



## 28 SYDENHAM ROAD

SWANAGE, BH19 2JX

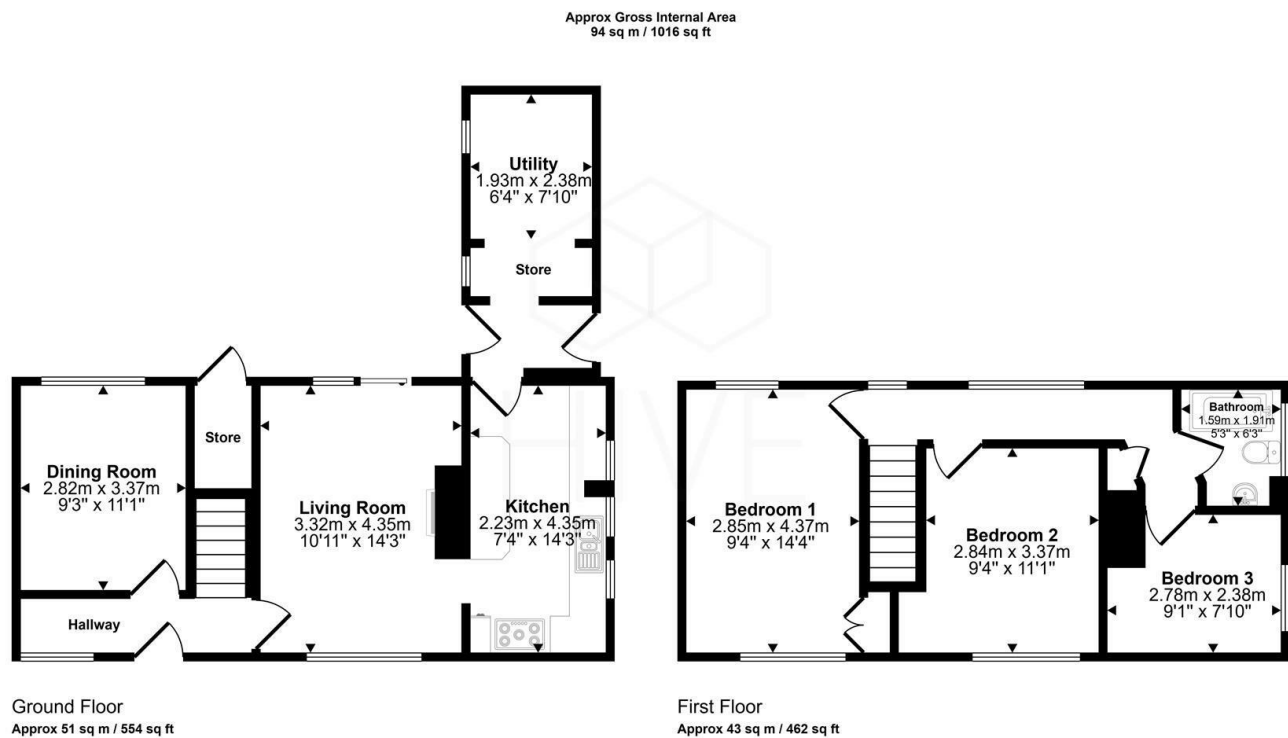
£295,000  
FREEHOLD

\*\* Situated on the edge of Swanage \*\* Semi-detached home with potential for four bedrooms \*\* Spacious and versatile layout, ideal for family living \*\* Welcoming entrance hallway leading to main living areas \*\* Comfortable lounge and generous kitchen with utility area \*\* Dining room currently used as a fourth bedroom \*\* Three well-proportioned bedrooms on the first floor \*\* Modern three-piece bathroom with shower-over-bath \*\* Low-maintenance rear garden with decking and outdoor storage \*\* Close to local amenities, schools, and excellent transport links \*\*



HIVE





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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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