



2 LEESON CLOSE, SWANAGE
£330,000 Freehold

This modern semi-detached house is located at the entrance to a small residential cul-de-sac near the western outskirts of Swanage, approximately one and half miles from the town centre and some 300 metres from open country. It was built during the early 1970s and is of traditional cavity construction with natural Purbeck stone to the front elevation, the remainder being cement rendered, under a pitched roof covered with concrete interlocking tiles.

Whilst in need of updating throughout, 2 Leeson Close stands on a corner plot and offers well planned family accommodation with good views of the Purbeck Hills in the distance. It also has the considerable advantage of a South facing garden, and a single garage with parking in front.

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 Ref LEE2026

Council Tax Band C - £2,274.51 for 2024/2025



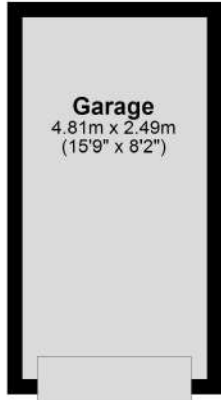
The entrance hall is central to the accommodation and welcomes you to this family home. Leading off, the good sized living room has a large picture window overlooking the garden at the rear. The kitchen is dual aspect at the front of the house and has a range of units, space for a freestanding electric cooker and has ample space for a breakfast table. There is also side access to the front garden.

On the first floor there are three bedrooms. Bedroom 1 is a good sized double facing South. Bedroom 2 is also a double and has good views across the valley to the Purbeck Hills in the distance. Bedroom 3 is a single room facing South. It also has a door which previously led to a small balcony and has now been removed, but could be reinstated subject to consent. The bathroom is fitted with a coloured suite and completes the accommodation.

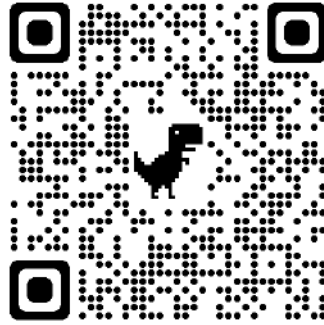
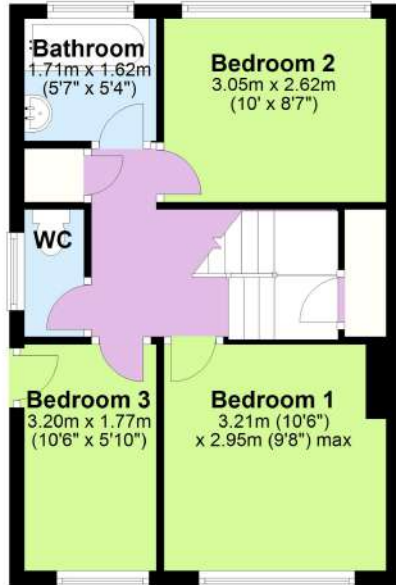
Set on an attractive corner plot, the open front garden is laid to lawn with shrubs. A driveway leads to the detached single garage and provides parking for one vehicle in front. At the rear the South facing garden is mostly laid to lawn with mature hedging and shrubs.

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

Ground Floor



First Floor



Scan to View Video Tour



Total Floor Area
Approx. 76m² (818 sq ft)

