



**Court Road**  
Swanage, BH19 1JE



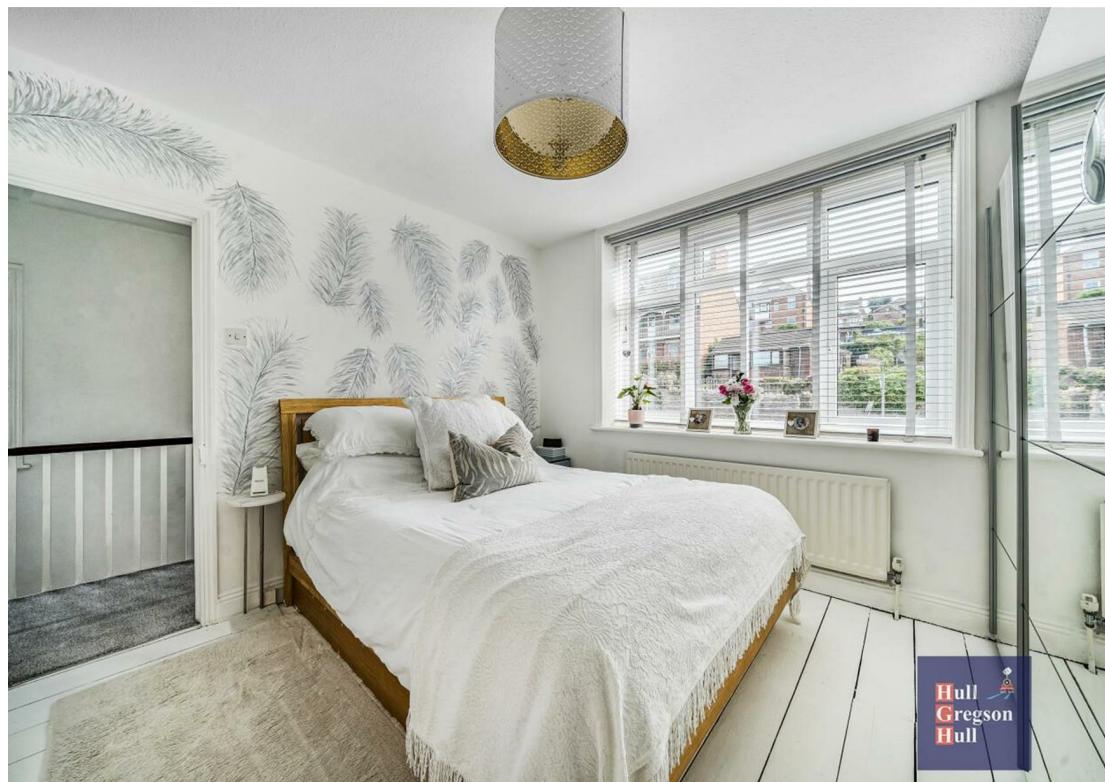
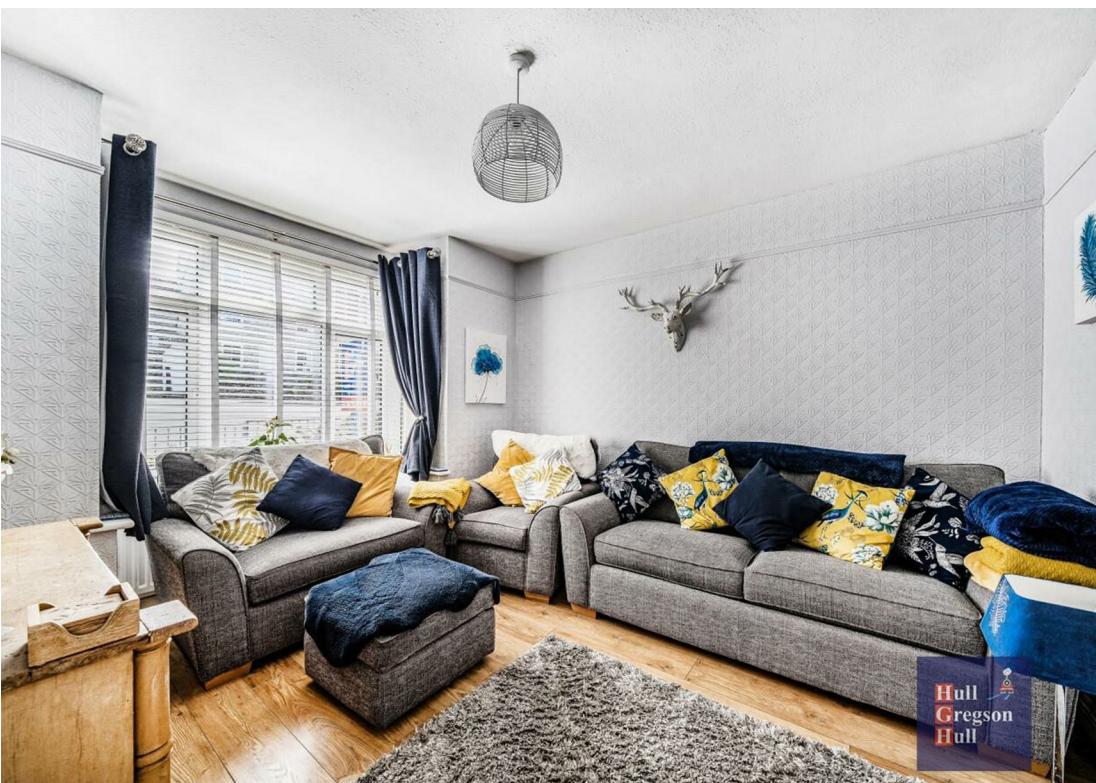
**£385,000 Freehold**

