



Manwell Road
Swanage, BH19 2QD

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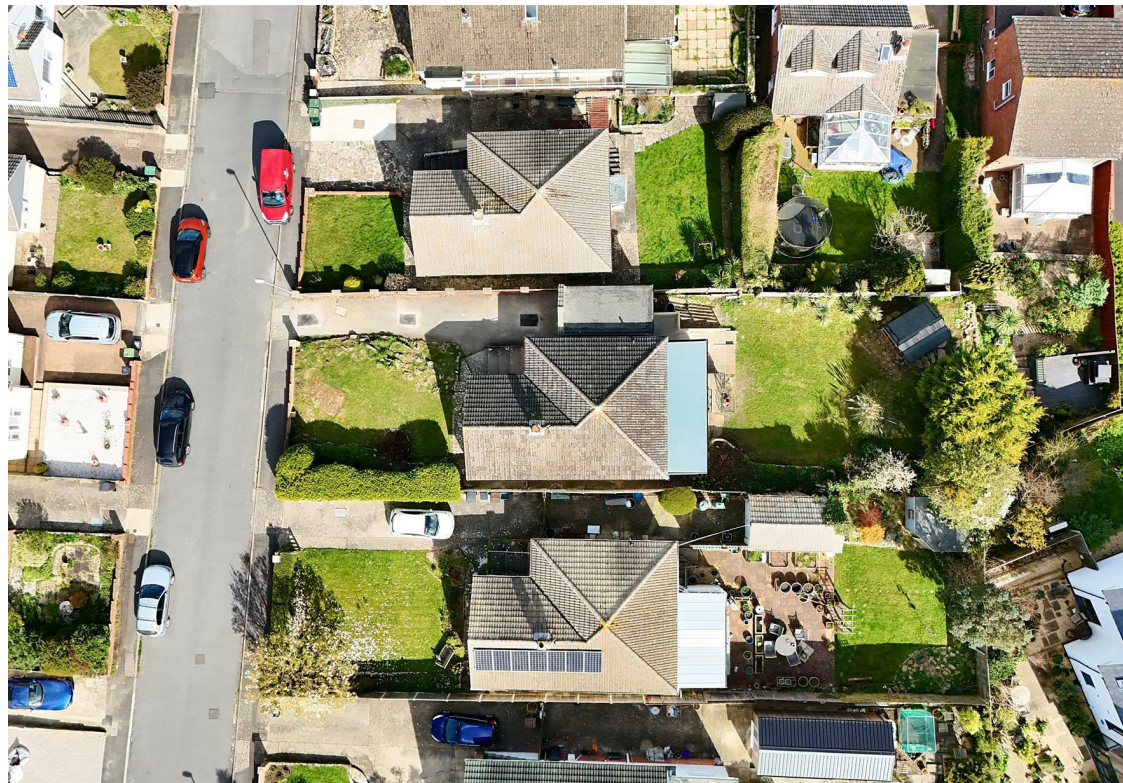
£495,000 Freehold



Manwell Road

Swanage, BH19 2QD

- Two Bedroom Bungalow in a Peaceful and Elevated Location
- Beautifully Refurbished
- Flexible Accommodation
- New Kitchen, New Flooring Throughout,
- Driveway and Single Garage/Workroom
- Generous Gardens Front and Rear
- New Shower Room and Sun Room
- Half Mile from Town Centre and Beach, Close to Open Countryside
- Scope for Extension STPP
- No Forward Chain





We are pleased to present this BEAUTIFULLY RENOVATED and SPACIOUS TWO BEDROOM BUNGALOW with FLEXIBLE ACCOMMODATION located in an elevated position a SHORT DISTANCE from SWANAGE TOWN CENTRE and close to countryside and pathways leading to the Jurassic Coast. Benefits include NEWLY FITTED KITCHEN, CARPETS AND FLOORING, GARAGE and DRIVEWAY PARKING. It sits on a good sized plot and has GARDENS to the front and rear. There are some distant sea views from the rear of the property and glimpses of the Purbeck hills.

The front of the property has a westerly aspect and has steps ascending to the main entrance door. A spacious Hallway has a large built-in cupboards and hatch



with loft ladder to a large loft space. On one side of the hallway, the Sitting Room or Bedroom One - a bright, dual aspect room overlooking the front garden; opposite the newly formed Shower Room comprising a white suite of walk-in shower with 'rainfall' shower attachment, glazed panels and water resistant surround, vanity unit with cupboard and inset wash basin and WC.

The stylish Kitchen/Dining room has a sleek range of worktops, with inset sink before a large window looking through the Sun Room towards the rear garden. A newly installed gas boiler and 'Lamona' electric oven with electric hob and extractor fan over are included as well as integral dishwasher and fridge. The kitchen has ample space for and dining table and chairs and open to the kitchen is the adjacent Sitting Room featuring downlighting and window to the sun room.

Step over the threshold of the kitchen into the Sun Room, suitable as play room or office space, which has French doors with exterior platform and steps descending to the rear garden. Beneath the sun room there is, conveniently, ample storage space for garden implements or beach goods.

The Second Bedroom has a southerly aspect and the benefit of built-in wardrobes.

