



# HIVE

40 VICTORIA AVENUE  
SWANAGE  
BH19 1AP



*presented by*  
COLIN CATTERMOLLE  
HIVE Partner for Swanage  
01929 408 419



## *Agent's introduction*

This beautiful five bedroom period property has been tastefully renovated, whilst retaining its charm and character. Located close to Swanage town centre and beaches, this house makes a wonderful home, or could provide an investment opportunity, having a proven track record as a popular Airbnb.







## *Property highlights*

Large contemporary kitchen leading to the conservatory

Five spacious double bedrooms

En-suite to the principal bedroom plus two additional shower rooms

Well maintained gardens

Conservatory

Detached garage

Potential to extend (subject to planning permission)





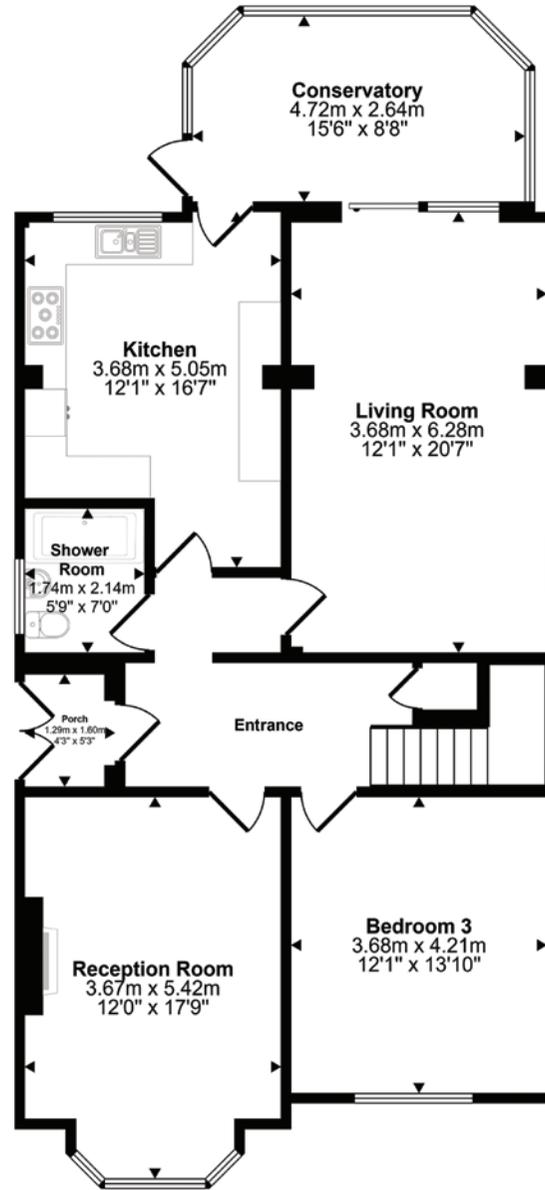
**COLIN CATTERMOLLE**  
HIVE Partner for Swanage

This spacious and versatile detached home has been beautifully renovated by the current owners. The property is less than a mile from Townsend Nature Reserve; and Swanage town centre, with its local amenities, shops, restaurants, cafés and beautiful award winning sandy beaches is just half a mile away.

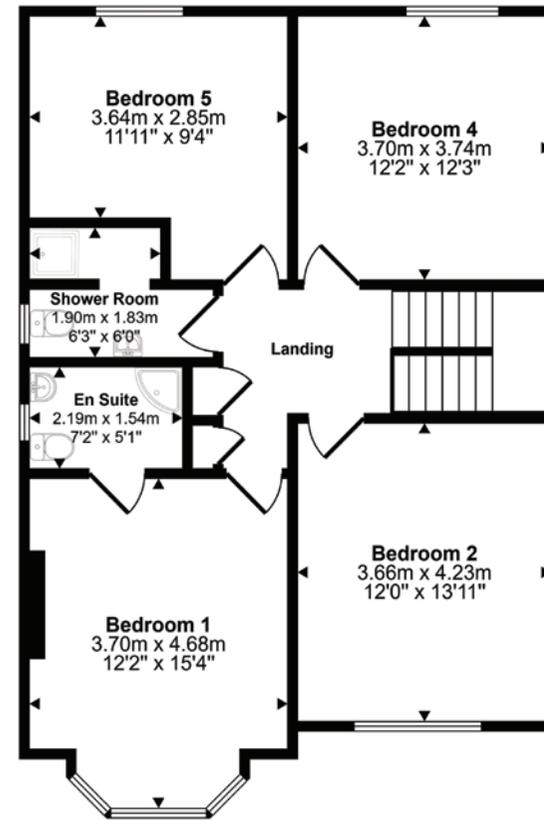


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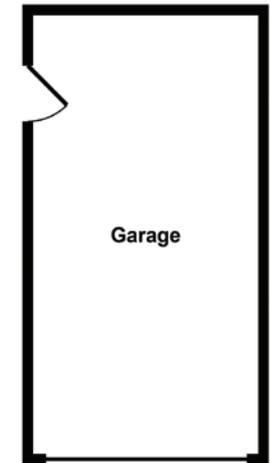
Approx Gross Internal Area  
208 sq m / 2242 sq ft



**Ground Floor**  
Approx 109 sq m / 1178 sq ft



**First Floor**  
Approx 79 sq m / 847 sq ft



**Garage**  
Approx 20 sq m / 217 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.





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