



91 KINGS ROAD WEST, SWANAGE
£395,000

This well presented semi-detached family home is conveniently located in a popular residential area approximately three quarters of a mile from the town centre and seafront and within easy reach of local convenience store and open country.

The property offers an easy living style with light and spacious accommodation and a particular feature is the dining room with casement doors to the conservatory leading to the enclosed South facing rear garden, providing the perfect entertaining space. It is thought to have been built during the 1930s of traditional brick construction with a cement render under a conventional pitched roof covered with clay tiles. There is potential to extend the property, subject to planning consent. There is no forward chain.

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. Swanage has an active shopping centre, with branches of a number of multiple stores. To the south is the Durlston Country Park renowned for being the gateway to the Jurassic Coast and World Heritage Coastline.



The spacious entrance hall welcomes you to this family home. Leading off is an attractive and spacious living room with bay window and brick fireplace. The dining room has double doors to the South facing conservatory which leads to the rear garden providing a perfect space for entertaining. A throughway from the dining room leads to the kitchen fitted with a range of coloured units, contrasting worktops and spaces for freestanding appliances.

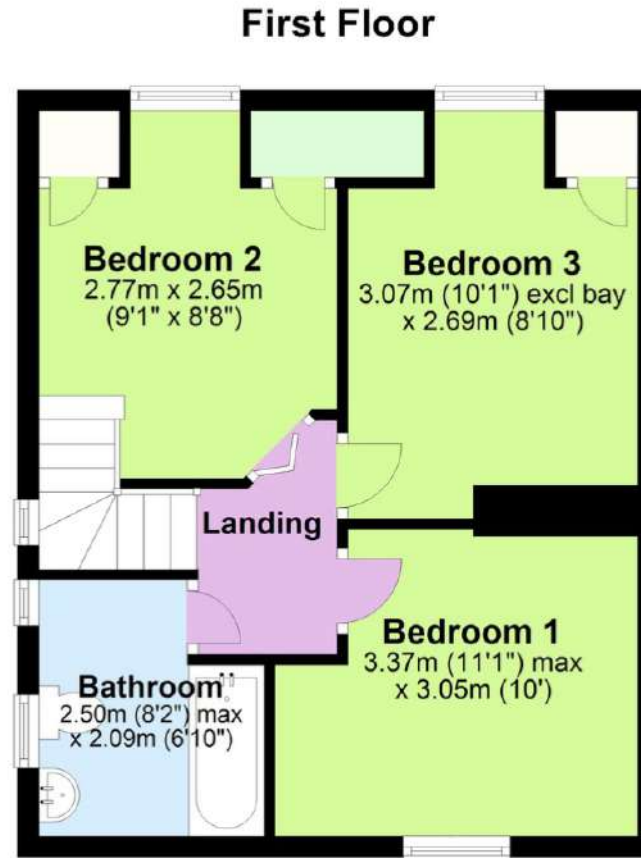
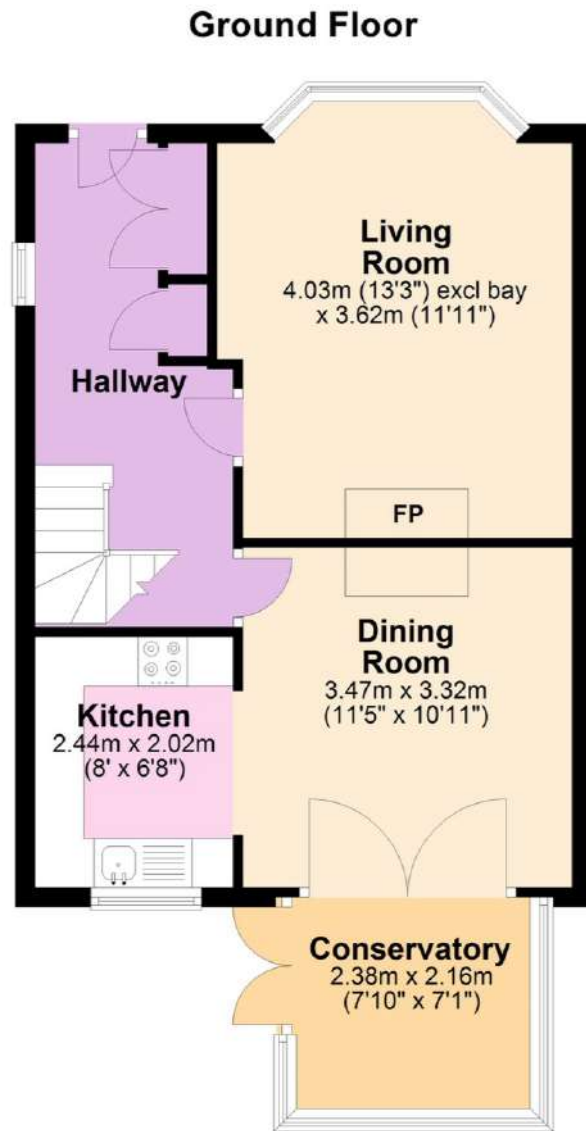
On the first floor there are three good sized double bedrooms. Bedroom 1 is South facing with views over the garden. Bedrooms 2 and 3 are at the front of the house with access to low level storage. The bathroom completes the accommodation.

Outside, the front garden is easily maintained with a mix of paving and a shingle bed. There is a good sized South facing rear garden, bound by fencing, with flower and shrub borders, lawned area and paved patio.

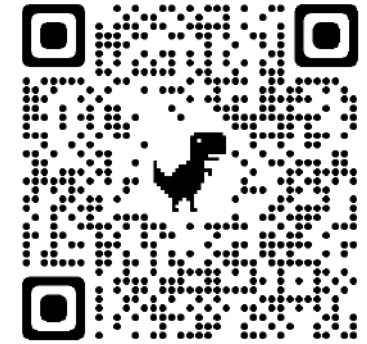
Viewing is strictly by appointment through the Sole Agents, **Corbens, 01929 422284.**

Property Ref KIN1993

Council Tax Band D



Total Floor Area Approx. 95m² (1,022 sq ft)



Scan to View Video Tour

Energy Efficiency Rating	
Very energy efficient - lower running costs	Current potential
(92 plus) A	99
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
Not energy efficient - higher running costs	G

Awaiting EPC



91 Kings Road West, Swanage, Dorset, BH19 1HN

