



Rabling Lane

Swanage, BH19 1EQ



£699,000 Freehold



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- Three Double Bedroom Detached Bungalow
- Conservatory
- Well Presented Throughout
- Views from Living Room
- Views Across Swanage
- Quiet Position
- Garage and Driveway
- Mature Garden backing onto Open Fields
- Short Stroll to Town and Beach
- Light and Airy Accomodation





A CHARMING DETACHED BUNGALOW nestled in a peaceful cul de sac in Swanage boasting STUNNING VIEWS TO THE SOUTH across the town and countryside. This well-presented property offers GENEROUS LIVING SPACE, a kitchen/breakfast room, THREE DOUBLE BEDROOMS and two modern bathrooms, including an en-suite. The highlight of the home is the large CONSERVATORY/SUN ROOM perfect for enjoying the peaceful surroundings. In addition a LOVELY WESTERLY FACING GARDEN, GARAGE and PARKING FOR TWO VEHICLES.

Upon entering, you are greeted by a bright and welcoming porch with 'Porthole' style window and space for shoe and coat storage. Double doors open into the bright and spacious living room which boasts two large windows which frame the far reaching southerly views.

The kitchen/breakfast room sits adjacent to



the living room and benefits from a good range of cupboards with contrasting black counter tops, integral appliances including eye level oven, induction hob, extractor fan, fridge/freezer, washing machine and dishwasher. Here also ample space for a dining table. An external door leads out to a pathway leading to the patio, greenhouse and garden, also to the paved front garden, garage, which has light and power, and parking spaces.

The modern family bathroom has fully tiled walls and floors and 'mood' lighting and comprises panelled bath with shower over and glazed side screen, vanity wash hand basin, WC and heated towel rail.

The primary bedroom is a wonderful space with dual aspect windows, with one providing an outlook over the garden, ample space for furniture and an ensuite shower room.

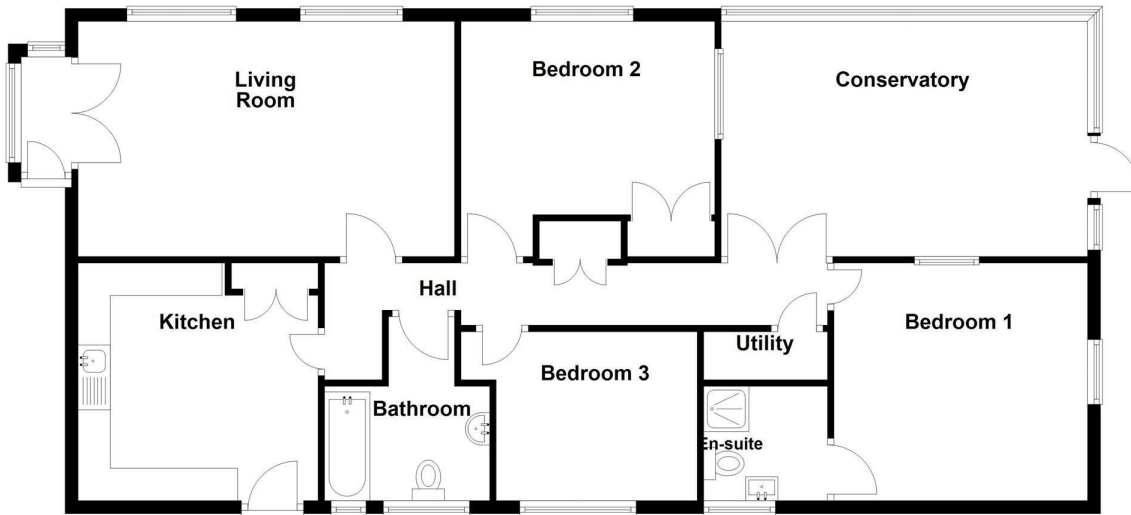
Bedroom two enjoys dual aspect windows and a built in wardrobe, and ample space for freestanding bedroom furniture. Bedroom three, also a double sized room would make a wonderful double guest room.



Completing the bungalow is a sizeable conservatory which benefits from light, power and a ceiling fan. A door leads out onto rear garden with lawn, mature shrubs and tree. It enjoys a westerly aspect and backs onto open fields.

Within easy level reach of the town centre and beaches, the bungalow is ideally located to enjoy the views and peaceful neighbourhood.

Ground Floor



Living Room 19'1" x 11'10" (5.82 x 3.63)

Kitchen 12'0" x 10'4" (3.67 x 3.15)

Bedroom One 13'8" x 12'0" (4.19 x 3.67)

Bedroom Two 11'10" x 11'10" (3.63 x 3.63)

Bedroom Three 11'10" x 8'2" (3.63 x 2.49)

Bathroom 8'7" x 8'2" (2.63 x 2.49)

Ensuite 5'5" x 4'11" (1.66 x 1.51)

Conservatory 17'7" x 11'10" (5.36 x 3.63)

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

Property construction: Standard

Mains Electricity

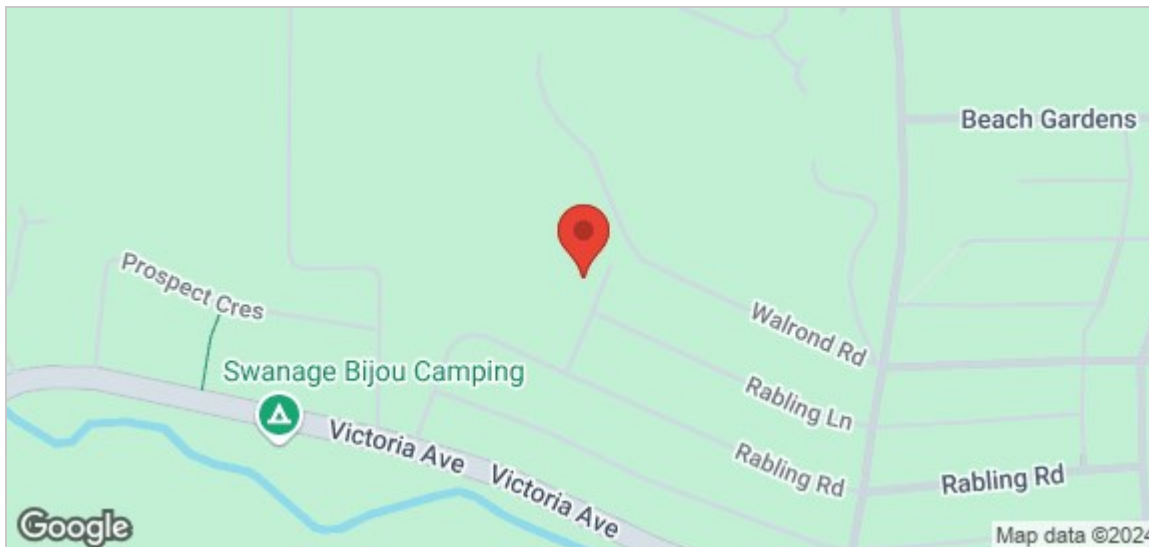
Mains Water & Sewage: Supplied by Wessex Water

Heating Type: Gas

Broadband/Mobile signal/coverage: For further details please see the Ofcom Mobile Signal & Broadband checker.
checker.ofcom.gov.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.



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	
66	78
EU Directive 2002/91/EC	
England & Wales	

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