



**1 CONVENT MEWS, 93 HIGH STREET, SWANAGE**  
**£495,000 Leasehold**



This large end of terrace Grade II Listed character cottage is situated in a Conservation Area in one of the oldest parts of Swanage about 300 metres from the town centre. It is thought to date back to the early 19<sup>th</sup> Century and is constructed of natural Purbeck stone under a stone tiled roof.

1 Convent Mews offers well proportioned accommodation with some views across the town to the Purbeck Hills from the top floor. It also has the considerable advantage of an easily managed South facing rear courtyard and parking for 2 vehicles.

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.

**TENURE** Leasehold. 999 year lease from 25 December 1994. Shared maintenance liability - Nil. All lettings and pets are permitted.

Property Ref HIG1947

Council Tax Band D



The small entrance porch with stone tiled floor leads through to the spacious living room at the front of the property. It has a feature open fireplace and range of fitted cupboards. Beyond, the good sized kitchen is fitted with a range of light units and worktops, integrated gas hob, electric oven and dishwasher, feature wood burning stove, and access to the enclosed courtyard garden.

On the first floor there are two spacious double bedrooms. Bedroom two spans the entire width of the property and has twin windows, an attractive fireplace and fitted cupboards. Bedroom three is also a good sized room at the rear of the property facing South. There is also a cloakroom on this level.

The principal bedroom is a particularly spacious, top floor room with twin windows enjoying views across the town to the Purbeck Hills in the distance. The family bathroom with panelled bath and separate corner shower cubicle completes the accommodation.

Outside, there is an easily maintained small South facing courtyard garden. There are also two dedicated parking spaces within the grounds of the Purbeck House Hotel.

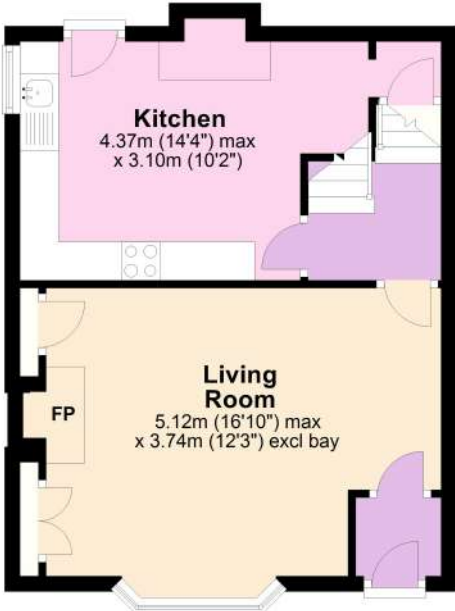
Viewings are strictly by appointment through the Sole Agents, **Corbens, 01929 422284**. The postcode for this property is **BH19 2LZ**.



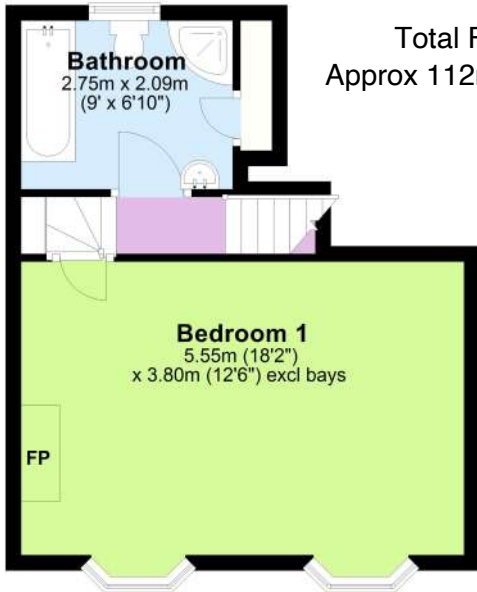


### First Floor

### Ground Floor



### Second Floor



Total Floor Area  
Approx 112m<sup>2</sup> (1,206 sq ft)



Scan to View Video Tour

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>	51	
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			



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