



SCAN QR FOR HOLIDAY LET SITE

RICHMOND ROAD

SWANAGE

BH19 2PZ

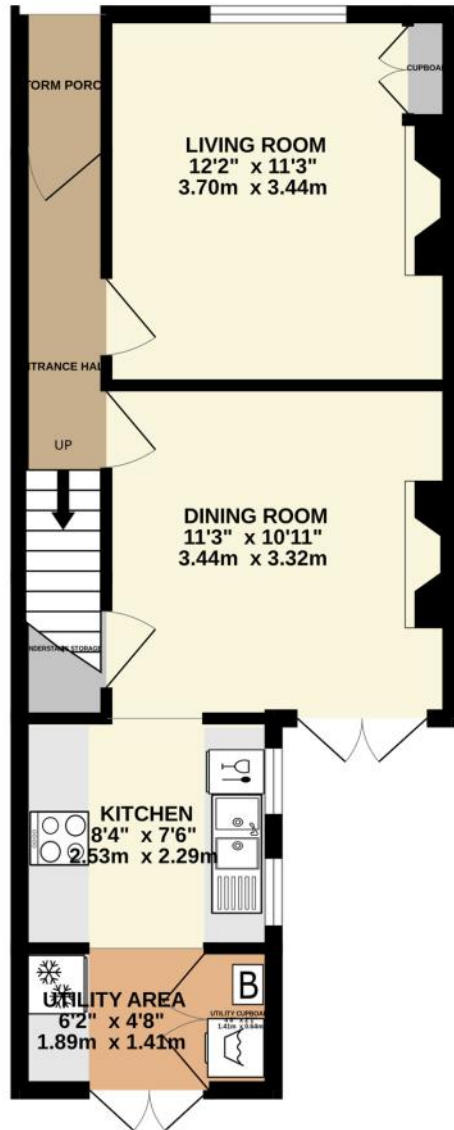
Well-Presented 3-4 Bed Mid-Terrace Family Home with Outstanding Reviews as an established Holiday Let portfolio generating a strong income - offering Sea & Countryside Views plus Outside terrace seating.

Guide Price £420,000

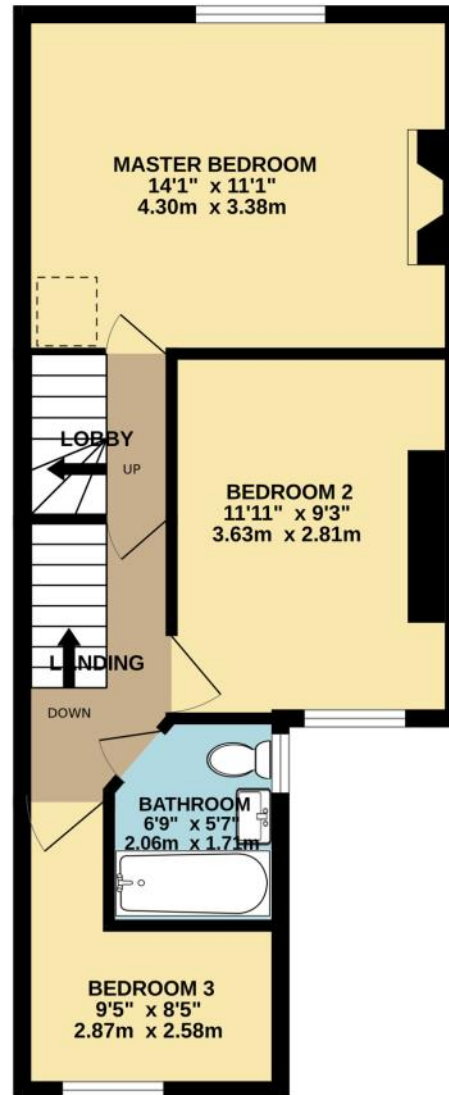
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& HALL



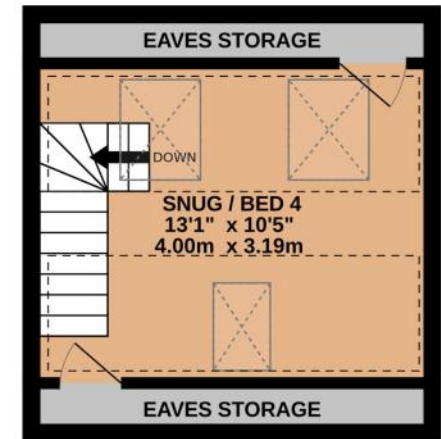
GROUND FLOOR  
414 sq.ft. (38.5 sq.m.) approx.



