



45 HIGH STREET, SWANAGE
£595,000

This is a rare opportunity to acquire a fine substantial residence in the heart of the town centre, approximately 200m from the seafront and town square. Auberge was built in 1898 and is an attractive mix of stone and Purbeck stone with an ornate facade. The owners have renovated the property skilfully throughout to create a superb home with additional versatile accommodation formerly trading as an independent hostel/bunkhouse, which would easily transition to a guest house/hotel if desired. The character of the property has been preserved with high corniced ceilings, original fireplaces and the most outstanding feature is the superb glass atrium roof lantern which floods all levels with natural light.

Arranged over 4 floors, the accommodation belies the exterior. There are four/five large bedrooms, three bathrooms and the basement comprises a large cellar/store, two washrooms and showers. To the rear of the property, you have the considerable advantage of two parking spaces and a small South facing courtyard. Swanage town centre offers a wealth historic buildings and Victorian Pier, museums, the famous Swanage Steam Railway, Durlston Country Park and Nature Reserve.



Property Reference HIG1856
Council Tax Band E
All mains services connected

The accommodation is currently arranged as owners living accommodation on the first and second floors with bunkhouse accommodation on the ground and bathroom facilities on the lower ground floor.

The spacious entrance hall welcomes you to the property and looks up through the upper floors to the atrium roof lantern. The first and second floor landings mirror the ground floor and are split level between the front and rear accommodation. The ground floor currently forms three bedrooms, a fully fitted kitchen/dining area and cloakroom. The front reception room (at present utilised as a bedroom) has a separate door opening onto the High Street. This room was formerly a retail outlet and could be converted back into this use, subject to the necessary planning consent with the Local Authority. The lower ground floor comprises a large cellar/storage area and provides the bathroom facilities for the bunkhouse accommodation including two individual showers, two wash basin stations and two WCs. Access to the rear courtyard and parking spaces is from the ground and lower ground floor.

On the first floor, to the front of the property is a large open plan family room/kitchen. The dining area has wooden floors and a tiled fireplace. The kitchen is fitted with a range of wooden units and worktops and has space and plumbing for a dishwasher. There are two South facing double bedrooms at the rear, one with access to a timber decked balcony.

On the top floor, the spacious sitting room is at the front of the property and has similar glimpses of the sea. There is a Victorian cast iron fireplace with fitted wood burning stove. Two South facing bedrooms at the rear and a family bathroom complete the accommodation.

To the rear of the property, there are two parking spaces and a small courtyard.

A viewing is highly recommended to appreciate this substantial property. Postcode **BH19 2LT**. All viewings must be accompanied and these are strictly by appointment through the **Sole Agents, Corbens, 01929 422284**.

