



8 ELDON TERRACE, SWANAGE  
£395,000

This substantial inter-terraced Grade II Listed cottage is situated in a small residential cul-de-sac approximately 100 metres from the main shopping thoroughfare and about twice that distance from the sea front. It was built during the latter part of the 19<sup>th</sup> Century of natural Purbeck stone under a conventional pitched roof covered with tiles.

Whilst in need of some updating, 8 Eldon Terrace offers good sized family accommodation in the heart of the town and has the considerable advantage of a South facing courtyard garden.

Swanage lies at the Eastern tip of the Isle of Purbeck delightfully situated between the Purbeck Hills. It has a fine, safe, 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 Durlston Country Park renowned for being the gateway to the Jurassic Coast and World Heritage Coastline.

Property Reference ELD1923

Council Tax Band C



The entrance hall welcomes you to this well planned family home and leads to the open plan living room which has an open iron fireplace. The separate dining room also has an open fireplace and built-in storage. Beyond, the kitchen is fitted with a range of light units with contrasting worktops and provides access to the South facing courtyard garden. Leading off, the cloakroom completes the ground floor accommodation.

On the first floor there are three double bedrooms. Bedroom one is particularly spacious with fitted wardrobes, an open iron fireplace and is situated at the front of the property. Bedrooms two and three are South facing. The good sized family bathroom is fitted with a suite including pannelled bath. There is also a separate shower room.

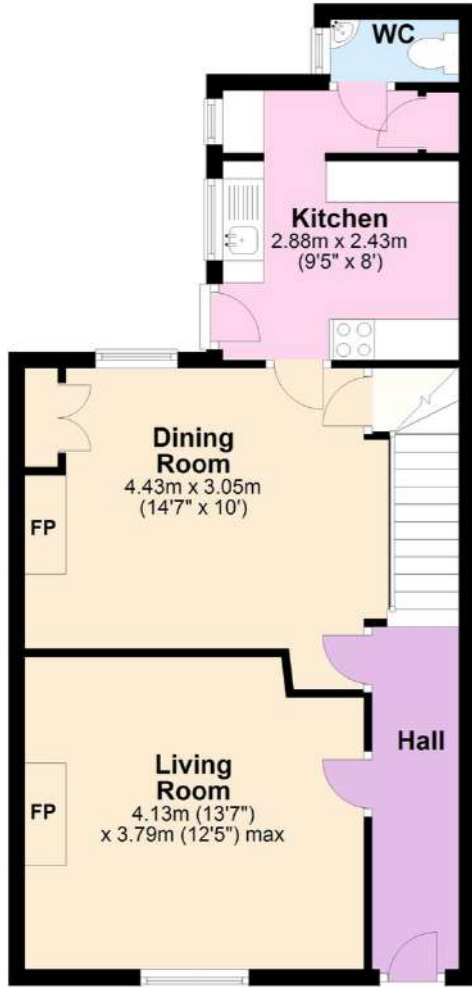
Outside, the South facing rear courtyard is screened by Purbeck stone walling, with a garden store and has pedestrian access to a rear service lane.

Viewings are strictly by appointment through the Sole Agents, Corbens, 01929 422284. The postcode for SATNAV is **BH19 1HA**.

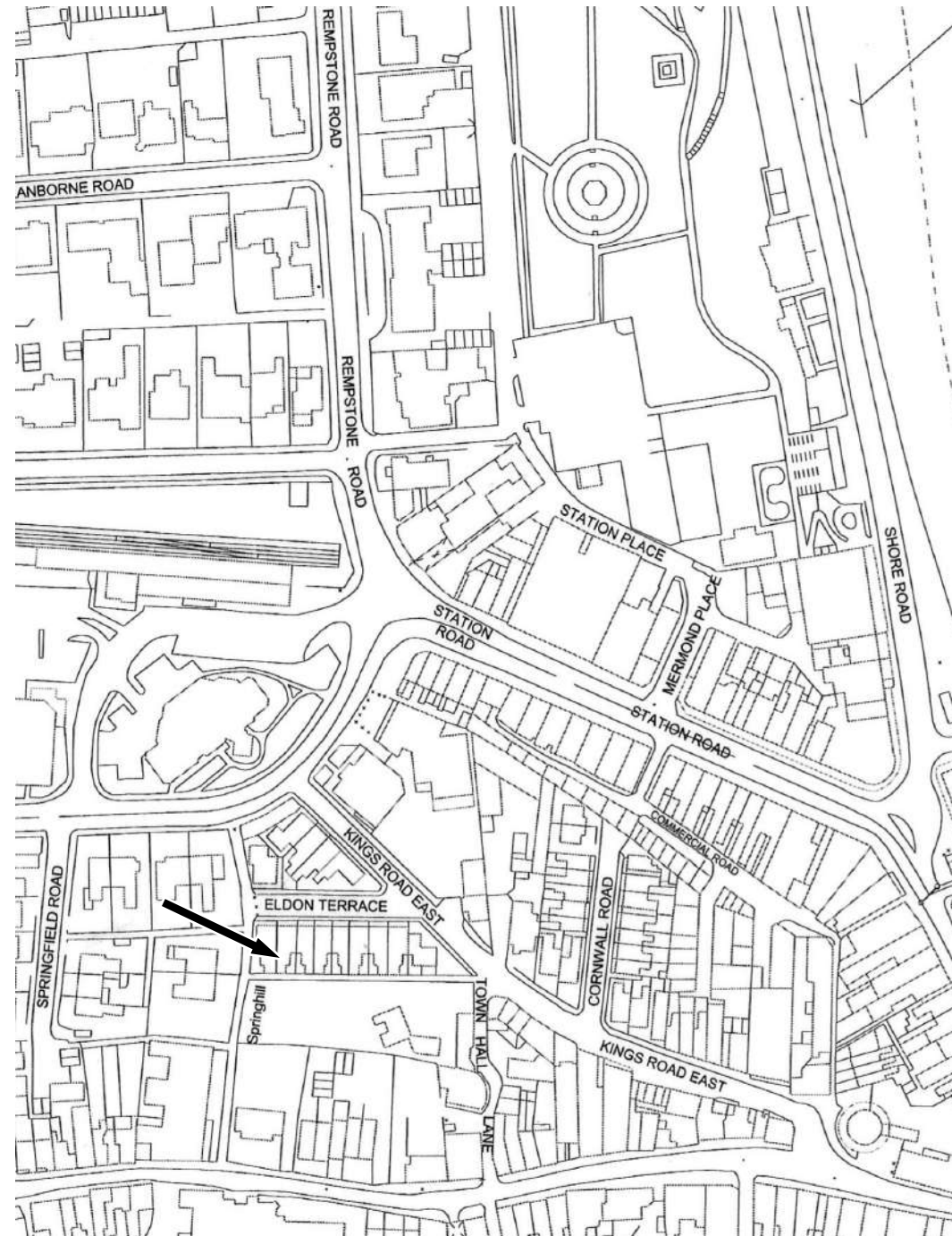
Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) <b>A</b>	85
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not energy efficient - higher running costs	
58	

Total Floor Area  
Approximately 102m<sup>2</sup> (1,098 sq ft)

### Ground Floor



### First Floor



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