







'Kelston Villa' Newton Road

Swanage, BH19 2DZ

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Newton Road

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- Stunning Family-Sized Home
- Sea Views
- Near Beach & Town
- Well Presented Throughout
- Westerly Facing Garden
- Currently Operated As A Furnished Holiday Let
- No Onward Chain
- Off-Road Parking
- Three Storeys
- Oozing Character





We are delighted to bring to the market Kelston Villa, Newton Road, Swanage, a BEAUTIFUL, FIVE BEDROOM, SEMI-DETACHED HOUSE proportioned over THREE STOREYS with FEATURE BAY WINDOWS. The property is located within CLOSE PROXIMITY to the HISTORIC Swanage Town Centre and Bay.

The ground floor accommodation includes an initial entrance hallway with ample space to store shoes and coats. A door immediately on the left provides access into the sizeable living room. The living room offers a characterful open fireplace, perfect for cosy winter evenings at home. A large bay window allows for plenty of natural light. A lovely sea view is visible from the left side of the bay window. The dining room is well



proportioned, benefits from an ornamental fireplace and feature sash windows. The dining room is currently configured as a ground floor bedroom. Also, on the ground floor is a spacious kitchen/breakfast room. The kitchen comprises a range of wall and base level units and includes ample space for appliances such as a fridge/freezer, washing machine and dishwasher. Also in the kitchen is a range style cooker with double oven, grill and five ring gas hob. Above, there is a fitted extractor fan. A door from the kitchen/breakfast room provides access onto the rear garden. Completing the ground floor is a modern fitted shower room comprising modern shower cubicle, pedestal wash-hand basin and close coupled W.C.

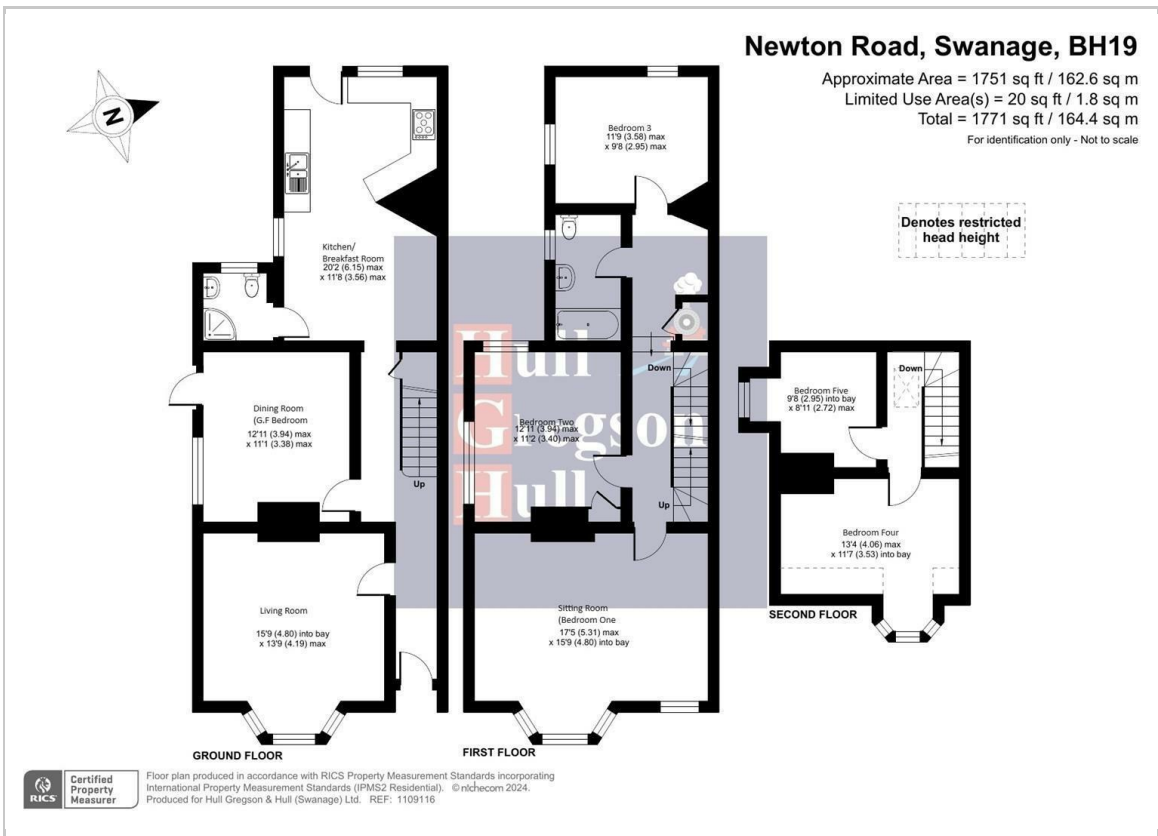
Stairs ascend to the first floor where you are met with a featured sized sitting room benefiting from an attractive fireplace. Similar to the ground floor living room, the sitting room has a large bay window with stunning sea views towards Swanage bay. This room could alternatively be used as the main bedroom (bedroom one). Bedroom two is well proportioned and has an attractive outlook onto the rear garden. An extended landing provides a large storage cupboard and traditional doors provide access into bedroom three and the family bathroom. The bathroom provides an enamel bath with electric shower overhead as well as low-level WC, wash hand basin and heated towel rail. Bedroom three would make for an ideal guest bedroom, includes dual aspect sash windows and has ample space for wardrobes.



