



Sunnydale Villas

Durlston

BH19 2HY

**BEAUTIFULLY PRESENTED SUBSTANTIAL 5 BEDROOM FAMILY
HOME WITH PRETTY COTTAGE GARDEN, REAR COURTYARD
GARDEN & ELEVATED SEA VIEWS –NO FORWARD CHAIN**

Guide Price £850,000

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3 Sunnydale Villas is a period property sitting in the south-east corner of the Isle of Purbeck in Dorset, a mile south of Swanage and adjacent to Durlston Country Park, 320 acres of very special countryside and with easy access to the Jurassic Coast and South West Coastal Path.

The Property — was built in the 1860's at the same time as Durlston Castle with an addition of the second floor around 1900. It is constructed from Purbeck Stone and rendered elevations with stone corner returns under a slate tiled roof and stone mullion windows to ground and first floor front windows along with a feature tiled bay to the second floor giving great kerb appeal. Spacious rooms, large windows and high ceilings make the property very light and airy. There are superb sea views from all east facing windows at the front of the house.

Ground Floor — The front door opens into an entrance hall with stone flooring, to the rear of the entrance hall is a ground floor cloakroom with w.c., wash basin and double height cupboard housing services for a washing machine and tumble drier. The inner Hallway, from which all ground floor rooms are accessed, has an attractive and practical Victorian broken mosaic tiled floor.





The sitting room has an east facing triple section, stone mullioned window overlooking the front garden filling the room with the morning sunshine. Ornate cornice brings elegance to the room. There is a fully working, decorative Victorian style cast iron open fireplace. An archway opens through into the dining room featuring ornate cornice, a cast iron and tiled range style fireplace with stone hearth and patio doors to the rear courtyard terrace.

The hallway continues to lead on to the kitchen/diner, a lovely light room with patio doors to the rear courtyard. The kitchen is well designed with a good range of wall and base units topped with a wooden worktop inset with ceramic sink, electric hob, integral eye level double oven and plumbing for undercounter dishwasher. There are additional built in storage cupboards for large items and plenty of room for a large dining table and chairs.









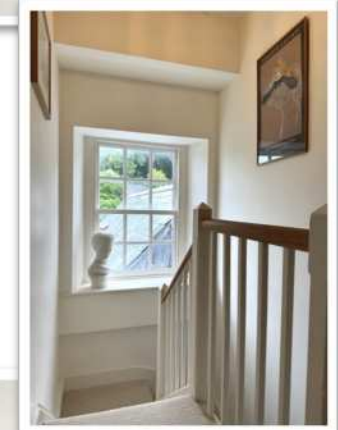
First Floor - Stairs lead up to a split landing with further stairs leading to either the front or rear of the first floor. To the front of the house is bedroom 1, a large double room with decorative cornice, painted wooden floorboards and space for large wardrobes and draw chests. Dual aspect with large stone mullioned window overlooking the front garden providing superb views of the sea beyond Durlston Bay.

Bedroom 2 is a double room with built in wardrobe and west facing window overlooking the rear courtyard.

To the rear of the first floor is bedroom 3, a spacious and light double overlooking the rear courtyard.

The family bathroom is a luxurious room with large walk-in shower, bath with handheld shower attachment, wash basin with vanity under, w.c., column radiator and airing cupboard.



