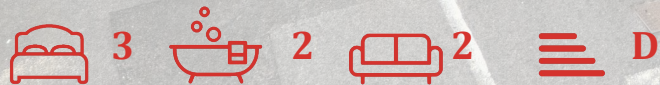




Townsend Road

Swanage, BH19 2PT



Offers Over
£350,000 Freehold



Townsend Road

Swanage, BH19 2PT

- Substantial Three Bedroom Cottage
- Split Level Garden with Patio
- Ensuite Shower Room to the Principal Bedroom
- Large Living/Dining Area
- Close to Town and Beach
- Pleasant Sea Views
- Three Double Bedrooms
- Nearby On-Road Parking
- Close to Nearby Transport Links, School & Hospital
- Character Features





Welcome to Townsend Road, a quiet road lined with characterful Purbeck Stone cottages, close to convenient local amenities including convenience shop, school, church, pub and bus route. This substantial end of terrace cottage boasts three double bedrooms and enclosed split level garden, ideal for young families or downsizing. There is close on-street parking and the town centre and golden sandy beach are a short stroll away.

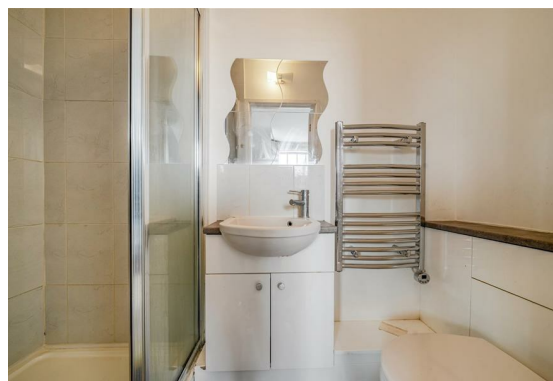


Stepping through the front door, we are welcomed firstly by a bright and airy entrance hall, ideal for storing shoes and coats. The hallway then leads to the living room, where immediately the eye is drawn to the feature Purbeck stone fireplace and hearth. The living room is spacious, providing plenty of room for



cosy sofa suite, coffee table, TV, console and storage. The living room then flows naturally to the dining area, with a homely stone fireplace surround, ample room for a large dining table and chairs as well as built-in shelving. There is a pleasant view towards the garden to enjoy whilst sharing a meal with family and friends. The kitchen is conveniently situated adjacent to the dining area and is a generous u-shaped kitchen with ample fitted base and eye-level storage units. space and plumbing for a washing machine, oven and hob, and inset sink. There is plenty of worktop space and dual aspect windows provide a lovely outlook over the garden.

From the hallway, stairs rise to the first floor where two of the bedrooms and the family bathroom are located. The principal bedroom benefits from a modern ensuite shower room comprising a shower cubicle, W.C., and wash basin vanity unit. The bedroom is incredibly spacious and filled with natural light, offering plenty of room for a super king size bed and free-standing storage. The third bedroom is another good-sized double room, ideal for guests or to be used as a home office. Adjacent to the third bedroom is the family bathroom, comprising a panelled bath and shower over, built-in storage for towels, W.C., and wash basin. The entire first floor is wonderfully bright with crisp white walls enveloping the home. Stairs then rise again to the second floor where bedroom two is situated. This is another double bedroom with Velux-style windows offering pleasant seaside views.

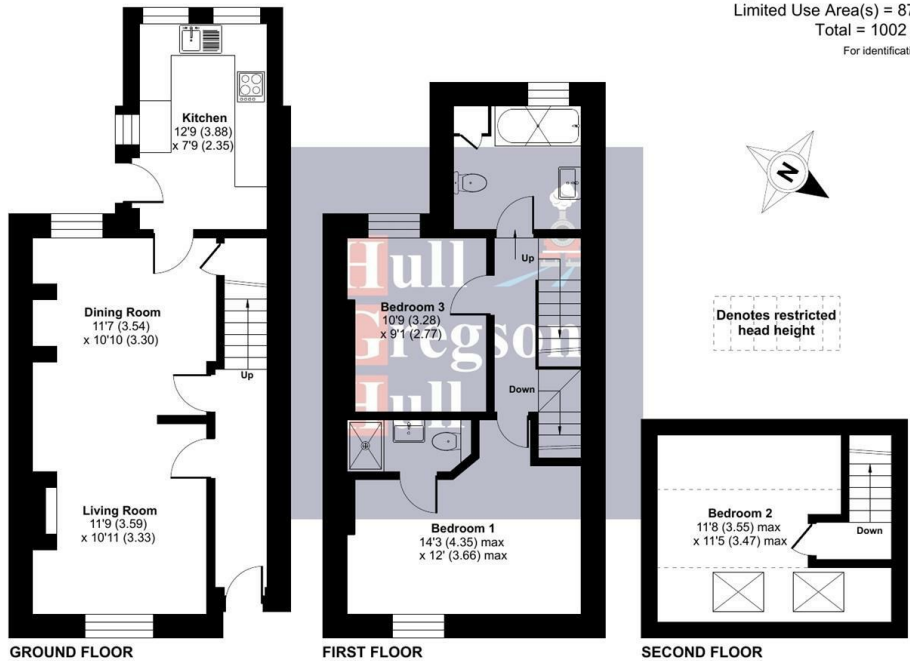


Outside, the property boasts a split level garden with lawn and patio, ideal for bistro dining furniture. The South-Westerly aspect allows for plenty of afternoon sunshine and makes this enclosed private garden an ideal place to enjoy alfresco meals and easy gardening.

This substantial cottage is located in the coastal town of Swanage, boasting award-winning sandy beaches, traditional theatre, steam train, stunning walks across the Jurassic Coast and plenty of independent shops, pubs and restaurants to enjoy.

Townsend Road, Swanage, BH19

Approximate Area = 915 sq ft / 85 sq m
Limited Use Area(s) = 87 sq ft / 8 sq m
Total = 1002 sq ft / 93 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). © richcom 2026. Produced for Hull Gregson & Hull (Swanage) Ltd. REF: 1479355

Living Room
11'9" x 10'11" (3.59 x 3.33)

Dining Room
11'7" x 10'9" (3.54 x 3.30)

Kitchen
12'8" x 7'8" (3.88 x 2.35)

Bedroom One
14'3" max x 12'0" max (4.35 max x 3.66 max)

Ensuite

Bedroom Two
11'7" max x 11'4" max (3.55 max x 3.47 max)

Bedroom Three
10'9" x 9'1" (3.28 x 2.77)

Bathroom

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
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		
(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		
(82 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	