



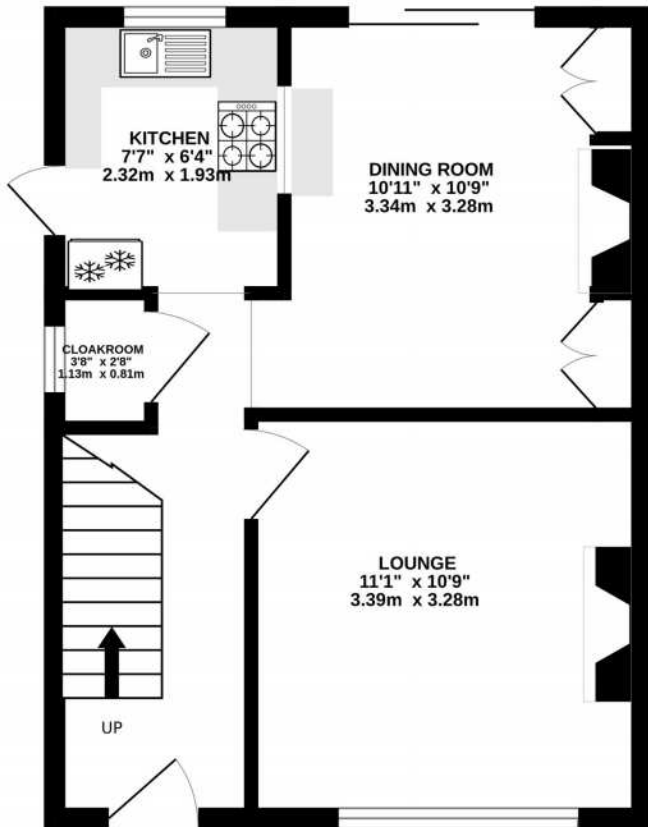
Burts Place  
SWANAGE  
BH19 2PJ

A 3 Bedroom, Semi-Detached with pretty courtyard garden & private front garden in fantastic position along a cobbled pedestrian lane with flat walk to the Pier, beaches & town centre.

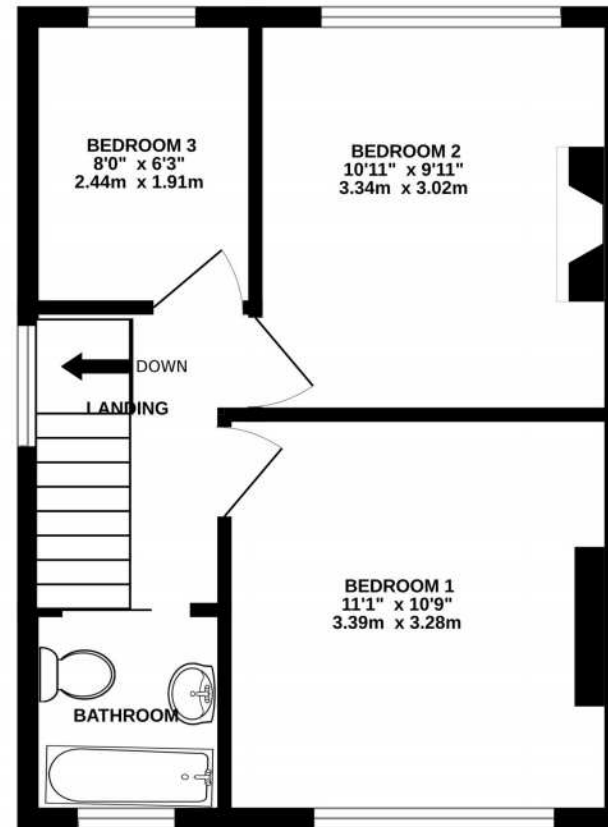
£399,950

ALBURY  
& HALL

GROUND FLOOR  
346 sq.ft. (32.1 sq.m.) approx.



1ST FLOOR  
348 sq.ft. (32.3 sq.m.) approx.



TOTAL FLOOR AREA : 694 sq.ft. (64.4 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			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		87   B
69-80	C		
55-68	D	62   D	
39-54	E		
21-38	F		
1-20	G		

WELL-POSITIONED SEMI-DETACHED PROPERTY WITH EASY WALK TO THE WATERFRONT AND SWANAGE TOWN CERNTRE —IDYLLIC ONE-OFF PRIMARY RESIDENCE OR SECOND HOME RETREAT.



SET IN THE HEART OF SWANAGE TOWN

Located within a 4 minutes walk to the sea front, down a cobbled lane just off the Lower High Street. This semi-detached property has the benefit of 2 receptions rooms, 3 good sized bedrooms and a rear enclosed pretty Courtyard Garden.

In excellent condition throughout having recently been re-modelled by the current owner to provide a cosy yet contemporary feel, to provide open planned kitchen/ dining area, new double glazed windows throughout and tastefully decorated with original features in-situ.



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**ENTRANCE**—The property is entered via a pretty and south-westerly private front garden, bordered by Purbeck stone wall from the street and coming into a bright and traditional entrance hall giving a homely and clean first impression, which continues throughout the rest of the house. There is a **CLOAKROOM** under the staircase.

**THE KITCHEN** is through from the entrance hall to the back of the property and has been carefully designed and well thought out, to incorporate a built in American Fridge/freezer, Gas hob with single oven below built into a breakfast bar, built in Microwave and further cupboards above, single and drainer with new UPVC window overlooking the rear garden, laminated wood effect worktops with white gloss cupboards under and over. Side door gives access to the side garden.



