



Purbeck View

Swanage

BH19 2RE

**WELL PRESENTED & MAINTAINED 3 BEDROOM BUNGALOW  
WITH FRONT & REAR GARDEN, ALLOCATED PARKING & VIEWS  
OVER NINE BARROW DOWN & BALLARD DOWN.**

**Guide Price £395,000**

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This semi-detached bungalow is built of Purbeck Stone under a tiled roof with rendered elevations to the rear, extended by the current owners some years ago, the property offers spacious and bright accommodation throughout. This home is well maintained and beautifully presented sitting in an elevated position above the town, there are clear views to the lovely Purbeck Hills and Ballard Down. The walks from here are easily accessed to The Priest's Way, and Townsend Nature Reserve and Durlston Country Park beyond.

The Front door opens into the Hallway from which all rooms are accessed, immediately to the right is the Sitting Room, a lovely bright room with large picture window extending the views to the hills. A particular feature is the contemporary inset flame effect electric fire creating a cosy ambiance on cooler evenings, fitted shelving and storage along with picture shelves. There is ample space for comfortable seating. The Kitchen/Diner/Living Room is to the rear of the house, a light south facing room overlooking the rear garden. The Kitchen is stylishly designed with a good range of wall, base and full-length gloss finished storage units with wooden worktop and matching free standing island. Integrated appliances include eye level double oven/combination microwave, induction hob with extractor over and full-size fridge with free standing under counter space and services for washing machine and freezer. The remainder of this room easily accommodates a dining table and chairs along with a comfy sofa for relaxing. Patio doors open into a small conservatory with bench seating and door to rear garden.





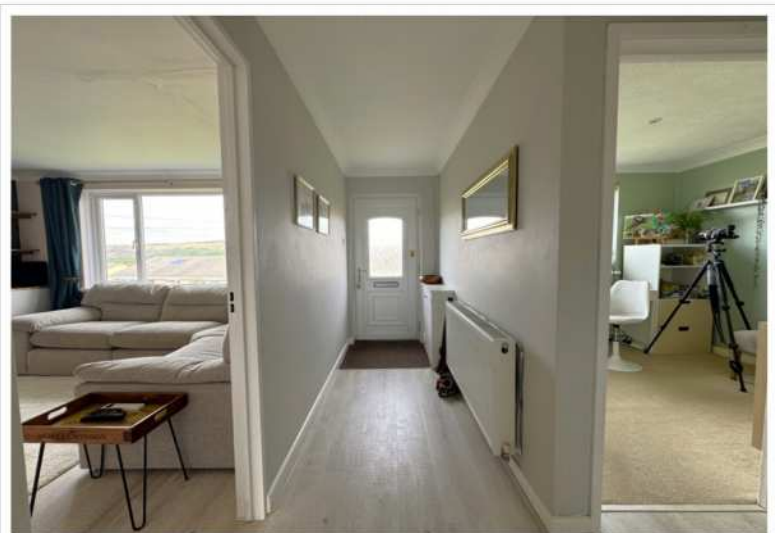




Bedroom 1, to the rear of the house is a sunny double room with built in triple wardrobes with mirrored sliding doors and external patio doors to the rear patio. Bedroom 2 is a double/twin room to the front with views over the hills and built in mirrored wardrobes. Bedroom 3/Study is a double room again with views over the hills currently set up as a study by the current owner. The Family Bathroom is fully tiled and comprises of large walk-in shower, wash basin with vanity unit under, concealed flush w.c. and heated towel rail.

Outside - The front garden is open and laid to lawn with a path leading from the car parking area to the front door. The rear garden is south facing and a lovely, sheltered sun trap, set over 3 levels. The bottom level is patio area immediately outside the bungalow, with steps leading up the second and third levels retained by Purbeck stone walls. The garden is enclosed by a fence which has a gate to the pathway at the rear of the property and also provides access to the council owned free car park. A pretty rear garden with a colourful selection of shrubs and plants.





