

Kings Road West

Swanage, BH19 1HS

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Offers Over
£400,000 Freehold

Hull Gregson Hull

Kings Road West

Swanage, BH19 1HS

- Edwardian Semi-Detached House
- Three Good Sized Bedrooms
- Flexible Accommodation
- Two Shower Rooms, One on the Ground Floor
- Three Reception Rooms
- Utility and Loft Rooms
- Sizeable Rear Garden
- Forecourt Parking for Two Vehicles
- Some Updating Required
- No Forward Chain

















This SUBSTANTIAL, EDWARDIAN SEMI-DETACHED HOUSE is to be found in a level position within 750 yards of Swanage Town Centre and Sea Front. Boasting FLEXIBLE ACCOMMODATION with THREE GOOD SIZE BEDROOMS, a further LOFT ROOM and THREE RECEPTION ROOMS, this property will suit those with growing or multi-generational family. Additional features include GROUND FLOOR SHOWER ROOM, LARGE REAR GARDEN and FORECOURT PARKING for TWO CARS.

Step through a small Porch/Boot Room into a hallway with a straight flight of stairs ascending to the first floor. A southerly Living Room features a bay window, tall ceilings, skirtings and coving, indicative features of the Edwardian era. A chimney breast houses a built-in living flame electric fire adding to the cosiness of this brightly illuminated room. A



Dining Room with built-in cupboard sits adjacent to the living room and could be used alternatively as a ground floor bedroom or workspace.

Continue through the hallway to the Kitchen/Breakfast room which comprises a well-organized range of worktops with inset electric oven, gas hob with filtration hood over and stainless steel splashback; ample base and wall unit, stainless steel sink and drainer. The kitchen opens into the Garden Room which has sliding doors and windows offering a pleasant outlook over the rear garden and offers the opportunity to be used as a dining or playroom. Beside the kitchen a Utility room which has space and plumbing for washing machine and tumble dryer, and beyond a very useful separate Shower Room with shower cubicle, washbasin and WC.

On the first floor, to the front of the house, spacious Bedroom One can accommodate a King size bed and ample freestanding furniture. This light and airy room has a southerly aspect with bay window and stairs rising to a Loft Room on the second floor. The Loft room has 'Velux' style windows, eaves storage and offers a quiet retreat for study or a work from home office, games room or gym space.



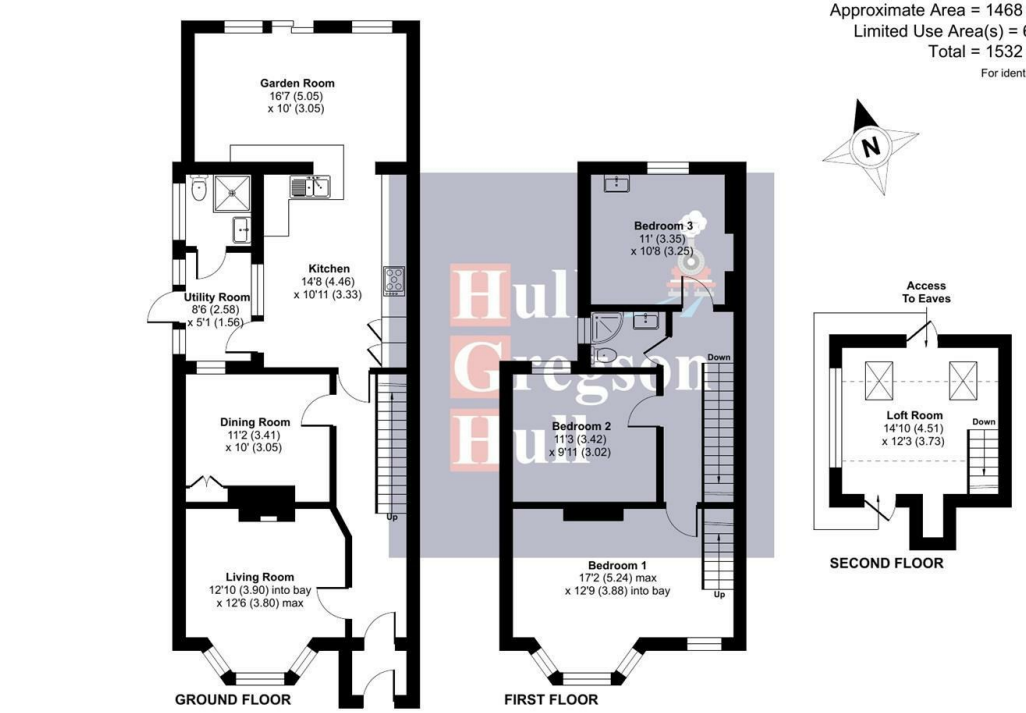
Along the landing, both Bedroom Two and Bedroom Three are of good proportions with bedroom three having the benefit of a washbasin and an outlook over the rear garden towards the playing fields and Purbeck Hills in the distance. A family shower room with corner shower cubicle, wash basin and WC serves this floor.

To the front of the property, a herringbone paved area provides off-road parking for two vehicles. A side gate and pathway give access to the utility room and rear garden - useful following a dog walk to the beach or nearby park. The near 50ft long rear garden, laid simply to lawn with mature shrubs, stretches towards the railway track and an elevated decked area from the garden room provides an ideal spot to admire the passing steam and diesel trains. At the foot of the garden is a shed and beyond, a strip of land at the foot of the garden belongs to Swanage Steam railway and the current owner pays approximately £50 per annum to retain use of this.

This attractive, traditionally constructed property with its red brick elevations and Purbeck stone quoins and dressings requires some updating but will, with thoughtful improvement, provide a wonderful family home to cherish.

Kings Road West, Swanage, BH19

Approximate Area = 1468 sq ft / 136.3 sq m
Limited Use Area(s) = 64 sq ft / 5.9 sq m
Total = 1532 sq ft / 142.2 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). ©nichecom 2026. Produced for Hull Gregson & Hull (Swanage) Ltd. REF: 1433425



Living Room 12'9" x 12'5" (3.90m x 3.80m)

Dining room 11'2" x 10'0" (3.41m x 3.05m)

Kitchen 14'7" x 10'11" (4.46m x 3.33m)

Utility Room 8'5" x 5'1" (2.58m x 1.56m)

Shower room

Garden Room 16'6" x 10'0" (5.05m x 3.05m)

Bedroom One 17'2" x 12'8" (5.24m x 3.88m)

Bedroom Two 11'2" x 9'10" (3.42m x 3.02m)

Shower Room

Bedroom Three 10'11" x 10'7" (3.35m x 3.25m)

Loft Room 14'9" x 12'2" (4.51m x 3.73m)

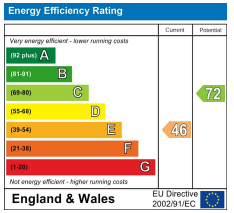
Additional Information.

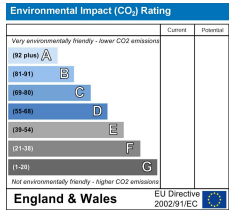
The following details have been provided by the vendor, as required by Trading Standards. These details should be checked by your legal representative for accuracy.

Property type: Semi-Detached House
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.





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