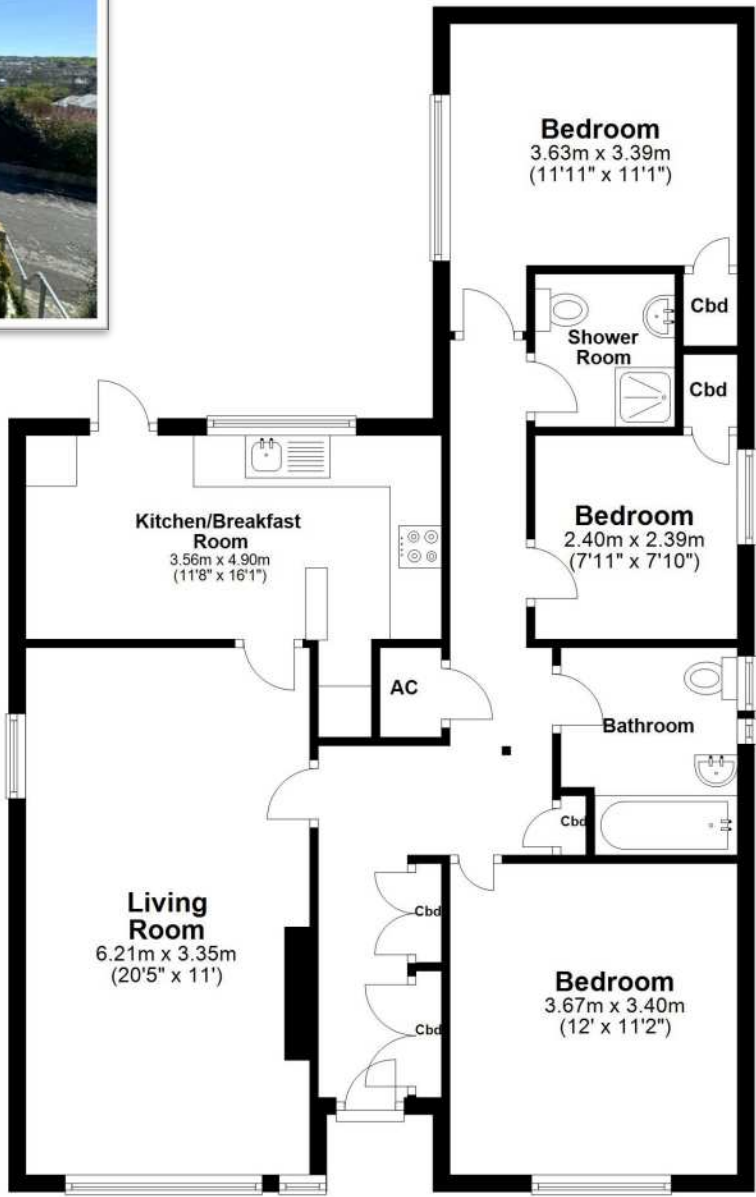


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		61	92
England, Scotland & Wales		EU Director 2020/1855	

Ground Floor
Approx. 13.3 sq. metres (143.1 sq. feet)



First Floor
Approx. 88.0 sq. metres (947.7 sq. feet)



Total area: approx. 101.3 sq. metres (1090.9 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for error omission or misstatement. 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.
Plan produced using PlanUp.



Viewing by appointment through sole agents:

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