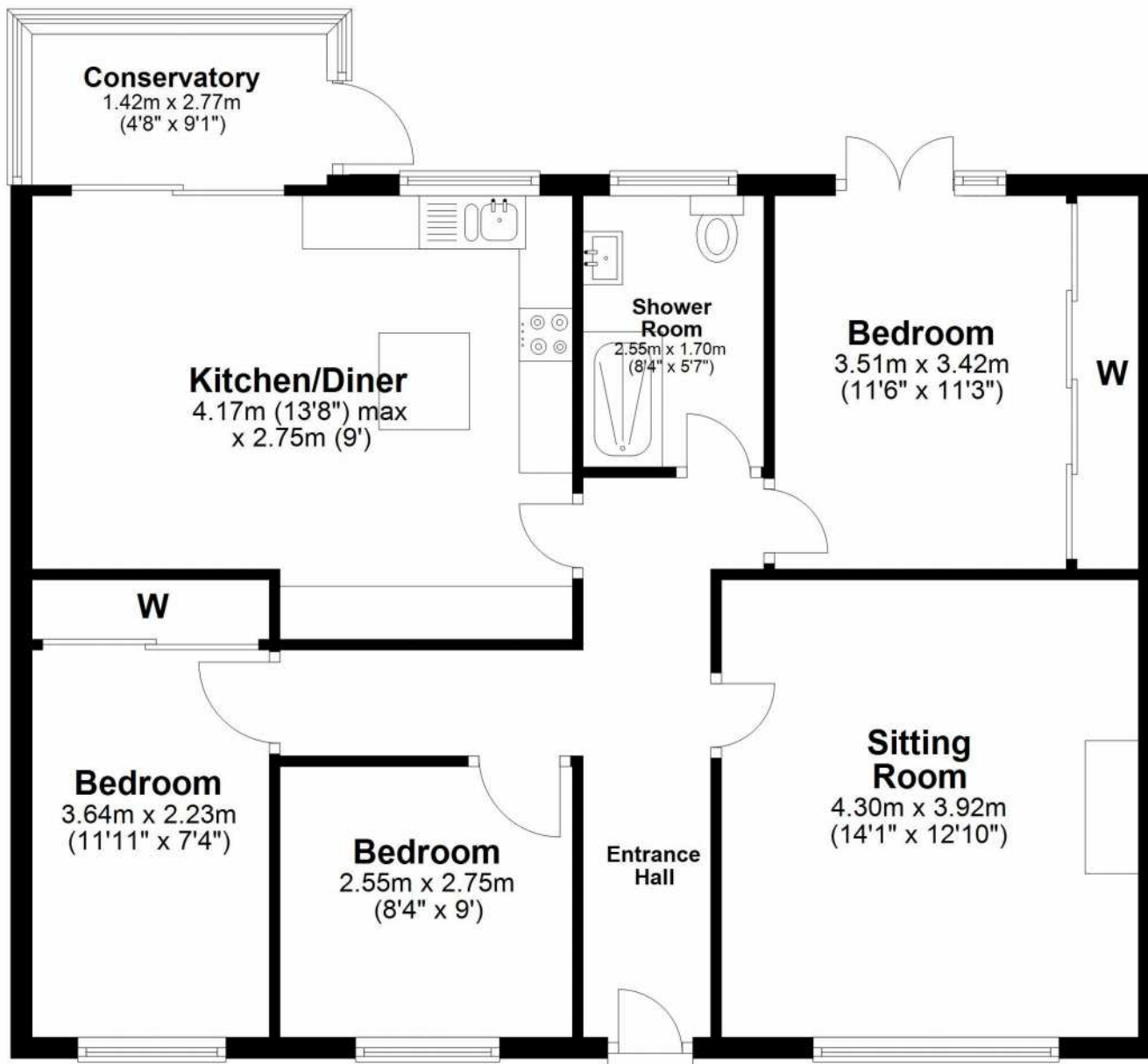






# Ground Floor

Approx. 84.5 sq. metres (909.1 sq. feet)



Total area: approx. 84.5 sq. metres (909.1 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 and 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.

- ◆ Gas Central Heating throughout
- ◆ Solar Panels have been fitted to the south side of the roof since 2011 and is on a very good feed in tariff contract until 2036. Obviously, this provides free electricity on bright days, there is no battery storage facility and incoming payments are made every 3 months and average £2,000 per year.
- ◆ Any communal upkeep of the parking area is contributed to on an as and when basis.
- ◆ There is a single garage located in a block of 5 garages a short distance from the property, available to purchase by separate negotiation.
- ◆ Council Tax Band D

Score	Energy rating	Current	Potential
92+	A		
81-91	B	81 B	89 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		





Viewing by appointment through sole agents:

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