







Lighthouse Road

Swanage, BH19 2JJ

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Guide Price £650,000
Freehold



Lighthouse Road

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- Three Bedroom Detached Bungalow
- Quiet and Secluded Location
- AONB - Near Durlston Country Park and Jurassic Coastline
- Flexible Accommodation
- Study, Utility Room
- Large, Open and Bright Sitting/Dining Room
- Ground Floor Bathroom and Separate Shower Room
- South Facing Garden with Patio and Pergola
- Forecourt Parking, Garage with Attached Carport
- No Forward Chain





**** DRONE & PROPERTY VIDEOGRAPHY AVAILABLE****

In a **QUIET & SECLUDED LOCATION** in South Swanage this **DECEPTIVELY SPACIOUS THREE BEDROOM BUNGALOW** with **FLEXIBLE** and **ATTRACTIVE ACCOMMODATION** is to be found close to the **RENOWNED DURLSTON COUNTRY PARK** with the pathways to Durlston Castle, Anvil Point Lighthouse and the Jurassic Coast within easy walking distance.

Approached by a private driveway from Lighthouse Road, "Cherry Trees" was extended in the mid 2000s to provide a principal bedroom on the first floor and increased living accommodation to the rear.

From the large gravelled forecourt, which has parking for several vehicles and separate garage with carport, access to the property is via a slope and pathway to the sides of the property or by steps which rise to the front entrance.

The front entrance door opens into a spacious and light reception area which has a large bay window



and which provides flexible usage - a good space for dining or perhaps as a study/playroom with useful built-in cupboards and shelving. From here a staircase rises to the first floor where an oak floored bedroom offers an open outlook and plenty of light ingress through uniquely styled dual northerly and southerly aspect apex windows and westerly facing 'Velux'. Storage is provided in the eaves and by useful built-in cupboards.

On the ground floor pine engineered flooring extends from the front reception room through the central hallway to the the kitchen and main living area towards the rear of the property.

The second bedroom has an attractive elevated view via a bay window to the front of the property over the gravelled driveway to shrubs and greenery. A glazed door leads further into the property and to one side, the family bathroom has tiled walls and comprises a white suite of panelled bath with independent shower over, washbasin, WC, and in the hallway, a built in airing cupboard.

Bedroom three offers built-in storage and looks out to the side of the property and across the hall, the galley-style kitchen. The kitchen has a skylight and internal window opening into the large sitting/dining room extension and a door through to a side lobby. The kitchen comprises a good range of worktops, cupboards and drawers, integral gas hob with filtration hood over and electric under oven; inset 1.5 bowl stainless steel sink and space for fridge/freezer and dishwasher. The side covered lobby/utility area has doors to the front and rear garden, a worktop with storage cupboards and space for a washing machine and tumble dryer.

Returning to the hall, and into the spacious living/dining room where dual aspect windows, skylight, glazed French doors and borrowed light from the kitchen all add to the airiness of the room which features a good range of floor to ceiling storage cupboards and complementary display or bookcase with additional storage cupboards. There is a pleasing view from the living room onto the attractive, tiered garden to the rear of the bungalow which features a south-facing patio, pergola and lawn with surrounding hedge providing privacy.

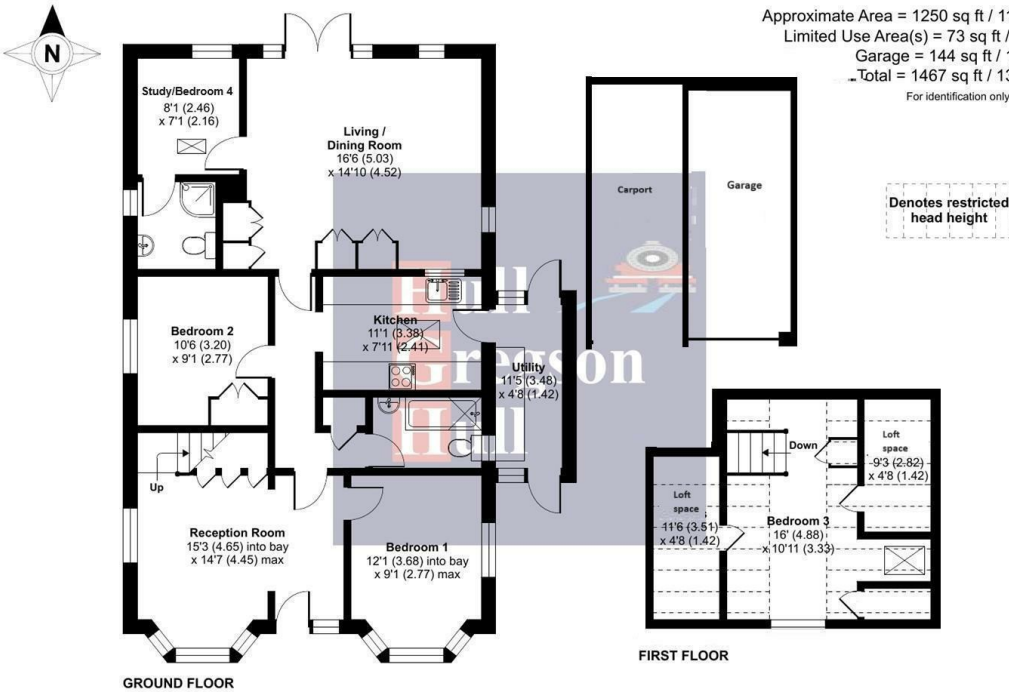
Adjacent to the sitting room is a further bedroom, ideal as a guest room with en suite shower room comprising corner shower cubicle, wash basin and WC.

This hidden gem would make a perfect home for lovers of both the countryside and the stunning and renowned local coastline.



Lighthouse Road, BH19

Approximate Area = 1250 sq ft / 116.1 sq m
 Limited Use Area(s) = 73 sq ft / 6.8 sq m
 Garage = 144 sq ft / 13.4 sq m
 ...Total = 1467 sq ft / 136.3 sq m
 For identification only - Not to scale



Certified Property Measurer
 Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nclhcom 2024. Produced for Hull Gregson & Hull (Swanage) Ltd. REF: 1145147

Living/Dining Room 16'6" x 14'9" (5.03m x 4.52m)

Reception Room 15'3" x 14'7" (4.65m x 4.45m)

Kitchen 11' x 7'10" (3.35m x 2.39m)

Utility 11'5" x 4'7" (3.48m x 1.42m)

Bedroom Two 12'0" x 9'1" (3.66m x 2.77m)

Bedroom Three 10'5" x 9'1" (3.20m x 2.77m)

Bathroom

Bedroom Four/Study 8'0" x 7'1" (2.46m x 2.16m)

Shower Room

Bedroom One 16'0" x 10'11" (4.88m x 3.33m)

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: Detached Bungalow

Property construction: Standard

Tenure: Freehold

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.