The second floor accommodation comprises two bedrooms. Bedroom four is situated at the front of the property with an easterly facing aspect and a small bay window offers delightful sea views. Bedroom five, a single room or alternatively would be suitable as office or study. On the landing a hatch gives access to a loft area.

Outside to the rear, a westerly facing patio with water supply affords space for a barbecue and the remainder of the garden is laid to lawn with shrubs borders and from here, a view to the Purbeck Hills and sea. In addition, there is a sizeable garden shed.

Kelston Villa would make an ideal family home with work-from-home potential, or an investment opportunity. Durlston and the South West Coast Path are within easy reach. This property is currently run as a successful holiday let and can be sold fully furnished upon request.



Kitchen/Breakfast Room
 20'3" max (8'0" min) x 11'8" max (7'6" min) (6.18 max (2.44 min) x 3.58 max (2.30 min))

G.F Shower Room
 5'4" x 5'1" (1.65 x 1.57)

Dining Room (G.F Bedroom)
 13'8" x 11'8" (4.17 x 3.58)

Living Room
 14'6" max (13'3" min) x 14'2" max (5'5" min) (4.44 max (4.06 min) x 4.32 max (1.67 min))

Sitting Room (Bedroom One)
 9'9" max (8'2" min) x 11'8" max (2.99 max (2.49 min) x 3.57 max)

Bedroom Two
 12'0" x 10'11" (3.66 x 3.35)

Bedroom Three
 15'7" max (12'8" min) x 17'5" max (8'5" min (4.76 max (3.88 min) x 5.33 max (2.58 min))

Bathroom
 10'4" x 5'6" (3.17 x 1.68)

Bedroom Four
 12'0" max (7'8" in) x 13'4" max (3'11" min) (3.68 max (2.34 min) x 4.07 max (1.2 min))

Bedroom Five
 8'10" max (3'11" min) x 10'2" max (3'10" min) (2.71 max (1.2 min) x 3.10 max (1.18 min))

Additional Information.

The following details have been provided by the vendor, as required by Trading Standards. These details should be checked by your legal representative for accuracy.

- Property type: House
- Property construction: Standard
- Mains Electricity
- Mains Water & Sewage: Supplied by Wessex Water
- Heating Type: Gas central heating
- Broadband/Mobile signal/coverage: For further details please see the Ofcom Mobile Signal & Broadband checker. checker.ofcom.org.uk/

Disclaimer.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact but must satisfy themselves by inspection or otherwise as to their accuracy. All measurements are approximate. Any details including (but not limited to): lease details, service charges, ground rents, property construction, services, & covenant information are provided by the vendor, and you should consult with your legal advisor/ satisfy yourself before proceeding. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

