



40 PRINCESS ROAD, SWANAGE
£425,000 Freehold

This substantial terraced Edwardian house stands in a convenient position within half a mile from the town centre and beach. It is thought to have been built during the early part of the 20th Century and is of cavity construction with part Purbeck stone to the front and cement render with pebbledash finish to the upper elevation, with brick to the rear under a clay tiled roof and secondary roofs of mineral felt.

40 Princess Road offers well planned family accommodation. It also has the advantage of views of the Purbeck Hills from the upper floors at the rear, a stylish kitchen and dining room, easily maintained enclosed rear garden with summerhouse and detached garage.

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 The 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 By appointment only through the Sole Agents, Corbens, 01929 422284. The postcode for this property is **BH19 1JQ**.



You are welcomed into this generously sized family home leading to the living room which features an open fireplace, built in shelving and has a large bay window. The dining room has the benefit of bi-folding doors opening to the rear garden. The galley style kitchen is fitted with a range of light-coloured units with attractive wood-effect worktops and a free standing range style oven. Beyond, the utility room is fitted with matching units and has access to the rear garden.

On the first floor there are two double bedrooms; the principal bedroom is at the front of the property with a Victorian style fireplace and fitted double wardrobes. Bedroom two has views of the Purbeck Hills in the distance has the advantage of a fitted wardrobe. The bathroom is fitted with a modern white suite comprising a bath, corner shower cubicle and wash basin. There is a separate WC. Bedroom three is on the second floor and is a spacious double. It has two velux windows with views across the town to the Purbeck Hills.

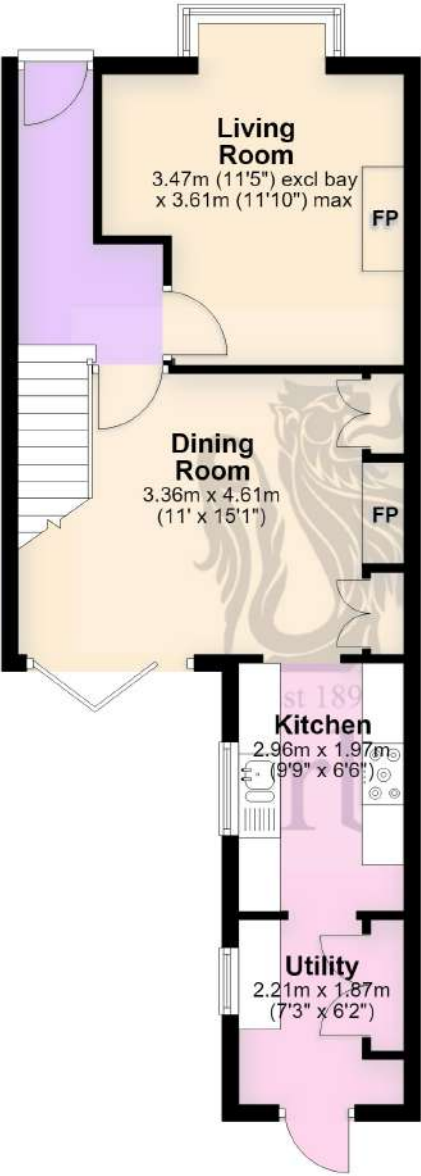
Outside, there are easily maintained gardens to the front and rear. The front is paved and has a shrub bed. The rear garden is bound by a mix of walling and fencing and has a timber decked terrace, lawn, raised flower and shrub border and green house. There is gated access to a rear service lane leading to a detached single garage.



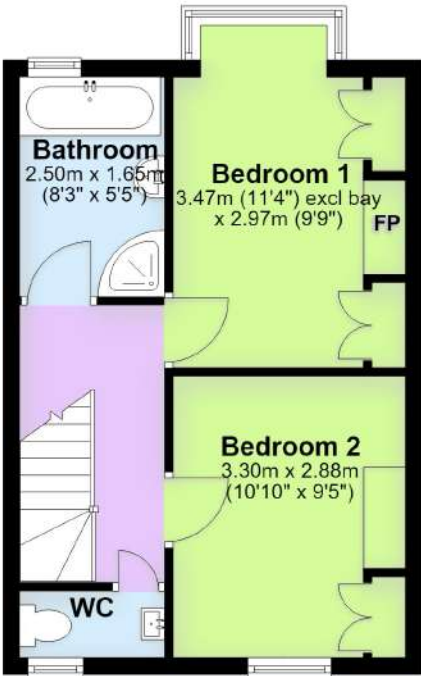
Property Ref PRI2271

Council Tax Band C - £2,504.96 for 2026/2027

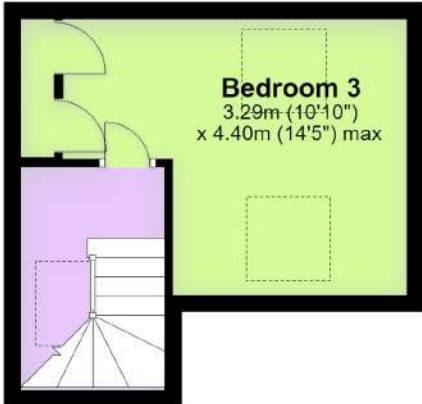
Ground Floor



First Floor



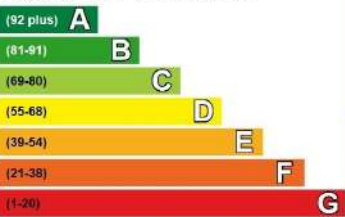
Second Floor



Video Tour Link

Energy Efficiency Rating

Very energy efficient - lower running costs



Not energy efficient - higher running costs

Current	Potential
67	74