**DINING ROOM**—The kitchen has an opening incorporating a breakfast bar accessed from the Dining Room for social interaction. The bright & spacious dining area with ample space for furniture plus built-in storage, large radiator, plus new sliding patio doors leading out onto the rear patio area—ideal for alfresco dining.

**LIVING ROOM** —The spacious Living Room benefits a large window overlooking the front garden and affording plentiful natural light. There is a focal fireplace and ample space for furniture.

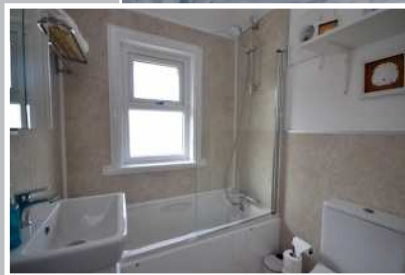
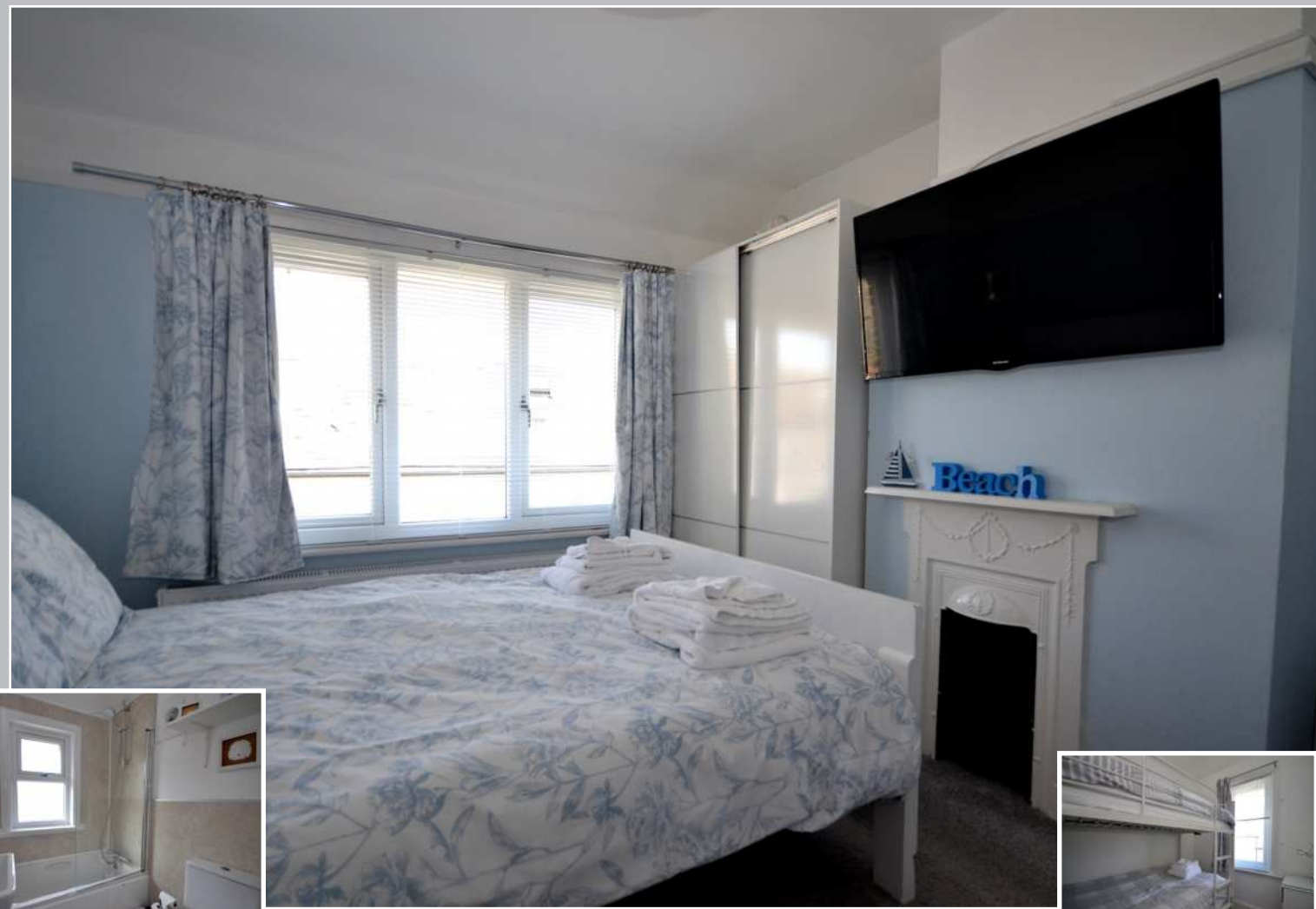


**THE MASTER BEDROOM** is a lovely double room benefitting from large front facing window. There is space for furniture, as well as wardrobe space.

**BEDROOM 2** is also a good sized double room to the rear with original feature fireplace plus is bright and airy with a large window overlooking the rear garden.

**BEDROOM 3**—is a good size single room or could be utilised as a Home Office with window overlooking the garden

**BATHROOM**—contemporary in design and fully panelled with a Bath and overhead Shower, Sink, WC and window.



GARDEN— The private rear garden is fully enclosed and easy to maintain, designed to be an idyllic retreat in the heart of town for alfresco dining and seating areas making the most of its sunny aspect.

There is also side access and storage space leading to the small front garden with its sunny aspect and seating area.





Viewing by appointment through sole agents:

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

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