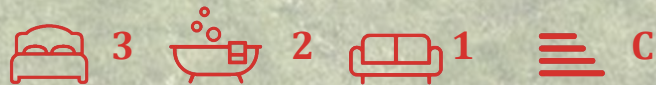


PROPERTY *of the month!*

Russell Avenue
Swanage, BH19 2ED



Russell Avenue

Swanage, BH19 2ED

- Prestigious South Swanage Location
- Detached Three Bedroom Bungalow
- Landscaped Grounds
- Extended and Modernised
- Versatile Accommodation
- Large Lounge/Reception Room
- Double Garage & Driveway Parking
- Excellent Location close to Open Countryside
- Must be Seen to Appreciate
- Vendor Suited





This SUPERB Purbeck stone BUNGALOW is to be found on one of the most PRESTIGIOUS and SOUGHT-AFTER locations on the southern slopes of Swanage. With FAR-REACHING VIEWS to Swanage Bay and the Purbeck hills, this residential cul-de-sac borders open countryside with pathways leading to the Townsend Nature reserve, the iconic Jurassic Coastline and the protected Durlston Country Park.

This singular property offers SPACIOUS ACCOMMODATION over a single floor and includes a large DOUBLE GARAGE and attractive LANDSCAPED GARDENS to the front and rear.

A driveway with a large parking area sits to the front of bungalow which is accessed through a glazed porch, a useful space for footwear and overcoats.



Enter into a hallway and walk through to an impressive Reception Room, light filled from dual aspect windows and glazed sliding door with an outlook across a beautifully paved patio onto the landscaped and westerly facing gardens to the rear of the property. Features of this comfortable and inviting room include parquet floor, Purbeck stone fireplace with polished Purbeck stone plinth, wooden mantel and inset wood-burning fire.

A set of sliding doors from the Lounge open into the Kitchen/Dining Room, extended in 2023 to provide a modern open-plan space; a vaulted ceiling with remote velux skylights over the preparation area add to the feeling of space making this an excellent area to cater for family or guests. Worktops include inset double sink and 'Quooker' tap; surfaces and cupboards are in white gloss and touches such as the breakfast bar with overhead lighting are evidence of the thought gone into the arrangement of this tasteful kitchen which includes integral appliances such as dishwasher, induction hob and double oven/microwave and, in addition, space for an American style fridge/freezer. To one side, an area for more formal dining, and a set of glazed sliding doors to the patio area and garden beyond.

Adjacent to the kitchen, the Utility room with inset sink, space for laundry appliances, storage cupboards, and a personal door into the Double Garage which has light and power and an up-and-over door.

Returning to the hallway and step into the spacious Main Bedroom which has a easterly aspect and boasts ample built-in wardrobe space and a Bath/Shower Room en suite. The bedroom has ample space for freestanding furniture and the chic bathroom with skylight comprises bathtub, walk-in shower, counter-top basin unit with storage and wall-mounted WC.

Bedrooms Two and Three give scope to provide guest rooms or to convert one to an office/study and finally, a shower room with fully tiled walls, skylight, corner shower, vanity unit with sink.

The outside space is well designed with sheltered Patio leading to side access to the property; steps to an extensive landscaped area with a second seating area and a space to enjoy the vista.

This exemplary bungalow with its attractive and subtle décor, has been modernised throughout to include additional features such as underfloor heating to the bathrooms, kitchen and utility room and modern radiators.

