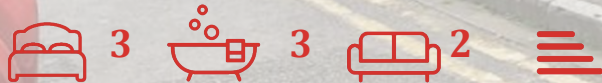




9 Eldon Terrace

Swanage, BH19 1HA



Asking Price
£550,000 Freehold



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- Immaculately Presented
- End of Terrace
- Additional Income Potential
- Ensuite to All Bedrooms
- Large Family Shower Room
- Close to Local Amenities
- Short Distance from Beach
- Three Double Bedrooms
- Plenty of Storage Space
- Southerly Facing Patio Garden





Welcome to Eldon Terrace, a row of nine stone-built Grade II Listed estate cottages built in 1894 for the third Earl of Eldon. The terrace is situated close to Swanage town centre, a traditional seaside town with award-winning sandy beaches, boutique shops, independent pubs, schools and churches.



This stunning home has been lovingly refurbished throughout and thoughtfully designed with a calming colour palette, ready for you to move in. Stepping through the front door, the eye is drawn immediately to the sitting room. This is calm and inviting space with room for a large corner sofa and coffee table, with a lovely fireplace to warm up by in the colder months.



A little further down the hallway is the dining room, which is a large beautifully designed room with space for a long table and chairs for more formal dining. There is also access to shelved understairs cupboard. This room then flows into the kitchen, a room fitted with modern integral appliances such as a fridge freezer, and plenty of base and eye-level storage cupboards, oven, microwave inset double sink, five ring gas hob and extractor over. This room has been stylishly fitted with a breakfast bar, ideal for enjoying your morning coffee or drinks with a friend in the evenings, all before spilling out onto the patio to enjoy the last of the sunshine. There is a handy W.C. also, with wash basin outside with space and plumbing for two washing machines and two driers.

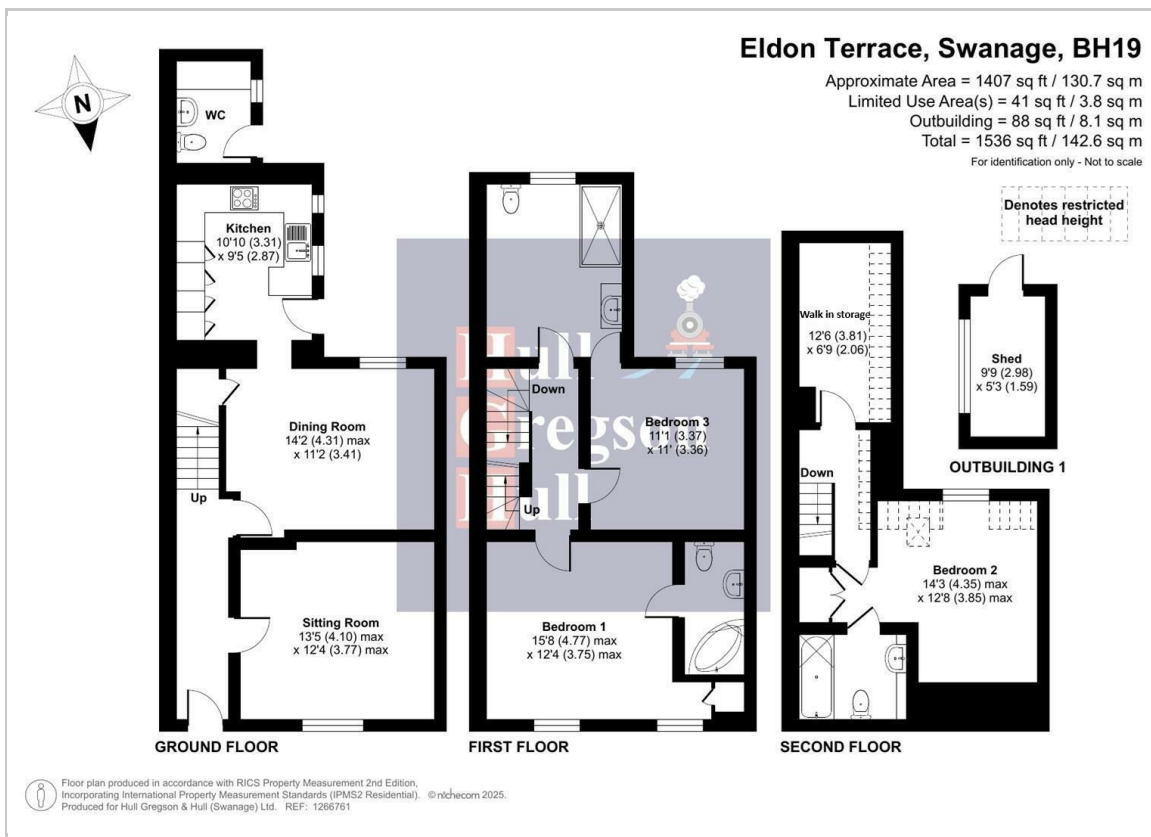
Stairs lead up from the hallway to the first floor accommodation. The principal bedroom is a large double room with dual aspect windows and plenty of room for storage. This room benefits from a good sized ensuite bathroom with corner bath, W.C., and wash basin. Bedroom three is another good sized double room with lots of room for wardrobes and a large double bed. The ensuite doubles as the family shower room, a substantial space which comprises of a spacious walk-in shower, W.C., and wash basin



Upstairs again to the unique second floor, there is bedroom two with a great amount of hidden storage space and an ensuite bathroom with bathtub and shower over W.C., and wash basin. Across the hall is a large storage room, currently used as a large utility space for cleaning products and linen.

Outside, the property benefits from an Southerly-facing patio garden with room for alfresco dining furniture. There is also a good sized shed with light and power, could be made into a home office STPP.

This superb home is an ideal place to grow your family, or additional income. Viewing is highly recommended.



Sitting Room
 13'5" max x 12'4" (4.10 max x 3.77)

Dining Room
 14'1" max x 11'2" (4.31 max x 3.41)

Kitchen
 10'10" x 9'4" (3.31 x 2.87)

Bedroom One
 15'7" max x 12'3" max (4.77 max x 3.75 max)

Bedroom Two
 14'3" max x 12'7" max (4.35 max x 3.85 max)

Bedroom Three
 11'0" x 11'0" (3.37 x 3.36)

Walk-In Cupboard
 12'5" x 6'9" (3.81 x 2.06)

Shed
 9'9" x 5'2" (2.98 x 1.59)

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 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.