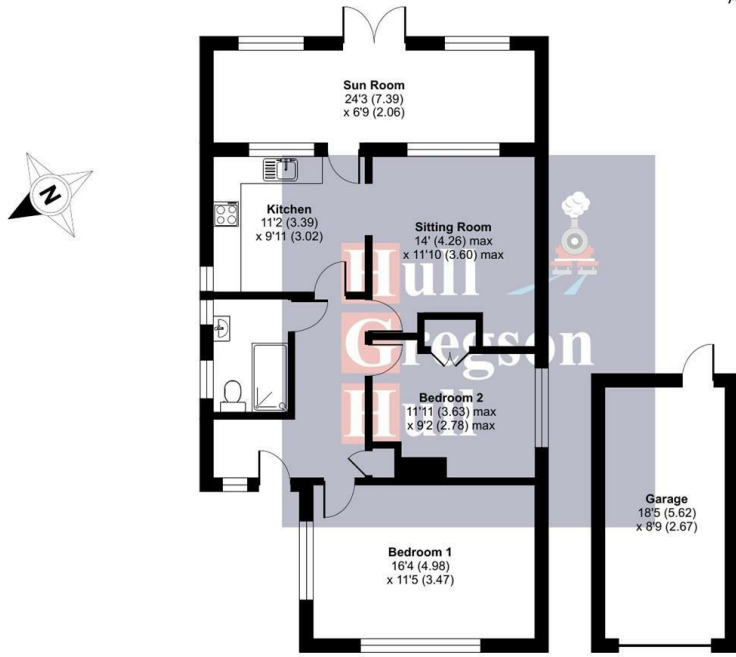
The sheltered rear garden has ample space for a summer house and/or garden store and has access on both sides of the bungalow to the front garden which is laid to lawn and rockery with hedge and walled borders. There is hard-standing parking space for several vehicles in tandem plus a small detached garage/workshop with up and over door plus personal door accessing the rear of the property

This bungalow has also been newly painted on the exterior and has been attractively clad to the front and rear elevations. It is in a quiet residential location will appeal to those wishing to CREATE their PERFECT HOME BY THE SEASIDE.



Manwell Road, Swanage, BH19

Approximate Area = 938 sq ft / 87.1 sq m
 Garage = 163 sq ft / 15.1 sq m
 Total = 1101 sq ft / 102.2 sq m
 For identification only - Not to scale



GROUND FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Hull Gregson & Hull (Swanage) Ltd. REF: 1436004

Sitting Room
13'11" max x 11'9" max (4.26m max x 3.6m max)

Kitchen/Dining Room
11'1" x 9'10" (3.39m x 3.02m)

Bedroom One
16'4" x 11'4" (4.98m x 3.47m)

Bedroom Two
11'10" max x 9'1" max (3.63m max x 2.78m max)

Shower Room

Garage

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.

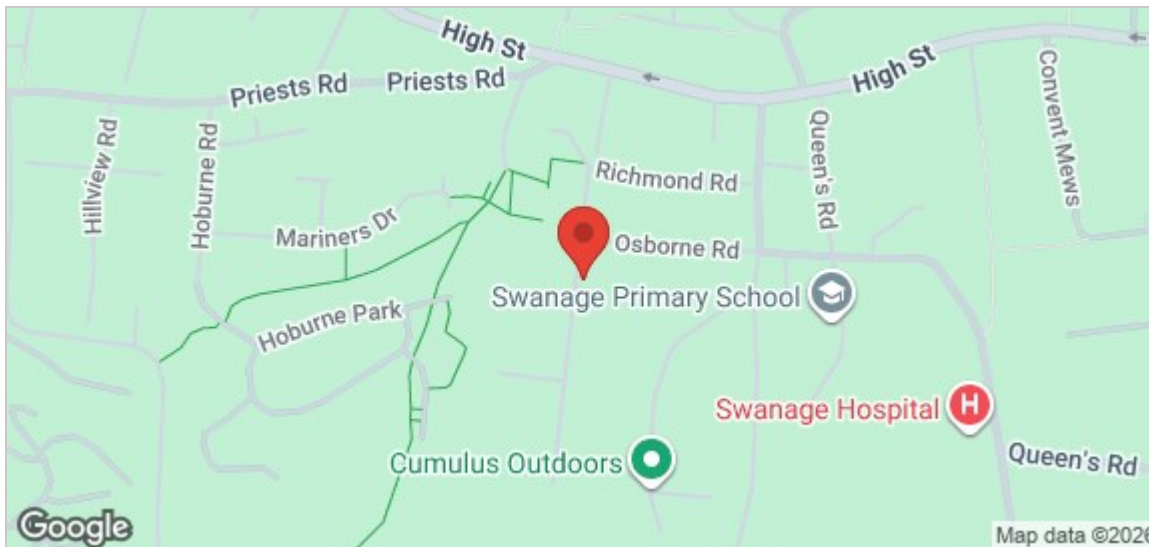
Property type: Bungalow
 Property construction: Standard
 Tenure: Freehold
 Council Tax: Band D
 Mains Electricity

Mains Water & Sewage: Supplied by Wessex Water
 Heating Type: Gas-fired 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 | Proposed |
|---|--|-------------------------|----------|
| 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 | |
| | | 71 | 78 |

| Environmental Impact (CO ₂) Rating | | Current | Proposed |
|---|--|-------------------------|----------|
| 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 | |
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