



**12 VIVIAN PARK, SWANAGE**  
**£895,000 Freehold**

This outstanding luxury residence occupies an enviable position in a premier residential cul-de-sac at North Swanage, approximately 500 metres from the seafront and about three quarters of a mile to the town centre.

Offering an impressive overall floor area of 1,850 sq ft arranged over three floors, the property has been meticulously extended and refurbished throughout to an exceptional standard. The design carefully blends contemporary style with luxury finishes throughout, creating a truly impressive family home. The ground floor features generous living accommodation, including a superb garden room that opens to a glazed deck, perfect for relaxing and entertaining. The first floor offers three good sized double bedrooms and the second floor boasts an expansive principal suite with excellent views of the sea and Purbeck Hills.

Built during the mid 20<sup>th</sup> Century of brick, it has cement render to the ground floor and weatherboarding on the first floor and has been extended and upgraded in recent years, incorporating high energy-efficiency standards with an array of solar panels supplying energy to the home and also generating a considerable annual income. This summer, May to July, the current owners received a £998 rebate in addition to meeting the property's energy needs.

The seaside town of Swanage lies at the Eastern tip of the Isle of Purbeck, delightfully situated between the Purbeck Hills. It has a safe sandy beach and is an attractive mixture of old stone cottages and modern properties, all of which blend in well with the peaceful surroundings. To the South is the Durlston Country Park renowned for being the gateway to the Jurassic Coast and World Heritage Coastline.

Viewing is strictly by appointment through the Sole Agents, **Corbens**, **01929 42284**. The postcode is **BH19 1PJ**.



Presented in a neutral decor to maximise natural light and enhance the sense of space, the spacious hallway leads directly to the dual aspect South and East facing living room. At the rear of the property is a superb open plan kitchen/dining area with garden room leading off. The kitchen is fitted with stylish units, with central island, and a range of high quality integrated appliances. The dining area provides a formal entertaining space with a superb garden room leading off. This room is particularly light with dual aspects and striking roof lantern. Bi-fold doors from the garden room and sliding glazed doors from the kitchen open onto the rear terrace. The home office is at the rear of the property and accessed from the terrace; this is a versatile space and is currently used as a cinema room. The kitchen provides access to the double length garage, which in turn leads to the utility room. There is also a cloakroom on this level.

The first floor has three double bedrooms, all with fitted wardrobes. Bedroom 2 mirrors the living room below and is also dual aspect. Bedrooms 3 and 4 overlook the rear garden; Bedroom 3 has a stylish en-suite shower room. A well-appointed family bathroom completes the accommodation on this level. The principal bedroom suite, superbly designed to take advantage of the views of the sea and Purbeck Hills, occupies the second floor. It has an en-suite shower room fitted with a quality suite and a Velux window.

Outside the paved driveway provides parking at the front for 4 vehicles and leads to the double length integral garage. The rear garden has been designed to harmoniously blend indoor/outdoor living with a glazed timber deck balcony, the remainder being lawned and bound by fencing creating a private space.



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Council Tax Band E - £3,287.09 for 2025/26

Property Ref VIV2217



Total Floor Area  
Approx. 172m<sup>2</sup> (1,851 sq ft)



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