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Est 1873

RML/s

Ref: 4261/Map Ref: H7

27 BENLEASE WAY, SWANAGE, DORSET, BH19 2SX



PRICE: £525,000 FREEHOLD

**WELL-PRESENTED DETACHED BUNGALOW – 3 BEDROOMS –
1 RECEPTION ROOM – SEA AND HILL VIEWS**

**Kitchen – Conservatory – Bathroom – Separate W.C. – Bathroom/W.C. –
Gas central heating – Double glazing – Gardens – Double length garage – Driveway parking**

SITUATION: *In an elevated position on the western slopes of Swanage approximately one mile from the main town centre, beach and seafront. Local schools are nearby, and the property is conveniently located for access to open country walks which lead to the Coastal Path, forming part of the Jurassic Coast World Heritage site.*

DESCRIPTION: *A detached bungalow, built, we understand in the 1970's of Purbeck stone and rendered elevations under an interlocking tiled roof. The current owners have refurbished the property, and it is well presented. The conservatory overlooks the rear garden and has views of the Purbeck hills and to Swanage Bay. The double length garage has utility space and there is driveway parking.*

ACCOMMODATION: Path and steps to:

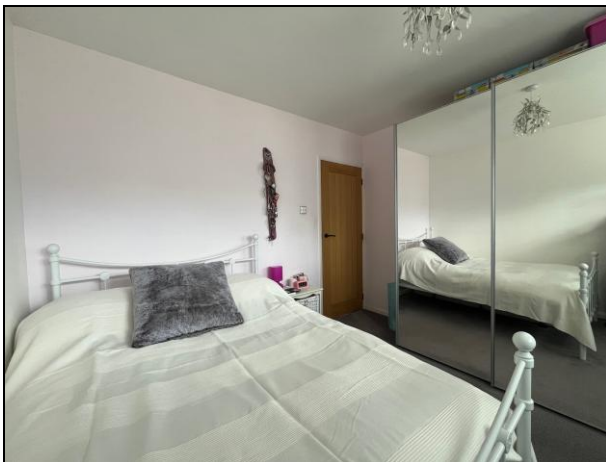


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<u>ENTRANCE HALL:</u>	Double glazed front door, telephone point, radiator, central heating thermostat, shelved store cupboard, access to loft space with retractable ladder and light.
<u>LOUNGE/DINER (N):</u>	19'11" max x 14'05" max (6.1m x 4.4m max) Fireplace with wood burner, 2 radiators, TV aerial point. Double glazed doors to:
<u>CONSERVATORY (W, N & E):</u>	13'03"x9'11" (4.0m x 3.0m) Double glazed door to garden, radiator, views of the Purbeck Hills & Swanage Bay.
<u>KITCHEN (E):</u>	10'04"x8'10" (3.2m x 2.7m) Airing cupboard housing Worcester boiler and slatted shelving, view to the sea, single drainer sink unit with mixer tap and quartz worksurfaces with drawers, cupboards, integrated washing machine and integrated fridge under, electric oven and gas hob with extractor hood over, wall cupboards. Door to outside.
<u>BEDROOM 3 (W):</u>	10'09"x7'03" (3.27m x 2.2m) Radiator.
<u>BEDROOM 1 (S):</u>	11'1"x10'07" (3.4m x 3.2m) Radiator, fitted mirror front triple wardrobe, TV aerial point.
<u>BEDROOM 2(S):</u>	11'1"x8'11" (3.4m x 2.7m) Radiator, mirror fronted double wardrobe, TV aerial point.
<u>SEPARATE W.C.:</u>	2'08"x4'09" Half tiled walls, wash basin with mixer tap, shelf and towel radiator, concealed cistern W.C., obscure double-glazed window, extractor.
<u>BATHROOM:</u>	5'04"x4'09" Panelled bath with mixer tap and mains shower unit, fully tiled surround, vanity wash basin with mixer tap, extractor, obscure double-glazed window.
<u>OUTSIDE:</u>	Open plan lawned front garden. Driveway providing off road parking leading to: <u>DOUBLE LENGTH GARAGE:</u> 28'10"x9'02" (8.78m x 2.81m) Light, power, up and over and personal doors, appliance spaces, windows with sea and hill views. Side accesses to the rear garden with a paved patio, lawn, ornamental pond and water feature, flower and shrub beds, fruit tress, timber garden chalet.
<u>ADDITIONAL INFORMATION:</u>	Property type: Detached. Construction: Standard. Electric supply: Mains. Water supply: Mains. Heating: Mains gas. Broadband: FTTC (checker.ofcom.org.uk/). Mobile signal/coverage: Please see: checker.ofcom.org.uk/
<u>COUNCIL TAX:</u>	Band D: £2689.44 payable for 2025/26 (excluding discounts, or additional home premium).
<u>VIEWING:</u>	By appointment only please, with the Agents MILES & SON. Our office is normally open Monday-Friday 9am-5pm and Saturday 9am-3pm April-October inclusive, 9am-12.30 pm at other times. Lunchtimes included.

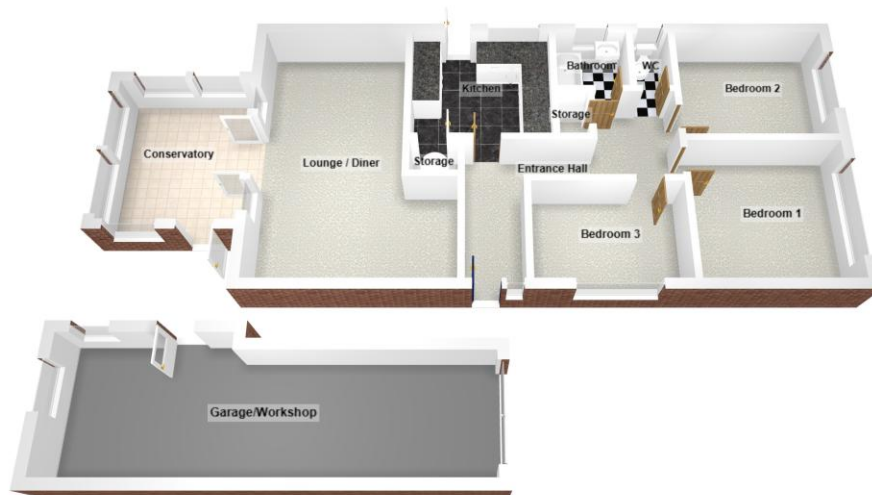
EPC TO BE ADDED

27 Benlease Way – cont'd



Floor plan cont'd over.../

RAILWAY HOUSE, 2 REMPSTONE ROAD, SWANAGE, DORSET, BH19 1DW
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