**Hull  
Gregson  
Hull**

# Court Road

Swanage, BH19 1JE

- Ideal Starter or Family Home
- Immaculately Presented Detached Home
- Nearby On-Road Parking
- Open Plan Kitchen/ Diner
- Courtyard Garden
- Close Proximity To Local Amenities and Swanage Beach
- Two Sizeable Double Bedrooms
- Bright and Airy Accommodation
- Large Bath/Shower Room & Additional W.C
- Modernized with Characterful Features





Welcome to Court Road, a row of traditional redbrick and pebble-dashed homes, situated conveniently close to local amenities and the award winning Swanage Beach. This is a sizeable, detached two bedroom family home close to local amenities. This beautifully presented home is great for growing families or someone who is looking for a home with accommodation for friends and families to visit.



Entering through the front door into the hallway, you are greeted firstly by a warm and welcoming atmosphere, enhanced by contemporary décor throughout. From the hallway, enter into the sitting room, a cosy space with a large window flooding the room with sunlight.



This space is ideal for having relaxing evenings in or a hub for entertaining family and friends.

At the end of the hall, the property boasts a generously sized open kitchen and dining area, ideal for making meals and memories together. The kitchen is comprised of base-level storage cupboards, eye-level shelving for pots, pans and plates, and plumbing for a fridge, freezer and dishwasher. The dining area has room for a dining table and chairs by the French doors, with access onto the secluded courtyard garden.

The first floor of the property has two exceptionally sized bedrooms with plenty of storage space. The principal bedroom is a good-sized double bedroom with a large Southerly-facing window bringing in plenty of sunshine. Bedroom two is another double room which is ideal for children to grow into. Both bedrooms benefit from original wood flooring throughout. The family shower and bathroom is beautifully designed with a claw-foot bath, shower over and wash basin. There is storage space for towels and bathroom cosmetics, and the W.C is also separated for convenience.

The Easterly-facing garden space is your very own tropical oasis with plenty of lush, green planting and a tall palm tree to ensure a sense of seclusion and privacy from the hustle and bustle of town. There is space for a shed, ideal for storing bikes, and gardening tools. The patio allows plenty of room for a bistro table and chairs and firepit, perfect for alfresco dining on a Summer's evening after a long day at the beach.

