



**SEASHELLS, 199a HIGH STREET, SWANAGE**  
**£395,000 Freehold**



This modern detached house is situated in a Conservation Area approximately half a mile from the town centre and beach, and some 500 metres from the Townsend Nature Reserve and local convenience store. It was built during the early part of the 21<sup>st</sup> Century and has attractive external elevations of natural Purbeck stone under a pitched roof covered with slate.

Seashells has been successfully holiday let for a number of years and offers immaculately presented, well planned accommodation with views over the town to the Purbeck Hills in the distance. It also has the considerable advantage of a courtyard garden and off-road parking.

The seaside resort of 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 cottage and more modern properties. To the South is the 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 being in easy reach via the Sandbanks ferry.

Property Ref HIG2144

Ratable Value £3,600/Council Tax To be Assessed



The entrance hall leads to the spacious through living room/dining room which spans the entire depth of the property. Leading off, the kitchen is fitted with a stylish range of cream units, contrasting worktops, integrated fridge/freezer, gas hob and electric oven and has space for a washing machine. A cloakroom completes the accommodation on this level.

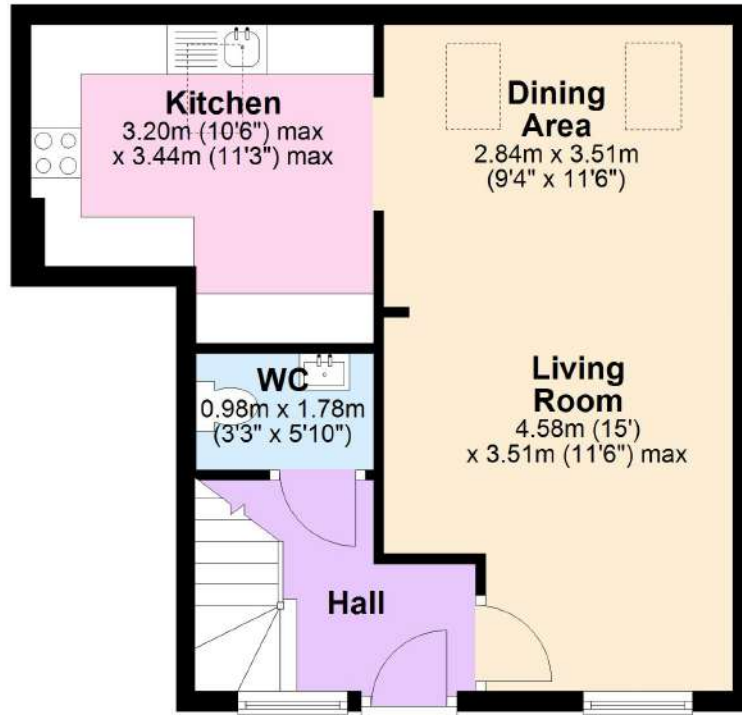
On the first floor there are two bedrooms Bedroom two is a South facing double, bedroom three is a single and has views across the town to the Purbeck Hills in the distance. The bathroom is fitted with a modern suite including bath with shower over and serves both bedrooms.

The principal bedroom suite comprises the entire second floor. The bedroom has twin windows to the front giving good views across the town to the Purbeck Hills in the distance. It also has the advantage of an en-suite shower room.

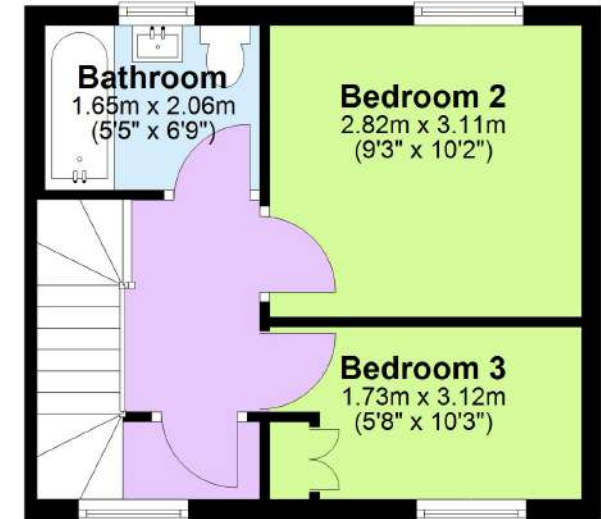
Outside, there is an easily maintained courtyard garden to the front, screened by Purbeck stone walling. There is also off-road parking for one vehicle.

All viewings must be accompanied and these are strictly by appointment through the Sole Agents, **Corbens, 01929 422284**. The postcode is **BH19 2NF**.

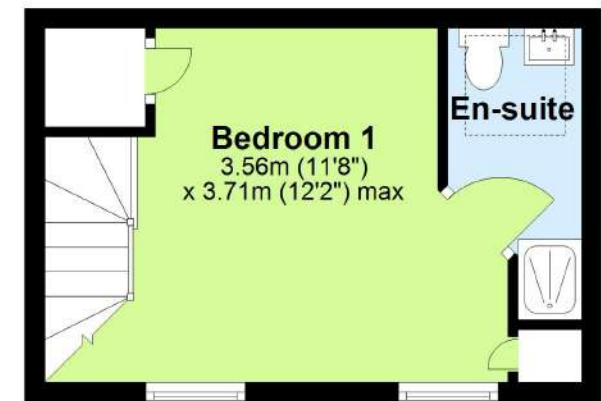
## Ground Floor



## First Floor



## Second Floor



Total Floor Area Approx 83m<sup>2</sup> (893 sq ft)



Scan to View Video Tour



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