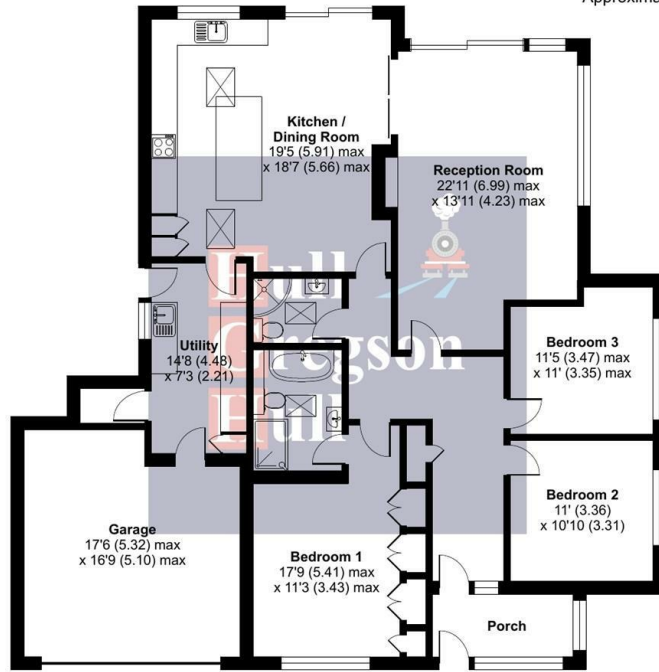
Find this property in one of the most excellent locations to enjoy the beautiful countryside and coastline that this area possesses.





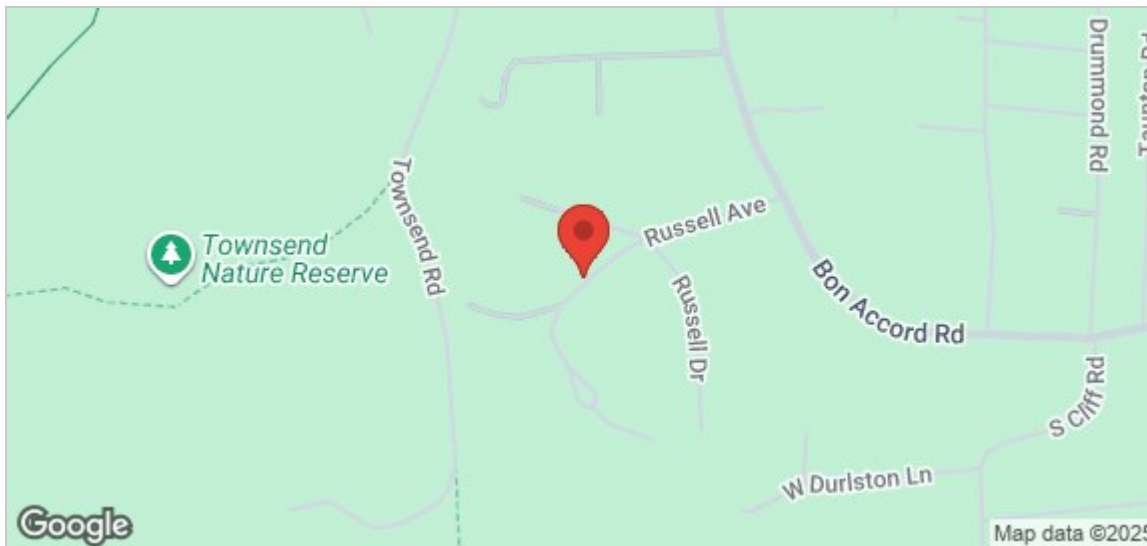
Russell Avenue, Swanage, BH19

Approximate Area = 1600 sq ft / 148.6 sq m
Garage = 270 sq ft / 25 sq m
Total = 1870 sq ft / 173.7 sq m
For identification only - Not to scale



GROUND FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nitchcom 2025. Produced for Hull Grogson & Hull (Swanage) Ltd. REF: 1360894



Reception/Lounge Room 22'11" max x 13'10" max (6.99m max x 4.23m max)

Kitchen/Dining Room 19'4" max x 18'6" max (5.91m max x 5.66m max)

Utility 14'8" x 7'3" (4.48m x 2.21m)

Bedroom One 17'8" max x 11'3" max (5.41m max x 3.43m max)

Bedroom 2 11'0" x 10'10" (3.36m x 3.31m)

Bedroom 3 11'4" max x 10'11" max (3.47m max x 3.35m max)

En Suite Bathroom

Shower room

Garage 5.32m max x 5.10m 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: Detached Bungalow

Property construction: Standard

Tenure: Freehold

Council Tax: Band F

Mains Electricity

Mains Water & Sewage: Supplied by Wessex Water

Heating Type: Gas Central Heating

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 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

Environmental Impact (CO ₂) Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ emissions	
(92 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 ₂ emissions	
England & Wales	EU Directive 2002/91/EC