Kings Road West

Swanage, BH19 1HT

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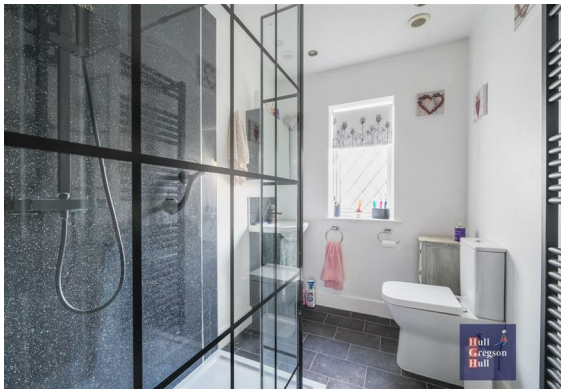
Guide Price
£615,000 Freehold

Hull Gregson Hull

Kings Road West

Swanage, BH19 1HT

- Generational Living Opportunity
- Potential for Investment
- Four Double Bedrooms
- Steam Train Line at the End of the Garden
- Attached Annex with Seperate Entrance
- Two Fully Equipped Kitchens
- Three Shower Rooms
- A Short Walk from Swanage Town Centre
- Close to the Beach
- Hill Views



Welcome to this SUBSTANTIAL FAMILY HOME, IDEAL for MULTI-GENERATIONAL LIVING or a GREAT INVESTMENT OPPORTUNITY. With TWO DOUBLE BEDROOMS in the main residence and a FURTHER TWO DOUBLE BEDROOMS in the attached annex, you have the luxury of your own space whilst keeping loved ones and friends nearby. Situated just a short walk from the seaside and the classic steam train puffing along at the end of your garden, this home would suit any train enthusiasts or those who want to experience the true essence of Swanage living.

Step inside the vestibule and into the INVITING hallway, PERFECT for storing shoes and coats. You are welcomed firstly into a lobby with doors leading off to the kitchen/diner. The kitchen is of a comfortable size and equipped with mid-level inset oven and microwave, base and eye level storage cupboards, a dishwasher, sink with window above to look over the garden whilst you wash up, and four-ring gas hob. There is also space and plumbing for a washing machine.

The kitchen area leads off through French doors to the decking, offering pleasant views to the garden and the wooded park beyond. The dining

area is BRIGHT and SPACIOUS, with plenty of room for a big table and chairs as well as various storage solutions. The dining area opens out through glass-paneled double doors into the sitting room, another comfortable space with room for cozy sofas with a large window to allow plenty of sunshine in. Stairs then lead up lead up to the first floor accommodation.

UPSTAIRS is a BRIGHT AND AIRY landing which leads into the family shower room, an exceptionally large room with vaulted ceiling and skylight, shower cubicle, W.C., hand wash basin. The hallway also has various and convenient access points to the eaves storage. Bedroom three is a large double bedroom with skylight and substantial storage space. Nestled at the end of the landing is bedroom one, with symmetrical vaulted ceiling with two skylights which pleases the eye, drawing your vision through the

The main lobby also leads to the downstairs shower room with large shower cubicle, W.C., and hand wash basin. The next door across then welcomes you to the snug, which attaches the annex to the main residence. In the snug, there is PLENTY of room for a large sofa bed as ADDITONAL ACCOMMODATION for guests.