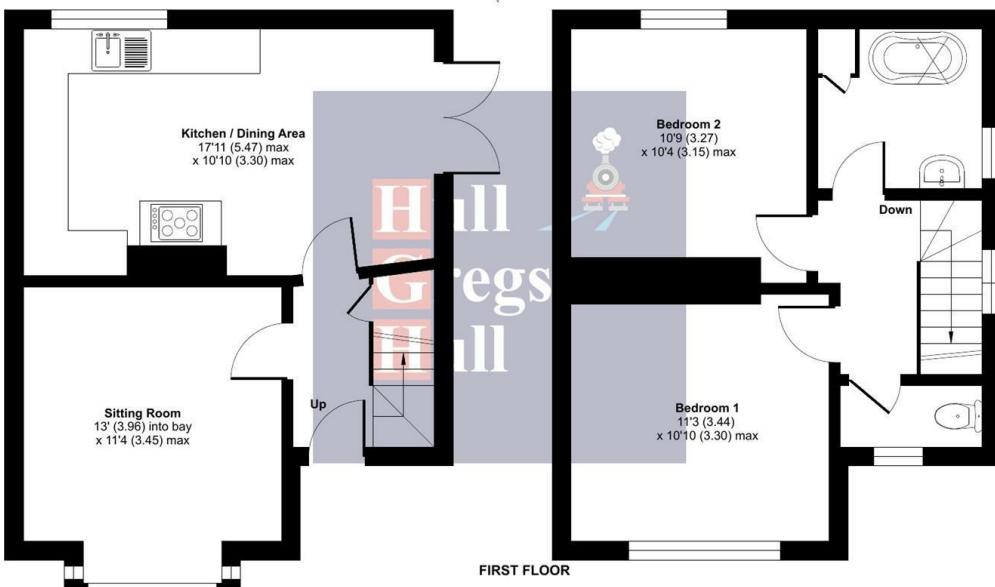


This detached two bedroom home has the convenience of being close to town but the luxury of a secluded garden area. Swanage is a traditional seaside town with classic steam train line, stunning walks across the Jurassic Coast, dependant pubs, boutique shops, schools and churches. Viewing is highly recommended.

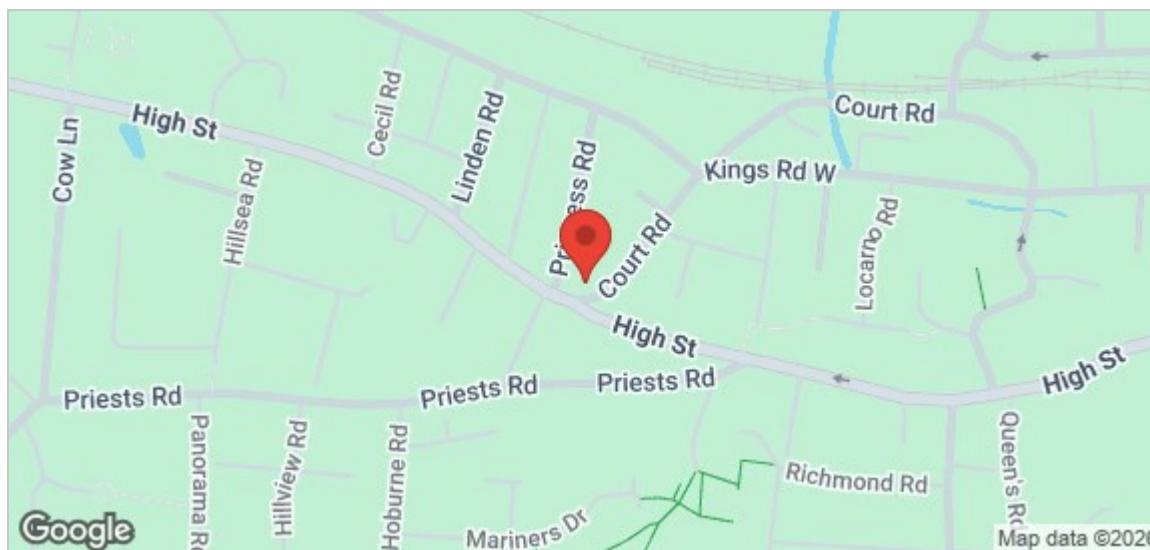
## Court Road, Swanage, BH19

Approximate Area = 765 sq ft / 71 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). ©nchecom 2025. Produced for Hull Gregson & Hull (Swanage) Ltd. REF: 1327114



### Sitting Room

12'11" x 11'3" (3.96 x 3.45)

### Kitchen / Dining Area

17'11" x 10'9" (5.47 x 3.30)

### Bedroom One

11'3" x 10'9" (3.44 x 3.30)

### Bedroom Two

10'8" x 10'4" (3.27 x 3.15)

### 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 House

Property construction: Standard

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.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

	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		
EU Directive 2002/91/EC	84	69
England & Wales		

#### Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
EU Directive 2002/91/EC		
England & Wales		