



17 BEACH GARDENS, SWANAGE  
£1,350,000 Freehold

Situated in one of Swanage's most sought-after residential areas, this impressive detached family home occupies a generous plot within easy reach of the town centre, beach and countryside walks. Thought to have been built during the 1950s, although considerably extended and altered in more recent times, it is of traditional cavity construction, externally cement rendered under a pitched roof covered with tiles.

Beautifully presented throughout, 17 Beach Gardens has been extensively modernised, including solar panels, to provide spacious and versatile accommodation, together with an integral garage, attractive landscaped gardens and ample off-road parking, making it ideally suited as a permanent family home or a coastal retreat.

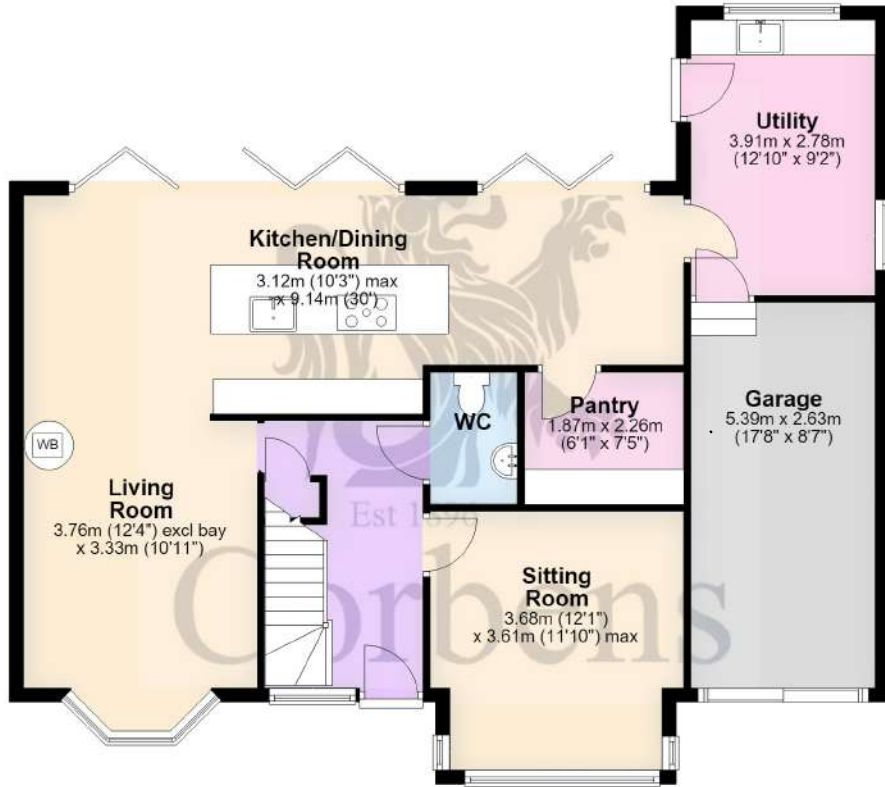
Stepping inside, the covered porch leads to a welcoming entrance hall. To the front of the property is a spacious sitting room enjoying a pleasant outlook, whilst the substantial living room features a bay window and provides an ideal space for family living and entertaining. The impressive kitchen/dining room extends across the rear of the property and forms the heart of the home. Fitted with a comprehensive range of contemporary units and incorporating a central island, the room offers ample space for dining and entertaining with direct access to the rear garden. Adjoining the kitchen is a useful pantry and a generous utility room with independent external access and a personal door to the integral garage.



