



4 THE YARD, 26A KINGS ROAD EAST, SWANAGE
£550,000 Freehold

This stylish modern townhouse is conveniently located in the heart of the town within 100 metres of the main shopping thoroughfare and approximately 250 metres from the seafront and beach. It was built in 2008 and is of traditional cavity construction with external elevations of brick under a concrete tiled roof.

4 The Yard offers immaculately presented modern family accommodation set in a private walled courtyard. Arranged over three floors, it has the advantage of a large integral garage/workshop, ample town centre parking, a good sized roof terrace and separate balcony both of which enjoy the afternoon and evening sun.

The seaside resort of Swanage lies at the eastern tip of the Isle of Purbeck delightfully situated between the Purbeck Hills. To the South is Durlston Country Park renowned for being the gateway to the Jurassic Coast and World Heritage Coastline. The market town of Wareham which has main line rail link to London Waterloo (approx. 2.5 hours), is some 9 miles distant, with the conurbation of Poole and Bournemouth in easy reach via the Sandbanks ferry.

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

Property Ref KIN2044

Council Tax Band D - £2,558.82 for 2024/2025



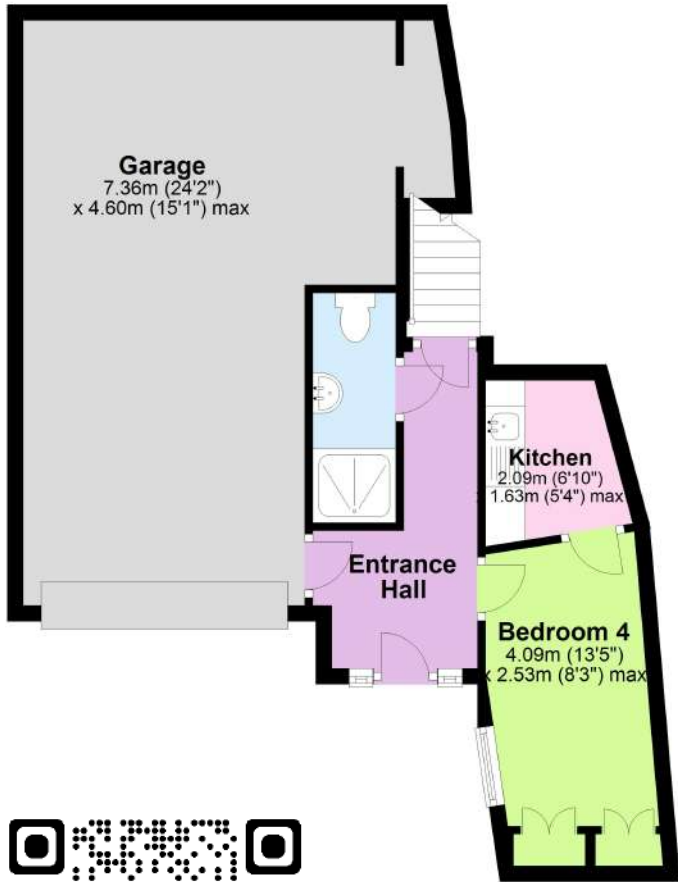
The entrance hall welcomes you to this modern townhouse and leads to bedroom 4 which is a double room with a range of fitted wardrobes. There is also a kitchen and a shower room on the ground floor which offers holiday letting potential.

On the first floor the spacious South facing living room has double casement opening to the balcony, and a second access to the the good sized roof terrace, both of which enjoy the afternoon and evening sun. There is a wide throughway leading to the kitchen, which is also accessed from the hall and is fitted with a range of light units, contrasting worktops including breakfast bar, and integrated appliances. There is also a cloakroom on this level.

There are three double bedrooms on the second floor. The principal bedroom and bedroom two are both South facing, whilst bedroom three is at the rear. The family bathroom including freestanding bath and walk-in shower cubicle completes the accommodation.

Outside, the property has the benefit of a good sized roof terrace with store leading off and a separate balcony. A shared driveway leads to the paved front forecourt and large integral garage with electronically operated up-and-over door.

