



36 PRINCESS ROAD, SWANAGE
£465,000 Freehold

This substantial end of 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 side and rear under a clay tiled roof and secondary roofs of mineral felt.

36 Princess Road offers well planned family accommodation arranged over three floors. It also has the advantage of views of the Purbeck Hills from the rear, an easily maintained enclosed rear garden and large detached garage/workshop.

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.

Property Ref PRI2201

Council Tax Band D - £2,689.44 for 2025/2026

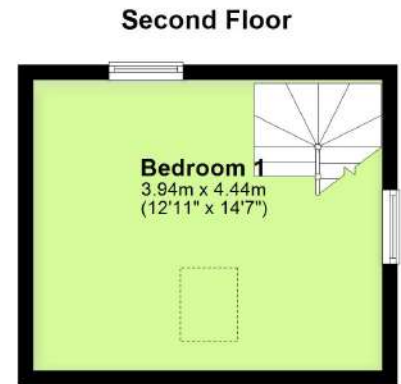
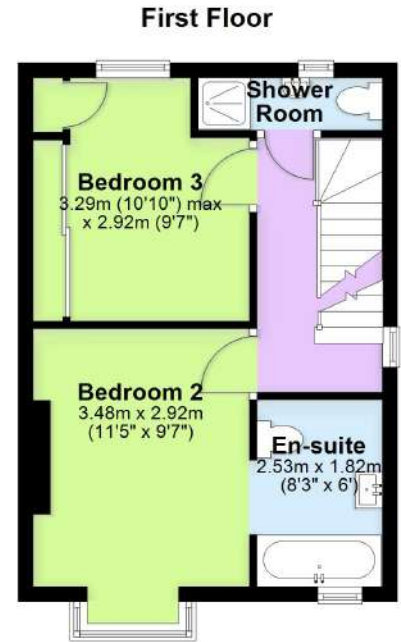


You are welcomed to this good sized family home by the living room which features a wood burning stove and wood stripped flooring. Beyond, the dining room has wood stripped flooring and casement doors opening to the contemporary kitchen with vaulted beamed ceiling. The kitchen is fitted with a range of wooden units with contrasting worktops, matching island breakfast bar and integrated appliances. Double doors open to the rear garden blending indoor/outdoor living.

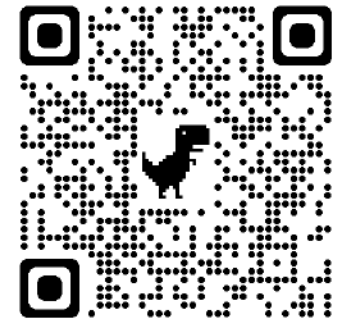
On the first floor there are two double bedrooms; bedroom two is at the front of the property and has the benefit of a stylish, semi-open en-suite bathroom. Bedroom three is at the rear and has views of the Purbeck Hills in the distance. A shower room completes the accommodation on this level. The principal bedroom is a spacious dual aspect double on the second floor and has views across the town to the Purbeck Hills.

Outside, there are easily maintained gardens to the front and rear. The front is stone paved. At the rear, the garden is partially laid to astroturf and stone paving and has a brick fireplace creating the ideal entertaining space. The large detached garage/workshop has a solar array and battery storage and is accessed by a rear service lane.

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



Total Floor Area Approx 98m² (1,055 sq ft)



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		82
(69-80)	C	79	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			

THE PROPERTY MISDESCRIPTION ACT 1991 You are advised to check the availability of this property before travelling any distance to view. The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. References to the Tenure of a Property are based on information supplied by the Seller. The area of the building is given for guidance purposes only and must be verified by the purchasers surveyor. A Buyer is advised to obtain verification of this information from their Solicitor and/or Surveyor. FLOOR PLANS The floor plans supplied are for guidance purposes only and should not be used for measuring. Small recesses, cupboards & sloping ceilings may not appear on the plans. LOCATION PLAN The location plans supplied are for identification purposes only and are reproduced from the Ordnance Survey Map with permission of the Controller of H.M. Stationery Office. Crown Copyright reserved.



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