



6 VICTORIA TERRACE, JUBILEE ROAD, SWANAGE
£399,000 Freehold

This stylishly presented mid-terraced Purbeck stone cottage is quietly situated in one of the oldest parts of Swanage, approximately one mile to the West of the town centre and seafront and within easy reach of local schools and convenience store. No 6 Victoria Terrace is thought to have been built during the late 1880s, of natural Purbeck stone under a slate roof.

The cottage is decorated in a neutral decor enhancing the sense of light and space throughout. The well planned accommodation is arranged over three floors and has good views across the town to the Purbeck Hills and Swanage Bay in the distance. It is ideal as a family home, or as a coastal retreat and the attractive private walled well established West facing rear garden creates a perfect outdoor living space.

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.

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



The pretty cottage garden sets the scene and welcomes you to this character cottage. At the front of the property, the generously sized open plan living/dining room has an attractive fireplace and wood flooring. At the rear, the kitchen is fitted with a range of wood units with contrasting worktops, integrated electric hob and oven and space for washing machine and fridge. A skylight and double doors to the garden fill the space with natural light and open to the rear garden.

There are two double bedrooms on the first floor, both featuring attractive original fireplaces. Bedroom 2 is East facing and spans the width of the property. Bedroom three is also a good sized double and overlooks the garden at the rear. The bathroom is fitted with a white suite and completes the accommodation on this level. The principal bedroom comprises the entire second floor and has a velux window giving views across the town to the Purbeck Hills and Swanage Bay in the distance.

Outside, there is an attractive small garden at the front which is paved with flower borders. At the rear, the West facing walled garden captures the afternoon and evening sun. For ease of maintenance, it is paved with several terraced seating areas and has an attractive mix of mature shrubs, trees and climbers and there is a stone store. There is gated pedestrian access to Jubilee Road.

Property Ref JUB2137

Council Tax Band D - £2,689.44 for 2024/2026

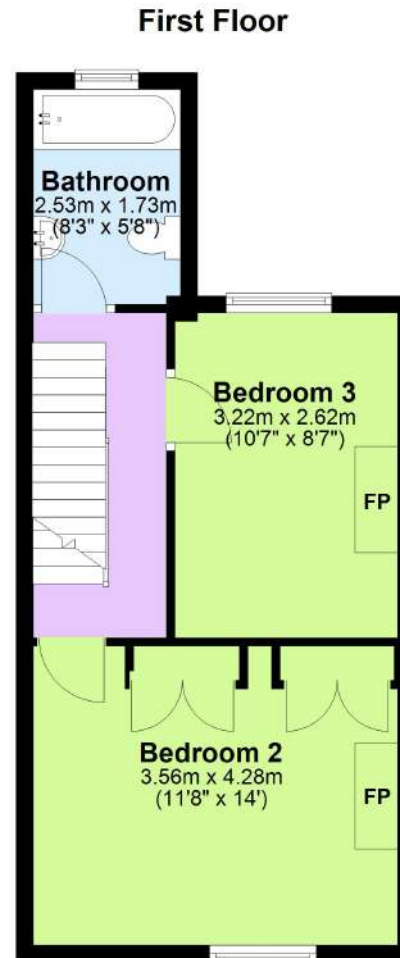
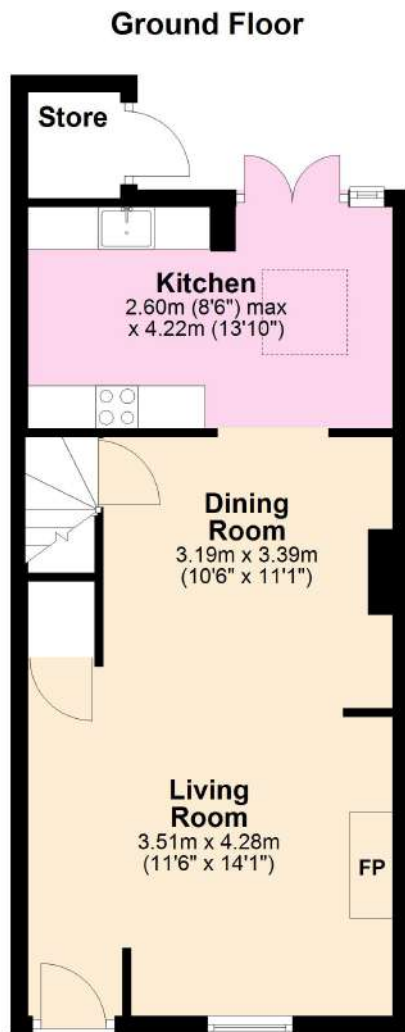
Total Floor Area
Approx. TBCm² (TBC sq ft)

Energy Efficiency Rating		
Very energy efficient - lower running costs		Current Potential
(92 plus)	A	79 99
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
1-20	G	
Not energy efficient		

Awaiting EPC



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