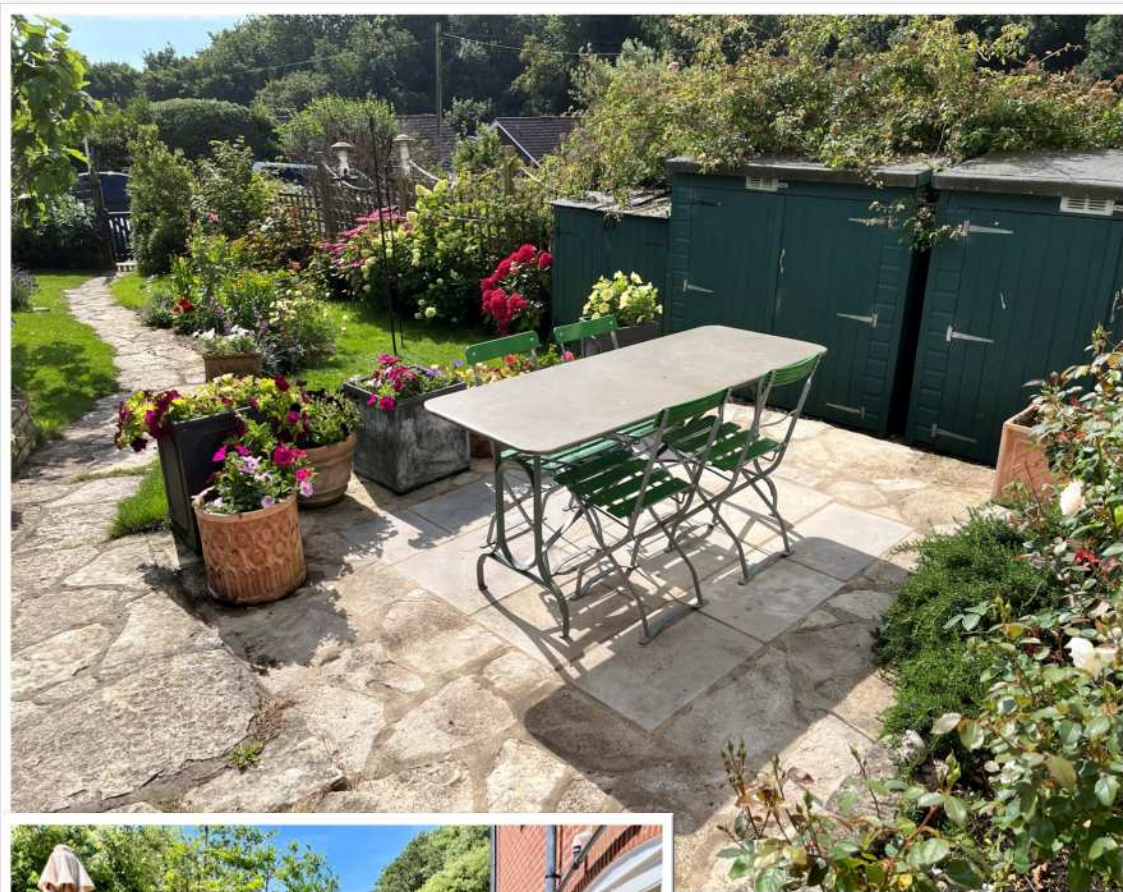


Second Floor - There are a further two bedrooms and shower room on this floor. Bedroom 4 to the front of the house is a delightful double room with a marvellous view of the sea at Durlston Bay and towards the Isle of Wight, a peaceful room at the top of the house. A Victorian cast iron feature fireplace adds extra period character to the room.

Bedroom 5 to the rear of the second floor is the last double bedroom overlooking the rear courtyard, a cast iron fireplace is also a feature here along with a built-in wardrobe.

The shower room has an elegant feel with 'Fleur-de-Lys' screen design on windows and door glass, comprising of a large walk-in shower, wash basin, w.c. and column radiator.





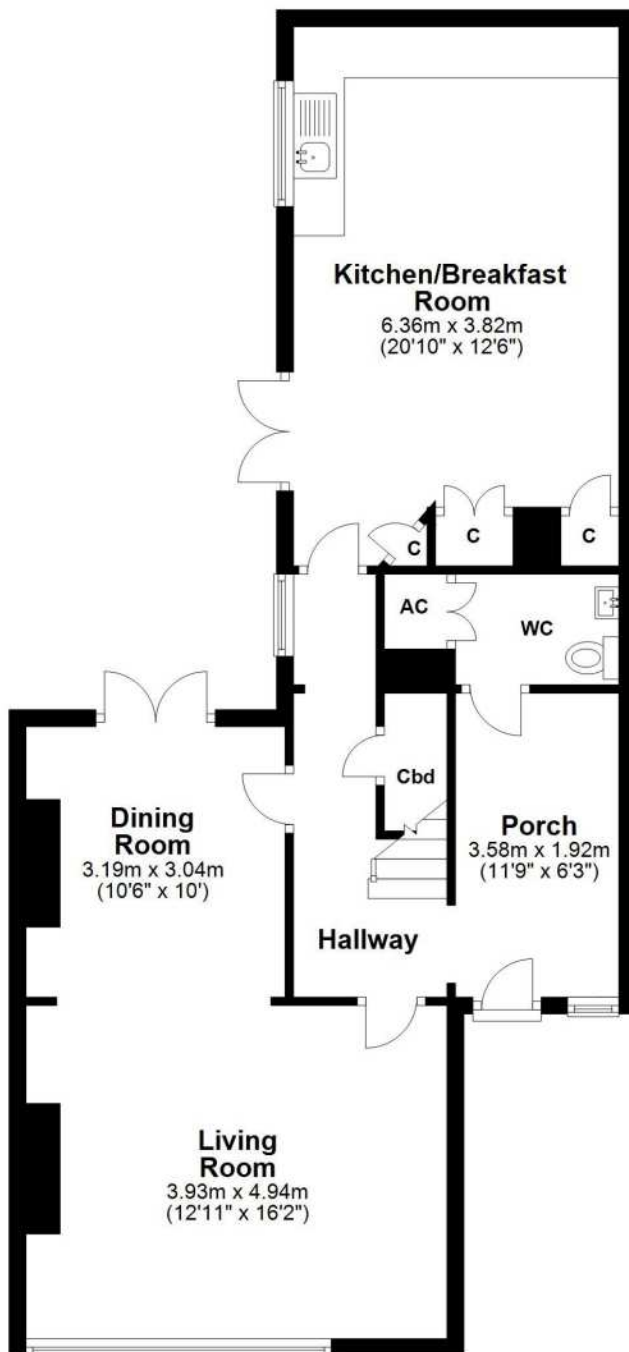
Outside - A garden gate opens from an unofficial off-road parking space into the east facing front garden, there is a tranquil cottage garden feel with fragrant roses, perennials and statement shrubs, a welcome tapestry of colour. A stone path leads up to the front door and terraced area, a great place to sit and enjoy breakfast in the sun or to relax in the lengthening hours of the day. There are various storage sheds for garden furniture and tools. The rear courtyard is enclosed with low Purbeck stone wall with bamboo screening above, a sun trap in the afternoon and a great place for al fresco dining, a really sociable space connecting the inside and outside living accommodation.