Ground Floor

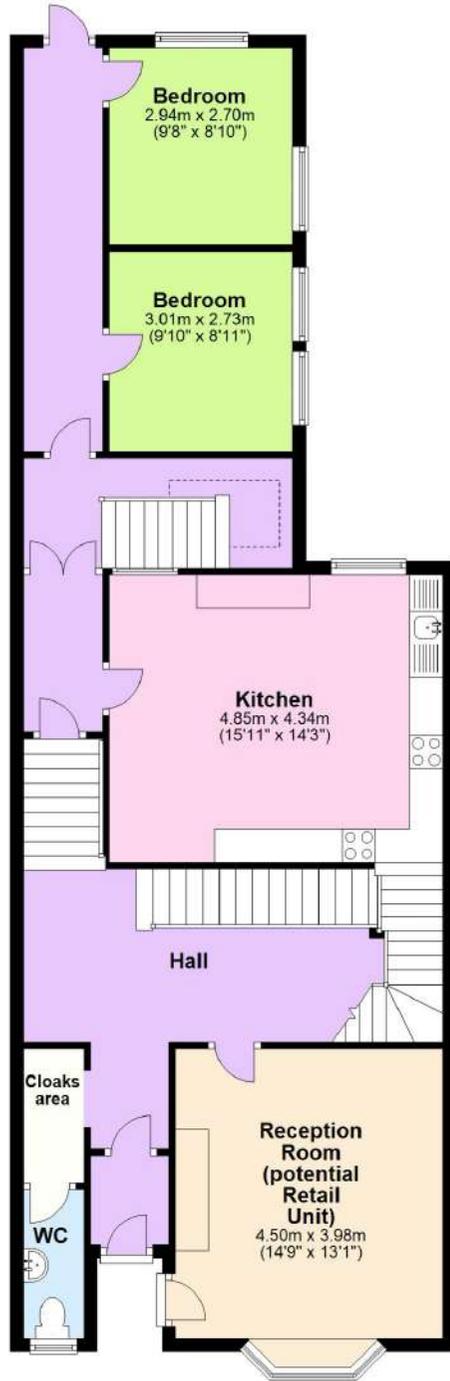
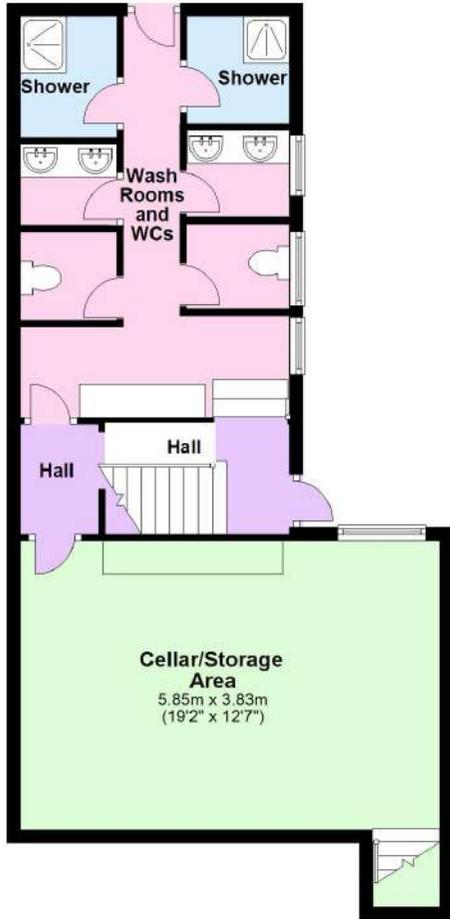


THE PROPERTY MISDESCRIPTION ACT 1991 You are advised to check the availability of this property before travelling any distance to view. The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. References 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. Stationary Office. Crown Copyright reserved.

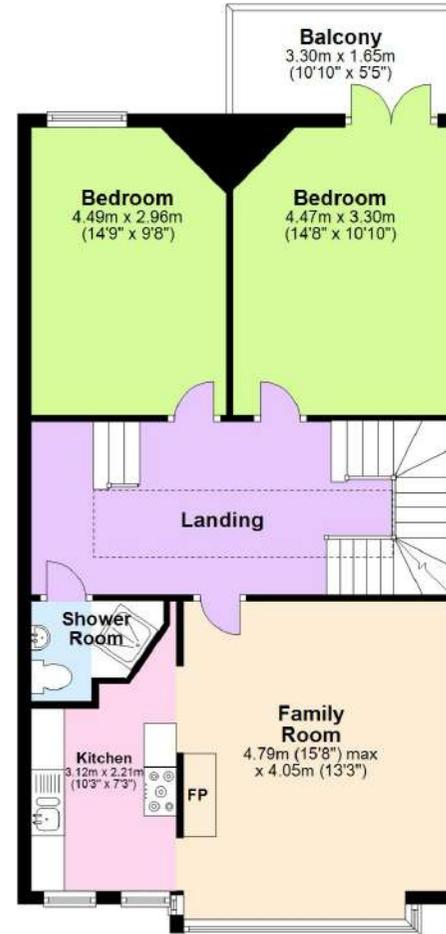
Total Approximate Floor Area 308m² (3,315 sq ft)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	60	76
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			

Basement



First Floor



Second Floor

