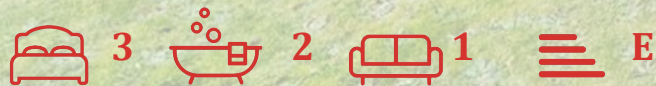




Bay Crescent
Swanage, BH19 1RB



Bay Crescent

Swanage, BH19 1RB

- No Forward Chain
- Spacious Three Bedroom Home
- Enclosed Rear Garden
- Situated in a Sought-After Neighbourhood
- Close to Local Amenities
- Close to the Ballard Down Beach
- One Bathroom and Separate Shower Room
- Convenient Utility Space
- Contemporary Interior
- Downstairs Bedroom Ideal for Multi-Generational Living



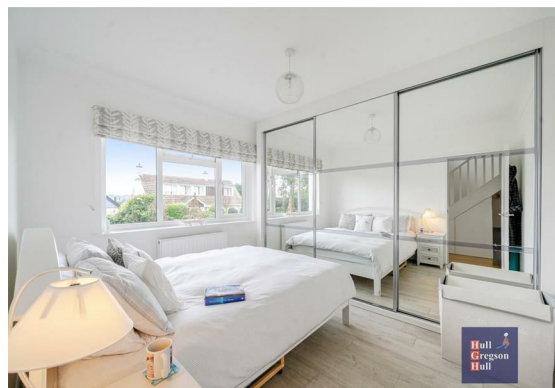


Welcome to Bay Crescent, a SOUGHT-AFTER neighbourhood close to Ballard Down beach, an OASIS of sand, sea and BEAUTIFUL VIEWS. Swanage itself is a CHARMING seaside town, with classic AWARD-WINNING beach, local theatre, pubs, schools and churches. There is also an array of boutique and independent shops which really make Swanage a world of its own.



Situated close to the entrance of Bay Crescent is this delightful three bed semi-detached house. Step through the front door into the bright and inviting hallway, leading firstly to bedroom two. This is a good sized double room with fitted mirrored storage and large window, allowing plenty of sunshine to spill in.

The hallway then leads to the living room, a spacious yet cosy space with accent wall which is ideal for an electric fireplace. There is space here for a large comfy



sofa, coffee table, and a nook which is perfect for a TV set up and console. There is beautiful wood-style flooring through, leading to the dining area. This unique space is ideal for a dining table and chairs, with floor to ceiling windows overlooking the garden. The sun roof allows the sun to flood in, making this a perfect area for entertaining family and friends all year round. The kitchen is situated opposite the living room, and is equipped with base and eye level storage cupboards, inset sink, space and plumbing for a washing machine, dishwasher, and four-ring gas hob with gas oven underneath. The kitchen has a pleasant view over the garden to enjoy whilst improving your culinary skills! From the kitchen, there is a doorway leading to a utility area, idea for storing garden tools or perhaps a clothes drier.

Conveniently nestled between the living room at kitchen is the family bathroom, with bath tub and shower over, wash basin and W.C.



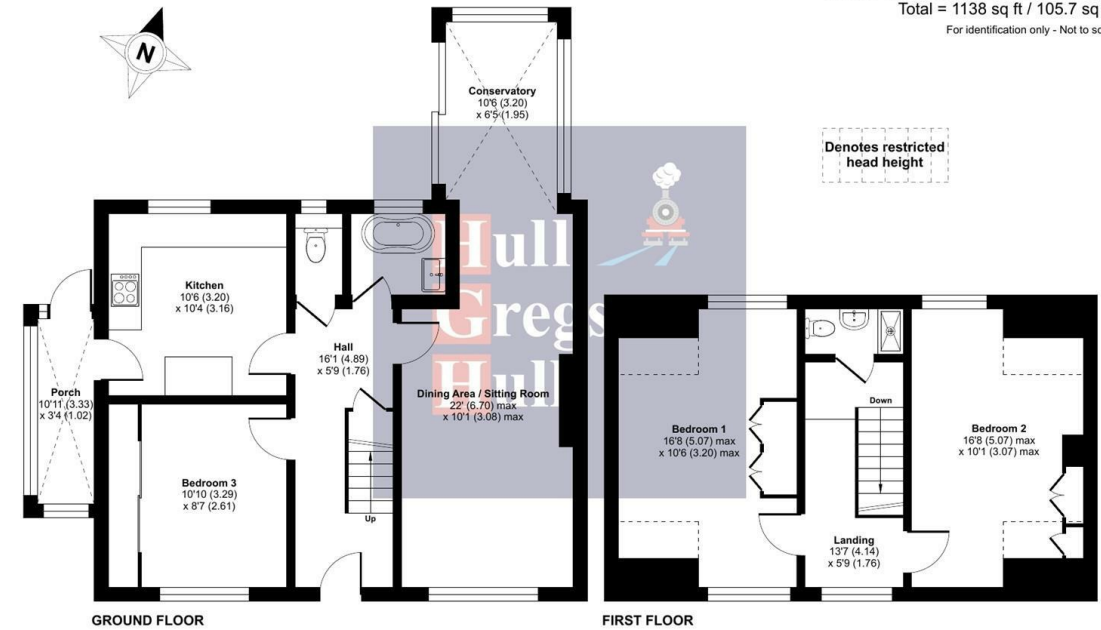
From the hallway, there are stairs leading to the first floor accommodation. At the top of the stairs, there is a shower room serving the principal bedroom and bedroom three. Bedroom three is currently a double room with vaulted ceiling and a window nook overlooking the garden. An ideal spot for a desk to work from home. There is also space for large wardrobes and there is some eaves storage.

The principal bedroom is across the landing, a good sized double room with a window nook overlooking the garden. There is eaves storage as well as built in wardrobes.

Outside to the rear of the property, is the long and versatile garden is mostly laid to lawn, with a large tree providing much needed shade in the Summer months. There is a walled patio area leading to a raised decking, perfect for alfresco dining with family and friends. The front garden is a lawned area to the side of the stone path, a lovely place to grow fruits or a tropical scene!

Bay Crescent, Swanage, BH19

Approximate Area = 1097 sq ft / 101.9 sq m
Limited Use Area(s) = 41 sq ft / 3.8 sq m
Total = 1138 sq ft / 105.7 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). © nichecom 2025. Produced for Hull Gregson & Hull Ltd. REF: 1247732

Hall
21'11" max x 10'1" max (6.70 max x 3.08 max)

Dining Area/Sitting Room
21'11" max x 10'1" max (6.70 max x 3.08 max)

Conservatory
10'5" x 6'4" (3.20 x 1.95)

Kitchen
10'5" x 10'4" (3.20 x 3.16)

Bedroom Three
10'9" x 8'6" (3.29 x 2.61)

Landing
13'6" x 5'9" (4.14 x 1.76)

Bedroom One
16'7" max x 10'5" max (5.07 max x 3.20 max)

Bedroom Two
16'7" max x 10'0" max (5.07 max x 3.07 max)

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
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



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(82 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	