



Est 1896

Corbens



8 VIVIAN PARK, SWANAGE

£675,000

8 Vivian Park is located in a premier residential cul-de-sac approximately 500 metres to the seafront and about three quarters of a mile to the town centre. It is thought to have been built during the mid-20th Century and is of traditional cavity brick construction under a conventional pitched roof covered with tiles.

Enjoying views over the town to the Purbeck Hills in the distance, this spacious detached residence offers well planned accommodation with a good sized garden and has the benefit an integral garage and off-road parking.

The seaside town of Swanage lies at the Eastern tip of the Isle of Purbeck, delightfully situated between the Purbeck Hills. It has a safe sandy beach and is an attractive mixture of old stone cottages and modern properties, all of which blend in well with the peaceful surroundings. To the South is the Durlston Country Park renowned for being the gateway to the Jurassic Coast and World Heritage Coastline.

Viewing is strictly by appointment through the Sole Agents, **Corbens, 01929 422284**. The Postcode for SATNAV is **BH19 1PJ**.

Property Ref VIV1693

Council Tax Band F

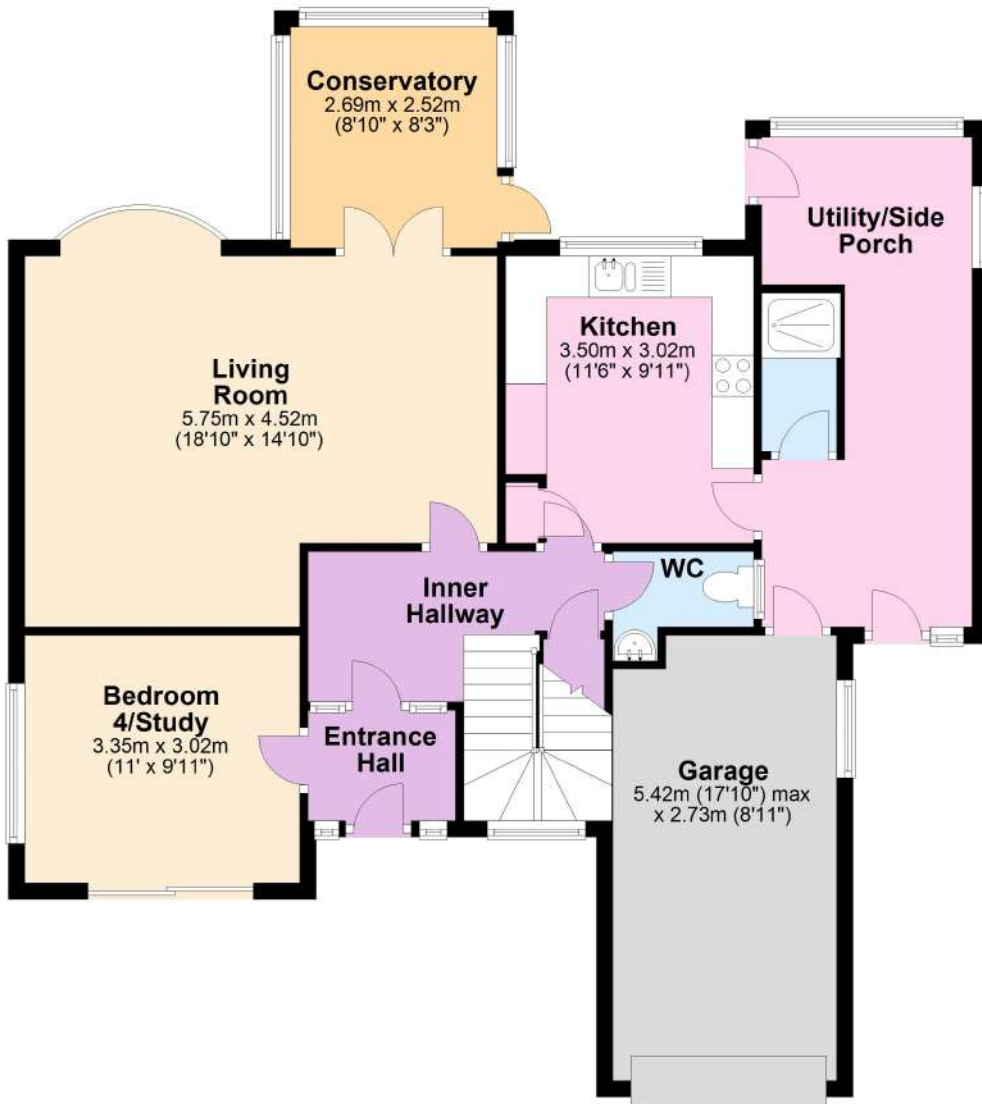


The entrance and inner hall welcomes you to this large family home and leads to the living room with attractive stone fireplace and large feature bow window. Leading off, the triple aspect conservatory has a vaulted ceiling and overlooks the rear garden. The good sized kitchen is fitted with a range of light wood units, contrasting worktops and has access to the large utility/side porch which opens to both the front and rear gardens. A ground floor bedroom/study is situated at the front of the property and has sliding doors to the garden. There is also a cloakroom and shower room on this level.

On the first floor there are three bedrooms, two doubles and a single. The master bedroom is dual aspect and enjoys views from the rear to the Purbeck Hills. Bedroom two is also a good sized double with similar views to the master. Bedroom three is a single and also has views of the Hills. The family bathroom and separate WC completes the accommodation.

The front garden is predominantly stone paved providing parking for one vehicle and leads to the integral garage. At the rear, the rear garden is attractively landscaped with paved terrace, lawned section, timber garden chalet, and is well screened, bound by a mix of mature shrubs and trees and fencing.

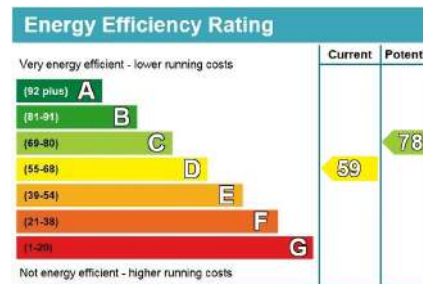
Ground Floor



First Floor



Total Approximate Floor Area 111m² (1,410 sq ft)



THE PROPERTY MISDESCRIPTION ACT 1991 You are advised to check the availability of this property before travelling any distance to view. The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. References to the Tenure of a Property are based on information supplied by the Seller. The area of the building is given for guidance purposes only and must be verified by the purchasers surveyor. A Buyer is advised to obtain verification of this information from their Solicitor and/or Surveyor. FLOOR PLANS The floor plans supplied are for guidance purposes only and should not be used for measuring. Small recesses, cupboards & sloping ceilings may not appear on the plans. LOCATION PLAN The location plans supplied are for identification purposes only and are reproduced from the Ordnance Survey Map with permission of the Controller of H.M. Stationery Office. Crown Copyright reserved.

