






Kings Road West

Swanage, BH19 1HR

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Freehold

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Kings Road West

Swanage, BH19 1HR

- Characterful Family Home
- Ideal Level Location
- Short Distance to Town Centre
- Off-Road Parking for Two Cars
- Three Bedrooms
- Two Bathrooms
- Flexible Accommodation
- Many Original Features
- Sheltered Courtyard Gardens
- No Forward Chain





An Early 20th Century HOUSE with THREE BEDROOMS situated in a CONVENIENT, LEVEL LOCATION a short distance from Swanage town centre, sea front and all amenities. The property has many CHARACTER FEATURES and has the benefit of OFF-ROAD PARKING and paved COURTYARD GARDENS. This former detached house is offered for sale with NO FORWARD CHAIN and MUST BE SEEN TO APPRECIATE.

Through the front door an entrance hallway reveals an attractive chequerboard tiled floor and a flight of stairs rise to the first floor. To the left, the spacious Sitting Room retains traditional wooden doors, skirtings, cornices and ceiling rose, with a modern Purbeck stone mock fireplace. Opposite a second, spacious reception or Dining Room retains a solid wood parquet floor and presents a door concealing roomy understairs storage.



From the dining room into the large Kitchen, however there exists ample room for table and chairs for occasional dining. Currently fitted with a range of wall and base units, a built-in pantry provides extra storage. Included in the purchase are the gas cooker and freestanding fridge/freezer.

Alongside the kitchen, a small shower room with WC.

On the first floor over a split landng, Bedroom One and Bedroom Two have a southerly aspect and reveal wooden floorboards with an original ornate fireplace and built-in storage. Bedroom Three, suitable as a child's room or study, looks out over the rear courtyard and towards the Swanage Steam Railway through a bay window allowing maximum light ingress.

On this floor the family bathroom with bath and wash basin and a separate WC..

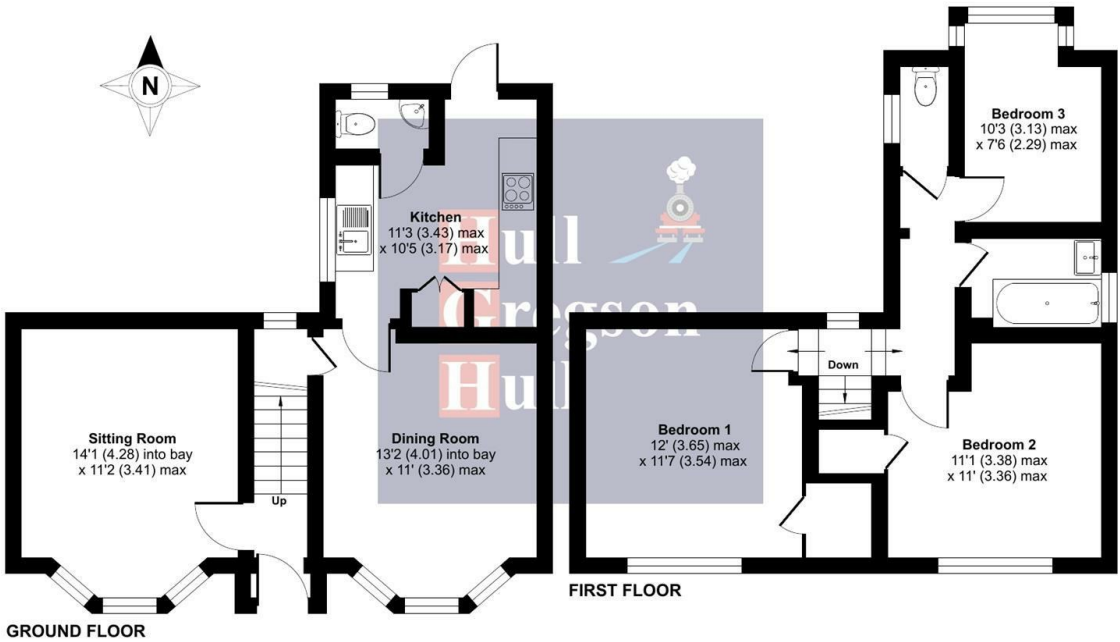
Outside from the kitchen the rear door opens into a paved and sheltered private courtyard with space for two cars accessed from Court Road where there is further, unrestricted parking. To the side and along the front of the property, a second secluded paved courtyard and small south facing garden with Purbeck stone wall and fenced surround, prettily concealed with flowering shrubs.

The Roof was replaced in approximately 2020, with courtyard areas installed around the same time. Fixtures and fittings, carpets and curtains and electric heaters are all included in the purchase.



Kings Road West, Swanage, Swanage, BH19

Approximate Area = 933 sq ft / 86.6 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nrichcom 2025. Produced for Hull Gregson & Hull (Swanage) Ltd. REF: 1239427

Sitting Room 14'0" x 11'2" (4.28m x 3.41m)

Dining Room 13'1" x 11'0" (4.01 x 3.36)

Kitchen 11'3" x 10'4" (3.43 x 3.17)

Shower Room

Bedroom One 11'11" x 11'7" (3.65 x 3.54)

Bedroom Two 11'1" x 11'0" (3.38 x 3.36)

Bedroom Three 10'3" max x 7'6" max (3.13 max x 2.29 max)

Family Bathroom

WC

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: Semi-Detached House

Property construction: Standard Construction

Mains Electricity

Mains Water & Sewage: Supplied by Wessex Water

Heating Type: Gas Central Heating and Independent Electric 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.



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