



**HILLVIEW, 30 PANORAMA ROAD, SWANAGE**  
**£445,000 FREEHOLD**



This immaculately presented detached chalet style residence is situated in a pleasant location near the South-Western outskirts of Swanage, close to the Townsend Nature Reserve and about three quarters of a mile from the town centre.

Generously proportioned living spaces including two bedrooms on the ground floor and the impressive first floor bedroom suite, make this an ideal choice for a family home and/or multi-generational living. There are excellent panoramic views across the town of the sea and the Purbeck Hills; the attractive garden is a particular feature designed for relaxed outdoor living.

It is thought to have been constructed during the 1960s, and has external elevations of brick under a tiled roof. A loft conversion, added in recent times and built by a local builder, provides a spacious first floor bedroom suite.

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 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 in easy reach via the Sandbanks ferry.

Access for viewings is strictly by appointment through the Sole Agents, Corbens, 01929 422284. Postcode for SATNAV **BH19 2QT**.



From the front entrance porch, a useful coat storage area, the hallway leads to the generously sized dual aspect living room/dining room; there is access to the first floor from this room. At the rear of the property is a superb conservatory with double doors opening to the rear garden harmoniously blending the indoor/outdoor living space and enjoying good views across the town of the Purbeck Hills. The kitchen has been re-fitted with a stylish range of white gloss units and a range of integrated appliances. Leading off, the side porch gives access to the front and rear gardens.

There are two good sized dual aspect double bedrooms on the ground floor. Bedroom 2 is at the front of the property and Bedroom 3 is at the rear overlooking the garden. The family bathroom is fitted with a stylish suite comprising a panelled bath with shower over, twin wash basins with fitted cupboards under and WC. A separate shower room completes the ground floor accommodation.

The spacious first floor accommodation has been designed to incorporate a principal en-suite bedroom with WC and a second living area. Double doors open to a Juliet balcony to enjoy the panoramic views of the sea and Purbeck Hills in the distance.

Outside, the front garden is lawned and part bound by Purbeck stone walling. The rear garden is bound by a mix of fencing and mature shrubs and trees. There is a timber deck with steps leading to a lower paved terrace and lawned area and has access to a single timber framed garage at the side.



Property Reference PAN2209

Council Tax Band E - £3,287.09 for 2025/26





**Awaiting EPC**



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Total Approximate Floor Area TBCm<sup>2</sup> (TBCsq ft)











