



**Osborne Road**  
Swanage, BH19 2QA

 3  1  2  D

**£525,000 Freehold**

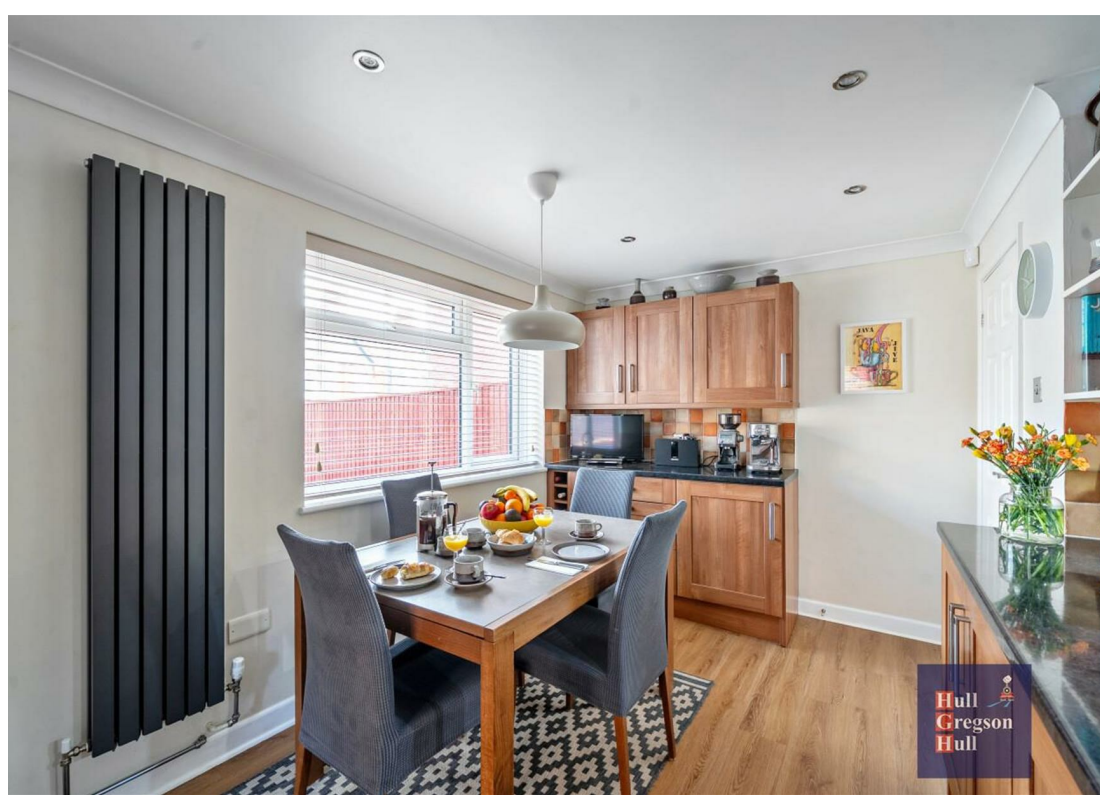
**Hull**  
**G**regson  
**Hull**



## Osborne Road

Swanage, BH19 2QA

- Immaculately Presented Detached Home
- Three Bedrooms
- Ample Parking and Garage
- Southerly Facing Garden
- Close to Local Amenities
- Extended Living Space
- Conservatory
- Spacious Kitchen/Dining Room
- Short Distance from Swanage First School
- Hill Views from Sun Deck





Welcome to Osborne Road, a quiet road with a collection of Edwardian terraced homes in close proximity to Swanage First School and local corner shop, and a short walk to Swanage town centre. Swanage is a traditional seaside town with award-winning sandy beaches, boutique and independent, shops, pubs, and a classic 1960s cinema and theatre.

This beautifully presented three bedroom home resides at the end of Osborne Road and begins a line of newer detached houses. Step through the front door and be welcomed into the lobby, with an internal door into the garage and convenient separate W.C. with wash basin. Leading firstly to the



kitchen diner, an immaculate and spacious room, refurbished with warm wood vinyl flooring and matching base and eye-level storage cupboards, integral appliances including a dishwasher, range cooker, inset sink, and space for a fridge/freezer.

The kitchen flows effortlessly into an open plan dining area with further storage options and plenty of space for a large dining table and chairs. Large windows allow sunlight to flood the room, perfect for enjoying coffee in the mornings or sunny evenings with friends.

