



**Grosvenor Road**

Swanage, BH19 2DD

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**Offers In Excess Of  
£550 000 Freehold**

**Hull  
Gregson  
Hull** 

# Grosvenor Road

Swanage, BH19 2DD

- Characterful Victorian Town House
- Spacious and Flexible Accommodation
- Five Double Bedrooms
- Many Character Features
- Two Large Reception Rooms
- Short Distance from the Beach and Downland
- Courtyard Garden
- Views Across the Sea and Purbeck Hills
- Scope to Improve
- No Forward Chain





A VICTORIAN TOWN HOUSE located in an elevated position and with BEAUTIFUL VIEWS to Swanage Bay and with downs and coastal walks to Durlston nearby. An EXTENSIVE PROPERTY over three floors with five bedrooms, FLEXIBLE ACCOMMODATION, and SCOPE TO IMPROVE.

Step through the front door into the vestibule which has space to hang coats and store shoes. The main hallway features original Victorian tiling and leads firstly to the sitting room, a large and airy room with a large fireplace with wood burner and adorned with original slip tiles. This room has a typical large sash window and its generous space will accommodate a large sofa suite.



The sitting room flows effortlessly into the dining room, which is a bright and open-plan, with a feature fireplace, some built-in storage, and room for a long dining table and chairs for formal dining. The sitting and dining rooms exudes character with high ceilings, storage nooks and Victorian glass panels separating the



dining room from the kitchen.

The kitchen/breakfast room is spacious and is currently fitted with a breakfast bar but could be re-arranged to provide a table for day to day dining. Above, an atrium style window allowing maximum light ingress and a large glass-paned door beckons you into the southerly facing courtyard garden to the rear.

The kitchen itself is practical and well-loved, currently fitted with base and eye-level storage cabinets with space for an oven and hob, inset sink, wooden worktops, space and plumbing for a dishwasher and washing machine. At the end of the kitchen, there is a shower room with W.C., wash basin, heated towel rail and shower cubicle.

Ascend the stairs with ornate balustrade to first floor to find bedroom two, a large double room with fitted storage, reading nook, and a bay window with views of the Purbeck Hills and to the bay. Across the landing is bedroom five, a double room with fireplace, wash basin and large sash window to allow plenty of sunshine into this room.

At the end of the landing is bedroom three which is a good-sized room with built in storage, wash basin and bay window with a pleasant outlook over the garden. Just outside bedroom three is a shower room with W.C.

The second floor is versatile and spacious, recently used as a separate apartment. Stairs rise and welcome you into the living room, which could easily be converted to the principal bedroom for the main house, or kept as is for guests, or used for income potential. The living room enjoys views from the bay window across the sea towards the beach, and over the Purbeck hills. There is space for a cosy sofa, coffee table, TV and console making it an ideal place to relax after a long day.

Along the landing is the kitchen, fully fitted with base level storage, granite effect worktops, inset sink and space for a cooker. Notably, there is a balcony with a lovely outlook over the garden, an ideal space for a bistro table and chairs, to enjoy your morning coffee or perhaps an evening tippie at the end of the day.

The hallway includes plenty of additional storage, and leads finally to the family bathroom, with bathtub, inset sink and W.C., conveniently situated just outside of bedroom four. This is a double room with bay window over looking the garden and space for a double bed and storage.

Outside, the garden has a South-Westerly facing aspect and is currently home to an array of mature shrubs and trees, with space for a small shed and gated access into the garden.

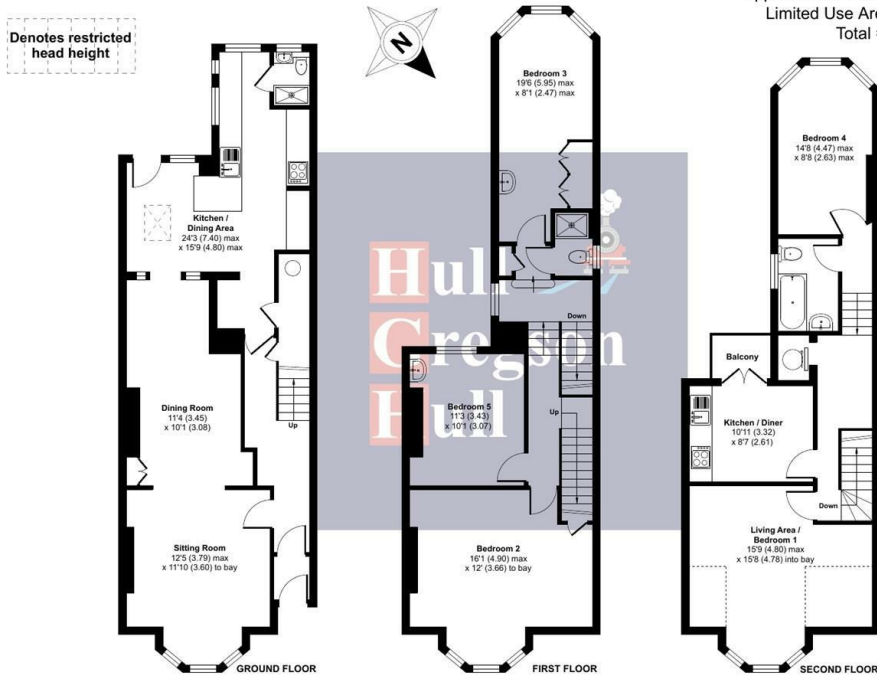
This substantial property has been a well-loved family home for many years, with beautiful original Victorian features, viewing is highly recommended.