Location - Swanage, a family seaside town, with long sandy beaches, a variety of restaurants, pubs, cafes, schools, the Historic Swanage Steam Railway, and access to coastal and inland walks, offers everything for a family home or holiday home destination.



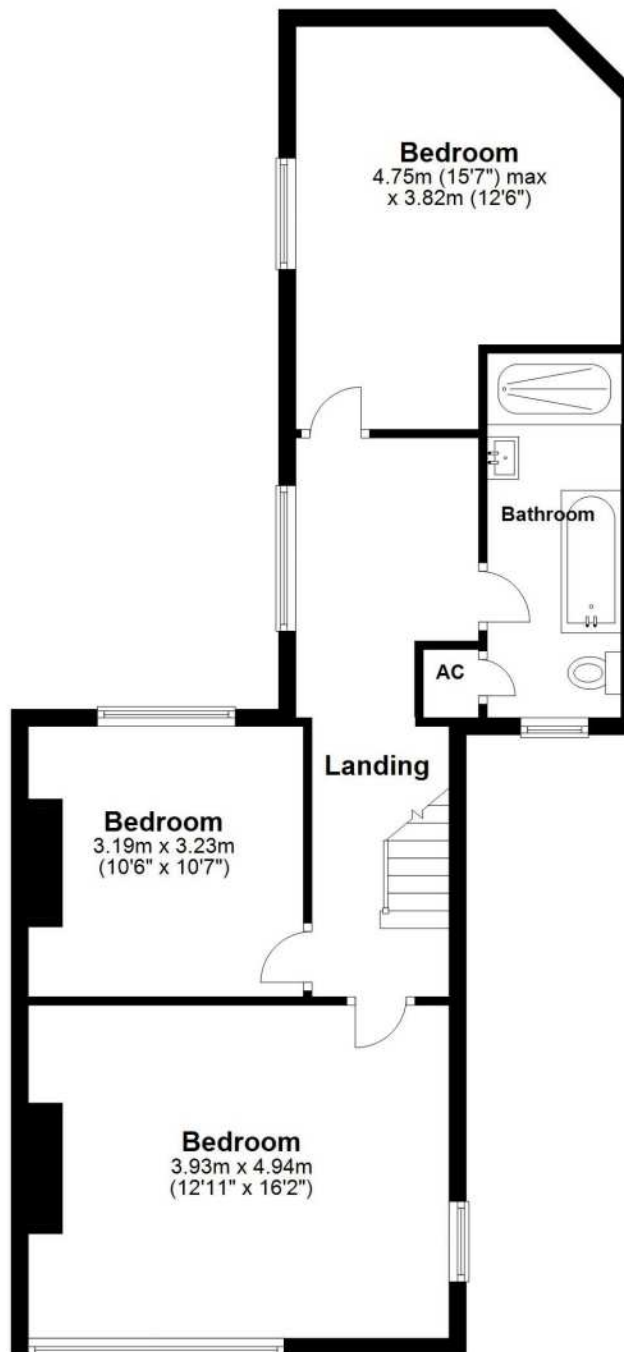
Ground Floor

Approx. 73.6 sq. metres (792.2 sq. feet)



First Floor

Approx. 66.6 sq. metres (716.9 sq. feet)

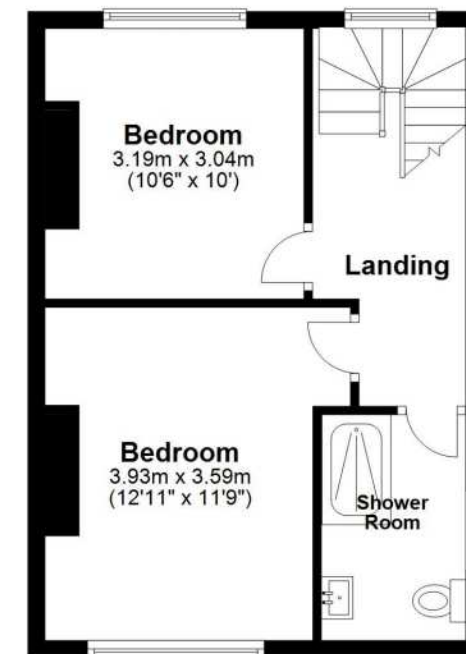


Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		

Gas Fired Central Heating throughout

Second Floor

Approx. 35.7 sq. metres (383.8 sq. feet)



Total area: approx. 175.9 sq. metres (1892.9 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan, measurements of doors, Windows, rooms and any other items are approximate and no responsibility is taken for error Omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services systems and appliances shown have not been tested and no guarantee as to their Operability or efficiency can be given
Plan produced using PlanUp.



Viewing by appointment through sole agents:

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