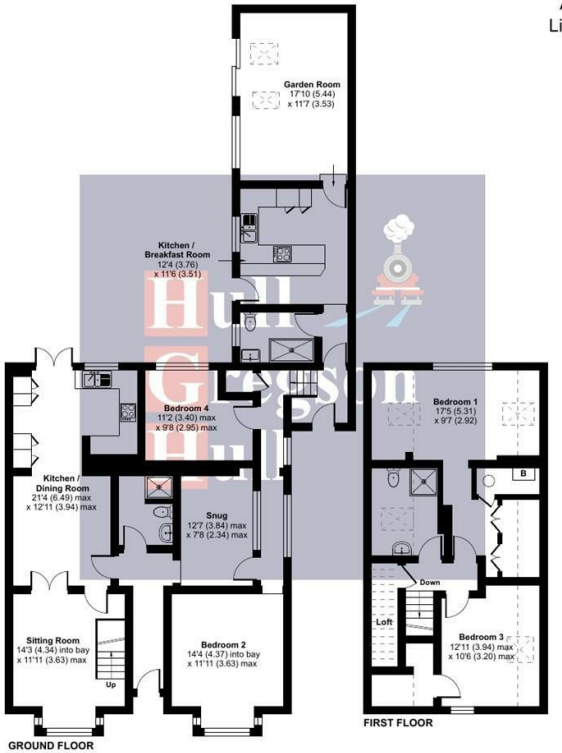
Follow through the snug into the annex where you are brought firstly into bedroom two, a LARGE DOUBLE ROOM with bay window and plenty of built in storage. The hallway then guides you to bedroom four, another DOUBLE ROOM which would be perfect for young family members.
There is a convenient built-in storage cupboard at the end of the hallway and steps leading down to the annex's main entrance hall. Here you will find plenty of space for coats and shoes as well as more convenient storage space. through the entrance hall is the shower room, with a STYLISH walk-in shower cubicle, W.C., and hand wash basin. Next is the kitchen, a thoughtfully designed room with large kitchen island and breakfast bar, base and eye-level storage cupboards and eye-level oven and microwave. There is also a dishwasher and space and plumbing for a washing machine. From the kitchen, there is a side entrance to the main garden and steps leading into the garden room. With tall vaulted ceilings and sliding glass doors, this room feels luxurious and spacious, with space for a dining table and chairs, as well as large comfy sofas.

OUTSIDE, there is a decked area with space for alfresco dining furniture and potted plants. the garden is mostly laid to lawn with another decked area at the end and various freestanding large garden sheds. There is parking for two cars and exterior access tot he annex. Uniquely, the steam line runs behind the garden, allowing you to enjoy the marvel of the steam train as it goes by.

With its ready made annexe, great garden space, parking and level walk to the town centre, this beautifully presented and well-appointed property MUST BE SEEN TO APPRECIATE.

Kings Road West, Swanage, BH19

Approximate Area = 1927 sq ft / 179 sq m
Limited Use Area(s) = 231 sq ft / 21.4 sq m
Total = 2158 sq ft / 200.4 sq m
For identification only - Not to scale



Denotes restricted head height

Certified Property Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2024. Produced for Hull Gregson & Hull (Swanage) Ltd. REF: 1229151

Sitting Room 14'2" into bay x 11'10" max (4.34 into bay x 3.63 max)

Kitchen/Dining Room 21'3" max x 12'11" max (6.49 max x 3.94 max)

Snug 12'6" max 7'8" max (3.83 max 2.34 max)

Shower Room

Bedroom One 17'5" x 9'6" (5.31 x 2.92)

Bedroom Three 12'11" max x 10'5" max (3.94 max x 3.20 max)

Shower Room

Bedroom Two 14'4" into bay x 11'10" max (4.37 into bay x 3.63 max)

Bedroom Four 11'1" max x 9'8" max (3.40 max x 2.95 max)

Shower Room

Kitchen/Breakfast Room 12'4" x 11'6" (3.76 x 3.51)

Garden Room/Lounge 17'10" x 11'6" (5.44 x 3.53)

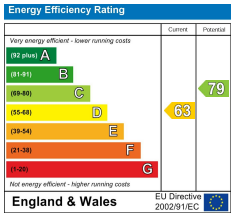
Additional Information.

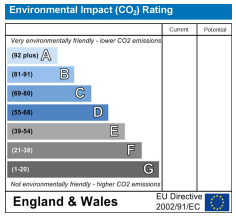
The following details have been provided by the vendor, as required by Trading Standards. These details should be checked by your legal representative for accuracy.

Property type: House
Property construction: Standard
Tenure: Freehold
Council Tax: Band D and Annexe Band B
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.





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