1ST FLOOR  
416 sq.ft. (38.6 sq.m.) approx.



2ND FLOOR  
180 sq.ft. (16.7 sq.m.) approx.



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		85
(69-80)	<b>C</b>	72	
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	

TOTAL FLOOR AREA : 1009 sq.ft. (93.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any

RICHMOND ROAD offers both town and coastal accommodation in the nostalgic seaside town of Swanage—Ideal as either a primary residence for a family home, or indeed to continue the existing and established Holiday Let business as an Investment property.

The bright, spacious and contemporary accommodation comprises 3 spacious Bedrooms plus a loft-conversion 4th Bed / Study, a contemporary fitted Kitchen leading to a Dining Room with feature fireplace, separate Living Room, Utility and Family Bathroom. Principal rooms offer impressive sea and town views, plus good-sized, low-maintenance decked and gravel outside space with seating areas and shed.

Street parking can be found along this residential road.

AN IDEAL 'TURN-KEY' PROPERTY



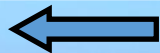
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A WELL-PRESENTED & CONTEMPORARY MID-TERRACE FAMILY HOME WITH SEA VIEWS—  
IDYLLIC ONE-OFF PRIMARY RESIDENCE OR INVESTMENT OPPORTUNITY FOR HOLIDAY LET WITH  
SUCCESSFUL GOING CONCERN.



SET IN THE NOSTALGIC SEASIDE  
TOWN OF SWANAGE





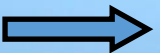
BALLARD DOWN & ROUTE TO STUDLAND



HEART OF THE TOWN & AMENITIES



DURLSTON COUNTRY PARK



SWANAGE BAY & SANDY BEACHES



CHAIN FERRY TO SANDBANKS,  
POOLE & BOURNEMOUTH



SWANAGE TOWN WITH ITS ABUNDANCE OF AMENITIES, RESTAURANTS & BOUTIQUE, NOSTALGIC SHOPS



**THE HOLIDAY LET-** A most successful and sought after Holiday Let business in come can be generated from this property, boasting fantastic reviews and a proven income record. CAN BE SOLD AS A 'TURN-KEY' WITH ONWARD TRADE & FURNITURE (subject to separate negotiation) QR LINK TO HOLIDAY LET WEB PAGE.



**REVIEWS:** *'Lovely place. Clean, comfortable and well equipped. Street parking unrestricted. Short walk to town. Pub round the corner is friendly and does good food.'*

*'Enjoyed the property so much we tried to book a second week'*

This delightful family friendly terraced house has recently been renovated to a high standard. Sleeps up to 6 people

Additional Amenities: BEACH—Less than 1/2mile away. SHOPS—5 minute walk.





**ENTRANCE**—The Entrance Hall creates a bright impression with decorative tiling leading throughout to the principal rooms.

**LIVING ROOM**—The separate living room is spacious and cosy with a feature fireplace, wooden flooring and bright looking over the front aspect

**KITCHEN**—The contemporary and characterful Kitchen has been beautifully refurbished with wooden worktops and fitted units with a double Belfast Sink, to include a Fridge/Freezer, Dishwasher, Oven and gas hob. Hidden within a cupboard lies the boiler, Washing Machine & Dryer.

**DINING ROOM** The open plan Kitchen — Dining room is a bright and elegant space, offering ample light with patio doors onto the decked garden beyond.





**THE MASTER BEDROOM** is a generous double room in neutral tones with pretty feature fireplace overlooking the front aspect. There is ample space for furnishings.

**BED 2** is a spacious double room with ample space for furniture into the eaves and offering a pretty outlook over the rear of the property.

**BED 3** is currently a bunk room with large window and adjacent the bathroom.

**THE FAMILY BATHROOM** is modern in design benefitting a Bath with Shower overhead, sink, WC and heated towel rail.

**OUTSIDE** – The rear garden is mainly laid over two levels with composite decking with some decorative shingle to the side. A wooden shed offers handy outside storage. A gate leads to the rear access lane.

**PARKING** — Street Parking can readily be found along the residential Richmond Road







Viewing by appointment through sole agents:

**Albury & Hall (Dorset) Ltd, 24 Station Road, Swanage. BH19 1AF**

**01929 66 00 00 [info@alburyandhall.co.uk](mailto:info@alburyandhall.co.uk) [www.alburyandhall.co.uk](http://www.alburyandhall.co.uk)**

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