## Grosvenor Road, Swanage, BH19

Approximate Area = 1851 sq ft / 171.9 sq m  
 Limited Use Area(s) = 46 sq ft / 4.2 sq m  
 Total = 1897 sq ft / 176.1 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). © nichcom 2025. Produced for Hull Gregson & Hull (Swanage) Ltd. REF: 1278444

- Sitting Room 12'5" max x 11'9" into bay (3.79 max x 3.60 into bay)
- Dining Room 11'3" x 10'1" (3.45 x 3.08)
- Kitchen/ Dining Area 24'3" max x 15'8" max (7.40 max x 4.80 max )
- Bedroom One/Living Area 15'8" max x 15'8" into bay (4.80 max x 4.78 into bay)
- Kitchen/Diner 10'10" x 8'6" (3.32 x 2.61)
- Bedroom Two 16'0" max x 12'0" to bay (4.90 max x 3.66 to bay)
- Bedroom Three 19'6" max x 8'1" max (5.95 max x 2.47 max)
- Bedroom Four 14'7" max x 8'7" max (4.47 max x 2.63 max)
- Bedroom Five 11'3" x 10'0" (3.43 x 3.07)

### Additional Information.

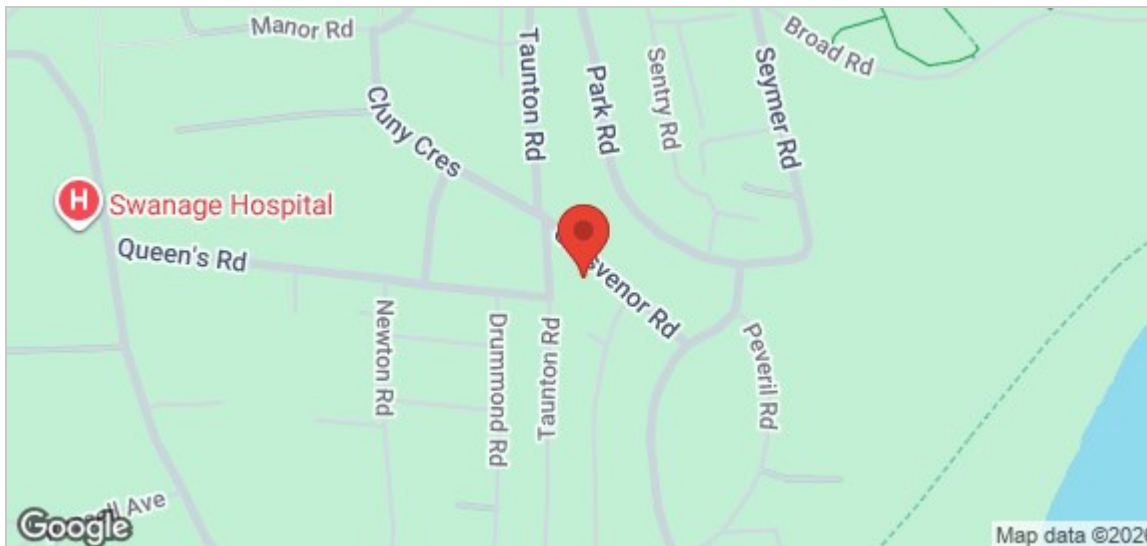
The following details have been provided by the vendor, as required by Trading Standards. These details should be checked by your legal representative for accuracy.

- Property type: House
- Property construction: Standard
- Tenure: Freehold
- Council Tax Band: D
- 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/](http://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	
	Potential
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	
(69-80) C	78
(55-68) D	
(39-54) E	
(21-38) F	23
(1-20) G	
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating	
	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions	
England & Wales	EU Directive 2002/91/EC