



Victoria Avenue

Swanage, BH19 1AY

 3  1  2  D

Freehold

Hull
Gregson
Hull



Victoria Avenue

Swanage, BH19 1AY

- Three Bedroom Family Home
- Modern with Characterful Features
- Log burner
- Close to Local Schools
- No Forward Chain
- Private Rear Garden
- Close Proximity To Town & Beach
- Public Transport Links Nearby
- Bright and Airy Accommodation
- Kitchen with Quality Integral Appliances





This well presented three bedroom semi-detached home is set in a residential area of Swanage and enjoys a lovely open outlook towards the Purbeck Hills from the rear. This modern designed property offers a bright and spacious open-plan layout, ideal for families or for those looking to enjoy the best of coastal and countryside living.

Enter the property, to be welcomed by a hallway which is convenient for storing shoes and coats. Stairs ascend to the first floor and space for more storage such as utility fixtures and appliances.

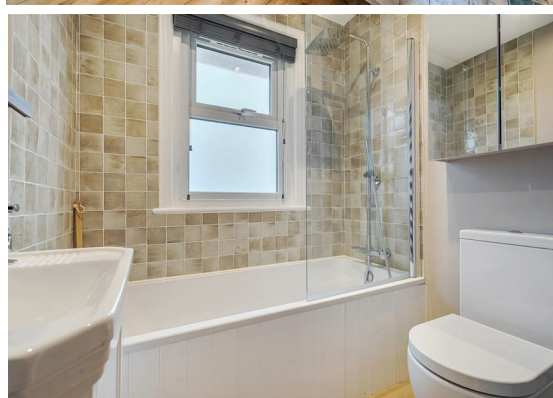
The ground floor has been arranged to create a welcoming flow between the living, dining, and kitchen areas.

The main living space is light and airy,



with large windows that draw in plenty of natural light and has a log burner, great for cosy nights in after a busy day at the beach or walks a long the Jurassic Coast. There is ample room for both comfortable seating and a good-sized dining table, making this a versatile space for everyday living for families as well as entertaining. French doors lead off the dining area into the rear garden.

The dining area leads into the kitchen which is a practical space fitted with base and eye level, contemporary units and a generous worktop space. The kitchen also benefits from integral appliances including fridge, freezer, electric oven, hob, dishwasher and washer dryer. The combination of kitchen/ dining area makes cooking and socialising ideal for families or guests coming to stay.



On the first floor, the property offers three well proportioned bedrooms. The main bedroom benefits from ample space, great for a cosy king size bed and free standing furniture with the characterful feature of the original fireplace. The second bedroom also has the original fireplace feature and an outlook towards the Purbeck Hills.

The third bedroom is ideal for a home office, child's bedroom or a guest room. Completing the first floor, there is a tiled, modern family bathroom which comprises bath with over head shower, W.C., wash hand basin and eye level storage. The first floor also provides access into a roomy loft offering great for ample storage space and the potential to be converted into another bedroom or work space STPP.

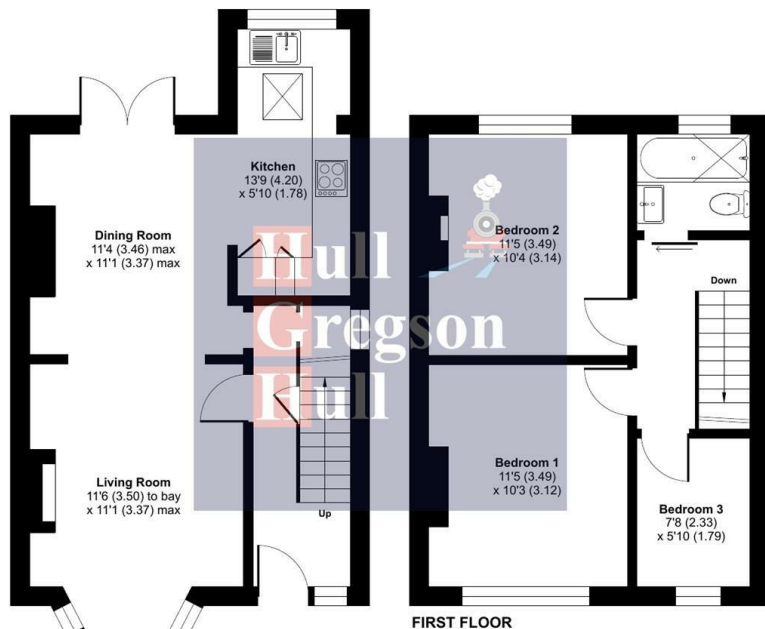
The rear garden provides a private outdoor space ideal for dining in the warmer months, relaxing or gardening. The rear garden also provides side access to the front of the property which has ample paved garden space.

This property is ideally positioned within easy reach of the stunning Purbeck countryside, the seafront and town centre, local amenities and local schools are close by as well as the bus route between Swanage, Wareham and Poole.

Victoria Avenue, Swanage, BH19

Approximate Area = 817 sq ft / 75.9 sq m

For identification only - Not to scale



GROUND FLOOR

FIRST FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nichicom 2025. Produced for Hull Gregson & Hull (Swanage) Ltd. REF: 1385751

Living Room
11'5" x 11'0" (3.50 x 3.37)

Dining Room
11'4" x 11'0" (3.46 x 3.37)

Kitchen
13'9" x 5'10" (4.20 x 1.78)

Bedroom One
11'5" x 10'2" (3.49 x 3.12)

Bedroom Two
11'5" x 10'3" (3.49 x 3.14)

Bedroom Three
7'7" x 5'10" (2.33 x 1.79)

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: Semi-Detached House

Property construction: Standard

Tenure: Freehold

Council Tax Band: C

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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		65	71
(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	