The dining area leads into the sitting room, another recently refurbished room which has been extended to create a spacious environment for socialising and relaxing. There is room for large sofa suites and coffee table, with an opening into a beautiful conservatory to allow more sunshine in. The conservatory has space for cosy sofas and a further dining table. This is an ideal space to entertain guests before spilling out into the garden to enjoy the last of the evening sunshine.



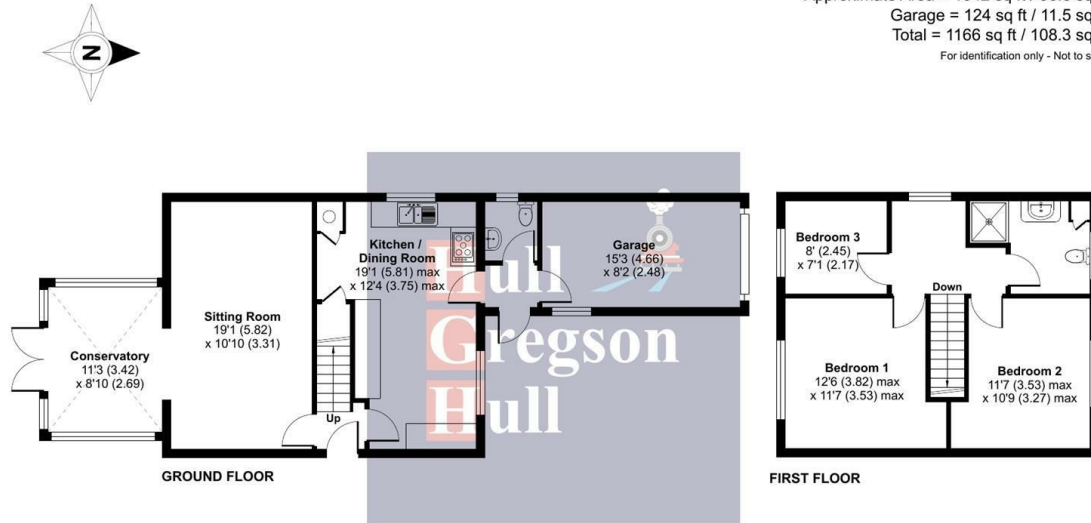
Upstairs, the principal bedroom is a large double room, recently modernised with bespoke fitted wardrobes. Bedroom two is another good sized double room with plenty of space for storage. Bedroom three is currently used as a music room, and would make an ideal home office. All three bedrooms are served by a family shower room, a beautifully designed space comprising of a large shower cubicle, W.C., and wash basin.

Outside, the Southerly facing garden is terraced with Purbeck stone dry wall and patio, with mature flower beds and space for alfresco dining. There is a sun deck which is ideal for watching the sun set over the Purbeck hills, and an ideal spot for spending quality time with loved ones, or catching the summer rays! In the garden there is also a shed, with electric, for tool and equipment storage and a side access path to the front of the property. The front aspect has ample parking and garage with electric and plumbing for a washing machine.

## Osborne Road, Swanage, BH19

Approximate Area = 1042 sq ft / 96.8 sq m  
Garage = 124 sq ft / 11.5 sq m  
Total = 1166 sq ft / 108.3 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2025. Produced for Hull Gregson & Hull (Swanage) Ltd. REF: 1250618

### Conservatory

11'2" x 8'9" (3.42 x 2.69)

### Sitting Room

19'1" x 10'10" (5.82 x 3.31)

### Kitchen/Dining Room

19'0" max x 12'3" max (5.81 max x 3.75 max)

### Garage

15'3" x 8'1" (4.66 x 2.48)

### Bedroom One

12'6" max x 11'6" max (3.82 max x 3.53 max)

### Bedroom Two

11'6" max x 10'8" max (3.53 max x 3.27 max)

### Bedroom Three

8'0" x 7'1" (2.45 x 2.17)

### 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/](https://www.ofcom.gov.uk/broadbandchecker/)

### 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 |                         |           |
| England & Wales                             | EU Directive 2002/91/EC | 74        |

| Environmental impact (CO <sub>2</sub> ) Rating                  |                         |           |
|-----------------------------------------------------------------|-------------------------|-----------|
|                                                                 | Current                 | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |                         |           |
| (82 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 <sub>2</sub> emissions |                         |           |
| England & Wales                                                 | EU Directive 2002/91/EC |           |