



Park Road
Swanage, BH19 2AA



£850,000 Freehold



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- Seven Double Bedrooms
- Five Ensuites / Two Main Bathrooms / GF W.C
- Income Potential / Guest House Potential
- Oozing Character
- Desirable Location
- Beach & Town Nearby
- Beautifully Presented Throughout
- Exceptionally Spacious
- Modern Fitted Kitchen / Utility
- Feature Fireplaces





This beautifully presented, seven bedroom, traditional residence was built in 1875 and simply oozes character. The property offers tremendous INCOME POTENTIAL due to its outstanding size and guest house potential, with ensuites serving five of the seven double bedrooms, and an additional two bathroom.

The ground floor accommodation comprises an initial entrance lobby with stunning mosaic flooring adding to the properties appeal. A door on the left then provides access into treble aspect living room allowing for plenty of natural light. The living room offers an attractive gas fireplace and feature stained glass window.



Back to the initial entrance lobby, four steps then ascend to the ground floor cloakroom, comprising a wash hand basin and WC. Also on the ground floor is a modern fitted kitchen comprising a wide range of wall and base level

units and a host of integrated appliances to include an eye-level electric double oven, five ring electric hob with overhead extractor, fridge, freezer, washing machine & dishwasher. A nearby utility room also offers multiple wall & base level units. Beyond the kitchen is an exceptionally spacious dining room with a spiral staircase at the foot that leads to the first floor (Access to the first floor can also be gained via the main staircase, located centrally). A side entrance to the residence can be located just off of the dining room.



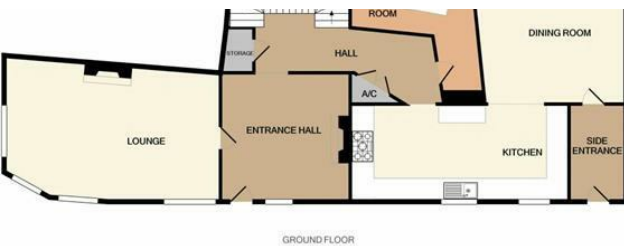
The first floor accommodation comprises four double bedrooms. The main bedroom (Bedroom One) is tastefully decorated, with large double glazed windows providing a superb outlook towards the Purbeck hills. An ensuite bathroom servicing Bedroom One comprises a panelled bath, low-level WC and wash handbasin. Bedroom two is well proportioned & features a spiral staircase providing access to an impressive dressing room. Bedroom Three is situated at the front of the property and comprises an ensuite shower room making it the perfect guest suite. Similarly bedroom four also includes an ensuite shower room with stunning Westerly facing balcony.

Stairs then ascend to the second floor where an additional three bedrooms can be located. Bedroom Five, currently set up with twin beds, is very well proportioned that it could otherwise be used as an upper floor sitting room. Bedroom six and seven are both spacious doubles and both comprise separate ensuite shower rooms.



The property is located on Park Road, a literal stones throw from Swanage town centre and stunning sandy Beach. The location is highly desirable amongst locals and visitors due to its highly convenient location. Swanage town centre offers a range of shops and eateries. The property would also make for an incredible family sized home and there are well regarded local schools in the area.

This property is simply a one of a kind! It's sheer size and character will leave you amazed upon viewing. Viewing of this property comes highly recommend.



GROUND FLOOR



1ST FLOOR



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

Ground Floor

Entrance Hall

12'10 x 12'1 (3.91m x 3.68m)

Lounge

12'10 x 12'1 (3.91m x 3.68m)

Kitchen

20'8 x 10'3 (6.30m x 3.12m)

Dining Room

13'2 x 23'10 (4.01m x 7.26m)

Utility Room

11'5" max x 7'1" max (4'2" min) (3.49 max x 2.17 max (1.29 min))

Side Entrance Lobby

3'6" x 10'5" (1.07 x 3.20m)

First Floor

Bedroom One

17'7 x 14'11 (5.36m x 4.55m)

Ensuite

4'10 x 6'3 (1.47m x 1.91m)

Bedroom Two

13'3 x 15'8 (4.04m x 4.78m)

Bedroom Three

18'7 x 9'1 (5.66m x 2.77m)

Ensuite

4'6 x 9'4 (1.37m x 2.84m)

Bedroom Four

17'0 x 12'4 (5.18m x 3.76m)

Ensuite

9'3 x 3'9 (2.82m x 1.14m)

Bathroom

5'11 x 4'5 (1.80m x 1.35m)

Second Floor

Bedroom Five

24'1 x 9'3 (7.34m x 2.82m)

Bedroom Six

13'1 x 10'11 (3.99m x 3.33m)

Ensuite

5'7 x 6'3 (1.70m x 1.91m)

Bedroom Seven

18'6 x 12'5 (5.64m x 3.78m)

Ensuite

5'11 x 5'11 (1.80m x 1.80m)

Bathroom

8'10 x 9'3 (2.69m x 2.82m)

Dressing Room (Servicing Bedroom Two)

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: Characterful Terrace

Property construction: Standard

Mains Electricity

Mains Water & Sewage: Supplied by Wessex Water

Heating Type: Mains Gas

Broadband/Mobile signal/coverage: For further details please see the Ofcom Mobile

Signal & Broadband checker.

checker.ofcom.org.uk/

Disclaimer.

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