



Beach Gardens

Swanage

BH19 1PG

**DETACHED 3 BEDROOM HOME IN NEED OF MODERNISATION
WITH GARAGE, PARKING & SOUTH FACING GARDEN WITHIN A
FEW MINUTES WALK OF THE SANDY BEACH & TOWN CENTRE**

Guide Price £725,000

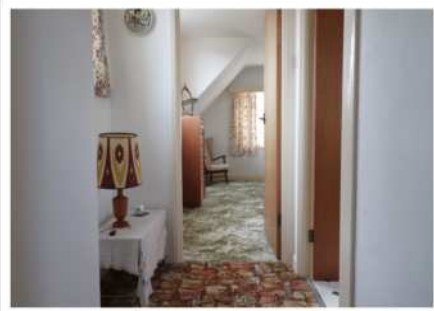
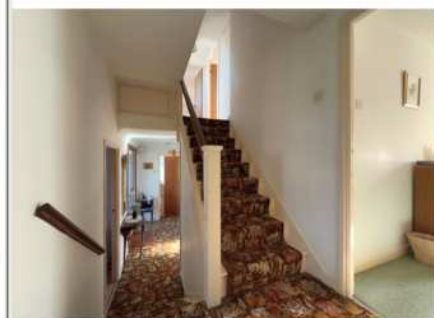
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Swanage and Studland are renowned for long sandy beaches and pretty coastline, being at the start of the World Heritage Jurassic Coastline. Swanage has many shops, restaurants, public houses and the Historic Steam Railway, this along with the safe, sandy beaches makes an idyllic location for any home. The property is within a few minutes' walk of the beach. There are the most spectacular walks to Ballard Down, Old Harry Rocks, and over the hill to Studland with the Bankes Arms, and Pig on the Beach Country House Hotel.

This detached, Purbeck Stone and painted render house with tiled roof situated on Beach Gardens has been a family home for many years and is now in need of some modernisation and new family energy. Beach Gardens is a lovely park area with Bowls Club, Tennis courts and Pitch & Putt, set back from the seafront it is a popular location, where a selection of large, detached homes with sizeable gardens offer views over the park, Ballard Down and assorted views and glimpses of Swanage Bay. A short walk takes you directly to the sandy beach of Swanage, with the town being an easy 5 minute' walk. Close to schools, football, cricket, bowls & tennis clubs and all the town amenities, all this adds to make an ideal family home.







Steps lead up to the Front Door with storm porch, which opens into the Hallway, immediately to the left is a spacious and light triple aspect Living Room with patio doors which open onto a south facing stone terrace and the rear garden. There is a Purbeck Stone fireplace and hearth and ample space for comfortable seating. Along the Hall is the Kitchen/Diner, a good-sized room with south facing window and door to rear garden. The Kitchen is dated and in need of reconfiguration but overall, a great space to design a stylish family area to cook and eat. There is a ground floor Cloakroom with w.c. and wash basin. A few steps lead up to a half landing with 2 Bedrooms and a Bathroom, the larger Bedroom to the rear of the house has a lovely sunny southerly and westerly aspect, a double room with built in wardrobes. The second Bedroom is a single or bunk bedroom to the front of the house with single built in wardrobe cupboard. The Family Bathroom comprises of bath and wash basin. More stairs lead up to a third Bedroom and Shower Room, this would convert beautifully into a Master suite, currently split into a triple aspect double sized bedroom with separate Shower Room.

Internal stairs from the ground floor Hallway lead down to the integral Garage which can also be accessed by the front garage doors and driveway. Electricity and water services are installed in the garage.



Outside – To the front of the property there is a drive in/drive out crescent driveway which also gives access to the Garage. A low Purbeck Stone retaining wall defines the edges of the driveway and provides raised beds which are planted with established shrubs. There are gated pathways to both sides of the property leading to the rear garden. At the rear of the house there is a patio area immediately outside the property with stone retaining wall and a few steps leading up to the sloping garden, laid to lawn with and enclosed with a combination of hedges and fencing. A gate could easily be placed in the rear fence which would allow access to a little used service lane which runs partway behind the houses of Beach Gardens.

First Floor

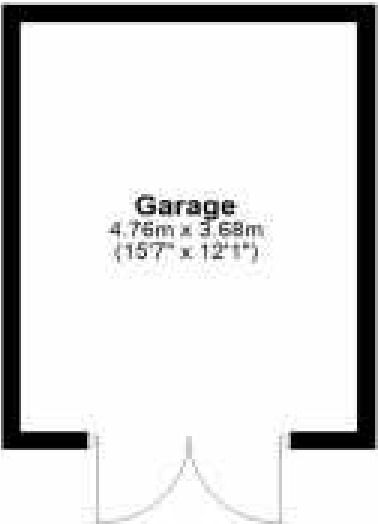
Approx. 75.2 sq. metres (809.5 sq. feet)



Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D		
39-54	E	45 E	
21-38	F		
1-20	G		

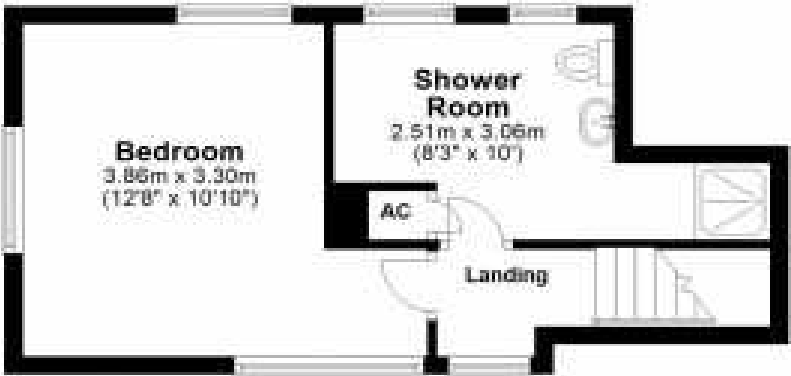
Ground Floor

Approx. 17.5 sq. metres (188.4 sq. feet)



Second Floor

Approx. 27.8 sq. metres (299.5 sq. feet)



Total area: approx. 120.5 sq. metres (1297.5 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan, measurements of floors, windows, rooms and any other items are approximate and no responsibility is taken for error Omission and 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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