



Kings Road West

Swanage

BH19 1HR

**SPACIOUS 3 BEDROOM FAMILY HOME WITHIN A SHORT WALK
OF SWANAGE TOWN CENTRE & BEACH. OFF ROAD PARKING
FOR 2 CARS & PRIVATE COURTYARD GARDEN**

Guide Price £425,000

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Built of red brick under a slate tiled roof this early 20th Century 3 bedroom house is perfectly located within a short, level walk of Swanage town centre, all amenities and the sandy beach. Many original, character features have been retained internally, whilst externally there is provision of off-road parking along with an enclosed courtyard garden.

On entering through the Front Door a Victorian tiled Hallway welcomes you with the stairway straight ahead. To the left is a spacious Sitting Room with south facing bay window, traditionally shaped skirting, ceiling coving and decorative central ceiling rose along with a more recently added feature Purbeck stone fireplace. To the right of the Hallway is the Dining Room, a mirror image of the Sitting Room with south facing bay window, original parquet flooring, traditionally shaped skirting and ceiling coving and access to under stair cupboard. The internal ground floor doors are all natural wood. The Kitchen is accessed from the Dining Room, a good-sized room with range of wall and base storage units, a built-in pantry is a bonus and the freestanding gas cooker and fridge/freezer are included in the purchase. To the rear of the Kitchen is a small Shower Room with w.c.

First Floor – At the top of the stairs is a split landing with steps to the left leading up to Bedroom 1, a large double room with south facing window and built in wardrobe/storage. Steps to the right of the split landing lead up to the main landing, 2 further bedrooms and bathroom. Bedroom 2 is a double room to the front of the house with south facing window, Bedroom 3 has a box bay window facing over the rear of the house towards Swanage Steam Railway, more of a child's room or study. The Family Bathroom comprises of bath, wash basin with vanity under and heated towel rail. There is a separate w.c.

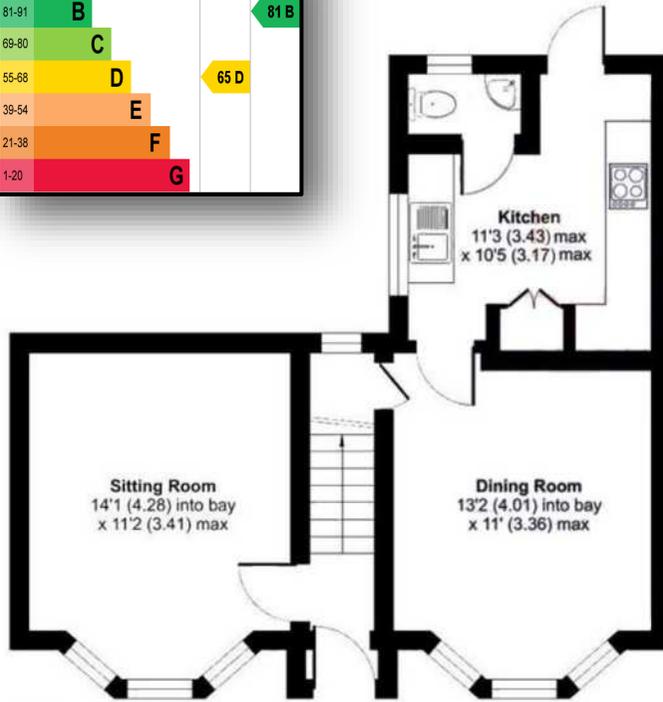
Outside- The Kitchen rear door opens onto a private off road parking area accessed from Court Road, where there is further unrestricted parking available. To the side and front of the property is an enclosed, private courtyard, fully paved, south facing with shrubs softening the edges and fencing, a lovely sheltered spot.

The roof was replaced around 2020 with the external courtyard areas installed at the same time. All fixtures, fittings, carpets, curtains and electrical heaters are included in the purchase.

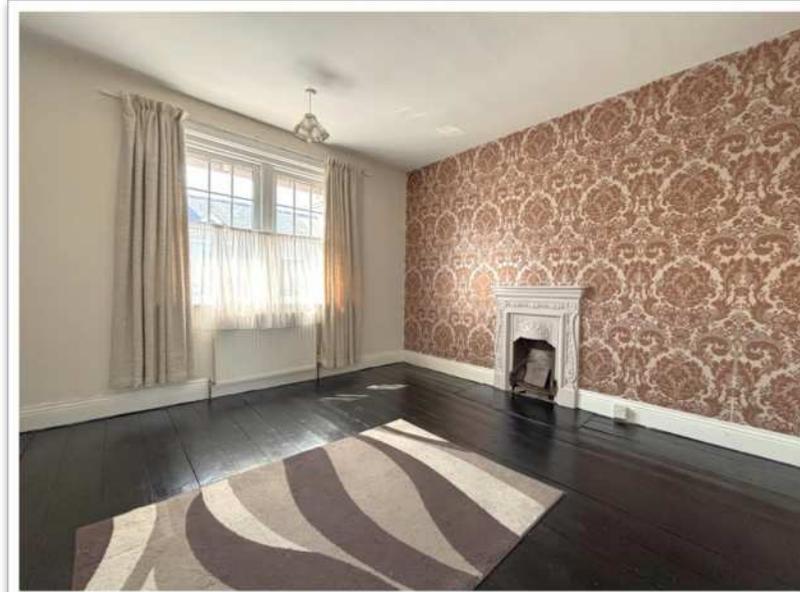
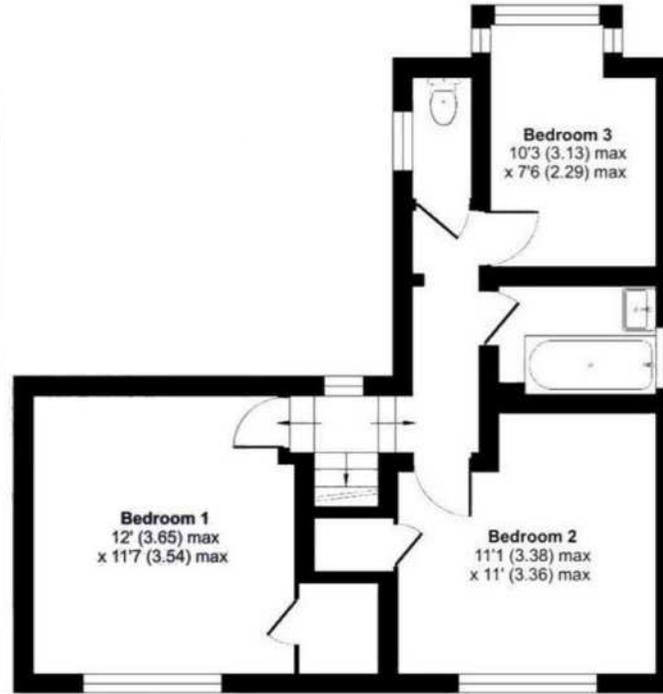
Mains Gas Central Heating & Independent Electric Heating. Mains Electricity, Water & Sewage

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

GROUND FLOOR



FIRST FLOOR



Approximate Area = 933 sq ft / 86.6 sq m

For identification only - Not to scale





Viewing by appointment through sole agents:

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