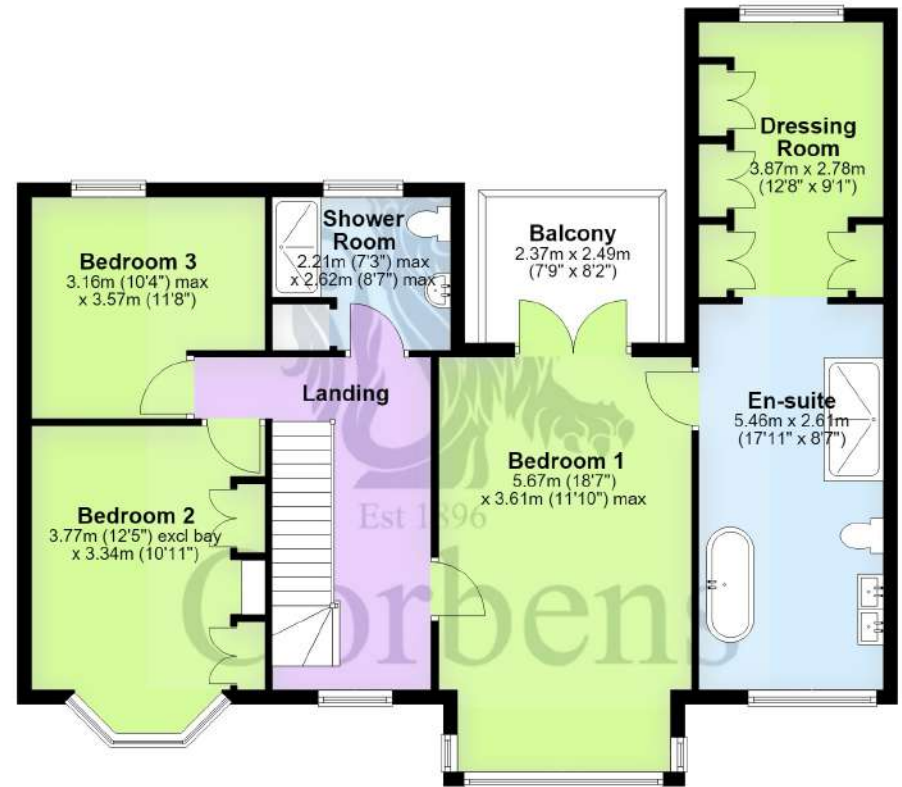
On the first floor there are three double bedrooms. The principal bedroom is particularly impressive with a bay window to the front giving distant views to the bay. It also has the considerable advantage of a large dressing room, a luxury en-suite bathroom and access to a South facing balcony overlooking the garden. Bedroom two has a bay window at the front of the property, whilst bedroom three is South facing. The generous family shower room is fitted with a large walk-in shower and serves bedrooms two and three.

Outside, the front garden has been attractively landscaped with natural stone walling and paved terraces. The driveway, with off-road parking, leads to the integral garage which provides additional storage and potential for conversion, subject to planning consent. The attractive South-facing rear garden with large greenhouse, has been thoughtfully landscaped to create a series of sheltered seating and entertaining areas. Immediately adjoining the house is a generous natural stone terrace, ideally positioned to take full advantage of the sunny aspect and providing an excellent extension to the living accommodation. Beyond the terrace, the garden has been beautifully planted with a wide variety of mature shrubs, ornamental grasses, flowering perennials and specimen trees, creating a vibrant and colourful setting throughout the seasons. Carefully designed borders and winding pathways lead through the garden to a secluded timber decked sun terrace, offering a peaceful retreat and an ideal spot for al fresco dining or relaxation.

**Ground Floor**



**First Floor**



Total Floor Area Approximately 164m<sup>2</sup> (1,765 sq ft)

Council Tax Band F - £4,070.55 for 2026/2027

Property Ref BEA2306



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17 Beach Gardens stands in an enviable position prized for its combination of peace and convenience, being within easy reach of the town centre whilst enjoying a more secluded and established residential setting. At the same time, the promenade with access to the beach, tennis and lawn bowls club, and cultural amenities of Swanage are just moments away.

The seaside town of Swanage is located at the Eastern tip of the Isle of Purbeck, delightfully situated between the Purbeck Hills. It has a safe, sandy beach and walkers and cyclists can enjoy the South West Coast Path as well as access to Durlston Country Park. Swanage is some 10 miles from the market town of Wareham, which has main line rail links to London Waterloo (approx 2.5 hours). Much of the area surrounding the town is classified as being of Outstanding Natural Beauty, incorporating the Jurassic Coast, which is part of the World Heritage Coastline.

Viewing is strictly by appointment through the Agents, **Corbens, 01929 422284**. The postcode is **BH19 1PG**.