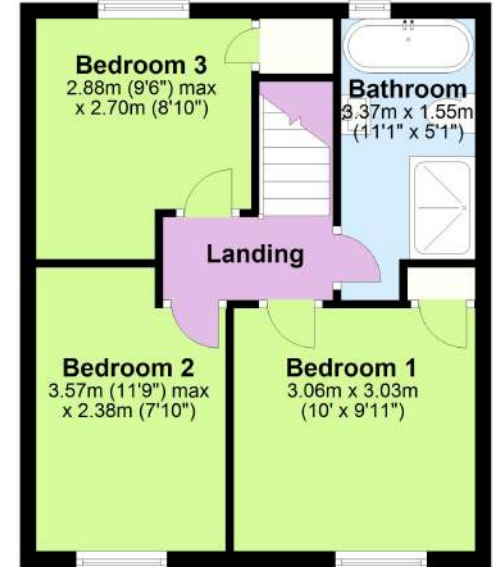
Ground Floor



First Floor



Second Floor

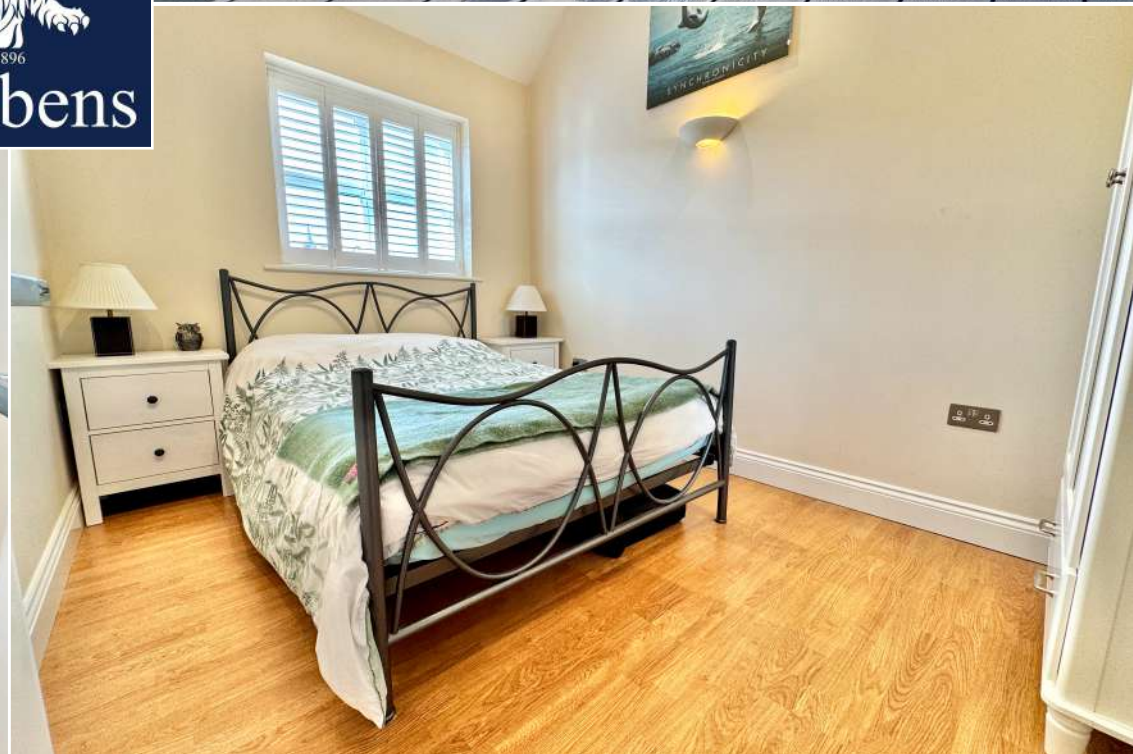


Scan to View Video Tour



Total Floor Area
Approx. 109m² (1,173 sq ft)

THE PROPERTY MISDESCRIPTION ACT 1991 You are advised to check the availability of this property before travelling any distance to view. The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. References to the Tenure of a Property are based on information supplied by the Seller. The area of the building is given for guidance purposes only and must be verified by the purchasers surveyor. A Buyer is advised to obtain verification of this information from their Solicitor and/or Surveyor. FLOOR PLANS The floor plans supplied are for guidance purposes only and should not be used for measuring. Small recesses, cupboards & sloping ceilings may not appear on the plans. LOCATION PLAN The location plans supplied are for identification purposes only and are reproduced from the Ordnance Survey Map with permission of the Controller of H.M. Stationery Office. Crown Copyright reserved.





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4 The Yard, 26a Kings Road East, Swanage, Dorset, BH19 1ES



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