



**THE MODERN HOUSE, 7 STATION PLACE, SWANAGE**  
**£695,000**



'The Modern House' is a unique house individually designed by award winning architects Munden Robinson situated in the heart of the town approximately 100 metres from the seafront and beach and a similar distance from the Steam Railway station and main shopping thoroughfare. It was built during 2017 with Purbeck stone and cladding to the external elevations under a flat roof.

Offering extremely stylish, spacious and versatile accommodation the large open plan living room/kitchen enjoys views of Swanage Bay creating the perfect entertaining space in this modern family home. 'The Modern House' has the benefit of a BLP new build warranty.

Swanage lies at the eastern tip of the Isle of Purbeck delightfully situated between the Purbeck Hills. It has a fine, sandy beach, and is an attractive mixture of old stone cottages and more 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 Agents, **Corbens, 01929 422284**. The postcode for this property is **BH19 1DQ**.

Property Ref STA1758

Council Tax - To be Assessed



You are welcomed to 'The Modern House' by the impressive entrance hall with high ceiling and feature curved wooden staircase. Leading off, bedroom three is a good sized twin room/small double at the rear of the property and is served by a spacious shower room with large walk-in shower and recessed utility area.

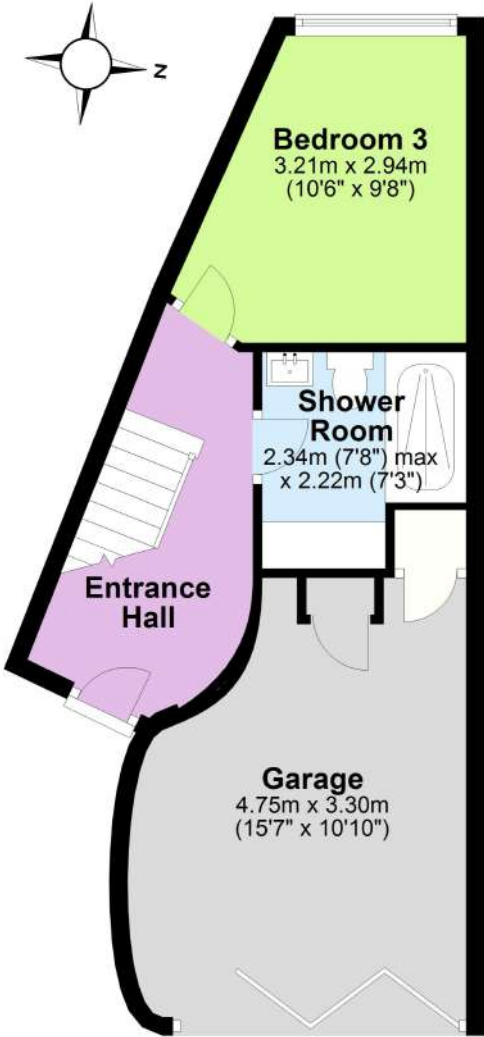
The exceptional open plan split-level living/kitchen area comprises the entire first floor and is the perfect entertaining space in this family home. The living area is at the front of the property with large picture window enjoying views across recreation ground to Swanage Bay and Ballard Down in the distance. A short flight of stairs lead to the kitchen/dining area which is fitted with an extensive range of contemporary units, contrasting worktops, and integrated appliances.

On the second floor there are two double bedrooms, the master particularly spacious having the considerable advantage of a large picture window taking offering of the good views over the recreation ground to Swanage Bay and Ballard Down. Bedroom two is also a good sized double and both bedrooms have a fitted wardrobe with sliding doors. The family bathroom including bath with shower over completes the accommodation.

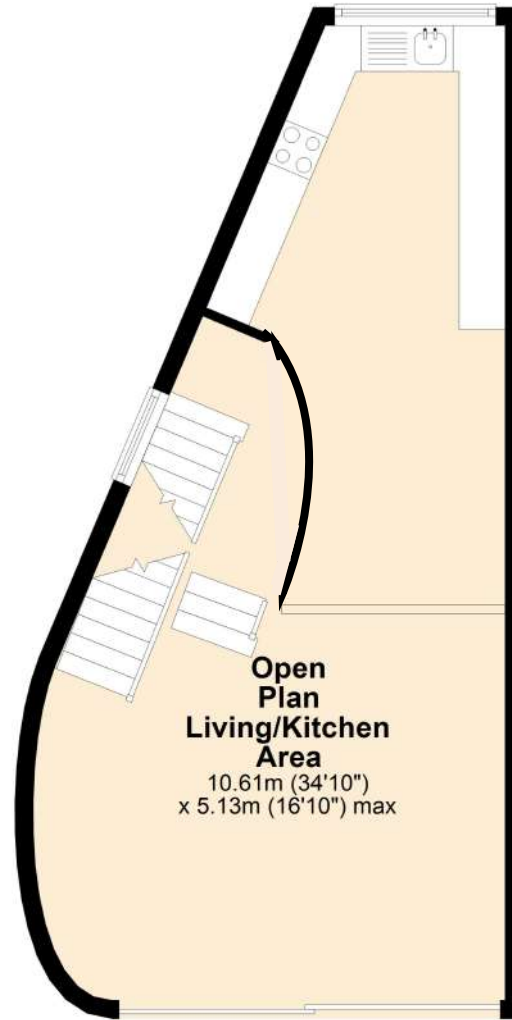
Outside, the property has the benefit of an integral garage with bi-folding wooden doors.

There is a service charge payable towards the upkeep of the grounds. For the period May 2023-May 2024 this is estimated to be £710pa.

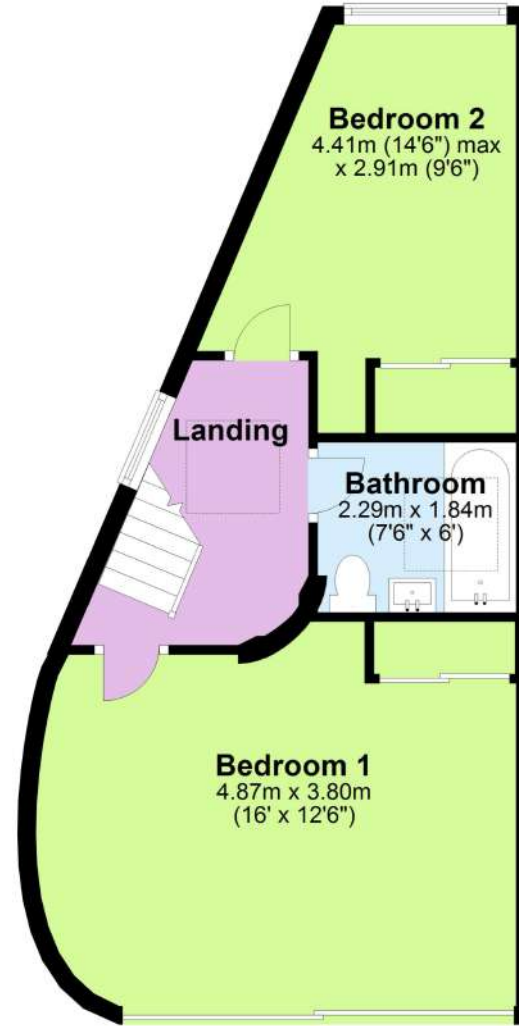
## Ground Floor



## First Floor



## Second Floor



Total Habitable Floor Area Approx. 99m<sup>2</sup> (1,066 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		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		80	90



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